The Countermeasures of Land Intensive Utilization in the Context of Urbanization -- Taking HanZhong City as an Example

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Abstract: Land is the carrier of all social and economic activities; the study of land resources in the new rural construction is conducive to the efficient, orderly and sustainable development of the new rural construction. Taking Hanzhong city as an example, analyze the land resource utilization, discusses the land-use problems in the new rural construction, and finally puts forward some countermeasures under the background of new rural construction land intensive utilization of resources, realize the development and utilization of land resources reasonably and efficiently in the construction of new countryside in order.

1. Introduction

In recent years, with the rapid development of economy, the rural urbanization and urban-rural integration, rural urbanization and new rural construction process is accelerated, the demand for land resources is becoming more and more big, but the natural supply of land resources is limited, so the situation of "three new" make changing from extensive to intensive use of land resources. During the 13th five-year plan period, the key point is to establish a system of rural collective commercial construction land to enter the market, and steadily promote the reform of rural land system. Production and development provide material conditions for the development of new countryside. These are the economic, cultural, social and ecological construction of land space. When they develop harmoniously, they will utilize the resources efficiently and optimize the land use space. On the contrary, the waste of land resources and the deterioration of the ecological environment are inevitable. Hanzhong city is a typical mountainous valley area and natural disaster prone area, also is the western economic backward, agricultural developed area. At the same time, the area is upstream of the south-to-north water diversion. In 2011, the relocation of the settlers in southern Shaanxi was officially launched. The study of rural land resource intensive use of cultivated land resource protection and development, for the smooth development of ecological environment construction and immigration project to provide theoretical basis and practice guidance, and finishing of rural land resources.
2. Research area overview
Hanzhong city is located in the southwest of Shaanxi province. It is adjacent to Gansu and Sichuan. It is 258.6km long, and the width of north and south is about 192.9km. The bottom of the basin is elliptic. Subtropical climate zone, annual average precipitation of 986.8mm, mild and humid. Various types of landforms, with mountain is given priority to, accounting for 75.2% of the total land area (including low mountain accounted for 18.2%, 18.2% zhong-shan gao), hilly accounted for 14.6%, PingBa accounted for 10.2%, there are mainly seven soil type, 11 sub-types, 22 soil genus, 48 species, soil mainly in paddy soil, yellow brown soil and brown soil, the soil is given priority to, the total area of 27246 km² land. The whole city area and south Hanzheng, solid, mian county, the county, Xixiang town, NingJiang, slightly, the town of Yang, left dam, Foping county, 10 at the end of 2016 census register population 3.8414 million people, including agricultural population of 2.7409 million people.

3. Research on land use status in hanzhong city
The opening of the XiHan expressway in September 2007 provided opportunities and challenges for the economic development of hanzhong city. At the same time, the "west triangle economic zone (xian - chengdu - chongqing)" idea is put forward, the painting at the beginning of the "west triangle" blueprint, wide scope of the economic zone, big influence, make Hanzhong, Ankang, located in the key development axis, offers a breakthrough development in southern shaanxi reality. But the first priority is traffic, which restrict the development of the two provinces traffic development bottlenecks in 2008 on the material transport of post-earthquake contradictions, since in northern Sichuan identified through traffic artery planning, contributed to the west into the construction of high-speed railway. The rapid development of the western Han dynasty, the high-speed railway between west and the west, and the construction of ten days of high-speed railway have made the development of the Han dynasty gradually moving into the fast lane. Land, Labor and capital are the three major factors that affect the regional economic growth is the most important, the importance of the land is not only providing food and maintain the basic function of ecology, and also lies in its importance migration and alternative, is indispensable to economic development site space [1].Therefore, the change of regional economic growth pattern directly affects the change of land use mode, as shown in table 1.

| Table 1. 1998, 2006-2010, analyzes the cultivated land and construction land |
|-----|-----|-----|-----|-----|-----|-----|
| year type | 1998 | 2006 | 2007 | 2008 | 2009 | 2010 |
| cultivated land total area (km²) | 249.40 | 200.85 | 201.03 | 202.35 | 202.99 | 203.59 |
| The total area of construction land (km²) | 0.279 | 0.291 | 0.374 | 0.814 | 1.772 |
| Construction occupation (%) | 82.98 | 64.04 | 72.82 | 68.10 | 74.49 |
| Per capita green area (m²) | 6.28 | 6.45 | 7.11 | 7.34 | 7.56 |

Table 1 shows that the total amount of cultivated land resources decreased year by year from 1998 to 2006, and increased after 2006. Urban construction land has been expanding year by year, and the ratio of cultivated land resources has decreased, but fluctuates, and the per capita green area has increased year by year.
Figure 1. In 2014, grassland, cultivated land and construction land status classification figure

Figure 1 is based on 2014, analyzes the land use data of cultivated land and construction land in the summary, with the help of ArcGIS statistics, statistical calculation of arable land and construction land area, and calculates the proportion of cultivated land, construction land data as the data support for the intensive utilization of land. Because of the duality of land property, it is both an asset and a resource asset, which forms unique land finance and becomes the revenue of local economic development. In particular, "land financing" will inevitably become a major source of government revenue because there is no industry supporting "land financing" in less developed cities and emerging regions. Grassland, economic development and urban construction was originally based on the inefficient use of land resources, as the national land policy reform and regional economic growth, adhere to save the land resources, protect the cultivated land resources, actively implement the land policy and intensive utilization of land. But because our country did not establish a clear land property rights system and improve the system of contract, and the government monopoly of land primary market, the lack of free competition, the protection of cultivated land, protect the legitimate land rights and interests of farmers, only vaporous [2]. City land and countryside land, the city is the largest and the most economically active population densities, the biggest local land use value, attaches great importance to the use of urban land departments at all levels, whether money and land use planning review, the amount of time and money are big. Rural land use planning started relatively late, with insufficient investment in financial resources, manpower and time. Therefore, the value of urban land is more and more fully recognized, but the value of rural collective land is not paid enough attention. At present, the development of Hanzhong city is late, the urbanization rate is low, and combining with the future urban development target, there will inevitably be a shortage of arable land or the great threat of land surplus.

4. The countermeasures of rural land use in Hanzhong city
With the development of new socialist countryside, the low efficiency of rural land use has become a focal point of land resource management.
4.1 Scientific and rational formulations of rural land use planning and improvement of the level of intensive land use

In 2004, a new round of land use planning began to be carried out nationwide, which played an active role in macro-control, management and protection of land resources. With the constant improvement of China's socialist market economic system, the plan of land use planning gradually to land use planning under the socialist market economy system transformation, the development of market economy has brought a series of uncertainty information, index of land use planning rigid challenged [5], the need to constantly improve and adjust the land use planning itself. Although our country has formed the national, provincial, city and county, township 5 land planning system, village and township level planning also gradually be clear for the implementation of the important of planning, but in view of the reasonable organization and rural land use planning theory and technology is still in the exploratory stage [6]. Generally speaking, with the progress of technology and the continuous upgrading of the industry, the mode of economic growth must shift towards the intensive direction, thus leading to the gradual reduction of the stress of economic development on resources [7]. In the rural land use planning, to safeguard the land use comprehensive economic - social - ecological benefits, grassland, geographical location and special landscape, limited land resources should not only safeguard regional food production, but also to maintain the ecosystem balance and protect the water source of south-to-north water transfer project of water quality and water quantity. At the same time, the implementation of the relocation in causes Huimin engineering and the contradiction between the shortage of land resources, ecological and social problems, therefore, scientific and reasonable rural land use planning, is the precondition of improve the intensive utilization of land, to ensure the new countryside was steadily and orderly, and efficient.

4.2 Accelerate rural industrial restructuring and promote agricultural modernization based on market research

To develop modern agriculture and realize agricultural industrialization and scale operation is the primary task of new rural construction, which is not only the key of rural land intensive utilization, but also the main direction of agricultural development. With the acceleration of urbanization and the adjustment of rural industrial structure, the rural economy has undergone great changes, but these changes are not directly proportional to the input of government and farmers. In the development of market economy, all production factors and products should be allocated through the market to realize optimal allocation of resources.

4.3 Improve land policies and regulations to ensure the legitimate rights and interests of farmers and ensure the quantity and quality of cultivated land resources

Rural land is the main carrier of the development of modern agriculture, and also an important site for the construction of new socialist countryside. Rural land is a complex of agricultural land and rural collective construction land, as well as traditional economic output functions, but also plays to ensure national food security, ecological security and social security function. Depending on the market regulation, the maximum economic benefits of land resources can be realized, but the land is difficult to develop the ecological environment construction function and raising function of the country. Under the current policy and legal framework, urban land is owned by the state, while the value of land owned by rural collective is different. The value realization of rural land has the dual character of realization of ownership value and realization of right to use. Therefore, the realization of rural land value should not only protect the collective interests of land owners, but also protect the interests of land users.

4.4 Strengthen education in rural areas, reform the occupational technology education, and promote the development of farmers' education

As the main body of rural land, farmers play a key role in the intensive utilization of rural land [8]. Since China's accession to the WTO, the low scientific and technological culture of farmers has become more and more serious in the development of modern agriculture. The development of rural basic education is helpful to improve the scientific and cultural level of rural future development.
mainstay, and farmers’ education is based on the current farmers affected by education level, combined with the requirement of modern agricultural development, a kind of professional skills training for farmers. Due to the guidance of education policy in China, occupational technology has not been taken seriously. Farmers are economic reasons. They hope that through vocational training, they can improve their labor skills, increase employment opportunities, and pay more attention to the training of practical ability. In the real world, some training has always paid attention to the improvement of farmers’ education, which has reduced the enthusiasm and initiative of many farmers. With the reform of the economic system, modern professional education should follow the principle of market rule and develop diversified farmers education to meet the needs of farmers at different levels. The practice proved: the farmers' cultural degree is higher, the stronger the intention of intensive use of land, farmers more known to cherish of rural residential land, therefore the rural education career can not only meet the country's nine-year compulsory education, actively encouraged to accept a higher level of education [9].When material civilization development to a certain stage, will inevitably accompanied by the synchronous development of spiritual civilization, only the mutual coordination, social progress, so to strengthen the peasant education is imminent, vocational and technical education must be reformed.

5. Conclusions
In short, the land intensive use in the new rural construction in Hanzhong city is a long and complicated process, which cannot be achieved overnight. Rural land use planning is the foundation of rural construction, optimization of rural industrial structure is the foundation of land utilization, land policies and regulations are norms and principles, the improvement of farmers' scientific and cultural knowledge is the rural land intensive utilization and the root of the new rural construction or propellant. Only four coordinated development in practice to guarantee the intensive utilization of rural land and orderly and steady development of the new rural construction, finally to improve the rural environment, the development of rural economy, realize the coordinated development of urban and rural, promote coordinated development of resources - environment - population.

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7. References
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