

Research on Ways to Improve Land Use Efficiency under the Background of New Urbanization

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Abstract: With the promotion of urbanization in China, a lot of land use problems have emerged, especially serious land waste, low utilization rate. How to make good use of land is a very important topic. Under the previous old urbanization, due to the imperfect land use mode, land resource use problems were caused, which was not conducive to the smooth progress of urbanization. Based on the background of new-type urbanization, this paper discusses the current situation and existing problems of land use mode in China and how to optimize the land use mode to provide some theoretical basis for the reasonable transformation of land use mode and improvement of land use efficiency.

Keywords: New urbanization; The land use

1. Land Use Problems in the Context of New Urbanization

1.1. Unreasonable industrial structure and unscientific overall land planning

In the past, China paid more attention to grain production in the primary industry than forestry, animal husbandry, breeding industry and fishery production, which led to the unreasonable industrial structure. Many high-quality land resources could not be used to the best advantage and land utilization rate was low. Compared with the developed countries in the world, there is still a considerable gap in the productivity and production level of cultivated land in China. Although China's grain output has been increasing year by year in recent years, the yield per mu and the yield per unit of cultivated land in many important grain varieties are still unsatisfactory. In addition, the woodland and grassland area is small, low coverage rate, low utilization rate, income is not considerable.

Under the new type of urbanization, cities are constantly upgrading, and small and medium-sized cities are transforming into medium and large cities and international metropolises. Land enclosure campaigns, face projects and image projects are extravagant. In rural areas, reckless predatory development, such as deforestation, leads to serious land loss, a decline in unit output and unit income, desertification and other serious phenomena, day after day, a vicious cycle.

How to correctly combine the current economic development trend and realize long-term interests in land use should not be a contradiction in land planning, but should be scientifically integrated, coordinated and balanced. In terms of land use, if we only focus on the immediate

phenomenon, it will only lead to repeated and blind construction of construction projects, which cannot be banned. Bring about huge waste of land resources, human resources, financial resources and material resources. In the overall planning of land use, long - term, continuity, foresight and stability should be considered.

1.2. Farmland cherishes idea not strong, supervise undeserved

The waste of urban land is mainly reflected in the lack of urban planning, high rate of repeated construction and idle construction land. With the increase of migrant workers in rural areas, the number of people actually staying in villages for farming has been greatly reduced, leading to more land lying idle and unreasonable land use methods. According to statistics, the per capita land use of rural residents reached 190 square meters, exceeding the high limit of per capita land control index (150 square meters) by 27%. In the actual implementation of specific work, the supervision of land use is not in place, and governments at all levels are often driven by partial or one-sided interests and subject to a variety of interference, resulting in inadequate supervision and greatly reduced effectiveness. Moreover, due to the low yield per mu of farmland, huge economic value cannot be created quickly in a short time. Compared with many high-yielding development projects, the balance in people's mind tends to favor these rapidly increasing projects, which makes a series of land protection policies fail to be implemented successfully.

1.3. Land use is not concentrated and often idle

The problem of land dispersion is widespread. Even the regions with relatively high land concentration in China, such as the Pearl River Delta, Yangtze River Delta and Beijing-Tianjin-Hebei metropolitan area, are far from meeting the requirements of green, low-carbon and ecological development. Environmental problems are not taken into account in the development of pollution, resulting in a variety of urban diseases, food, clothing, housing and transportation, are more or less affected. With the development of economy, the demand for land in all walks of life is increasing day by day. How to coordinate the land use in each field and agricultural land is very important. The construction of rural residential areas is basically disordered, with unreasonable planning and difficult management, which also leads to a huge waste of land resources. There is no unified and coordinated distribution of rural residential areas in China, and residential areas are mostly spontaneously gathered and formed by residents themselves, which is not reasonable in layout. At the same time, as the popularization rate of large-scale farming mechanization has been improved, the working efficiency has been improved by leaps and bounds compared with the traditional manual operation, and the dependence on manual operation has been reduced, so that the agricultural demand for the number of farmers continues to decline. A surge in migrant workers has accelerated urbanisation, leaving many rural settlements, especially young ones, idle. This not only causes a lot of land not to be used, waste of land resources, but also causes a series of social problems.

2. Ways to Improve Land use under the New Situation

2.1. Improve the land use system and make scientific planning

First of all, for urban land use, it is necessary to establish and improve land management laws and regulations, standardize land transaction behaviors, ensure transparency, justice and open supply of land according to law. At the same time, the old city should be reformed rationally to improve the efficiency. In urban construction, priority should be given to the use of existing land stock to avoid waste and make rational use of urban space. Secondly, for the rural land use, we should actively explore the new form of rural land development and use. We will actively develop wasteland and hills, incorporate them into urban and rural construction projects, and reduce the pressure on construction land. At the same time, we should standardize the agricultural land, avoid avoiding the heavy tasks, and avoid the excessive and blind development of arable land, so as to adjust measures according to local conditions. Balance the development of forestry, fishery, animal husbandry and other industries, pay attention to land protection, reasonable adjustment of

land use structure, prevent the quality of cultivated land decline and soil erosion, resulting in economic and environmental losses. Finally, for industrial land, it is necessary to appropriately raise the threshold of land access, strictly control the requirements of land use, control the quality of enterprises, limit the total amount of land use, change the old concept that enterprises only focus on economic benefits, improve the degree of social benefits, and ensure the rational, efficient, scientific, green and ecological use of land.

We will rationally adjust the structure of land use.

In the scientific planning of urban construction, it is particularly important to make a reasonable layout. Firstly, to make full use of urban space, we should not only comprehensively investigate the use of above-ground space, but also evaluate the use possibility of underground space simultaneously. In order to reduce the pressure of urban land construction planning, increase the three-dimensional, overall development of land. Secondly, according to the construction proportion stipulated by the state, the usable area and proportion of different types of land should be reasonably allocated, such as green space, public building land, real estate land, industrial land, etc., so as to avoid the phenomenon of disordered occupation and exploitation. Finally, land use follows the ecological, green and scientific principles, coordinates the relationship between resource development and environmental protection, and avoids putting the cart before the horse and destroying the original urban ecology and pattern. In short, urban land use should be based on the needs of current economic construction and focus on future development. It should not only meet the requirements of urban function development, but also balance the proportion of various types of land use. To ensure that measures are taken in accordance with local conditions, scientific planning, efforts to implement, to maximize the use of time and space, to maximize the utilization rate.

2.2. We will intensify publicity on land protection and improve laws and policies on land protection

On the one hand, it is necessary to increase the publicity of the rational use and protection of land, guide urban and rural residents to treat and use land resources correctly, and help them establish the legal concept and long-term land use awareness. Start from me, adhere to the protection of the land is to protect their own principles. On the other hand, there is no square without rules. Only by constantly establishing and improving relevant laws and regulations, strengthening supervision and supervision, externally restricting the use norms, timely discovering and stopping improper behaviors in the process of land use, and severely punishing the illegal and disciplinary behaviors. At the same time, the conditions of land use shall be strictly controlled, and idle land and inefficient land shall be renovated and reused for centralized

treatment. With these internal and external constraints, the land use process is regulated.

Many areas have adopted different new policies to regulate land use and improve land utilization. The city of Hangzhou, for example, requires the government to take back unused land and compensate the owners appropriately. At the same time, we will carry out field investigations on the inefficient use of land, conduct a one-by-one investigation of some inefficient land that does not meet the requirements of industrial development, has low production capacity and is not used for enclosure, conduct thorough registration, and optimize the examination and approval procedures for rural housing sites. Wannian County of Jiangxi province has also introduced new measures to establish a supervision and restraint mechanism, reasonably digest the land approved but not used, strictly deal with the land not supplied or supplied but not used due to inadequate policy treatment such as land expropriation and demolition, and strengthen land expropriation and demolition. At the same time, unclear land ownership will directly lead to conflicts of rights and responsibilities, interest disputes and other phenomena in land development and use. As the sole owner of land, the state implements public ownership of land, so the ownership of land belongs to the state. Farmers have no ownership of land but only the right to use it. They are not allowed to sell or transfer land without permission. In the process of land transfer and circulation, unified price standards are needed to assess the transaction value of every inch of land and treat national land ownership fairly and fairly. In the course of land expropriation for national infrastructure construction, the types and specific amounts of compensation for land expropriation should also be explicitly stipulated to ensure the smooth implementation of land expropriation.

2.3. We will balance urban and rural development and optimize the spatial distribution of land use

Under the new situation, the urban sprawl and the non-intensive use of rural land make the waste of land serious. According to the general plan of land use and the plan of rural demolition and construction, reorganize urban and rural land resources. Look for overlapping areas of urban and rural project construction, optimize the land structure and layout in the project area, rationally evaluate and plan the direction of land use in the project area, improve the utilization rate, and realize the overall planning of urban and rural land use.

We will continue to deepen comprehensive development and utilization of idle land such as low hills, gentle slopes and wastelands. First of all, comprehensive assessment should be made before this type of land is put into use, such as risk assessment, salinization assessment and soil erosion assessment. In order to determine the quality of

land, type and construction direction, determine the intensity and scale of development, according to local conditions, divided into different levels of development. Secondly, for the hills and wastelands that cannot be cultivated normally, we should, according to the assessment report, rationally plan into the urban construction and make the best use of the land. Such as the construction of industrial terraces, sloping towns. Moreover, in the actual development and utilization process, we should follow the principle of attaching great importance to environmental protection and ecological safety, step by step, and not blindly pursue economic benefits first, and not be in a hurry to achieve success. Finally, implement differentiated performance evaluation, especially comprehensive evaluation in terms of population absorption, benefit per unit of output, economic driving force, resource structure, energy conservation and emission reduction, environmental protection, etc.

3. Conclusion

There is still a long way to go in regulating land use. With the advancement of urbanization, land plays an increasingly important role in this process. However, at present, the land use and overall planning of urban and rural areas in China are not perfect enough, resulting in a series of complex problems in the process of land use, which is in contradiction with the increasing demand for urban construction land in the process of urbanization construction. How to properly solve the problem of land use is one of the important factors determining the new type of urbanization, so the problem urgently needs to be solved. Undoubtedly, only by making land use and planning more efficient and scientific, improving the utilization rate and avoiding duplication and waste, can urbanization be promoted. Then, how to realize the rational and efficient use of land and solve the problems and contradictions in land planning? Only by following the scientific, coordinated and green principles can we improve the utilization rate of land, make the best use of things and better promote the urbanization process.

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