the Study on the Intensive Use of Land Resources in the Process of New Urbanization

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Abstract: At present, the land resources in China are lacking, especially in recent years, the development of new urbanization process has more requirements to the land, more and more contradictions become increasingly prominent, to quickly develop urbanization to ensure land use norms, tapping the potential has become the problem we must face in current land use process. This paper analyzes the present situation of land use in the process of urbanization development, analyzes the means of intensive utilization of land resources in the process of urbanization development, and provides reference and experience in the rational utilization of land in China.

1. The Role of New Urbanization in the Land Resource Conservation and Intensive

1.1. The New Urbanization
New urbanization refers to at the base of the urban-rural integration, develop the economic, focus on farmers, to attain the infrastructure integration and equalization of public services at the rural and urban areas, not at the expense of agriculture and food, ecology and the environment. The distinctive features of the new urbanization are mainly based on urban and rural integration, urban and rural integration, city interaction, conservation, ecological livability, harmonious development as the basic characteristics. New urbanization covers all aspects of social life, large cities, small farmers to the production and marketing, cooperation, interaction, harmonious new social relations.

1.2 The Role of the New Urbanization in the Land Resource Conservation and Intensive
The use of land has an important role in the development of new urbanization, its norms, the correct use of the new urbanization is one of the signs. In the process of new urbanization, we must carry out accurate economic analysis of land, and continuously improve the land intensive use rates. As China has vast territory, each region's terrain, custom, the environment and others are different, the correct use of land, we must conduct a scientific positioning, to ensure that every inch of land is done to make the best use. At the same time, in the use of land, we must develop a detailed use of the program, in the early planning on the land use function we need to achieve a comparison, in the comparison of land we need to achieve intensive use, to ensure that every inch of land has played its use efficiently.

At present, China's urban population density is relatively large, the per capital land use of the city is far lower than the rural per capital land area, the only way is continuously strengthening the urbanization process, the rural population into the city, in order to save a lot of rural land. Urban land used rate is relatively high, and play economic benefits than rural areas, in the process of urbanization, play a land use efficiency, making it one of the driving force to promote the process of urbanization. In the process of urbanization, the use of advanced science and technology, improve land used rate, the
scientific allocation of land, the development of potential land resources in order to effectively enhance the use of land resources efficiency [1].

The comprehensive overview of the process of urbanization in the land resource conservation and intensive use at present, China's urban land resource conservation and intensive use mode is not yet mature, and there are still many problems. In order to provide guidance of land use for our country, the rational use of the apprentice and the regional re-planning to achieve the effective use of land, the current land use research are mainly in the following four areas:

(1) Research on the potential for urban land resources. The re-use and planning of land resources in the process of urbanization must follow the law of ecological balance and the strategy of sustainable development. In order to change the principle of unreasonable land reclamation, it is necessary to carry out field investigation and reasonable planning of land resources in the early stage of urban planning.

(2) To optimize the allocation of urban land resources, we must use the principle of economic leverage to ensure land used rate, to improve the municipal government departments for the intensive use of land in order to ensure the rational allocation of land resources.

(3) Improve the management of land use for China. At present, China has made reasonable control over the functions of land use, but it lacks the corresponding specific requirements for the development environment. At present, the process of urbanization, the developer's application, as long as the land use planning, government departments will be approved, but the development environment is lack of control, therefore, in the land use process, land developers should have the necessary control on the development environment, and constantly improve the land management system.

(4) The supervision of urban land intensive use, feedback mechanism is insufficient [2]. At present, there is no direct feedback mechanism in urban land use.

2. The situation of the land resources conservation in the new urbanization

2.1. The land use efficiency is low, extensive use of the problem is more prominent
The extensive use of land, the use of low efficiency is the current land intensive use of one of the most common phenomenon. In the process of urbanization, the use of land in the planning process lacks scientific and reasonable use of land prediction. In the development process, the scale is difficult to achieve the desired effect of many cities and towns lack scientific and effective intensive use of scientific measures to the use of land. Especially the land use efficiency of the economically underdeveloped areas is even more appalling, such as the Xiangtan County in Hunan province, due to the local fiscal revenue is limited, the above financial allocation delay can not be in place, resulting in urban tax and urban infrastructure construction over-reliance on land sale funds. This phenomenon has resulted in the use of land resources, the lack of objective and effective forecast, low land used efficiency, floor area ratio, land quota, land use rate and other restrictions, extensive land, so in the city planning area, there often will be a lot of idle land and the grant of unused land, resulting in low land use, waste phenomenon, seriously affected the process of urbanization. Extensive use of land is still very prominent land. Some cities in the preparation of planning, the lack of scientific and rational prediction are too large to determine the scale of urban development, the lack of effective conservation and intensive use of land resources, effective measures; part of the economically underdeveloped areas due to limited local fiscal revenue, land finance problems, taxation and municipal infrastructure construction over-reliance on land transfer payments. Therefore, the use of land resources, the lack of consideration of investment intensity, land quota, floor area ratio, land use rate and other restrictions, extensive land supply, resulting there are a large number of idle and batch of unused land in urban planning area and a serious waste of land.

2.2. The phenomenon of land pollution, grassland destruction problem is outstanding
In the process of urbanization development, many cities because of the construction of infrastructure failure or infrastructure construction process unreasonable and other reasons, resulting in a large
number of land waste phenomena. Such as power plants, road construction caused a lot of dregs, take the soil occupied a large number of land, a lot of dregs of poor protection capacity, caused serious harm to the surrounding environment. In the process of urbanization, the process of industrialization is accelerating, resulting in a large number of industrial wastewaters, because the industry to deal with the relatively high cost, many industrial enterprises on the stent will be industrial waste water discharged to the land, causing a lot of pollution, according to incomplete statistics, about 90 million mu of arable land received pollution and destruction. The current situation of illegal use of land in China are as shown in Table 1.

Table 1. 2009 - 2013 the investigation of illegal land use cases

| Year | Number of pieces | Design land area | Cultivated area | Number of pieces | Involving land area | Design land area | Number of pieces | Design land area | Cultivated area |
|------|------------------|------------------|-----------------|------------------|---------------------|-----------------|------------------|-----------------|-----------------|
| 2009 | 72940            | 57973            | 17309           | 41623            | 31806               | 13868           | 41662            | 31851           | 14182           |
| 2010 | 66373            | 45124            | 18030           | 40795            | 39279               | 15833           | 42140            | 39330           | 16230           |
| 2011 | 70212            | 50074            | 17596           | 41806            | 43756               | 14935           | 43149            | 46064           | 15355           |
| 2012 | 61821            | 32026            | 10765           | 36928            | 27419               | 9010            | 37480            | 28490           | 9875            |
| 2013 | 83450            | 41051            | 12314           | 58247            | 35851               | 10565           | 56403            | 34740           | 10610           |

2.3. the land supply and demand is not coordinated, it is contradictory
In China's economic development process, economic development and land to supply are a positive correlation, the faster economic development, the higher the demand for land. With the continuous development of urbanization, China's demand for economic construction land is more and more, according to statistics, at present in our country for economic construction land demand per year is about 12000-13000 acres, but the actual supply is only about 5%. That is, the actual supply and demand of it is about 600-8800 acres [2]. With the continuous development of economy and the continuous improvement on science and technology, China's industrial structure adjustment process is getting faster and faster, but during this period, the land demand contradiction is more prominent, the economic development is more rely on the continuous development of land resources, the contradiction between supply and demand is increasing day by day.

2.4. The change of illegal use of land phenomena is not obvious.
Due to the imbalance of urbanization in China, the proportion of illegal land use of China is not small. According to the 2008 survey of large and medium cities across the country, the country's illegal land use accounted for 14.4% of urban land area, and 16 urban illegal land area is more than 15%.

3. Measures of China's Land Resources Conservation and Intensive Use

3.1. The land use of scientific planning, strengthen the land use control
Government departments should play a role in macro-control in the process of land use of urbanization, they can use the land research professional institutions and professional and technical personnel, should play the overall effects of planning to ensure that its planning is reasonable in the urbanization process of land use. The use of land resources to ensure that the land to maximize the utilization rate, but also to ensure that land planning in line with the laws of social development and sustainable development strategy in the planning to ensure that the intensive, termination throughout the planning, the use of land for scientific refinement. The overall planning and overall coordination of land use planning, give full play to urban planning, industrial planning, industrial planning and other related planning and land use master plan convergence [4]. Scientific and reasonable arrangements for land use indicators, to strengthen the operability of planning, to strengthen the legal effect of the use of legends, strengthen the provisions of the property, to arbitrarily change the behavior of land planning severely punished to ensure the relative stability of the planning period.
3.2 Increase the Inventory of Live Construction Land, Play the Maximum Effectiveness of Land
Based on the current number of land use and land use for China, the development path of land expansion is not suitable for the current development of urbanization in China. It is necessary to increase the land use efficiency and expand the land use efficiency. At present, the development of urbanization in China depends on the transformation of rural land, but this method is not sustainable, so on the road of urbanization, the use of land is expanding the effectiveness of the current land use of the most effective way. At present, China's urban construction in China, many is low-rise buildings, the utilization rate of land is relatively low, the second development of the land is a large space, make a low construction land that can not only link the current urbanization process, but also can promote the construction level of the building to promote the continuous development of high-rise building technology and improvement.

3.3. To improve the land purchasing and storage capacity, give full play to the land market configuration, the market allocation plays an important role in the utilization of land resources
In the process of urbanization development, the reserve system of construction land acquisition is continuously enhanced. Under the unified dispatching of the government, the unified collection of land, unified allocation, unified development and unified management will continue to solve the total control of the land in the market. Under the government's macro-control, to secure the legitimacy of the use of toast, to reduce illegal land use, regulation of land market regulation, supply and demand, the establishment of a fair and efficient, fair and equitable land use market. In order to ensure the emergency use of land, in the process of regulation the state should implement the land reserve system, the regulation of land use, in order to ensure the average distribution of land use, to curb the illegal use of land, such as enclosure, hoarding, reselling land and private transactions [5].

3.4 Ensure the use of arable land and the red line of arable land
Farmland is the lifeblood of the country, in order to ensure China's food security and social stability, to ensure that the number of rural land, to ensure food self-sufficiency strategy. In order to protect the use of arable land, we should first ensure that farmers' enthusiasm for cultivated land, from the national macro-control, we must strengthen the country's land subsidies for farmer to ensure that the implementation of subsidies to farmers has implemented, not only the financial, that has not implemented in the grassroots. In order to ensure the use of arable land, the relevant government departments should pay attention to the work of land stripping, set up a land protection system, set up a special project in the process of urbanization. How to ensure that the cultivated land is not diverted to other uses is the most important in the process of urbanization, set funds to ensure the use of arable land to implement.

4. Conclusion
At present, there are many people in our country, the land resources are scarce, and the process of urbanization is developing rapidly. Many contradictions in infrastructure construction are very prominent. In order to ensure the intensive use of land, it is necessary to ensure that the construction land is small and the land use efficiency is high. In order to solve this problem, we must optimize the economic structure, implement the intensive use of the land to the government's decision-making and daily work, the land use will be implemented to the town and city, the land use efficiency is relatively low, and the land use is relatively chaotic of the development, but we must implement the scientific concept of development, to ensure that the use of land science, and constantly tap the potential of land use, the land intensive use of the implementation in order to achieve the realization of social sustainable development.

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