

Analysis on the Practical Significance and Implementation Pattern for Land Conservation in Land Resource Management

Gou Xiaojiang¹

¹School of Management in Xizang Minzu University, Xianyang, Shaanxi, 712082

Key words: land conservation; pattern; solutions; current condition; land remediation plan

Abstract: Land resource is the most fundamental element for the existence and development of human beings. It is also basic means of production for the whole economic development. With the rapid development of Chinese economy, populations continue to mounting, causing the demands for land resources continue to grow and the land conflict continue to escalate. Therefore, the demands for land resource management have become imperative. Based on the discussions about the change of the land utilization pattern, the promotion for the intensive and economical utilization of urban construction lands and the theoretical analysis on the urban stock lands remediation, this paper analyzes on the remediation methods for the urban stock lands.

Introduction

Though China is a vast country with a large population, the regional development remains extremely unbalanced. Most of the populations live in the China eastern costal provinces with better economic development and the constant increasing number of external population has caused the shortage of land resources. What is more, with the development of urbanization, there is an increasing demand for land resources. The extension of urbanization occupied a large share of land within the arable land minimum. Therefore, it remains a tough task for us to adhere to the arable land minimum. However, the economical utilization of land resources remains at a low level, causing the land utilization rate and its effect also remain at a low level. The enclosures have caused a large amount of land vacancy, so it is hard to reasonably allocate land resources, the result of the land to be reclaimed and utilized also remains in poor condition, and the wasting of urban land resources is serious, making it extremely harmful for the healthy and sustainable development of the overall real estate market and the land transaction market. Therefore, it is imperative to balance the protection for resources and the guarantee for the economic development, change the conflict into coordination for development, update the inherent ideas, make scientific plan, set up a conception of reasonable utilization, and explore the potential for stock land, so as to provide a scientific, reasonable and harmonious safeguard of land use for the economic development of urban construction.

Current condition for the land utilization in China and the future expectation for its development

Though China has been implementing a 30-year family plan policy, the number of population and the rate of urbanization continue to amount. It is predicted that the total population in 2020 will reach 14.96 billion. According to the prediction proposed by *General Planning Outline for National Land Utilization*, the food self-sufficiency rate will be reaching 95% in 2030, and the demand for

arable land will be about 18.5 billion mu (about 123.3 billion are). To realize the target of 90% food self-sufficiency rate, it needs an arable land of 17.52 billion mu (about 116.8 are) (Sun Wensheng 2006). The constant increasing in population has brought tremendous challenges and great pressure to the food supplies in China. The development of urbanization is a major factor causing the constant reduction of the cultivated areas in China. With the development of urbanization, governments in different cities implement construction and expansion projects at a fast speed. Due to their over-pursuing for the practical results, on the one hand, the arrangement for urban commercial and industrial lands and residential lands is in a mess, which leads to the inefficiency of road construction land; on the other hand, the plan for urban commercial and industrial lands is unreasonable, which directly influences residents' sense of satisfaction and well-being. Meanwhile, for the lack of reasonable plan, there are some unqualified enterprises causing a high level of environmental pollution, which directly influences residents' health in that area.

In addition, with the advance of urban expansion, for the economic interests, a large area of arable lands around the city is also occupied for urban development, infrastructure construction, and residential construction. As there is no reasonable plan, the industrial structures are highly similar, and the over-investments continue to occur. Due to the repeated construction, many constructed buildings haven't played their due roles, or the situation is worse, which directly results in a large amount of land wasting for several years or even several decades.

Practical significance for land conservation in land resource management

At present stage, more than 85% of foods are provided by arable lands, and more than 95% of subsidiary foods are transformed from production materials provided by arable lands. According to the authorized records, the annual total grain consumption of China accounts for 1/4 of that of the world. If China fails to seize the balance point in grain production, it will cause grain crisis and directly influence the global market. China has a population with more than 13 billion, and it is estimated to be growing by 10 million to 12.5 million per year. By the end of 2030, the total population in China will reach its peak to 15 billion, and the demand for food will be increasing correspondingly. Therefore, according to the *One Year General Planning Outline for National Land Utilization*, the least cultivated areas should be annually maintained at 12.033 million hectare and 18.02 billion mu (about 120.13 are). Meanwhile, it is necessary for us to stick to the arable land minimum for about 18 billion mu (about 120 are). In this way, we can safeguard the food security so as to develop the overall economy. With the development of urbanization, it is imperative to stick to the intensive land construction and make full use of every inch of the ground so as to play the inherent role of land resources, improve the efficiency of stock land utilization, and enhance the land intensive utilization. By changing management concepts effectively, implementing reasonable leading strategy of resource intensiveness, utilizing the stock land economically, reducing the amount of land resource consumptions caused by economic development, changing the existing pattern of land resource utilization, and promoting the healthy development of regional economy, it essentially changes the supply contradiction and demand contradiction so as to ease the intensive situation brought about by land-related problems and promote the reasonable utilization of land resources as well as the protection for arable lands.

The intensive land utilization can make a proper use of the existing stock lands, reduce the investment capital proportion of enterprises, and decrease their land costs, so as to improve the layout of urban land use and the population distribution. Intensive utilization leads to the scale effect and promotes the overlaying proportion of infrastructures and public facilities. As the society advances, and the awareness of land utilization rate is improved, people gradually realized that a proper land control will reduce the operating expense for infrastructures and improve the urban

society and the effect of economic function. To extend the urban scale to the aboveground and underground, it realizes a vertical development and a sustainable development in urban areas, therefore, reducing the pressure brought about by urban development. Cities with compact development have strong competitiveness in their economic developments and their land price standards and products prices can also be controlled. The development pattern of compact cities can effectively prevent the unlimited urban sprawl and protect the open space of suburban areas, which therefore safeguard the diversity of human life.

Intensive management for land resources helps land management department to find out the problems existing in the land utilization, so as to propose scientific suggestions and guiding principles for the land utilization, and give a correct direction to it. With the prompt adjustment for relative regulations and policies, and the well-prepared plans, it can better avoid the situation of repeated constructions, wasting investments and inappropriate land occupation, so that it can improve the legislation, institutionalization, standardization, and transparency of land management. It is also benefit for the integrated plan for the distribution layout of whole city, and the better understanding the maximum utilization standards and intensity, so as to yield the greatest returns on land use. For example, limited by the natural environment, Japan is lack of land resources. To promote the conservative and intensive utilization of limited land resources, the Japanese government has issued Urban Plan Law, Building Standard Law and other laws, so as to guide the urban development into a correct direction. Meanwhile, it strengthened its control to the vacant lands, and established the important status for land use zoning regulation system.

According to current economic situation, real estate industry has always been an important engine of economic development. But it still has many problems. Land area suitable for men's living accounts for only 19% of its total area. Given such factors as the protection of arable land, the figure is less than 10%. Land resources that could be developed are limited. The continuing extensive use of land in the process of urbanization will result in an economic vicious cycle, further hindering social sustainable development. On the other hand, the intensive development of land resources that suits our whole economy will reach the goal of increasing the efficiency of land use, striking a balanced, intensive, efficient development. This will give a full play to land function's crucial role in economic construction and enable land to serve our economy and spur economic growth. Therefore, the rational use of land resources concerns the development of our economy. Rationalizing the input on land and gradually increase the input to a best point will enhance the land output ratio and optimize the revenue.

In economic construction, three-dimensional comprehensive planning leads to a proper placement and void of redundant construction. This can give full play to the complementary strengths and form a recycling circle of the development, construction and tapping the potential of land resources, thus improving the efficiency of land use. Apart from increasing the potential of land, land recycling use gives full play to the supporting role of acutely-short land resources in our economy, improves the surrounding environment and strengthens economic construction.

The method of economical land use in land resources management

Five methods are used to calculate the potential of stock construction land reclamation, including comprehensive evaluation, information analysis, calculating method based on population capacity and based on plot ratio, structured analysis of urban land use. Through these methods, land use is comprehensively evaluated to predict its efficiency, find out the problems, screen top utility and the potential of reclamation and collect original data for the land development in the following construction projects.

The approval of land supply should be made carefully by the government. Attention should be paid to the way of land use and construction projects, eradicating redundant construction and construction not included in the plan. The property of land use should be defined to make the first step of land control. For the construction projects that have been approved, the construction standards should be examined rigidly. The government will provide help for inclusive land use, study the dissent part comprehensively, guide inclusive land use of corporate, and realize the sound growth of land use ratio and rational land use to maximize the revenue.

Track management of accounts of construction land and relevant supervision system after approval should be established. A look at the accounts may reveal various problems in the process of land use such as idle resources, low efficiency, overdue beginning and completion to adopt methods to deal with them in time.

Enhance the measures economical and inclusive land use, strengthen efforts to activate the urban stock land, place great emphasis on cadastral management and provide enough personnel and materials. Get first-hand information about land use to promote positive change in the way of land use, achieve a sound growth on land use ratio and solve the problem of land shortage.

Conclusion

In a whole, although our economic growth slows down, urbanization continues to expand and land resources are becoming increasingly tighter for people (especially those in first and second-tier cities). However, construction land use efficiency remains low in some areas. Optimizing the layout of construction land has become a consensus for economical and inclusive land use. Stock construction land reclamation, as an important part of land reclamation, constitutes a crucial way of dealing with the rapid expansion of construction land use led by economic development and the protection of land resources. Therefore, it deserves immediate attention. Local governments should lay down relevant rules and enforce them to bring real benefits to people.

Acknowledgement

Object: Staged results for the improvement program of practical ability owned by teachers in institutions of higher learning in Tibet Autonomous Region in 2015

References

- [1] Liao Yonglin, Lei Aixian, Liu Chang Promote the practical exploration to “system oriented”—<Suggestions on Vigorously Promoting the System for conservative and Intensive land utilization> interpretation [J]. China Land 2012(5):13-16.
- [2] Wang Shuhua Study on the Laws and Regulations for Conversion of Urban-rural Construction Land Fudan University [D], 2011.
- [3] Tian Chunhua, Lv Yuanjuan, Lu Xinshe, Gang Zangchun Answers to Reporters’ on the Press Conference of the Information Office of the State Council---ensure a scientific development, protect arable land minimum [N]. The Chinese Newspaper of land and resources the 1st edit 24/06/2009
- [4] Information on the implementation for National Land Renovation Plan (2011-2015) issued by the State Council [J] National Land and Resource Information: 25-35.