

Study on the Optimization of the Project Plan for the Increase and Decrease of Urban and Rural Construction Land

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Abstract

Due to the difficulty of development and reclamation, the quality of supplemented cultivated land is poor, and the demolished areas of the project are old rural homesteads with good natural conditions. After the project is implemented, the rural residential areas will be reclaimed and organized. Increase farmland water conservancy projects and improve the irrigation conditions of farmland. Old homesteads can be reclaimed and refurbished as irrigated land, ensuring that the quality of farmland is not degraded. This will greatly improve the efficiency of land use and promote the development of large-scale agricultural production. This article puts forward the corresponding optimization plan through the implementation of the linking project of increase and decrease of urban and rural construction land in Lantian County.

Keywords

Linking the Increase and Decrease of Urban and Rural Construction Land; Project Implementation; Planning Scheme; Optimization Countermeasures.

1. Introduction

The implementation of the policy of linking the increase of urban construction land with the reduction of rural construction land is one of the important means to promote land conservation and intensive land use, coordinate urban and rural development, and improve rural production and living conditions. The Lantian County Urban and Rural Construction Land Increase and Decrease Linkage Project area combines the increase and decrease of urban and rural construction land and the renovation of "hollow villages". Through the construction of new and demolition and land reclamation, farmers' living environment and quality of life are improved, and the agricultural scale is promoted. Management and rural collective economic development, optimize the structure and layout of urban and rural land, and promote the efficient and sustainable use of land resources.

2. Overview of the study area

Lantian County is located at the northern foot of the Qinling Mountains and southeast of the Guanzhong Plain. It is named for its abundance of beautiful jade. The geographical coordinates are between 33°50'-34°19' north latitude and 109°07'-109°49' east longitude. It belongs to Xi'an City, Shaanxi Province, and the county seat is about 45 kilometers away from downtown Xi'an. The southeast of the county is bordered by the Qinling Mountains and the counties and cities of Weinan, Huaxian, Luonan, Shangzhou, and Zhashui. The north is adjacent to Hengling and Lintong District, and the west is bordered by Chang'an District and Baqiao District. Lantian County has an advantageous economic location. It is the southeast gateway of the ancient city of Xi'an. It has been Qinchu Avenue since ancient times. The provincial highway connects Lantian with the surrounding areas. Lantian County has a warm temperate semi-humid continental monsoon climate, with four distinct cold and warm seasons, long winter and summer, short spring and autumn, and rain and heat in the same season. It has great production potential, but there are many and frequent climatic disasters.

The annual average temperature is 13.1°C, the annual average sunshine hours are 2077.1-1845.1 hours, and the average precipitation is 720.4mm, which is mainly concentrated in July-September.

3. Necessity analysis of project implementation

With the rapid development of society and economy, the contradiction between the supply and demand of construction land in Lantian County has become more and more prominent. During the implementation of the plan, the total amount of urban and rural construction land has increased simultaneously, and the total amount of arable land has dropped sharply. Today, there have been some unavoidable contradictions between the urbanization development of Lantian County and the protection of rural arable land resources.

Through the implementation of the linkage work, rural construction land can be revitalized, which not only expands the space for urban construction land, but also effectively relieves the pressure of construction land expansion on agricultural land, maintains the balance of the total arable land, and determines the goal for the realization of the overall land use plan. The contradiction of "eating and building" opened up a new way.

With the continuous advancement of my country's urbanization construction, the in-depth development of the construction of a new socialist countryside, and the gradual implementation of the urban-rural coordination strategy, my country's rural population will gradually decrease, and the trend of rural residents' concentration in urban and central villages will gradually increase. As the 5 towns and villages including Shijiazhai Township in the project area are located in the periphery of the Xi'an metropolitan area, in the process of pursuing the largest marginal reward for labor, a large amount of labor is transferred to the main urban area of Xi'an, which has created many "hollow villages" in these towns. A lot of land resources are wasted. Through the implementation of the linking work, part of the "hollow villages" can be demolished, and the original residents can be resettled to better living areas, while the "hollow villages" can be reclaimed into cultivated land. The land use efficiency and benefits of the entire project area will be obtained. Great improvement.

Lantian County's GDP per capita in 2010 was RMB 10,904, which is in the mid-range among the 207 district and county-level administrative units in Shaanxi Province. The desire of rural residents in Lantian County to improve their living standards is extremely urgent. Through the linkage work, under the premise of respecting the wishes of farmers, farmers with conditions are encouraged to "dually give up" (abandon homesteads and contracted land), concentrate in towns and cities, liberate from traditional agricultural production, and engage in higher yields. Other industries. Encourage farmers to quantify contracted land into shares, accelerate land transfer, and realize agricultural industrial operations and scale operations through the introduction of industrialized agricultural enterprises, transform farmers into agricultural industrial workers, obtain rent, dividends, and labor income, and create conditions for farmers to continue to increase their incomes .

4. Build a new plan

- 1) The selection of construction land for villages and towns should be based on factors such as geographic location and natural conditions, quantity and quality of land occupied, demolition and utilization of existing buildings and engineering facilities, transportation conditions, construction investment and operating costs, environmental quality and social benefits, etc., After technical and economic comparison, the best is determined;
- 2) The construction land of villages and towns should be selected near the production operation area, and the original land should be fully utilized to adjust and tap the potential, and coordinate with the planning of the basic farmland protection area. When it is necessary to expand the scale of land use, it is advisable to choose wasteland, thin land, not occupy or occupy less cultivated land, forest land and artificial pasture;
- 3) The construction land of villages and towns should be selected in the area with sufficient water source, good water quality, convenient drainage, ventilation, sunny and suitable geological conditions;

4) The construction land of villages and towns should avoid areas affected by natural disasters such as mountain torrents, wind vents, landslides, mudslides, flood inundation, earthquake fractures, etc.; and should avoid nature reserves, underground resources with mining value and underground mined-out areas;

5) The construction land of villages and towns should avoid being crossed by railways, important highways and high-voltage transmission lines.

5. Determine the location of the new area

5.1 Build a new resettlement area

Since the demolished and resettlement plots of this project involve 9 administrative villages, which are relatively scattered and fragmented, and some demolished areas have only a few villagers, the plan is to adopt the method of "local resettlement" for the demolished areas. For the demolished plots with relatively few villagers to be resettled, the resettlement method is adopted to merge into the neighboring central villages. The resettlement plots are located around the new villages of each administrative village and are general farmland.

5.2 Build new reserved land

The reserved land plot is located within the construction land control area of Tangyu Town and Ancun Township, Lantian County. The current use is mainly cultivated land (construction area with conditions), which is in line with the overall land use planning of the township and the urban construction plan. 9 administrative villages including Daizhai Village, Shipo Village, Xuemiao Village, Shifo Village, Gaojiabao Village, Tangzhuang Village, Mayuan Village, Yangliupo Village and Koujiapo Village are involved.

Taking into account the actual situation of farmers' relocation and resettlement in the demolition area of the Lantian County Urban and Rural Construction Land Increase/Decrease Linkage Project, for the relocation and resettlement of this project, first survey and count the number of farmers who actually need relocation and resettlement in the demolition area; The unit conducts centralized resettlement in the administrative village. Each resettlement household is divided into 200 square meters of homestead according to the number of rural households to be resettled. At the same time, it considers the greening, road and public facilities construction land in the centralized resettlement area. Under the guidance of Lantian County People's Government and Lantian County Land and Resources Bureau, the construction of resettlement houses will follow the unified layout and style in accordance with the "Action Program for Building a New Socialist Countryside in Xi'an City" approved by the Xi'an Municipal Party Committee and Municipal Government. The principle of different grades and scales, resettled farmers should raise funds for construction by themselves.

6. Concluding remarks

Reclamation and reorganization of rural residential areas in demolished areas, combined with resettlement and relocation projects, carried out old village reconstruction and "hollow village" governance, relocated villages and merged sites, and scattered households to live together, optimizing the land use structure and layout; through urban and rural areas The increase in construction land is linked to the reduction of rural construction land, the space optimization of urban and rural land structure and layout, the concentration of enterprises in the development zone and the centralized resettlement of farmers, effectively improve the original scattered, chaotic and dirty living conditions of farmers, and increase the awareness of urbanization. Gradually improve the urbanization level of Lantian County and lay a solid foundation for promoting its economic development.

References

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