

Analysis On The Potential Of Urban Old Harbor Area Regeneration

---- the port authority of Harbin area as an example

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Abstract: With the adjustment of the urban planning and the adjustment of industrial structure, many of the early urban industrial areas had gradually lost its original function, and entered a period of decline especially the port area. It is an urgent problem in urban planning, the problem that the original industrial zone in the edge of the city has become a geographical advantage of the development of urban planning, when city's scale gradually expanded. this paper is analysis of the potential development of the old urban renewal, according to the status quo of the geographical location and industrial structure, the port authority of Harbin as an example.

Introduction

The rise and fall of the harbor area is often accompanied by the city's development process for the waterfront city. With the adjustment of industrial structure upgrading in cities, the traditional industry gradually to shift the third industry, such as finance, information and services, port transportation is no longer the center of urban development, the original port area is gradually declining. The industrial city, transport mode change, the modern water transportation upgrade and city hinterland increasingly tight forcing the port to move from the city center to the edge. Meanwhile, depression and migration of the old harbor area made the difference between the modern city and the surrounding area was more and more. The abandoned factory and warehouse buildings left and dilapidated facilities and dirty environment in harbor has brought negative impact and potential security risks for the residents of the surrounding living environment. Harbor water transport plays an important role in urban development in the past, these old urban areas often occupy the urban center with good traffic environment and waterfront advantages, for example, Sydney rock area, New York South Street Seaport and Hamburg Port^[1,2].

Port reconstruction program early is of major demolition and construction, which contains some early industrial and cultural characteristics of the port has completely lost its original charm since 1960s^[3]. Research of renewal and transformation of urban old area have gradually deepening, the original harbor area as a historical witness of the development of the city, which has been paid more and more attention, the combination of historical protection and redevelopment is gradually taken into full play in the process of renewal and transformation, which makes full use of the original historical and cultural value of the harbor area, and gives the new functions of the urban harbor area, so that the region is full of new vitality.

THE PRESENT SITUATION OF HARBIN PORT AUTHORITY

the port authority is located in the middle of Songhua River, on the coast of Nenjiang, that is sued a large area of Russia far east area. Take Heilongjiang, the Songhua River and the Wusuli River three counties along the Yangtze River and the transportation function of the Russian import and export trade, Northeast China's largest inland port and an international hub port. With the increasing competition in the industry and the continuous development of land transportation, Harbin's shipping function is constantly weakening. The site of port authority, located in the outskirts of Harbin, that has lost the original function and trend of decline by city planning structure adjustment. In the new round of "Harbin City Master Plan", the port authority area of land property changed from logistics warehousing land to land for housing, public facilities and public green space, the land is clearly adjusted from the production site to the land for living, that is shown in Figure 1.



FIGURE 1. The master plan of Harbin City (2011-2020) area and surrounding environment

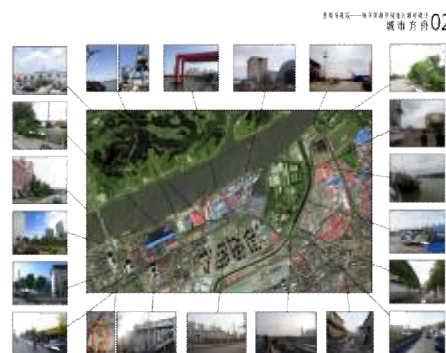


FIGURE 2. Harbin Port Authority

The Present Situation Of Harbin Port Authority

The port authority area covers an area of 2.25 square kilometers, the west of Songpu Avenue, south of the Northeast Street South straight bridge, Binjiang bridge, east of the railway, and the northern part of Songhua River which is defined, the Songpu Avenue and the Northeast Street are the main roads in the city, that is shown in Figure 2.

The port authority area is located between the main city and near Sanhuan Road adjacent to the city's traditional conservation area, the central street Daoli District, Harbin city subway line distance less than 900 meters, has a good geographical advantage and convenient traffic conditions, that is shown in Figure 3.



FIGURE 3. Port Authority surrounding traffic environment



FIGURE 4. Landscape

system around harbor authority

In addition, the region is located in the South Bank of the Songhua River on the eastern side of the green belt landscape and landscape system in the northernmost part of Majiagou, that is the point of intersection of two landscape system, that is shown in Figure 4.

Old Harbor Area Regeneration

External Opportunity Analysis

(1) The landscape node of the Songhua River adopts the "necklace type" layout mode in Songhua River planning, Songhua River as a link between the two sides of the various scenic spots. The port authority is located on the South Bank of the "historical folk section", we should grasp the existing elements of the internal and surrounding bases to fully construct in the planning process, in order to meet the development requirements of the epistasis planning^[4].

(2) The port authority is located between the second and three ring of the city. Additionally, the construction of the surrounding subway line one can bring more popularity. With the development of the Harbin City Metro East, traffic system gradually extended to the East, the transportation port authority area will be further enhanced.

Internal Potential Analysis

The port authority has an important development advantage, from the four aspects of function, such as space, environment and culture^[5], that is shown in Figure 5.

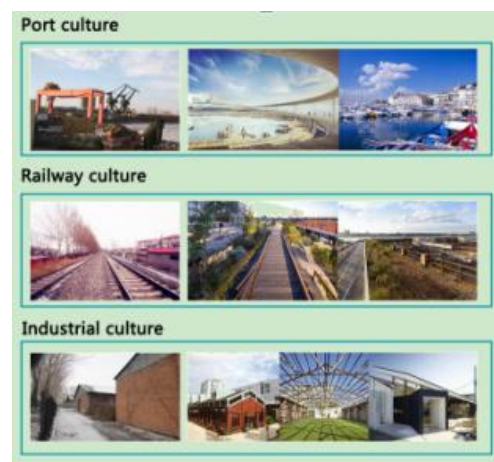
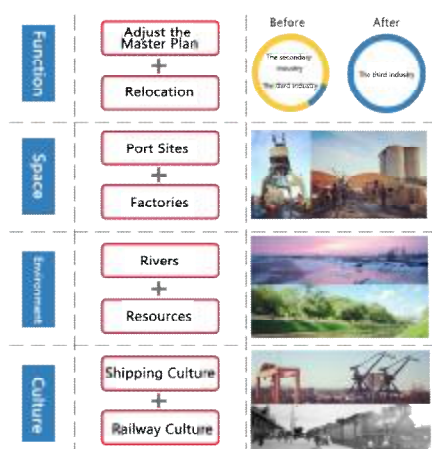


FIGURE 5. Internal development potential analysis

FIGURE 6. Elements of

(1) Function: "Harbin urban master plan (2011-2020)" which cancel the original industrial land property of The port authority, that it is adjusted for commercial land and public green space. The location of the region transformate to urban service areas.

(2) Space: There are more original shipping facilities inside the base, which are conducive to building places and creating a cultural atmosphere. The original scale of the original industrial workshop is larger, which can make use of many elements, and it has the possibility of greater transformation.

(3) Environment: Base is located in Harbin downtown area and Hadong connecting belt, rich surrounding ecological base, that it has the advantages of clean air, water conservation and landscape.

(4) Culture: Harbin port is one of the eight inland ports in China, that it used to be a shipping center in the Northeast. The port authority areas culture is deep, and the Middle East Railway through the

base is of great significance to the development of Harbin, which has the great potential of the development of tourism, and build a cultural atmosphere, and respect the site characteristics of the cultural background, and create characteristic landscape with cultural connotation, it is also an important principle for urban old harbor area regeneration, that is shown in Figure 6.

Disadvantages And Challenges

The renovation is still facing some disadvantages and challenges, when considering the current situation of internal the port authority area^[6].

- (1) space environment: The land of base inside is in chaos, mostly low residential building development intensity is low, and quality of construction is poor. The internal traffic system is chaotic, and the urban road is not close, and the interior is poor. In addition, the base of the public space is small and scattered, and sense of belonging is poor.
- (2) Block culture construction: The premise of enhancing the value of land, the key problem is whether to relocate the base and select the function accurately. In addition, the original replacement and upgrading of the crowd in the base is also facing a major challenge, with the land upgrade.

The Core Problem Of Renovation

- (1) Development orientation——Functions and responsibilities in regional development?

The port authority area is located in the Songhua Southern portal areas, it shoulders the function of contact in south and north of the Yangtze River. Life service function of the port authority area development condition and combination of daowai district development goals, how to implement the development strategy of Harbin, which is the most important problem in the process of renewal and reconstruction of the port authority^[7].

- (2) Industry choice——Does it play role in the development of Harbin?

With the adjustment of the development strategy of Harbin, the original market logistics function of Daowai District will gradually shrink and the introduction of Daowai District, the port authority area will gradually transition. In addition, it close to core area of Harbin east, which development focus is health and leisure, in terms of the port authority, choose which format type as the direction of development, and what is the role of the industrial structure in Harbin are also the focus of attention in the industrial development.

- (3) Functional integration——How to arrange a variety of functions to enhance the value of land?

The port authority area has good geographical advantage and rare Binjiang landscape resources, It is one of the core issues, how to make full use of good location advantages, transportation advantages and environmental advantages, comprehensive layout of a variety of functional space, make full use of environmental resources and improve development efficiency in design^[8].

- (4) Environmental improvement——How to create a pleasant space environment?

According to the control plan, the port authority controls about 31.1 hectares of green land within the planned area, accounting for about 14% of the total land area. Good ecological environment and pleasant space is an important condition to attract developers settled and gathered popularity, the port authority of edge of Harbin City Center is important to create a good space environment.

CONCLUSION

Old harbor area regeneration is the main direction of urban construction in China, that adopted is an integrated and holistic approach. The old harbor area is an urban area with the

characteristics of social economy and historical culture, that the update process may involve a lot of areas around. Therefore, the transformation of the old port development mode to promote, but also need to have a broader vision, there are more aspects of thinking and exploration.

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