

Study on the Influence Mechanism of Land Use Patterns on Land Economic Benefits

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Abstract. Land use refers to the long-term or periodic business activities aimed at land resources by using various methods and behaviors for the purpose of economic and social benefits. It is the content of human activities to obtain corresponding product benefits and economic benefits through effective use of land resources in the labor process. In general, the factors of farmers' land use are embodied in the differences in land use patterns and management practices. Different land use patterns and management practices are not only responses to natural socio-economic conditions and local policies, but also the most direct external reasons leading to land quality changes. How to guide farmers to make decision on the optimal land use behavior and construct the optimal land use model is of great significance for maintaining local land quality and increasing farmers' income. On the basis of expounding the problems existing in rural land use in China, this paper discusses the land use mode of coordinated development between urban and rural areas from different angles, and analyzes the influence mechanism of land use mode on land economic benefits.

Key words: Land use pattern; Economic benefits of land; Influence mechanism

1. Introduction

Land use is a comprehensive reflection of society and economy. As far as local scale is concerned, although there are no obvious differences in climate and land policy, there are significant differences in production decision-making behavior among farmers, and their income levels, income sources and dependence on land are different [1]. Implementing the land transfer policy in rural development is helpful to optimize the allocation of rural land resources and improve the economic benefits of land. The research on the response of agricultural land economic benefits under different land use patterns and their management practices is not only conducive to understanding the evolution of land quality on the local scale, but also conducive to making practical guidance for farmers to choose the optimal land use pattern [2]. Promoting the coordinated development of urban and rural areas is a strategic task that needs to be solved in the modernization of China, and land is an important material basis for the development of national economy [3]. The direct manifestation of farmers' problems is that farmers' income is low, it is difficult to increase income, the gap between urban and rural residents is large, and farmers' rights and interests are not guaranteed. The income of farmers depends largely on the economic benefits of their agricultural land use. Different land use patterns and management practices will inevitably bring different product benefits and economic benefits to land resources, and even change the structure and chemical properties of land resources themselves [4]. This can be proved by relevant experiments, and it can help people find the optimal utilization mode and management practice method of land resources.

In a certain sense, the problems of agriculture, rural areas and farmers are a whole that is interrelated, mutually promoted and infiltrated. Farmers in different regions have different land use experiences and effects, which also makes great differences in the main cash crops and production habits in different regions of China [5]. In order to speed up modernization and promote rural economic development, the state has implemented the rural land reform policy. Farmers' land use patterns and management practices determine the intensity of their interference with land, thus changing soil nutrient storage and nutrient availability, resulting in different degrees of response to soil water and fertilizer conservation capacity. The input of farmers' land use factors is embodied in the difference between land use mode and management practice [6]. Different land models and management practices are not only farmers' responses to local natural, social and economic conditions and land policies, but also the most direct external incentives to induce land quality changes [7]. Due

to historical reasons, the long-term dual division of urban and rural land in China has brought difficulties to the coordinated development of urban and rural areas. On the basis of expounding the problems existing in rural land use in China, this paper discusses the land use mode of coordinated development between urban and rural areas from different angles, and analyzes the influence mechanism of land use mode on land economic benefits.

2. Problems in urban and rural land use

The most fundamental problem involved in land intensification is the law of land income change. Linking land intensification with the law of land return change naturally leads to the marginal problem of investment, that is, how to master the marginal problem of land investment, that is, the suitability of land investment [8]. China implements state-owned and collective-owned land ownership, and new rural construction land belongs to the state. Land use is a comprehensive reflection of society and economy. As far as regional differences are concerned, although the climate and land system are not obvious, there are obvious differences in decision-making behavior among farmers. This dependence on land will, to a great extent, require a change in land use patterns and land management practices [9]. Intensive margin can be applied to all productive land use, which represents the overall land use situation in society, while extensive margin only affects those producers who can only make ends meet in their operations. Under the influence of market prices and market needs, it determines the choice of the last grade of land with inferior quality, that is, the second grade of land should not be put into use.

Outside the urban areas and farmers' homesteads belong to farmers' collectives. Collective economic organizations use collective land, such as land for public facilities. Collective land occupied by urban enterprises for construction needs to be converted into state-owned land before use. Farmers' land use patterns and management practices determine the degree of interference with the land, which leads to different nutrients in the soil and different rare elements in the land. In other words, it largely leads to different functions of soil water conservation. Urban land and rural land are treated differently in compensation for land acquisition and demolition, and rural land is difficult to show its value because it is not marketized. Moreover, the compensation for land expropriation does not match the market mechanism, and the current laws are too vague on land expropriation and pay little attention to the employment and resettlement of landless farmers. The environmental factors that affect the efficiency of agricultural investment are shown in Figure 1.

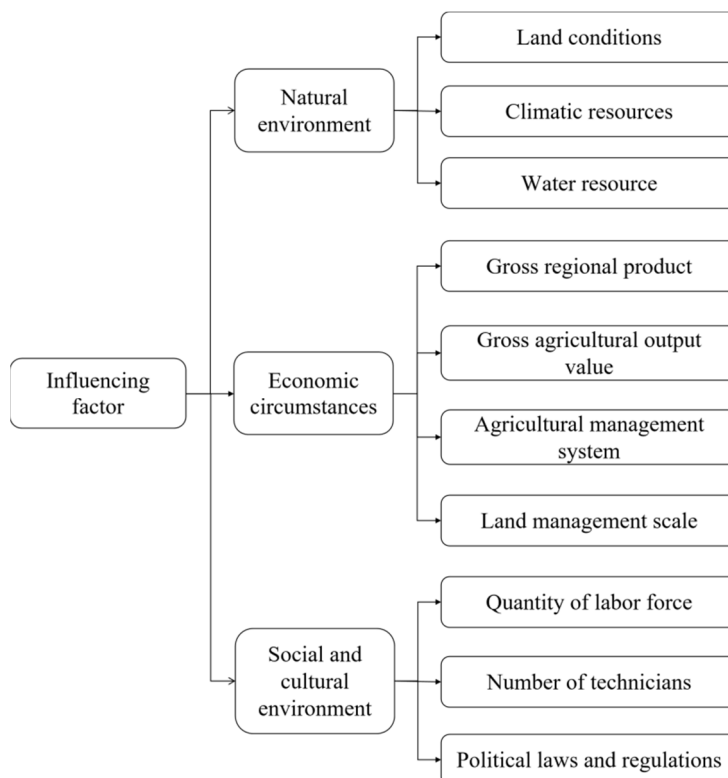


Figure 1 Environmental factors affecting the benefit of agricultural investment

No matter the investigation of the changing law of land reward or the intensive degree of land, it is all around the economic benefits of land. Improving economic benefits is the foundation of intensive land management, and the law of land reward change is the principle to be followed in intensive land management. For urban construction land, people can transfer it, and the purchase of rural collective construction land by single-city enterprises and residents is strictly restricted, which is not conducive to the construction of land factor market and the intensive use of rural land [10]. China is a country with a large population and a small amount of land. In order to meet the growing demand of society for various agricultural products and construction land, we can only use the law of land reward change and take the road of intensive utilization to give full play to the potential of land and increase the output per unit area. With the integration and development of urban and rural economy and society, in the southeast coastal areas where urbanization is developing rapidly, people transfer rural collective construction land in the form of transfer and mortgage, and the number of free transfer is expanding, which reflects the inherent requirements of market economy.

3. Economic benefits of rural land circulation

The country's strong support for rural development has promoted rural economic development, and the country has optimized the allocation of resources in agricultural development. Different land use patterns will inevitably have a corresponding impact on the soil properties in land resources, which will make a series of changes in soil fertility in land resources in the process of land use patterns. In order to effectively implement the land transfer policy, the state has established and improved relevant laws in agricultural development. At present, people's understanding of land circulation is deepening, and land circulation plays a positive role in agricultural development. The decision-making behavior of farmers' land use will directly influence the changes and benefits of agricultural production and affect the efficiency of agricultural policy implementation, and each decision may have different effects. In the land use mode, the single land use mode has the lowest utilization intensity of land resources, and the extensive management practice method will minimize the influence of external environment on soil fertility in land resources.

Single land cultivation can't meet people's needs, and many farmers begin to contract land to expand agricultural planting area, and land circulation provides good development conditions for the standardized development of agriculture [11]. Farmers' pursuit of land products should consider both family needs and the relationship between input and output. The direct economic benefits of farmers depend on their input and output and their marginal personal costs and marginal personal benefits. In the behavior mode of maximizing economic benefit, economic benefit has become the only criterion for the choice of land use mode. At the same time, the land use pattern of the same type and the corresponding management practice methods can effectively increase the utilization intensity of land resources, and at the same time increase the influence of external environment on soil fertility in land resources, so that soil fertility can always be maintained in a relatively healthy and sufficient state. The influence mechanism of land use patterns on land economic benefits is shown in Figure 2.

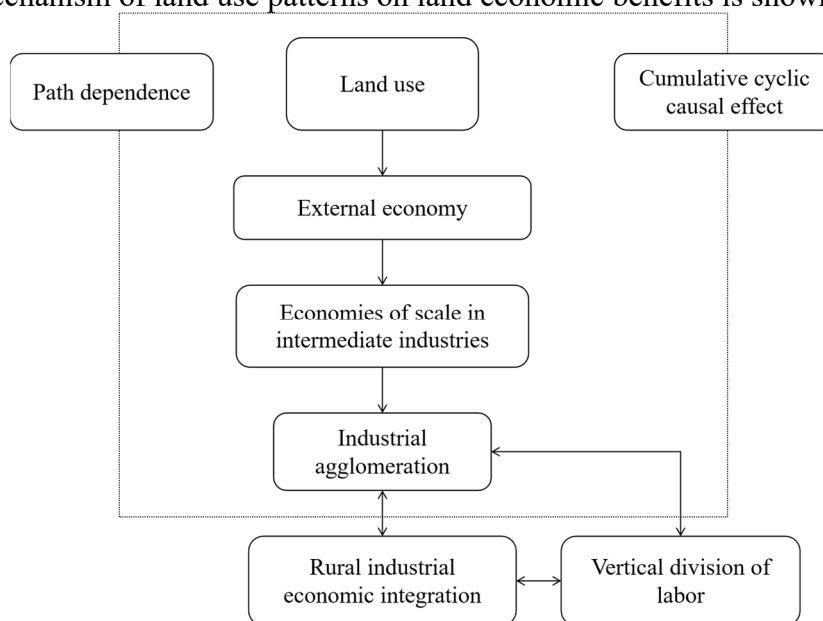


Figure 2 Influence mechanism of land use patterns on land economic benefits

The land circulation has realized the characteristic development of agriculture. If China wants to adjust the agricultural industrial structure, form the characteristics of agricultural planting and promote economic development after the farmers' land circulation, it needs to adapt to the development of the times. Choosing reasonable farming methods and management practices in the utilization mode of land resources is an important method to maintain soil fertility and realize the effective utilization of land resources. Farmers' land use decisions are made according to the direct economic benefits they can obtain, that is, farmers always tend to choose the land use methods that can bring the greatest economic benefits, including the choice of crop types, what to plant, how much land to plant and how to plant technology and investment. At present, there are still some problems in the implementation of land circulation, but with the development of the country, the problems in social land circulation will be gradually solved and the rapid development of rural economy will be effectively promoted.

4. Land use management

The agricultural land utilization mode refers to the organic combination mode or mode between different agricultural land types formed by classifying and utilizing the land in a certain area according to the natural conditions of the land and the agricultural products that people hope to harvest. The land use mode of coordinating urban and rural development can promote urban and rural land to play its own advantages according to market rules and maximize land functions. People want to harvest different products and plant different crops, which forms different types of agricultural land use. People's different needs for agricultural products are reflected in different types of agricultural land use, and the combination of different types of agricultural land use forms a certain agricultural

land use model. Coordinating urban and rural land planning is the premise of coordinating urban and rural land development. Its essence is to scientifically formulate the urban-rural integration plan, divide the city into different functional areas such as the main urban area, the sub-urban area and the suburbs, and rationally distribute the productive forces. Coordinating urban and rural infrastructure construction is the guarantee of coordinating urban and rural land development. Its essence is to accelerate the construction of urban and rural infrastructure based on the overall land use planning, public transport network planning and urban system planning.

When the price of agricultural products rises, farmers usually only increase agricultural input and expand agricultural production in a small range. Because the scale of operation is very limited, the increase in price can not further stimulate farmers' input and output, and when the price of agricultural products falls, their input and output are almost unaffected. Coordinating the circulation market of urban and rural construction land is the key to coordinating the coordinated development of urban and rural land. Its essence is to rationally allocate land resources in a larger scope and space and promote the improvement of urbanization quality. The distribution of agricultural land products is determined by land ownership, which is the core content of land system, and the subject of ownership is closely related to social system. Urban and rural infrastructure construction is an important content to improve the living environment and an important way to create an investment environment in cities and towns. No matter in what society, land income is owned by the owner, and land users can only get a part of the products, which is somewhat related to the specific social system. In order to build a unified market in urban and rural areas, relevant departments should improve the dual structure of urban and rural areas through the free and orderly flow of factors. From the perspective of improving the dual structure of urban and rural land, we should deepen the reform of urban and rural land systems, labor and employment systems, monetary and financial systems, and so on, so as to deepen the reform of rural and urban land systems.

5. Conclusion

Land is the core factor of production in rural areas, and the transfer of land must have subjective and objective conditions. Single land cultivation can't meet people's needs. Many farmers begin to contract land and expand agricultural planting area, and land circulation provides good development conditions for the standardized development of agriculture. Land use patterns and management practices have greatly promoted the improvement of land productivity, increased people's economic benefits and reduced the contradiction between man and nature. Coordinating the circulation market of urban and rural construction land is the key to coordinating the coordinated development of urban and rural land. Its essence is to rationally allocate land resources in a larger scope and space and promote the improvement of urbanization quality. The purpose of rural land circulation is to optimize the allocation of land resources. To study the problem of rural land circulation, we must adopt scientific methods and scientifically analyze the economic benefits of rural land circulation, so as to better promote the sustained and healthy development of rural economy.

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