

Promoting the Development of New Urbanisation through the Conservation and Intensive Use of Land

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Abstract

Land is our most basic means of production and life. With the deepening of new urbanisation, a large amount of land is inefficiently used, and land conservation and intensive use is facing serious challenges. The article succinctly clarifies the connotation of land conservation and intensive use and the requirements of new urbanisation on land intensive use, and analyses the problems of land conservation and intensive use in China, and puts forward the specific ways to promote the conservation and intensive use of land in China in the process of new urbanisation.

Keywords

Land; Conservation; Intensive; New Urbanisation.

1. Connotation of Conservation and Intensive Use of Land

Decree No. 61 issued by the Ministry of Land and Resources on 1 September 2014, the Provisions on the Conservation and Intensive Utilisation of Land, states that land conservation and intensification refers to 'all acts and activities to conserve land, reduce the amount of land use, improve land use intensity, promote the reuse of inefficient waste land, optimise the structure and layout of land use, and improve the efficiency of land utilisation, by means of scale guidance, optimisation of layout, control of standards, market allocation, and revitalisation of land. and improve the efficiency of land use.'

After a long period of study by various sectors, a consensus has been reached on the conservation and intensive use of land. To save land means to save land by all means and not to take up or use as little arable land as possible; to intensify land use means to improve the ratio of production through different means in the process of land use, so as to achieve the most intensive development and use of land possible.

Conservation of land use is relative to wastefulness, while intensive use is aimed at sloppy use. Saving land is mainly studied in meeting the basic function of land use, multi-pronged approach, take certain measures, hoping to reduce the loss of land, try to achieve the function of land use in a reasonable way; intensive use of land covers the reduction of the amount of land use, but also includes not occupying or less occupation of arable land. Economical land use embodies the principle of using land to maximise benefits, focusing on tapping the potential of land resources to achieve the maximum function of land use. Conservation and intensive use of land are both a way of land use, both related and different, related is, both belong to the scope of

land use; the difference is that the conservation is reflected in the reduction of the number of land use, intensive use of land is reflected in the improvement of the efficiency of the use. The ultimate goal of land conservation and intensive use is to achieve a balance in the relationship between human beings and the land, to resolve the conflicts between human beings and the land, and to achieve a harmonious win-win situation^[1].

2. Requirements of New Urbanisation for Conservation and Intensive Use of Land

2.1. Conservation and Intensive Use of Land is an Objective Requirement for the Construction of a New Type of Urbanization

China has a total land area of about 9.6 million square kilometres, but because of its large population, the amount of land per capita is extremely poor. At present, one of the major conflicts that China will face in the construction of new towns and cities is the contradiction between the demand for arable land caused by food and the demand for land for construction. As a scarce resource, the stock of land will not increase, and the only way to solve this major contradiction is to improve the high efficiency of land use and take the road of intensive development. In the development process of new urbanisation, focusing on the intensive use of land resources can, on the one hand, ensure food security and, on the other hand, improve the efficiency of land use, thus enabling the coordinated and unified development of society, the economy and the entire ecological environment, and providing a strong guarantee for sustainable development.

2.2. New Urbanization Provides Good Opportunity for Conservation and Intensive Use of Land

The amount of land per capita in urban areas is much lower than that per capita in rural areas, so to a certain extent, by increasing the urban population and reducing the rural population, a lot of land can be saved, i.e.: urbanisation is a process of intensive land use. The intensive use of land is the basic characteristic of urban land, because the input and output rate of urban land is much higher than that of rural areas, and the efficiency and intensive use of urban land is also much higher^[2].

2.3. The Degree of Land Conservation and Intensive Use in the Process of New Urbanisation Should Be Adapted to Local Conditions

In the whole construction process of new urbanisation, the input and output of land can be taken as the basis for planning and utilisation, and the degree of land resource endowment, land use structure and land ecosystem should also be taken into consideration, and rational grading and rational planning should be carried out in the light of the actual requirements of social development. Intensive land use advocates the economical use of land resources and avoids blind construction, but it does not mean that the higher the density of resource input is the better^[3]. The expected degree of intensive land use must be tailored to the location, topography, geology, infrastructure and other conditions, and must change with the times in order to truly be 'people-centred'.

3. The Path of Promoting the Saving and Intensive Utilisation of Land in China in the Process of New Urbanisation

3.1. Misplaced Development Concept

With the continuous advancement of China's urbanisation process, many local government departments are only keen on the external expansion of the original units, not committed to the

urbanisation of the farmers who have entered the city, and have come into a kind of misunderstanding that the faster the city expands, the more the achievements can be demonstrated; they are bent on seeking large-scale and full structure, and are eager to achieve quick successes and quick profits, turning urbanisation into a kind of city-building movement. In some areas, it is clear that the problem of space can be solved by adopting a connotative development approach, but they still engage in enclosure expansion.

3.2. Rough Expansion of Development Zones

At present, many cities and counties in China have industrial parks and development zones, some of which cannot be put into construction and operation. Some places blindly grant land due to the lack of projects, resulting in more than 30 per cent of the land in the development zones being idle, which creates idle waste of land.

3.3. The Role of the Land Market Mechanism is Not Being Played Well

In allocating land resources, some local governments in China have failed to give good play to the market mechanism, and there are problems of insufficient marketisation and blind marketisation. Land that was originally subject to tender and auction was not put up for tender, but was allocated by means of land allocation, with a wide scope of land allocation and an excessively large amount of land allocated. There is also land that is simply auctioned, resulting in very high land prices in some cases, which has had a negative social impact. In addition, in some cities, land is concentrated in the hands of only a few developers, resulting in land monopoly and serious idleness that prevents effective development and use.

3.4. Serious 'Amphibious' Land Occupation

As urbanisation advances, many rural people have purchased homes in the cities, while rural houses and homesteads remain, creating 'amphibious' land occupation and accelerating the formation of 'hollow villages', which results in a waste of land resources. In other places, after the construction of new rural communities, the old communities are not demolished in time for replanting, which turns land saving into land wasting^[4]. Theoretically, the higher the level of urbanisation, the smaller the area of rural construction land should be, but the actual situation in many places in China is that, as the level of urbanisation continues to rise, the scale of the city continues to expand, and the area of land occupied continues to increase, while the area of rural construction land has not been reduced, but is still increasing.

4. The Path of Promoting the Saving and Intensive Utilisation of Land in China in the Process of New Urbanisation

4.1. Strengthening the Awareness of Land Conservation and Intensive Use and the Concept of Sustainable Development

Local leaders and cadres in China should strengthen the awareness of land conservation and intensive use and the concept of sustainable development, set up a correct concept of urbanisation and the concept of political performance, deeply understand the scarcity of land, promptly get out of the wrong zone of one-sidedly pursuing the GDP, and set up a scientific concept of development; change from rough and quantitative development to intensive and qualitative development, and commit themselves to enhancing the development potential; focus on the coordinated development of economy and society, and pay attention to people's livelihood; change from traditional reliance on manpower and investment to reliance on scientific and technological innovation and optimisation of structure. We must shift from the traditional reliance on manpower and investment to reliance on scientific and technological innovation and structural optimisation.

4.2. Improving Urban Development and Land Use Planning

The preparation of urban planning should be continuously improved to address the weak links in the urbanisation process. It is necessary to increase the integration of land resources, realise the optimal industrial agglomeration effect, and effectively promote the conservation and intensive use of land. Through the continuous improvement of town and regional planning, the industrial layout should be optimised, the docking of industries and land should be realised, and the land for supporting infrastructure construction should be reduced. It is necessary to strengthen the land management of the urban-rural area, so as to avoid the development of industrial suburbs in the direction of disorder; to increase the construction of urban and rural suburbs with good infrastructures, so as to accept a portion of the population of the urban centre in an appropriate amount; and to strictly control the outward expansion of the suburbs and the blind enclosure of land. In addition, it is necessary to give full play to the coordinating role of construction planning, to make comprehensive arrangements for the total amount, spatial distribution and implementation of urban construction land use planning, and to reasonably determine land use ratios and land use layouts.

4.3. Cleaning up and Rectifying Unused Land in Industrial Parks and Development Zones

Industrial parks and development zones that have been established without approval and privately by various departments should be revoked; unapproved and unauthorised extensions should be reduced in a timely manner, and excess land taken up should be recovered in accordance with the law, so as to effectively protect arable land and promote the economical and intensive use of land in industrial parks and development zones. For industrial parks and development zones in line with the provisions of the industrial parks and development zones to control the scale of strict planning and management, industrial parks and development zones must be exercised by the competent administrative departments of the right to formulate the plan, is not allowed to devolve. Secondly, the land use potential of industrial parks and development zones should be fully exploited, with scientific planning, optimal allocation and rational layout to give full play to the potential value of the land. The construction of 'garden factories' is expressly prohibited, and idle land in industrial parks and development zones must be cleared in a timely manner, and land that cannot be developed within a short period of time must be resumed for farming.

4.4. Building New Rural Communities

New rural communities should be built in places that meet the conditions, under the principle of respecting the wishes of the masses and adapting to local conditions. The construction of new rural communities should adopt a variety of construction modes, which can be included in the scope of new urbanisation, so that farmers do not enter the city and leave the land without leaving their hometowns, and form the construction mode of improving the old villages, sharing services and relocating the whole area. In the process of new rural community planning to achieve the conservation and intensive use of land, for residents engaged in secondary and tertiary industries can reasonably increase the plot ratio of the community, planning and construction of multi-storey or high-rise residential. In addition, community construction should make full use of wasteland, mountainous land and abandoned land, in accordance with the principle of balanced land use and compensation to effectively solve the problem of land for the construction of new rural communities. For villages that have been relocated as a whole, ploughing should be resumed in a timely manner after dismantling, and land should not be left unused for long periods of time^[5].

4.5. Establishing a Sound Long-term Management Mechanism for the Conservation and Intensive Use of Land

In the process of urban and rural construction, the scale of land use should be strictly controlled, and the total amount of urban and rural construction land use can be controlled to strengthen the rigid constraints on the scale of land use, and to avoid excessive development and inefficient use of land. Regular evaluation and assessment of land conservation and intensive use should be carried out, and the results of evaluation and assessment should be incorporated into the comprehensive evaluation system of cadres, and corresponding rewards and penalties should be imposed according to the results of the comprehensive assessment. A platform for comprehensive supervision should be used as the basis for comprehensive supervision of the layout, structure and utilisation of land, and inspections of land utilisation should be carried out dynamically, focusing on the commencement of projects, the completion of projects, the idleness of land, the change of use and the intensity of utilisation.

The fundamental strategy for the construction of ecological civilisation in China is the conservation and intensive use of land, which is also the strategic choice for the development of new urbanisation. At present, in the process of China's new urbanisation, the contradiction between the supply of and demand for land has intensified, while the use of land is still plagued by many problems, such as misplaced development concepts and crude expansion, which have led to inefficiency in the use of land. Therefore, it is necessary to continue to strengthen and promote the conservation and intensive use of land resources in order to achieve the goal of sustainable development.

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