

The Development of New Town Construction and Industrial Park in Jinwan District, Zhuhai

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Abstract: This electronic document is a “live” template and already defines the components of your paper [title, text, heads, etc.] After Outline of Reform and Development Plan for the Pearl River Delta Region (2008-2020) was approved officially by the State Council, its position of future development of “the core city of the west coast of the Pearl River mouth”-Zhuhai was officially confirmed from the national level, which greatly improves Zhuhai's Strategic Position and Urban Value. By analyzing the current situation of the development of urbanization in Zhuhai, it is concluded that the imbalance between the east and the west regions of Zhuhai is an important bottleneck restricting the economic development of Zhuhai. Thus, crack the seriously imbalanced development of the west and east regions of Zhuhai, lead the new town construction of the west, optimize structure of industrial parks, walk on drive innovation road, promote the new development of Zhuhai economy and make it become one of the important decisions of Zhuhai Municipal Government.

1. Introduction

Analyzing from the decision-makings of Zhuhai Municipal Government, in order to achieve the goal of Zhuhai's economic development, the process of urbanization in the western region must be boosted. In the national "thirteen five" plan, Jinwan District in Zhuhai City has clear development goal. "Be the first to completely build a well-off society, basically build the western Zhuhai innovation drive center, basically build the western ecological center in Zhuhai, basically build Zhuhai modern transportation hub, and basically build western science and education center in Zhuhai. In this period, GDP annual growth rate will be more than 10 %, in 2020, GDP, fiscal revenue will strive to double than those of 2015, and per capita GDP will reach 30,000 US dollars. The development direction of new town construction of Jinwan District in Zhuhai is confirmed, and "three positioning, four centers" emphasizes its position in the economic development of Zhuhai - the core of the western new ecological zone in Zhuhai.

2. The New City Construction and Industrial Park Environment Analysis

2.1 Overview of Jinwan District in Zhuhai.

Jinwan District is located in the west of Zhuhai. In April 4, 2001, it was established with the approval of the State Council. It composes three major administrative regions of Zhuhai with Xiangzhou District and Doumen District. Four towns: Sanzao, Pingsha, Hongqi and Nanshui are under its jurisdiction. Jinwan District has formed three economic functional zones of Zhuhai City: Zhuhai Aviation Industry Park, Zhuhai National High-tech Zone Sanjiao Science and Technology Industrial Park and Gaolan Port Economic Zone, as well as the municipal industrial park - Lian Gang Industrial Zone. The land and sea area in the whole district is 1600 square kilometers, of which land

area is 447.6 square kilometers, and the sea area is more than 1000 square kilometers. At the end of 2014, the region's total population is 25.7 million, of which the registered population is 137,200 i

Jinwan District has outstanding land, sea and air transportation advantages. Macao and Hong Kong are to its east, its south connects with the famous Western Waterway, and its north is near the economically active Pearl River Delta hinterland. Zhuhai Gaolan Deep-water Port, Zhuhai Airport, Jiangzhu Expressway and Guangdong-Western Coastal Expressway, together with Guangzhou-Zhuhai Railway under construction, Airport Expressway and Gaolan Port Expressway gather in this district, all of them constitute the Zhuhai's three-dimensional transportation network of land, sea and air.

In 2015, the GDP of Jinwan District was 19.983 billion yuan, with an year-on-year growth of 9.3%; above-scale gross industrial output value was 57.137 billion yuan, with an year-on-year growth of 8.6%; the investment of fixed assets was 12.48 billion yuan, with an year-on-year growth of 14.2%; the actual foreign direct investment was \$ 163 million, with an year-on-year growth of 8%; the budgetary revenue of public finance was 1.912 billion yuan, with an year-on-year growth of 21.6%; Zhuhai Airport passenger throughput was 4,708,700 ton, with an year-on-year growth of 15.5%; Zhuhai airport cargo and mail throughput was 25,800 tons, with an year-on-year growth of 16.7%.

2.2 A Comparison of Regional Economy in Zhuhai.

Because of the serious imbalance between the east and the west in the development of urbanization in Zhuhai, how to realize the development goal of Zhuhai and solve the serious imbalance in the development of the east and west of Zhuhai has always been a major event of the Zhuhai Municipal Government and Jinwan District Government. From (Table I) 1 and (Table II) 2, analyzing from the regional GDP, the gap between the eastern and western regions is very obvious, and the gap has a tendency to expand. The city's GDP in 2012 was 150.381 billion yuan, 37.227 billion yuan in Jinwan District, accounting for 24.69% of the city's GDP; by 2015, the GDP of Jinwan District had reached 42.01 billion yuan, accounting for 20.75% of the city's GDP 2024.98 trillion. In 2012 and 2015, compare the primary industry, the secondary industry and the tertiary industry, GDP of Jinwan District was heavily dependent on the secondary industry, the tertiary industry development is slow. Analyzing rom the land area and permanent residence, in 2015, the geographical area of Jinwan district is 565.14 square kilometers, accounting for 32.62% of the total area of Zhuhai City; in 2015, Zhuhai resident population is 1.6341 million, that of Jinwan District is 25.94 million, accounting for 15.87% of that of Zhuhai City. Therefore, the land area of Jinwan District is 1/3 of that of Zhuhai, the difference of economic aggregate is not reduced obviously. In order to solve the serious imbalance problem in the east and west of Zhuhai and realize the high-level and high-quality development, it is necessary to promote the urbanization process of Jinwan District and start the construction of the west new town.

Table 1 main statistical indicators of each administrative region in Zhuhai in 2012

Indicators	Unit of measurement	Xiangzhou District		Jinwan District		Doumen District	
		Gross	Increase over the previous year (%)	Gross	Increase over the previous year (%)	Gross	(%)Increase over the previous year (%)
Acreage	km	550.84	0.8	559.6	1.5	613.88	0
Permanent population	Ten thousand people	91.07	1.5	25.40	0.4	41.79	0.2
Registered population	Ten thousand people	59.03	1.5	13.48	-0.9	34.04	-0.7
GDP	Billion yuan	943.95	7.9	371.27	10.0	188.59	-2.5
Primary industry	Billion yuan	3.95	10.2	7.84	-0.5	27.05	4.4
Secondary industry	Billion yuan	422.63	9.0	285.93	8.3	87.72	-9.7
Tertiary industry	Billion yuan	517.38	7.0	77.50	18.6	73.82	4.9

Note: 1, the land areas of each district are sorted according to data provided by Land and

Resources Bureau.

Table 2 main statistical indicators of each administrative region in Zhuhai in 2012

Indicators	Unit of measurement	Xiangzhou District		Jinwan District		Doumen District	
		Gross	Increase over the previous year (%)	Gross	Increase over the previous year (%)	Gross	Increase over the previous year (%)
Acreage	km	553.31	0.4	565.14	1.0	613.88	0
Permanent population	Ten thousand people	94.63	1.4	25.94	0.8	42.84	1.1
Registered population	Ten thousand people	63.15	2.4	13.96	1.7	35.34	1.6
GDP	Billion yuan	1329.02	9.3	420.10	12.5	275.86	9.1
Primary industry	Billion yuan	2.90	-16.0	7.79	13.1	35.94	2.0
Secondary industry	Billion yuan	537.89	8.1	322.08	15.3	146.03	5.6
Tertiary industry	Billion yuan	788.23	10.4	90.23	0.8	93.89	15.5

Note: 1, the land areas of each district are sorted according to data provided by Land and Resources Bureau.

3. Feasibility of New Town Construction and Industrial Park

3.1 The Construction of Three-Dimensional System of Zhuhai City.

Along with the national strategy of "One Belt and One Road", the Pearl River Estuary West Coast transportation hub city construction continues to advance, Hengqin new area is constructed and develops, Gaolan port state-level economic and technological development zone upgrade, and in recent years, the great transformation of the east regions and development of the west regions have been implemented in Zhuhai. Facing with the new development opportunity, Zhuhai ushers in a new stage of large development and construction, and the critical period of the urban construction system perfection and functional upgrading. After the completion of Zhuhai City Master Plan (2001-2020) (revised in 2015), a progressive and intensive group urban space system being composed of central urban area and Hengqin New Area - New Town - Central Town was established. (Xiangzhou urban area being composed of old and new Xiangzhou, Jida, Gongbei and Qianshan), Nanwan urban area being composed of Nanping, Wanzai and Hongwan) and Henqin new district; 2) New Town: West New Eco-city and its surrounding science and education city, harbour city and Fushan City with characteristics) 3) Center Town: Eco-center Town (Lianzhou Town, Baijiao Town and Qianwu Town (except Fushan Industrial Park) in Doumen District) and Island-type Center Town (Guishan Town, Wanshan Town, and Dangan Town). The urban center system matching with space structure is also constructed, and the planned three-level urban center system contains: two municipal centers (Gongbei-Jida Center, Cross Gate center); four district level centers (district) (New Xiangzhou Center, Jinwan Center, Doumen center and Houhuan Center); and fourteen city cluster centers (including Sanxi in downtown, Jiuzhou Commerce, Nanping, Hongwan, Hengqin, the north station of each new towns, Jinding, Baijiao, Xinqing Hongqi, Sanzao, Pingsha, Nanshui and Doumen township). i

3.2 Zhuhai Industrial Development Planning Guidance.

According to the development planning outline of Zhuhai, three engines and two characteristic function areas centering on the industrial system of "three highs and one characteristics" are planned to be constructed, thus to form the overall industrial distribution with distinct characteristics and gathered development. Jinwan is mainly reflected in the following aspects under the "three highs and one characteristics": 1) High-end manufacturing function area. Combining the airport, port and depending on multiple western new town areas, the high-end manufacturing including equipment manufacturing, smart appliance and aviation industry will be mainly

developed, which cover the whole Xijiang River Basin and western Guangdong region; 2) Major industrial park. Aviation industry park is centered on Zhuhai Airport, where the biological medicine, new energy, aeronautical manufacture, air logistics and the exhibition and leisure tourism based on aviation are mainly developed, this area is gradually constructed to be the civil aviation industry base in Guangdong, the major air logistics base in southern China, and the world-renowned aviation tourism and exhibition base; 3) Gaolangang Economic and Technological Development Zone. As the major economic growth point in west of Zhuhai, the ocean engineering equipment manufacture, clean energy, petrochemical engineering and port logistics are mainly developed in this area, where is planned to be constructed as the modern high-end manufacture base in Guangdong; 4) Pingsha yacht industry park. The yacht manufacture, leisure, exhibition, sales and yacht driving training are mainly developed in this area, where is planned to be constructed as the yacht industry base integrating yacht manufacture, supporting, tourism, exhibition and service. Therefore, in the construction of Zhuhai industry system, the new town construction and industry system distribution in Jinwan are all contained in this, where is also the major construction area for Zhuhai urbanization.

3.3 Development Strategy Positioning of Jinwan, Zhuhai.

In 2008, the State Council issued and implemented Planning Outline of Reform and Development in the Pearl River Delta Region <2008-2020>, pinpointed the development orientation of Zhuhai-the core city on west coast of the Pearl River. Under the background of Party's eighteen and the Third Plenary Session of the eighteen, as well as the development planning of Zhuhai municipal Party committee and municipal government, it pointed out the direction of and emphasis for the new special zone of ecological civilization and scientific development demonstration city. Especially under the positioning of development strategy of "three positioning and four centers" of Jinwan, Zhuhai, the development goals of Jinwan becomes more clear, and positioning also becomes more distinct, which is helpful to promote the city quality of eastern city and economic scale of western regions in the future years. The "three positioning and four centers" of Jinwan mainly refers to the new town construction and industrial park development in Zhuhai, and the detailed contents contain the major accumulation area of high-end industries of Zhuhai, the major window to show the international city image, and the core district of western ecological new town. Basically, it will be constructed to the innovation-driven center in the west of Zhuhai, the ecological new town center in the western of Zhuhai, the modern transportation junction center in Zhuhai, and the science and education, and medical center in west of Zhuhai.

4. SWOT Analysis on New Town Construction and Industrial Park in Jinwan District

Analyze the new town construction and industrial park in Jinwan District with SWOT analysis method, in order to make sure the superiority, weakness, opportunity and threats of Jinwan District, thus combine with the strategic positioning of Jinwan and urban characteristics of Zhuhai, and the external environment of new town construction and industrial parks together for analysis (shown as table 3).

Table 3 SWOT analysis on new town construction and industrial park in Jinwan District

	Superiority (S)	Weakness (W)
Opportunity (O)	Obvious regional advantages, convenient traffic; Gathered higher education, prominent talent advantages; Superior foundation of industrial parks, obvious industrial cluster advantages, clear target, and obvious positioning; Zhuhai policy support, mature investment condition;	Excessive overall positioning of new town construction and industrial park; Too small GDP in Jinwan, too slow boosting of major projects in industrial park; lack of ancillary facilities in industrial park;
Threats (T)	The 13th national five-year plan, "one belt, one road" strategy, and connected and uniformed Zhuhai Master Urban Planning; Outbreak period of industrial cluster,	Formation and combination of industrial cluster, quicken industry updating and transformation, avoid homogenization; Avoid wasting of resources for new town construction, perfect the local infrastructure;

5. Summary

The cognition industry is the major carrier of new town construction. If there is no relevant industry supporting for the new town construction, then it will unbalance between industry and dwelling, and the town must become an “empty town”, finally, the huge social resources must be wasted. In accordance with the data analysis on annual gross regional domestic product in Jinwan District, it is a suggestion that during the new town construction and industrial park development in Jinwan District, promote the primary industry, optimize the secondary industry, intensify the tertiary industry, and distinctly develop the high-end service industry, which is the development direction of industrial structure of new town construction in Jinwan. Meanwhile, make effort to invite investment, and attract invite investment and inland relevant large-scale enterprises to settle here, perfect the industrial chain of the industrial park, form the industrial cluster, optimize the industrial structure, and rapidly transform the industrial development mode of the new town. Absorb the talents from various regions to gather here, optimize the talent structure in Jinwan, promote the harmonious population development, improve the new town construction level, and construct the developmental human settlement.

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