ID 1554 | STUDY ON THE OPTIMIZATION OF RESIDENTIAL SPACE IN RESOURCE-BASED CITIES - A CASE STUDY OF YULIN

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1 INTRODUCTION

Resource-based city refers to the city, which is based on the formation and development of natural resources such as minerals and forests, and takes resource exploitation and processing as leading industry. According to the types of resources, resource-based city can be divided into coal city, forest city, nonferrous metallurgical city and oil city . According to development process, resource-based cities are divided into two types, one is "mine first then the city", the other is " city first then the mine". This paper addresses the latter one. City originated before the development of resources, and the exploitation and processing of resources which is situated in surrounding areas has accelerated the development of the city, and caused the rapid expansion of urban construction land, the rapid change of spatial structure. The urban residential space plays an important role in the spatial change of urban function, and its spatial optimization has become an important content of urban spatial structure adjustment. The paper, taking Yulin City as an example, studies the evolution of urban residential space by analyzing residential space of Yulin main built-up areas, and exploring the current situation of urban residential space and the factors that influence the spatial distribution of urban residential space.

2 RESEARCH OBJECT AND RESEARCH METHOD

2.1 OVERVIEW OF THE STUDY AREA

Yulin City is located in Northern Shaanxi province, and it sits at the border area of Shaanxi, Gansu, Ningxia, Inner Mongolia and Shanxi provinces (regions). It is a prefecture-level city of Northern Shaanxi province (Figure 1). Yulin City has two districts and ten counties within its administrative boundary. Its northern area is sandy beach area, accounting for 42% of the total administrative area, and the southern landform is the loess hilly and gully region, accounting for 58% of the total area. Yulin is a mineral resource enrichment area in China, especially for coal, oil, natural gas, rock salt and other energy and mineral resources. The study area is Yulin main built-up areas in the southern part of Yuyang District (Figure 2).

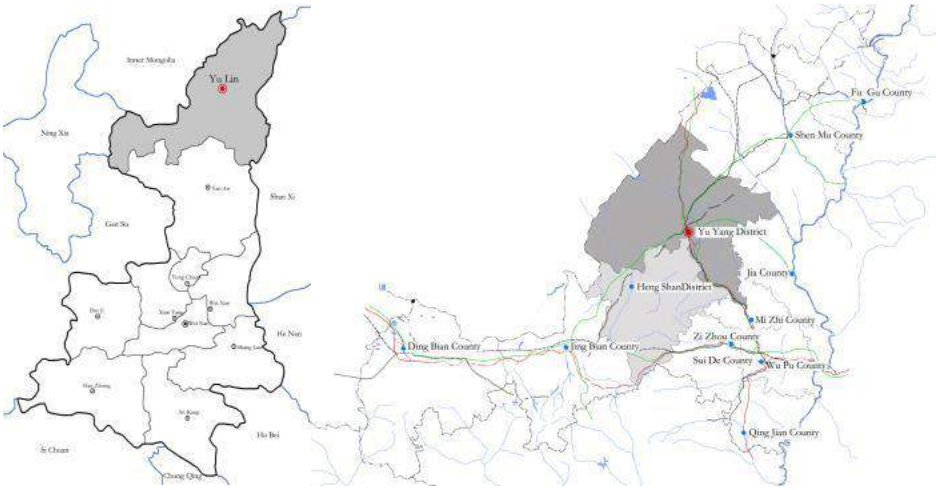
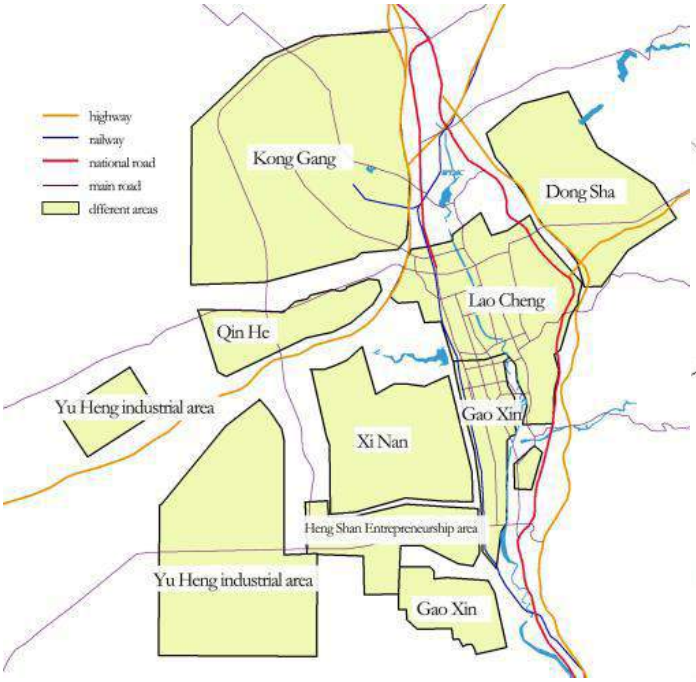


Figure 1 - Location Map of Yulin City | Figure 2 - Location Map of Yuyang District and Hengshan District
Data Source: The graph is drawn by the author himself

2.2 DATA SOURCES AND RESEARCH METHODS

First of all, in this paper, the authors analyze the evolution of the population structure of main built-up areas based on statistics of the population data over the years, and the fifth, sixth census data in Yuyang District and population data in the different sub-district offices. Furthermore, the authors calculate the residential land of the main built-up areas and analyze its expansion characters according to the corresponding years of land use status chart in Yulin city master plan. Secondly, the authors explore the current situation of the population distribution according to the data of the sub-district offices, and analyze the residential space characteristics of the main built-up areas (Figure 3) according to the residential land data in master planning, bus line website data (http: // bus. mapbar. com/), house price data (http://fang. com/default. htm) and so on. Thirdly, the paper studies the influencing factors of the difference of residential space on the basis of the analysis above and the actual investigation. Finally, the paper puts forward the strategy of optimizing the residential space of Yulin main built-up areas.



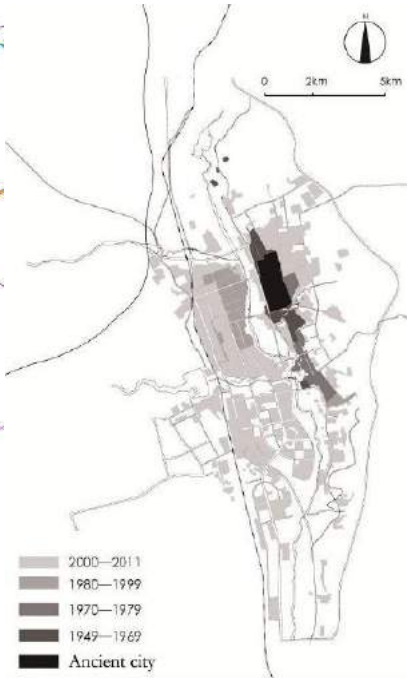


Figure 3 - Different Areas in Yulin City Central Area | Figure 4 - Different Stages of Construction Land in the Central Area - Data Source: The graph is drawn by the author himself

3 CHARACTERISTICS OF URBAN RESIDENTIAL SPACE EVOLUTION

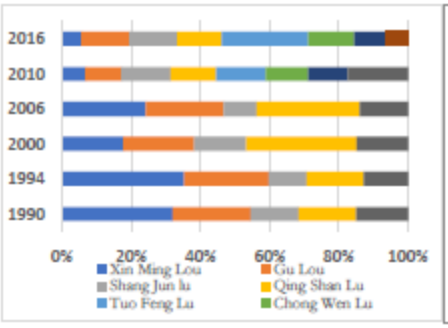
The urban spatial structure of Yulin city has gone through four stages since the second half of 20 century, and they are single center agglomeration stage (1949-1969), single center axial stage (1970-1979), single center crossing development stage (1980-1999) and multi-centers cluster Stage [2] (Figure 4). Different stages take on different characters. In this paper, the authors focus on the evolution of urban residential spatial structure during the period of rapid development in Yulin City, and choose the development stage between 1990-2016 to conduct the research according to the characteristics and data acquisition of Yulin city.

3.1 THE SPATIAL EVOLUTION OF THE POPULATION

The authors study the spatial evolution of urban population since 1990 in the main built-up areas, according to population data in 1990, 1994, 2000, 2006, 2010 and 2016 .

The population has grown in the main built-up areas since 1990 in Yulin City. In terms of total population growth, the population increased slightly from 1990 to 1994, and the population increased significantly from 1994 to 2006. In 2006-2010, the main built-up areas population growth rate increased greatly. Population growth rate dropped sharply due to the impact of urban economic downturn in 2010-2016. In

terms of total population of different sub-district, the change of the population is different at different stages. The sub-district of Xin Ming Lou has greater population density distribution from 1990 to 2010. In 2010-2016, the sub-district of Chong wen lu has a higher population density.



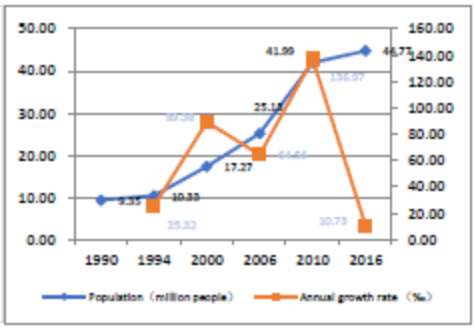


Figure 5 - The proportion of the population changes in different sub-district over the years (above left)
Figure 6 - The population change of central area over the years in Yulin (above right)
Data Source: The graph is drawn by the author himself

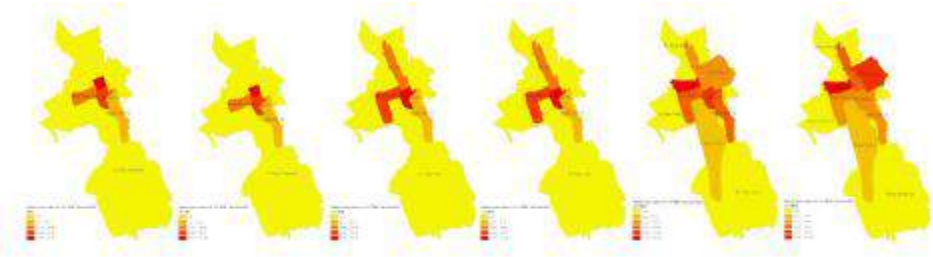
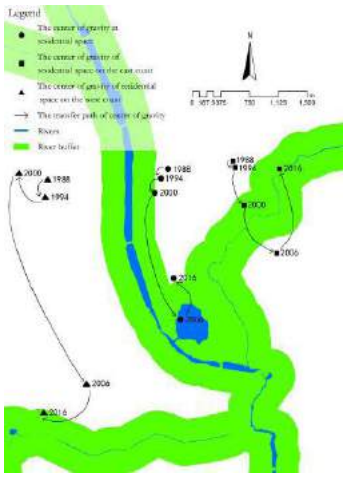


Figure 7 - Population density maps of 1990, 1994, 2000, 2006, 2010 and 2016 in built-up areas
Data Source: The graph is drawn by the author himself

3.2 THE EVOLUTION OF URBAN RESIDENTIAL SPACE

According to the relevant literature, urban construction is within the boundary of Lao Cheng, and the residential space layout along the axle from north to south before 1969; In the late 1970s, urban residential space expanded eastward with the increase of population and the construction of the industrial areas in southern suburbs. Industry and commerce development accelerated the increase of population growth, and urban residential space began to expand westward in the 1980s and 1990s. Urban residential land area reached 4.79 km2 in 1988, and most of the urban residential space was still mainly distributed in Lao Cheng area. Urban economic development has accelerated and living standards has heightened since urban housing reform system in 1998. Meanwhile, residents pay more attention to living environment and housing location. The development intensity of Lao Cheng was controlled due to the protection of historical and cultural city, and urban residential land area reached 9.32 km2 in 2003. In 2003-2006, urban residential land expanded southward rapidly because of the containment of the westward and eastward in urban planning, considering the ecological fragile and natural condition. While the western region develops westward further to XiNan new Area. Urban residential land area increased by 20.4 km2 in 2006, and the Yuheng industrial zone, Qinhe new zone and Konggang ecological zone are constructed. The suburbanization of urban residential space was obvious. Urban residential land area reached 23 km2.

From the perspective of the overall center of gravity change, the center of gravity of the residential space moved from north to south from 1988 to 2006, and moved from south to north from 2006 to 2016 in the central area of the east bank. The residential space center of gravity moved from north to south from 1988 to 2016 in the central area of the West Bank. The main built-up areas of the overall center of gravity presents from north to south movement from 1988 to 2006, and moved from south to north from 2006 to 2016.



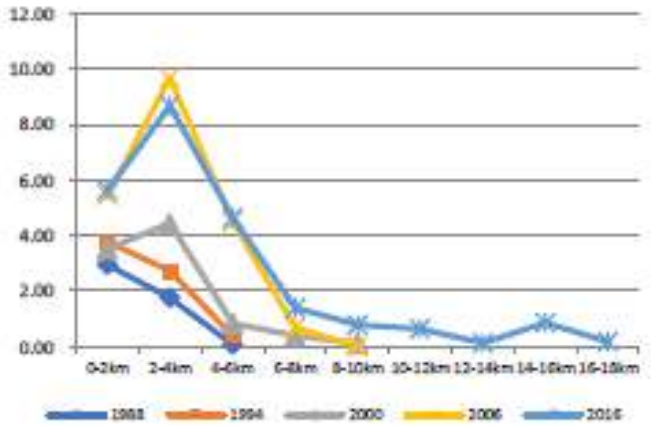


Figure 8 - Residential land center of gravity changes in the central area | Figure 9 - Residential area changes in each circle Data Source: The graph is drawn by the author himself

From the perspective of the change of the circle structure of the central area, the most of residential land is in 0-2 KM around the center, and the farer away from the core area, the smaller the residential areas from 1988 to 1994. The residential area reached a peak at the distance of 2-4 KM from 2000 to 2016. The form is similar to the shape of the parábola.

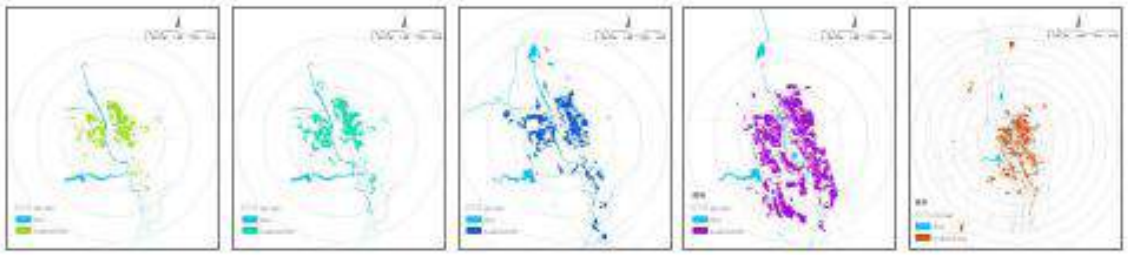


Figure 10 – The changes of the circle structure of the living space
Data Sources: The graph is drawn by the author himself

3.3 THE RELATIONSHIP BETWEEN URBAN RESIDENTIAL SPACE AND RESOURCE MINING

Fig. 11 and Fig. 12 show that the industrial output of Yulin increase rapidly with the increase of coal production, and they show a strong linear relationship. In recent years, the built-up areas have increased rapidly, with the increase of industrial output value, and they also show a strong linear relationship. Residential land area also increased rapidly with the rapid expansion of built-up area.

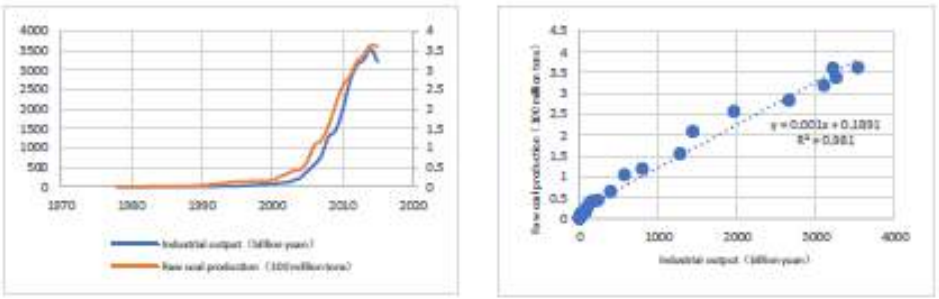


Figure 11 – The Relationship between Industrial Output Value and Raw Coal Production in Yulin City
Data Source: Statistical yearbook of Yulin in 2015

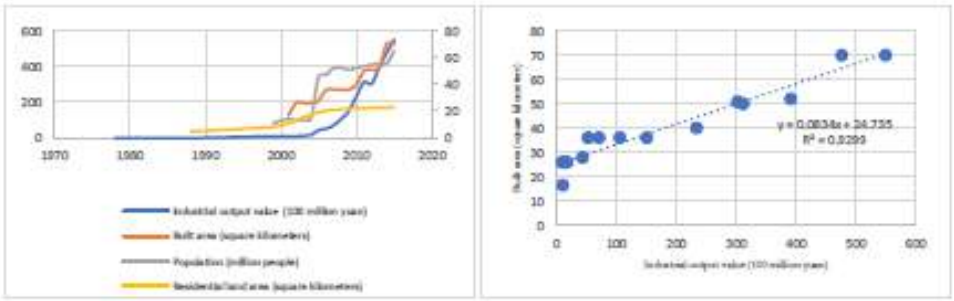


Figure 12 – The relation between industrial output value and built-up area is in Yuyang District
Data Sources: Statistical yearbook of Yulin in 2015

From the historical evolution of residential space, the original urban construction land is mainly in the Lao Cheng area, and the surrounding areas are mainly agricultural and forestry land and village land. With the construction of the surrounding mining sites, temporary residential areas have gradually been built around the mining sites and gradually transformed into a fixed community. The construction land expanded rapidly in the central area, and industrial areas formed gradually, and new areas built. With some mining plots immediate central areas exhausted, the mining points are gradually abandoned, and the temporary residential areas around the mining sites shrink, and the residents gradually migrate to other mining points or to the central area. From the point of view of the relationship between work and residence, the establishment of mining sites has brought a large number of migrant workers. They originally lived near the mining site. With income increase, more and more residents buy houses in the central city. They usually work in the mining area and live during the holidays in the main built-up areas.

3.4 THE CHARACTERISTICS OF RESIDENTIAL SPACE EVOLUTION

3.4.1 NEW RESIDENTIAL SPACE LAYOUT TOWARDS THE OUTSKIRT AREA

The main built-up areas are an ideal place for living with convenient transportation and better service facilities, so it is the earliest and most concentrated area for housing development [3]. Urban population increases rapidly with the development of economy after 2000, and the urban residential space couldn't meet the living demand only by renewing Lao Cheng area. From the point of view of urban residential land development over the years, urban residential land gradually expands to the surrounding area. The city periphery land resources are abundant, and land price is relatively low and has the good ecology condition. Therefore, the city housing expands gradually from the main built-up areas to the outskirt area.

3.4.2 LAYOUT ALONG THE TRAFFIC ROUTE

The distribution of traffic and urban residential space has the relationship of mutual restraint and interrelations. The distribution pattern of urban residential space affects the direction and flow of traffic lines [4]. The layout of traffic routes also affects the reorganization of urban residential space structure and the relocation of residential area. Especially for resource-based cities, transportation plays a very important role for the people travelling from mining areas to residential areas and verse. Taking the urban residential space in 2016 as an example, the 0.5 KM radius buffer zone analysis is carried out on the main road of the city, and the proportion and the results show that distribution density of the residential land in the statistical buffer area are accounted for 88.45% of the total residential land in the buffer area.

3.4.3 LAYOUT COMBINED WITH URBAN NEW AREA

With the exploitation of mineral resources, resource-based cities often form new zones or development zones in areas immediate mineral resources or cities to develop deep processing industries of mineral resources, and extend industries that do not rely on mineral resources further. New urban areas and development zones have certain infrastructure and industrial support, and new residential areas are closely related to the layout of new urban areas. Yulin has a state-level high-tech Development Zone, Xi

Nan Area, Yuheng Industrial area, Qin He Area, Kong Gang Area and Dong Sha Area. The development of new industry promotes the rapid expansion of residential space.

3.4.4 THE UTILIZATION RATE OF RESIDENTIAL SPACE IN OLD CITY IS HIGHER THAN THAT IN LAO CHENG AREA

Early residential construction is mainly based on low and multi-stories residential buildings, and the new ones in recent years are mainly based on multi-stories and high-rise buildings. From the point of view of the number of layers, the location of the residential area and the types of land use, the lower level residential areas are mostly located in Lao Cheng area, and are the three types of residential land. The quality of residential buildings is low and the environment is poor. The New Area mostly consists of one kind and two kinds of residence types, and the whole living environment is better.

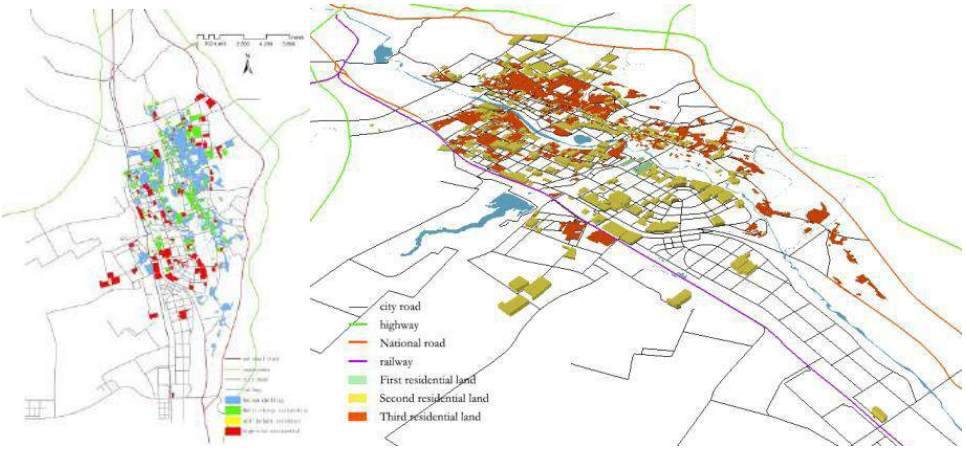


Figure 13 – Urban residential height map Figure 14 – Urban residential classification and living height map
Data Source: The graph is drawn by the author himself

4 THE PRESENT SITUATION OF URBAN RESIDENTIAL SPACE

4.1 THE SPATIAL DISTRIBUTION CHARACTERISTICS OF POPULATION

From the characteristics of the population space, the population density is higher in the sub-district of Chong Wen and Tuo Feng; The population in Xue Yuan community, Ba Shi community, Wan Fo Lou community is relatively higher than other places, and the population density reaches 265 - 437 people / ha. As a whole, the density of the Lao Cheng Area is higher, while the density of the new district is low.

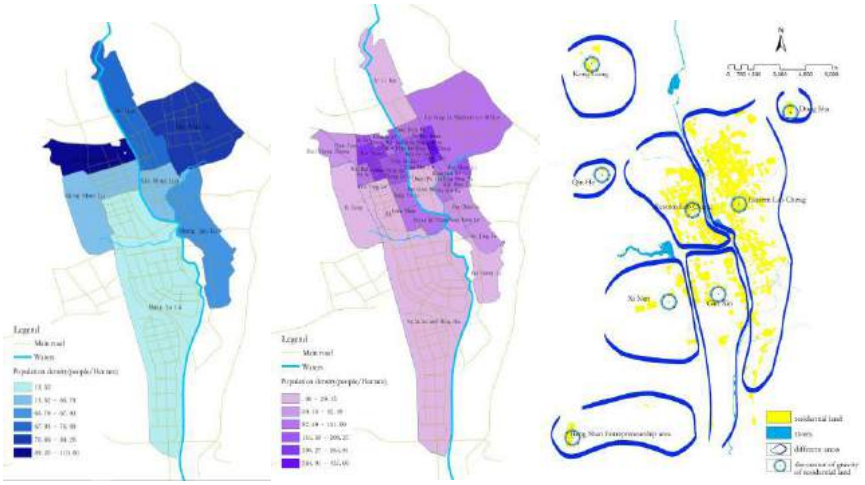


Figure 15 – Current population density distribution map Figure 16 – Residential land area
Data Source: The graph is drawn by the author himself

4.2 THE RESIDENTIAL SPACE DISTRIBUTION CHARACTERISTICS

In general, the residential land is mainly distributed in the Lao Cheng Area. In the east part of Lao Cheng Area, the number of stories in the house is low, and its living area accounts for 65.68% of the total living space of the area. In the west part of Lao Cheng Area, the urban area is still dominated by low rise residential land, accounting for 60.05% of the total residential space. Multi-stories and high-rise residential land has a similar proportion: multi-layer accounts for 21.57% of the total residential area and high-level accounts for 17.90% of the total residential area. As a new district is being developed in recent years, the distribution of residential land in Gao Xin Area is relatively scattered, among which the highest proportion of high-rise land use is 71.42%. In the Xi Nan Area, the existing houses are mostly low-rise houses, accounting for 41.58%. The newly built houses are mainly high-rise, accounting for 58.42%, and the living height difference in the whole area is relatively large.

From the classification of residential land, the proportion of the third types of residential land in Lao Cheng Area is relatively high. There are a small number of residential lands in Gao Xin Area, accounting for 8.39% of the total residential area. The residential land of the Gao Xin Area and the Xi Nan Area are mainly two types of residential land, accounting for 87.33% and 60.17% respectively of the corresponding residential areas. From the public facilities in the area of the layout, the layout of public service facilities of Gao Xin Area is the best. The administration and public services has a land area of 0.60 compared to the residential land area, and the commercial and business facilities has a land area of 0.63 compared to the residential area. The allocation of public facilities in Xi Nan Area is the worst, and the ratio of commercial and business facilities land and residential land is only 0.004. In terms of the traffic conditions of each area, the traffic condition of Gao Xin Area is optimal, and the density of road network reaches 3.65 km/km2. The eastern Lao Cheng area is as good as Lao Cheng traffic condition in the west, and the road network density is 2.99 km/km2 and 3.57 km/km2 respectively. The construction of Xi Nan Area road network is not perfect yet, and the density of road network is 1.06 km/km2. According to the housing world website statistics, function area prices ranging from high to low are Gao Xin Area, western Lao Cheng Area, eastern Lao Cheng Area, Xi Nan Area. From the distribution of present situation and residential land, the residential land is mostly distributed in the buffer zone of bus lines. The bus routes are mainly distributed in Lao Cheng and the northern part of Xi Nan Area.

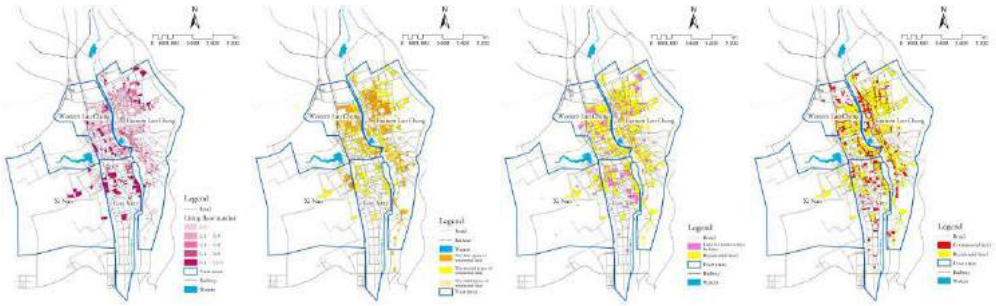


Figure 17 – Distributing map of Living Floors Figure 18 – Residential land classification map
Figure 19 – administration and public services, commercial and business facilities land and residential land distribution
Data Source: The graph is drawn by the author himself

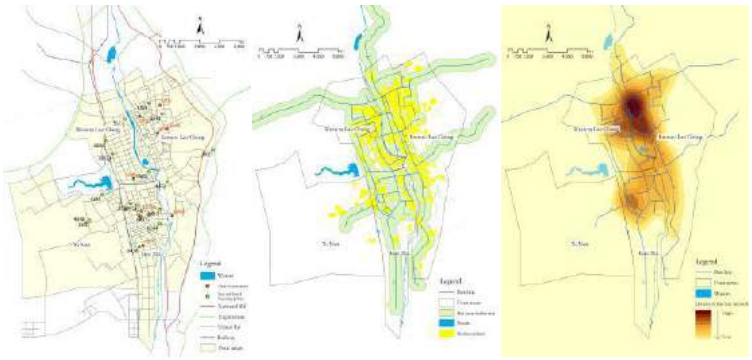
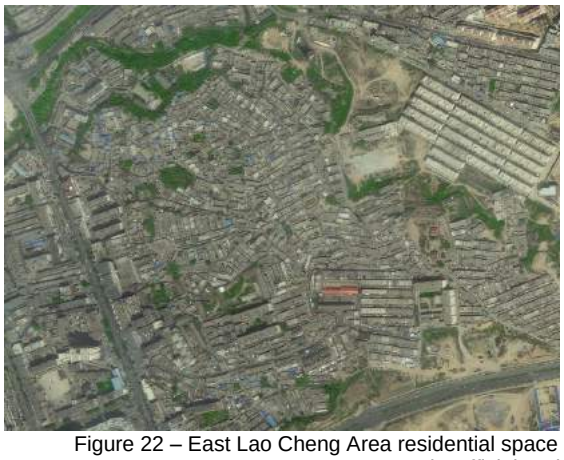


Figure 20 – Housing price distribution in each area
Figure 21 – Additive diagram of buffer between residential land and bus line Figure 22 – Density distribution of bus lines
Data Source: The graph is drawn by the author himself

4.3 THE PRESENT SITUATION OF THE RESIDENTIAL SPACE OF EACH AREA

4.3.1 THE LIVING ENVIRONMENT OF THE EAST LAO CHENG AREA IS POOR, AND THE LAND USE EFFICIENCY IS LOW

At present, the residential land in east Lao Cheng Area is characterized by high density and low volume, which hinders the improvement of the function of Lao Cheng. Taking residential space in Ling Xiao tower as an example, the whole area has a large number of residential buildings with high density and low floor space. Because of historical factors, the distribution of buildings is relatively messy and the quality of the environment is poor. However, the area is a famous tourist attraction in Yulin, and the disordered space hinders the development of tourism service function.



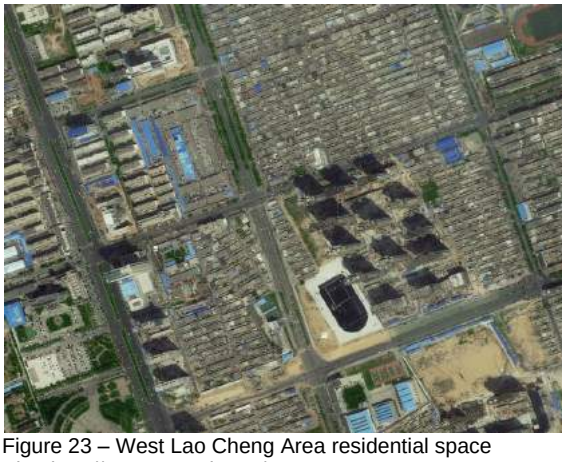


Figure 22 – East Lao Cheng Area residential space Figure 23 – West Lao Cheng Area residential space
Data Source: Google Official Website: http://www. google. cn/maps

4.3.2 THE FACILITIES ARE RELATIVELY PERFECT AND THE ARCHITECTURAL FEATURES ARE OBVIOUSLY DIFFERENT IN WEST LAO CHENG AREA

The residential space of the west Lao Cheng Area is relatively tidy, and the overall public service facilities are relatively perfect with convenient transportation. The quality of the low rise residential buildings is relatively high, and some residential sites are under construction immediate Yuyang district government and the Yulin Railway Station. The new residential buildings are in harmony with the surrounding architectural environment, and the residential buildings are obviously different in style.

Figure 24 – Gao Xin Area residential space Figure 25 – Xi Nan Area residential space
Data Source: Google Official Website: http://www.google.cn/

4.3.3 THE OVERALL QUALITY OF LIVING IS HIGH, AND COMMUTING FACILITIES ARE RELATIVELY PERFECT AND THE ARCHITECTURAL FEATURES ARE OBVIOUSLY DIFFERENT IN WEST LAO CHENG AREA IN GAO XIN AREA

The overall residential space building quality is good, and the traffic system is perfect in Gao Xin area. Residential buildings are mainly high-rise. Because the construction space scale is big, and some residents still work in the Lao Cheng Area, it is inconvenient for the residents to go to the work place. At present, part of the land mass construction is still imperfect, and the supporting facilities are still under construction, which results inconvenience to the residents.

4.3.4 THE LIVING SPACE HAS DIFFERENT FEATURES AND LACKS NECESSARY PUBLIC SERVICE FACILITIES IN XI NAN AREA

The residential space in Xi Nan Area was developed early on the basis of industry, and the scale was relatively small. However, the scale of new residential areas is relatively large, and the overall features are inconsistent; New residential areas often lack public spaces and have poor quality of life. New residential areas often lack public spaces and have poor quality of life. Although the southwest New District has been included in the main built-up area of the city, most areas have not been built. The whole urban road traffic and facilities are lack, and the separation of job and house is obvious.

5 SPATIAL DISTRIBUTION OF RESIDENTIAL SPACE AND ITS INFLUENCING FACTORS

Urban residential space distribution is affected by many factors. The resource-based city has its particularity. The urban residential space development not only has its own factors different from other cities, but also has the common factors same as other cities.

5.1 THE NATURAL ENVIRONMENT AND HISTORICAL FACTORS ARE THE BASIS OF THE LAYOUT OF RESIDENTIAL SPACE

Yulin is located in the ecotone between the Loess Plateau and Mu Us Desert, and belongs to the ecologically fragile and arid areas. The unique natural environment influences the development of urban residential space. The river passing through the city and the surrounding mountains become the basic elements that limit the layout of the residential space.

Yulin is a famous historical and cultural city with profound cultural background. The old residential buildings in the old city were built on the basis of the historical pattern. In East Lao Cheng, the number of residential floors is mostly low, and the living conditions are relatively poor, so that some residential buildings are in poor quality.

5.2 THE DEVELOPMENT OF MINERAL RESOURCES HAS A POSITIVE EFFECT ON RESIDENTIAL SPACE

From the evolution of the whole residential space, the exploitation of the mineral resources around the center of the city has greatly promoted its economic development, and further promoted the expansion of the residential space in the central city. The exploitation of mineral resources promotes a large number of population migrate into the central city. With the increase of the income level of the migrated people, most of them will buy houses in the central city, and even move the household registration to the central city, which will promote the development of the real estate industry in the central city. Because of the development of mineral resources, the ecological immigrants and mining immigrants will promote the development of residential space to a certain extent.

5.3 URBAN PLANNING HAS A LEADING ROLE IN THE LAYOUT OF LIVING SPACE

At present, four master planning has been compiled in Yulin. In the first edition of the master plan (1989-2000 years), the residential space was arranged and optimized, which laid the basic pattern of the urban residential space in Yulin. In the second edition of the urban master plan (1994-2010 years), the living space expanded to Gao Xin Area, and the living space scale was relatively large. In the subsequent third edition of the master plan (2000-2020 years), the urban space layout is "two axis, double cores, five clusters" pattern. The distribution of urban residential space shows a diffusion situation, and commercial housing housing rises in southwest New District and high-tech zone. In the fourth edition of the master plan (2006-2020 years), the residential space expands to Xi Nan Area, while the residential space in the east Lao Cheng Area expands further to the eastern region. The residential space in Lao Cheng Area has been gradually integrated, and the living environment has been improved.

5.4 THE MARKET HAS A CATALYTIC ROLE IN THE LAYOUT OF RESIDENTIAL SPACE

The development of the real estate industry promotes the distribution of the residential space in Yulin, and has a certain influence on the difference of the living space of each function area. Under the regulation of the market, it virtually causes the differentiation of different types of residential space. Commercial housing distributes in places with good conditions, public service facilities, and better living environment or urban road along the main road. However, most of the economically affordable housing is distributed in the outer suburbs of cities where the public service facilities and environmental quality are poor. [5]

6 OPTIMIZATION STRATEGY OF URBAN RESIDENTIAL SPACE

The differentiation of urban residential space is an inevitable phenomenon in the process of urbanization [6]. In the process of spatial optimization, on the one hand, the optimization of residential physical space is promoted; on the other hand, the living standard and living satisfaction of the occupants are improved.

6.1 IDENTIFY THE DEVELOPMENT ORDER OF EACH AREA AND PRIORITIZE PUBLIC SERVICE FACILITIES

Currently, the construction of the different function is under way, forming a multi group living space pattern. The construction of Gao Xin Area is relatively perfect, followed by the Southwest New Area, while the other new function and the main urban areas are far apart from each other and lack of infrastructure facilities. In the planning, high-tech zones and southwest New zones should be selected as the key areas for development. Other new districts will gradually develop according to the actual situation, and choose the advantage areas to develop, and improve the living space of the residents.

6.2 REASONABLE CONTROL OF THE SPATIAL INDICATORS OF EACH AREA, AND IMPROVE THE QUALITY OF THE LIVING SPACE ENVIRONMENT

In the process of renewal, the old city texture should be fully protected, and the space index of the area should be rationally determined from the point of view of historical protection; Different protection measures are taken for different building quality. It is necessary for us to fully improve the infrastructure, and create the old city landscape to enhance the environmental quality. In the newly developed residential areas, the development scale of residential areas should be appropriately reduced, and the residential areas with different levels should be set up in the same area. This kind of mixed arrangement can guarantee the safety and comfort of the living space of different stratums, and can also realize the diversity of people in a large scale and narrow the differentiation of living space. It should avoid a single distribution in the suburbs for affordable housing, immigration, relocation, residential layout. They should gradually integrate into the city context and reduce the isolation of the living space of low-income groups.

6.3 THE FORMULATION OF PLANNING POLICY TAKES INTO ACCOUNT THE WISHES OF RESIDENTS AND COMPLIES WITH THE PRINCIPLE OF PUBLIC PARTICIPATION

In the process of planning urban residential space, it should listen to the public opinions through questionnaires, interviews and other forms. The Lao Cheng Area has a long history, and planning policy should be developed from two aspects, there are resident's satisfaction and historical protection. In the process of renewal of the Lao Cheng Area, the residents can make local arrangements as far as possible and settle the employment nearby.

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ID 1555 | A METHOD FOR MAPPING THE PUBLICITY-PRIVACY SPECTRUM IN A HISTORICAL BAZAAR IN IRAN: ILLUSTRATING THE SOCIO-SPATIAL FABRIC OF THE TABRIZ BAZAAR AS A PUBLIC PLACE

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1 INTRODUCTION

The bazaar is a social and spatial network, shaped through centuries of relations between the bazaar community, the states, the regular public, and other actors, such as the vaqf endowment organisation and the religious clergy. As a commercial centre, urban heritage, and public place, the bazaar is profoundly influenced by the quality and quantity of the presence of regular public members.

By reviewing literature presenting empirical studies on the bazaars in Iranian commercial cities such as Tehran, Esfahan and Tabriz, this research has categorised the general types in the spatial, functional, legal, and social aspects of these bazaars (Yadollahi, 2017). Based on these categories and according to the literature on the methods of studying public places , this research has developed a method to study an Iranian bazaar as a public place. After documenting the aspects mentioned above in the Tabriz Bazaar, located in the north-west of Iran, this method is modified specifically for and applied towards this case. The present paper discusses the results of implementing the mapping method on the Tabriz Bazaar. The adaptation of the mentioned method towards the Tabriz Bazaar is based on the data collected through regular ethnographic research in the bazaar between March 2013 and September 2015.

Through mapping the functional, physical, legal, and cultural aspects of the involvement of public and private actors in the bazaar, this research addresses the following questions: How can we map the socio-spatial fabric of a bazaar as a public place? How can we discover the patterns of spatial distribution of public and private power in a bazaar, considering the four aspects mentioned above? Does crowdedness of a bazaar represent social diversity and equality of all public members in its use and control?