REGENERATION OF RAILWAY INDUSTRIAL HERITAGE
Implementation evaluation and development strategy of Hengdaohezi town protection and renovation project

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Abstract

With the rapid development of Chinese railways, the renewal and reuse of railway industrial heritage is an important part of remembering urban history and inheriting urban culture. Hengdaohezi Town in Heilongjiang Province of China is the historical heritage in the period of Russia “building railways by borrowing land” in Northeast China at the beginning of 20th century. Many railway industrial heritage such as train engine house, churches and residential blocks of railway workers are completely remained in the town. How to correctly treat the historical products of the invaded period and move towards the future is of great significance for the development of the town. So taking Hengdaohezi Town Conservation Project, which won the 19th UNESCO Honorary Prize for the Protection of Cultural Heritage in the Asia-Pacific Region in 2018, as an example, this paper analyses the historical, cultural, economic and social value of the railway industrial heritage in this town, and introduces the planning and measures of protective development of Hengdaohezi Town at three levels: preserving the historical authenticity of buildings, shaping the historical and cultural features of the historic protected areas, and activating the rational and sustainable development of the town. After that, through questionnaires and interviews with local residents and visitors, Satisfaction evaluation was carried out in six aspects: cultural perception, heritage protection, environmental grace, urban vitality, facility perfection and life comfort. Finally, targeted strategies for the future development of this Railway Industrial Heritage Town are put forward.

Keywords
railway industrial heritage, historic town, culture, Regeneration

1. Historical development of Hengdaohezi town

At the beginning of 1891, in order to control the far east and the northwest Pacific Ocean, the tsarist Russia conference decided to build a Trans-siberian railway across two continents
in Europe and Asia, so as to bring troops and strategic supplies to the eastern city of Vladivostok. If the railway passes through China, construction difficulties can be reduced, the length of the railway can be shortened, and the cost of road construction can be saved. Historical development gave tsarist Russia an opportunity. In March 1895, the Qing government of China advocated uniting with Russia to resist Japanese aggression. Tsarist Russia seized the opportunity and proposed to borrow land to build roads. At the end of the 19th century and the beginning of the 20th century, the tent-shaped railway, also known as the Chinese Eastern railway, was built in northeast China. All the rights to build the railway were monopolized by tsarist Russia, and they illegally occupied farmland and other natural resources along the railway, and oppressed Chinese workers and peasants as cheap labor for the construction of the railway. Therefore, the Chinese Eastern railway, on the one hand, is the witness of China's history of being invaded and colonized in modern times, on the other hand, it greatly promotes the industrial civilization in northeast China.

The Chinese Eastern railway is divided into trunk and branch lines. The main line starts from Manzhouli in the west and goes through Harbin to Suifenhe in the east. The branch line starts from Harbin and goes south through the capital of Jilin province and Liaoning province to Lushun. Various stations have been set up along the route. The main construction section of Hengdaohezi station is from Hengdaohezi to Kaolingzi. Because of the difficulty of crossing Zhangguangcai mountain, a large number of Russian railway construction experts and technicians are concentrated in Hengdaohezi, leaving a large number of Russian architectural in the town.
2. Characteristics analysis of Hengdaohezi town

2.1 Settlement form
The town is divided into four major parts by railway, river and mountain. In the northern part of the railway, there are many Russian-style buildings and architectural complexes, which basically retain the early terraced residential form. The space between railway and river is narrow and narrow, and some early Russian-style houses are scattered here and there, and the residential form is banded. South of the river and east of the mountain are mainly built after the founding of the People's Republic of China. Surrounded by mountains and rivers, the town is high in the north and low in the south, with the land slope of less than 25% and the local area between 25% and 50%. Relying on the growth and development of railway and river, the architectural form conforms to the scattered architectural layout of Russian villas.

2.2 Street and lane space
Street spatial pattern of small towns is dominated by determinant and radiative pattern, among which the street and lane north of the railway still maintains the early determinant pattern, and the street and lane spatial determinant developed after the founding of the republic of China south of the railway is mixed with radiative pattern, which basically forms naturally according to the topography and topography. The scale of old streets and alleys in the north of the railway is pleasant, and the width (D) varies between 2m and 5m, and the height (H) of eaves of buildings on both sides is usually 3m and 4m.

2.3 Architectural features
Hengdaohezi town’s historic buildings are mainly small houses and public buildings. Small residential plane relatively neat, double slope roof, black iron sheet; Metope yellow, wall base stone miscellaneous laying bricks or stones, corner white embrace Angle shape line Angle; Green wooden door, outside door has small eaves; The vertical feature of wooden window is obvious, the window wall is smaller, herringbones gable, chimney out of the roof. Public building plane one shape, L shape, mountain shape, Latin cross, black iron sheet double slope roof.
2.4 Decorative arts
The architectural decoration of the small town has strong cultural characteristics of different regions, which is manifested in various aspects such as plane modeling, roofing material, wall, door and window decoration and foot contour. Typical examples include Russian onion dome, tetrahedral tower drum base, Russian flat plate woodcut and carving patterns, etc. The application of these detailed components and decorations reflects many style features of Russian architecture.

2.5 Folk culture and customs
The town's population is predominantly Han, with a small number of Man and Korean residents. Russian customs, food culture, life customs, folk arts and crafts are mixed and permeated with each other, forming a rich and colorful folk culture. At present, the town still has the characteristics of Russian national customs in terms of food and clothing (drinking beer, fruit wine and strong liquor, eating ham sausage and bread), which fully reflects the inheritance of the town's culture.

3 Heritage status and value assessment
3.1 Heritage survey
There are more than 100 cultural relics buildings in Hengdaohezi town, among which there are five national key cultural relics protection units (table 1) and 18 municipal cultural relics protection units, which are mainly distributed in the north of the railway.

<table>
<thead>
<tr>
<th>No.</th>
<th>Name</th>
<th>Historical age</th>
<th>Photos</th>
<th>Heritage status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Hengdaohezi engine house</td>
<td>1903</td>
<td><img src="image1.png" alt="Photo" /></td>
<td>Hengdaohezi locomotive depot is located in the middle of Hengdaohe town, Hailin city, with a building area of 2160 square meters. The plane is fan-shaped, with 15 parking spaces and garage doors on the inner elevation, facing the locomotive shunting platform in the direction of fan-shaped center.</td>
</tr>
<tr>
<td>2</td>
<td>Church</td>
<td>1902</td>
<td><img src="image2.png" alt="Photo" /></td>
<td>The church is located at the foot of Dongshan, Hengdaohe town, Hailin city, with a building area of 614 square meters. The main body of the wood carved structure, the plane was a Greek cross; Modeling, structure, technology, decoration and other early Russian architectural style.</td>
</tr>
</tbody>
</table>
3. Great white building 1905

Russian building with brick walls and tiled roofs, white at the corner of the window eaves, yellow at the rest, three-story building. At first for the Chinese Eastern railway east section of the road command center, after the use of hengdaohezi railway management organs, is now a railway workers housing.

4. Railway police station 1904

Russian style building with brick wall and tiled roof, stone corner, two-story building. At first, it was the site of the Russian railway guard stationed in Hengdaohezi, and now it is the residence of railway workers.

5. Russian cabin 1897

All wooden structure, fine carving and decoration, typical Russian architectural style. At first for the Russian senior road workers living, until the russians moved away, is now the railway workers housing.

6. Historical residences 1830

Most of them are residential buildings, and a few are abandoned. The roofs are pitched with iron sheets or linoleum roofs. The walls peel off and the roof rusts obviously.

Table 1 Status table of important historical relics

3.2. Value assessment

1. Historical value

Hengdaohezi town has nearly 100 Russian-style cultural relics and buildings, which is an important demonstration of the invasion of northeast China by the Russian imperialists, and the physical remains of the world’s understanding and facing up to history, with a good
historical readability. Among them, Hengdaohezi locomotive depot represents modern industrial construction civilization. Railway white building is the original Chinese Eastern railway experts housing and office building. Notre Dame cathedral is the only surviving wooden church in the three northeastern provinces. Old Russian street is the most complete preservation of the Russian style historical block. These architectural heritages are completely and intensively preserved, which can completely reflect the historical features of the tsarist period and the Japanese and puppet period, and is the historical witness of the Chinese Eastern railway.

2. Scientific value

The historical relics of Hengdaohezi town are the most well-preserved part of the Chinese Eastern railway, which is an important material for studying the development of Chinese Eastern railway in China. Locomotive depot, Notre Dame church and Russian wooden house all retain the original layout and early Russian traditional architectural forms, materials, colors, decorations and styles, which are important contents of the study of Russian cultural history, local cultural history and railway industry culture.

3. Social value

The protection and planning of Hengdaohezi town can not only reflect the respect for history and foreign culture, but also help to shape and improve the image of local culture, and promote the people, especially the young people, to learn historical knowledge and patriotic education. At the same time, protecting the historical buildings and cultural relics in this town is conducive to promoting the international cultural exchanges between China and Russia, driving the development of the local tertiary industry, driving economic growth, creating more jobs and improving public service facilities, which plays a great social positive role for local residents.

4. Artistic value

The historical buildings in Hengdaohezi town, no matter industrial building locomotive depot, religious building Notre Dame church or historical dwellings, all have unique structure and shape, giving attention to functional and aesthetic needs. The doors, Windows, walls, pillars and eaves of triangulated mountain flowers, etc. of the buildings all have extremely Russian architectural art style [2]. A large number of Russian architecture has left the most authentic side for human beings, with high artistic appreciation value.

<table>
<thead>
<tr>
<th>Value</th>
<th>Hengdaohezi town industrial heritage value assessment factor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historical value</td>
<td>architectural age, architectural history, architectural function, architectural heritage integrit</td>
</tr>
<tr>
<td>Scientific value</td>
<td>architectural culture, architectural artistry, architectural construction technology</td>
</tr>
<tr>
<td>Social value</td>
<td>traffic conditions, reuse potential, educational value, building management, population capacity</td>
</tr>
<tr>
<td>Artistic value</td>
<td>value artistic uniqueness, artistic influence, artistic history, artistic native</td>
</tr>
</tbody>
</table>

Table2 Hengdaohezi town railway industry relic value evaluation factors
4 Existing problems and development opportunities

A large number of Russian-style buildings in Hengdaohezi town have gone through centuries of suffering. Most of the buildings have been subjected to natural erosion and man-made changes, mainly reflecting the following aspects.

4.1. The historic building lacks the necessary repairs
There are a considerable number of buildings and structures that destroy the historical environment features in the historical blocks. It is very common for residents to build or rebuild the historical buildings and ancient dwellings at will. Building density increases, some areas not only can not see the original face of Russian architecture, broken the original Russian architecture "one house one courtyard" garden-style layout pattern, and buried a great fire hazard. The overall economic strength of Hengdaohezi town is relatively weak among the towns and villages in Hailin city. Faced with a large number of historical relics of the past, there is a shortage of funds, and the current situation of cultural relic protection is worrying.

4.2. Historical town protection zoning is unclear
Improper zoning of the protection scope and construction control zone of existing cultural relics protection units, failure to meet the requirements of the safety and integrity of cultural relics protection, and poor operability of management and implementation.

4.3. Development and construction are not in harmony with the historical environment
The rapid and disorderly development of small town’s construction and the old city reconstruction for the purpose of real estate development, the newly built residential areas and some modern buildings do not consider the spatial scale relationship of streets, and are rarely coordinated with the surrounding buildings. The improper architectural scale and block layout affects the overall landscape.

4.4. The living environment and facilities of residents are poor
Due to the poor condition of municipal facilities, so that the garbage heap disorderly fall, sewage directly into the street, soil and gravel pavement caused serious dust environment. There is little green space or public space. There is no protective green belt between No.301 national road and old street, which makes old street suffer from dust and noise all the year round. The present market occupies the road management, seriously affects the town traffic and the environment.

5 Protection strategy
The purpose of town protection is to effectively protect excellent historical and cultural heritage, improve the living environment in areas with historical and cultural features, improve municipal infrastructure, and drive the development of tourism and other related industries. According to the requirements of relevant planning regulations for the protection of famous historical and cultural cities in China, the following strategies are proposed for the protection planning of small towns.
5.1. Protect the historical authenticity of the building

Cultural relics and historical environment not only provide intuitive appearance and architectural form of information, but also is the physical carrier of historical information, which can convey historical and scientific information that is not known today but may be known tomorrow. Cultural relics and historical environment are not renewable, and protection is the first choice. Therefore, the protection of historical buildings on the basis of authenticity.

Taking Hengdaohezi town engine house as an example, different structures adopt different protection measures to protect the authenticity of historical buildings.

1) Load bearing

In the repair process, the original steel column support structure should be retained as much as possible, and the columns that affect the safety should be strengthened. The traditional materials, forms, structures and practices should be used to reinforce the framework. The replacement materials should meet the requirements of fire rating and mechanical strength.

2) Wall

Wall repair adopts traditional technology, structure and bricklaying of traditional brick materials. The wall bricks that are reduced are plastered, removed, repaired or replaced, and the paint that falls off is restored according to the original shape.

3) Doors and Windows

The repair of the doors is restored in accordance with traditional symbols, patterns and original shapes.

4) The roof

Roofing should be laid in traditional form, replacing bare and corroded steel frame. According to the traditional pattern, the original authenticity of the building is maintained, and the smoke exhaust facilities and cornice are completed.

The historical authenticity protection of engine house building is also reflected in the construction and management, paying attention to material selection, construction technology and experimental inspection. The original red brick of the building was analyzed, and the wall brick repair material was configured. All construction timber is dry anticorrosive material; All the steel used are national standard materials. Water-based paint and oil decoration and the project also collected more than 40,000 bricks from the same period as wall materials. The traditional process method is adopted in the construction, and the manual operation is carried out in accordance with the principle of original restoration. The cleaning and repair of the wall, stone and iron parts are all carried out by means of small area experiment, inspection and comprehensive construction.
5.2. Harmonizing the Historical and Cultural Style of Towns

Any historical relic exists at the same time with its surroundings. Losing the original environment will affect the correct judgment and understanding of its historical information. The historical and cultural features of Hengdao Hezi Town are embodied by its urban pattern, neighborhood texture, street space, historical buildings and traditional buildings, facilities and structures, ancient trees, etc. Therefore, the protection of Hengdao Hezi Town's historical and cultural towns is not only to protect individual cultural relics, but also to protect the relics and historical blocks. The surrounding environment and historical atmosphere.

1. delimitation of the core protection scope of small towns

Firstly, historic areas are divided into core protection areas, construction control zones and construction coordination zones from the level of small towns. The historic areas with complete traditional pattern and historical features and concentrated historical buildings in the town are classified as the core protection areas, and the construction control areas are reasonably delineated beyond the core protection areas.
2. delimitation of the scope of protection of cultural relics protection unit

Secondly, according to Heilongjiang Provincial Regulations on the Administration of Cultural Relics, special protection zones, key protection zones and general protection zones are delineated for historical buildings and cultural relics. Around historic buildings, two to five times the height of the main building is the protected area, and four to eight times the height of the main building is the construction control zone.

Among them, the important control regulations of key protected areas are as follows:

1) No new structures and buildings are allowed to be constructed within this scope, and they can only be updated according to the overall environmental planning. According to the National Law on the Protection of Cultural Relics, the layout and space features of building groups are strictly protected.

2) Implementing a complete set of environmental remediation measures. Buildings that have adverse effects on cultural relics within the scope of protection, such as those with insufficient fire protection spacing, should be demolished step by step. Cables and wires are buried or moved.

3) For cultural relic buildings, the monomer color and materials of the buildings should be standardized. The maintenance, repair and reconstruction must be carried out in accordance with the original style or special detailed planning, especially the details of doors and windows.

4) Photo filing, fine design, construction with modern technology, restoration of the original building facade shape, color, material, pattern, etc., to achieve the original flavor, stable structure, solid decoration, complete sanitation and Hydropower facilities.

5) No unit or individual can change the main body, accessory facilities and courtyard green space of the protected building without authorization.

6) All land related to the safety of cultural relics is requisitioned and purchased by the state, and the nature of land use is changed to “land for cultural relics and historical sites”. The nature of other land use is strictly controlled as non-construction land.

7) No activities detrimental to the cultural relics shall be carried out; no construction projects or blasting, drilling or excavation shall be carried out.

8) Implement effective security and protection measures, including fencing and drainage ditches, installation of monitoring equipment where necessary, and deployment of special guardians.

9) Cultural relics renovation projects must be submitted for approval in accordance with legal procedures.
3. Classification and delimitation of other buildings in small towns

Finally, according to the current situation of the buildings in the protection area of small towns, the historic buildings are divided into renovation buildings, improvement buildings, preservation buildings and renovation buildings.

Conservation buildings shall not be demolished, but shall be actively maintained, repaired and reused; any construction activities within the scope of the protection of cultural relics units must comply with relevant provisions; specific requirements for conservation buildings should be specified at the level of detailed planning or planning plan.

Rehabilitation buildings retain the original pattern, appearance repair; interior appropriate updates, increase health design. Allow appropriate changes to the internal structure. No unauthorized demolition or relocation shall be allowed, and special circumstances shall be considered and adopted; renovation plans shall be considered and approved by relevant administrative departments; new, expanded and reconstructed buildings shall be in harmony with historical buildings and shall not affect the normal use of retained historical buildings.

Improved buildings should not be demolished as a whole, but should be repaired and reused. When demolished under special circumstances, they should be rebuilt according to the original building height, location and style. They should also retain their distinctive building components and features, which are in harmony with the overall features of small towns.

Retention buildings require painting and decoration of the exterior facades of buildings, and gradually transform them.

In the case of land reconstruction, municipal and road facilities construction, green space construction, overall development of land blocks and other circumstances, renovation buildings shall be demolished according to the requirements of planning and management.
The demolished open space shall be constructed in accordance with the requirements of protection planning.

![Diagram](image)

**Figure 6 Classification and delimitation of other buildings in hengdaohezi**

### 5.3. Activating the Reasonable and Sustainable Development of Cities and Towns

The utilization of historical and cultural heritage should not be quick for quick success and instant benefit, nor simply pursue economic interests. The current way of utilization should ensure the sustainable development in the future. Historic and cultural heritage has become the core resource of tourism development, and the protected area of historical and cultural features is also the area where local residents live for a long time. We should coordinate the relationship between the protection of historical heritage, the improvement of living environment and the development of tourism industry, combine protection with utilization, give priority to protection, and formulate a region with sustainable development significance. Protection planning. The construction of the new area should be coordinated with the protection of the old city. At the same time, attention should be paid to improving facilities to meet the needs of urban economic and social development and improving people's living environment.

Through the protection and regeneration of railway industrial heritage, Hengdao Hezi Town attracts many photographers and film producers to take photos in the town. At the same time, there are many sketch enthusiasts, surveyors and mapping personnel to the town for architectural sketch and mapping. After the renovation, the tourism function of Hengdao Hezi Town derives other service facilities, such as Museum management, souvenir shops, youth hotels, restaurants and so on, which can stimulate local employment. In addition,
Hengdao Hezi Town constantly attracts painting and photography enthusiasts, and even cooperates with relevant art courses in universities to maximize the value of architectural art and culture; after the town is protected, the local residents feel better, and in order to adapt to the development model of the town, they take the initiative to learn cultural knowledge, and then continue. Promote the exchange and development of Sino-Russian culture and railway culture. In March 2018, Hengdao Hezi Town signed an agreement of friendship and cooperation with Taiwanese market towns with similar railway culture. In the light of their respective railway industrial heritage, they jointly excavated the cultural connotation of railway industry, jointly created the brand of Railway Cultural tourism, and continuously promoted the development of railway industrial heritage culture.

6 Implementation Assessment and Strategy

Through a one-week questionnaire survey conducted in Hengdaohezi Town in June 2019, 100 questionnaires were distributed to local residents and 50 questionnaires were distributed to tourists. Six aspects of Hengdaohezi Town’s current cultural awareness, heritage protection, environmental grace, urban vitality, facility perfection and living comfort were investigated. An investigation was carried out.

<table>
<thead>
<tr>
<th>Types of Evaluation</th>
<th>Satisfaction Influencing Factor</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cultural Perception</td>
<td>Russian Cultural Perception</td>
<td>4.2</td>
</tr>
<tr>
<td></td>
<td>Chinese Eastern Railway Culture Perception</td>
<td>3.8</td>
</tr>
<tr>
<td></td>
<td>Cultural Experience</td>
<td>2.7</td>
</tr>
<tr>
<td>Degree of Heritage Protection</td>
<td>Satisfaction with Rehabilitation Effect of Industrial Heritage</td>
<td>4.1</td>
</tr>
<tr>
<td></td>
<td>Reuse Degree of Industrial Heritage Buildings</td>
<td>3.6</td>
</tr>
<tr>
<td></td>
<td>Readability of Heritage Buildings</td>
<td>3.3</td>
</tr>
<tr>
<td>Environmental gracefulness</td>
<td>Satisfaction of Environmental Landscape</td>
<td>4.4</td>
</tr>
<tr>
<td></td>
<td>Satisfaction of Artificial Landscape Sketches in Small Towns</td>
<td>2.2</td>
</tr>
<tr>
<td></td>
<td>Satisfaction of health environment in small towns</td>
<td>2.8</td>
</tr>
<tr>
<td>Vitality of Towns</td>
<td>Richness of Tourism Facilities</td>
<td>2.4</td>
</tr>
<tr>
<td></td>
<td>Vitality of Public Space</td>
<td>1.8</td>
</tr>
<tr>
<td>Facility perfection</td>
<td>Satisfaction with leisure and recreational facilities (commercial facilities, recreational facilities, recreational facilities, etc.)</td>
<td>1.5</td>
</tr>
<tr>
<td></td>
<td>Basic-service satisfaction (public toilets, street lights, etc.)</td>
<td>1.7</td>
</tr>
<tr>
<td>Living Comfort</td>
<td>Summer Climate Comfort</td>
<td>3.9</td>
</tr>
<tr>
<td></td>
<td>Job satisfaction</td>
<td>1.2</td>
</tr>
<tr>
<td></td>
<td>Economic Income Satisfaction</td>
<td>1.1</td>
</tr>
</tbody>
</table>

Table 3  Hengdaohezi town railway industry relic value evaluation factors (1- Very unsatisfactory 2 unsatisfactory 3 general 4 satisfied 5 very satisfied)

In terms of cultural perception, the existing Russian culture and the Chinese Eastern Railway culture have been well perceived, but the cultural experience is not high and there is a lack
of practical cultural experience activities. For example, to increase the open experience of traditional Russian dwellings, to increase the experience activities of railway construction operation culture, etc. Increase related cultural and creative activities.

The overall evaluation of heritage protection degree is high, which shows that Hengdaohezi Town has achieved good results in the protection of railway industrial heritage. However, the readability construction of railway industrial heritage should be strengthened for tourists, and the propaganda, explanation and guiding signs of architectural history should be increased so that residents can understand the small town rather than just watch it.

In terms of environmental gracefulness, the natural environment of small towns has been recognized, but the artificial environment is not satisfactory. The artificial landscape style of small towns still needs to be strengthened. Especially for the core protection area and key protection area of historical areas, which are the main tourist sightseeing routes and active areas, the greening and landscape should be strengthened. Shaping sketches can improve the sanitary environment of small towns and create clean and beautiful towns.

In terms of urban vitality, the satisfaction of residents and tourists is low. Because of the insufficient richness of tourism facilities, the number of tourists attracted is insufficient, and the vitality of cities and towns is poor. In addition, because of the lack of supporting facilities, the attraction of urban public space activities is insufficient. Therefore, through the increase of tourism facilities and the holding of special activities, small towns should introduce people into cities and towns to stimulate their vitality.

The degree of satisfaction of facilities improvement is low, especially the related commercial entertainment facilities are obviously insufficient. To solve this problem, we should develop characteristic commercial activities in small towns, increase leisure facilities, pension facilities and so on. At the same time, planning public toilets, trash cans, street lights and other infrastructure.

In terms of living comfort, the city has better climate comfort in summer, which can increase publicity efforts to attract people to spend summer. However, the poor job and economic satisfaction is mainly due to the small town's tertiary industry is still in the initial stage of development, a large number of people are still farmers or workers. In the process of Railway Heritage protection, through the development of core areas, people's employment will be stimulated, and the development of small town economy will be driven by tourism and tertiary industry.