

Study on the Strategies of Land Utilization in the Process of Urbanization

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Abstract

The development of urbanization can bring dramatic changes in social and economic relations, and drive significant change in land utilization in urban and rural regions, thus leading to series of issues like the coordinated development of city and country. Urbanization must be based on the land which plays an important role in the process of urbanization. Whether it is the adjustment of industrial structure, the gathering of the population or the construction of infrastructure, all of them can only be achieved by reconfiguring the land. Therefore, in the process of urbanization, high dispersed and intensive utilization of land is conducted to facilitate the formation of urban land utilization system with reasonable structure, complementary function and maximum overall efficiency, which has great practical significance.

Keywords: *Urbanization, Land Utilization, Suburb, Farmland Protection*

1.Introduction

Sustainable land management is essential to meeting the global challenge of securing soil and water resources that can support an ever increasing population. There is a real need to analyse the economic benefits and long term sustainability of future development against the protection of high class land for current and future production requirements. Further research should account for the true cost of lost provisioning, regulating and cultural soil ecosystem services to ensure that these values are recognised and considered not only by urban planners but also by both policy and decision makers.

2. Using Land Scientifically and Rationally

Land utilization is both an economic issue and a very important social and ecological problem. In the process of urbanization, the land demand of each industrial sector changes accordingly, the re-allocation and utilization of a certain area of land are required, that people understand and utilize the land in a rational perspective and with historical responsibility, and respect land utilization laws and ecological functions is required, and people's concept, sense and responsibility on land utilization directly affect the results of land utilization. Normative land utilization is the basic guarantee of the sustainable development of land resources and society. In the process of urbanization, land utilization should follow the modern land-utilization perspective, to promote the realization of sustainable land utilization.

3. Successfully Dealing with the Relationship Between Urbanization Development and Farmland Protection

In the process of urbanization development, intensive use of land is a win-win factor to reach the steadily increased level of urbanization, relieve the stress farmland amount and maintain dynamic equilibrium of the total farmland. In the process of urbanization, intensive use of the land is not in doubt, but it can not be generalized. According to the law of diminishing return of land utilization, intensive use of land has a certain limit, and excessive land utilization will cause damage to the land. For the different levels of economic development, land supply capacity and land demand level are different, which should be treated differently according to the actual situation.

4. Realizing the Reform of Land System

Land transfer and land replacement system is the sum of the economic and legal relation between transfer and assignment of land property rights, which are mainly to solve the flow transfer of land use rights and the reconfiguring problem of land property rights. Since the reform and opening up, free, indefinite and fixed land use has been gradually replaced by paid, definite and flow land use, urban land market developed on this basis has formed and become mature, and rural land involved, especially in the aspect of land system, has yet to be reformed to promote the smooth implementation of the urbanization strategy.

5. Strengthening Land Management in Suburbs

Control the excessive spread of city, achieve an orderly expansion of urban land, protect land in suburbs, establish a scientific evaluation system of land utilization, and evaluate intensive use condition of land. If the land is in the state of inefficient use, it is not allowed to expand, and the conduction of urban renewal is promoted to improve land utilization; establish scientific evaluation indicators of high-quality farmland, clearly define the border of high-quality farmland in accordance with strict procedures, and strictly protect high-quality farmland.

6. Data and Methodology

Spatial analysis was carried out using ESRI Arc Map GIS soft-ware (version 9.3.1). All datasets were mapped to the Auck land regional boundary, and spatial analysis was carried out to quantify the proportion of high class land converted to development, for the period of time each dataset was available. For the purposes of this study, the conversion of high class land to development/building footprint is defined as that lost to impervious surface. The term 'development' encompasses both residential and urban development. The term 'conversion' of high class land to development can also, to some extent, imply that 'lost' to development because the conversion of land to non-agricultural or non-horticultural use can be effectively irreversible.

It was possible to discriminate between the conversion of Classes 1-3 land for the urban extension and green field development analyses. The conversion of Classes 1-3 land was also determined both within and outside of the current (2010) urban extent. This was also determined for building consents but it is was not possible to discriminate the conversion of Classes 1-3 land to this development type.

7. Conclusion

In the process of urbanization, we should adhere to land utilization ethics, and successfully handle the relationship between urban development and farmland conservation. Reform the current farmland system, realize the innovation of land system, build and actively cultivate township land market, strengthen the land management of rural-urban continuum, scientifically establish a unified and coordinated regional planning system according to local conditions, and optimize the structure of urban land utilization and the layout of urban land utilization, to improve the comprehensive benefits of land utilization.

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