

Optimization of the design plan for the increase and decrease of the urban and rural construction land in Chencang District

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Abstract

The policy of linking increase and decrease of urban and rural construction land (hereinafter referred to as linking increase and decrease), as an exploratory system, is of great significance in promoting the economical and intensive use of land and coordinating urban and rural development. The implementation of the policy of linking the increase and decrease of urban and rural construction land is an inevitable requirement for rational allocation of land resources, improving rural production and living conditions, achieving urban and rural coordination, and establishing a unified urban and rural land market. It is also an effective way to alleviate the contradiction between the supply and demand of construction land. However, from the perspective of implementation, there are indeed some problems in operation. This paper analyzes the existing problems through the implementation of the increase or decrease linked project in Chencang District, Baoji City, and proposes optimized countermeasures.

Keywords

Increase linked items; Project; optimization; implementation plan.

1. Introduction

The pilot work linking the increase in urban and rural construction land and the decrease in rural construction land is based on the overall land use plan, and a number of rural construction land plots that are to be reclaimed into arable land and those that are to be used for urban and rural construction land Land parcels and other areas together form the construction of new and demolition of old project areas. Through measures such as construction of new, demolition and land consolidation and reclamation, on the basis of ensuring the balance of various types of land in the project area, the effective area of cultivated land is finally increased. Improve the quality of arable land, save and intensively use construction land, and arrange more reasonable land consolidation for urban and rural land. This paper analyzes the existing problems through the implementation of the increase or decrease linked project in Chencang District, Baoji City, and proposes optimized countermeasures.

2. Project Overview

The increase/decrease linkage of urban and rural construction land (hereinafter referred to as increase/decrease linkage) refers to the combination of a number of rural construction land plots (ie, demolished old plots) that are to be reclaimed into arable land and land intended for urban and rural construction in accordance with the overall land use plan. Blocks (that is, construction of new plots, including construction of new resettlement plots and construction of new reserved plots) jointly form the construction, demolition and demolition of the old project area (hereinafter referred to as the project area). On the basis of the balance of the land area, the goal of increasing the effective area of arable land, improving the quality of arable land, saving and intensive use of construction land, and making the layout of urban and rural land more reasonable is finally achieved. Reclamation of old villages is a major event that benefits

the people in improving the rural living environment, improving the quality of life of farmers, and enhancing the well-being of farmers. It has important strategic significance for coordinating the coordinated development of urban and rural areas and accelerating the construction of a new socialist countryside in an all-round way.

The total scale of the urban and rural construction land increase/decrease linkage project in Chencang District is 4,600.40 acres, involving 474 old plots that are demolished. The current status is construction land (village and mining land), and land reclamation adds 4,174.26 acres of cultivated land. The project involves 9 towns in Chencang District, namely County Gong Town, Zhouyuan Town, Xiangquan Town, Xinjie Town, Chisha Town, Jiacun Town, Fenggeling Town, Pingtou Town, and Tuoshi Town.

3. General layout

According to the topography, geological conditions and actual site conditions of the project area, carry out the general layout of the construction site. In the specific layout, the existing construction site conditions, reasonable layout, and overall arrangement are used to facilitate safe production and convenient life, and ensure that the construction in each construction period can be carried out in a normal, balanced and orderly manner. At the same time, try to occupy as little cultivated land as possible, arrange temporary construction facilities in the construction land or vacant land along the road, and purchase sand and gravel materials for mining by outside units, and stack them along the roadside as much as possible to effectively protect the construction area and the surrounding environment.

The construction site adopts a closed management housing plan to rent local residential houses as the main part, and build temporary houses for the shortfall as supplements. In principle, the layout of temporary construction facilities shall strive to be reasonable, compact, economical, economical and practical, and convenient for management, so as to ensure that various projects can be constructed in a reasonable, orderly, safe and efficient manner during the construction period.

4. Increase the problems of linked items

Some localities violated farmers' wishes and forced demolition and construction, which infringed on the interests of farmers. In the process of the implementation of the linkage plan, first demolishing and then building or both, often due to lack of funds, farmers cannot be properly resettled, and ultimately, the interests of farmers and the collective are harmed. A small number of places unilaterally pursue the construction land index, and carry out the pilot increase or decrease link without authorization, or expand the scope of the pilot, and expand the link

The return of construction land index is not ideal, and some pilot areas cannot return the turnover index on time. Related management methods need to be improved. The "Management Measures for the Pilot Program of Linking Increase and Decrease of Urban and Rural Construction Land" This item has only provided principled provisions, and has not yet issued specific implementation rules and detailed operating methods. In practice, some places The acceptance authority is decentralized at different levels, causing the project unit to be an acceptance unit at the same time, and the quality of the project is difficult to guarantee.

5. Suggestions for optimizing the addition or reduction of linked items

Respect public opinion and protect rights and interests. Rural land resources are farmers' means of production, objects of labor, and source of wealth. The implementation of the work of linking increase and decrease must be based on farmers' consent and aim at farmers'

satisfaction. Therefore, the implementation of the project needs to respect the wishes of local farmers and safeguard the legitimate rights and interests of collectives and farmers. During the implementation process of the project area, the adjustment and exchange of agricultural land or construction land shall be confirmed by collective economic organizations and farmers; the income from the implementation of paid land supply for the construction of new plots and the implementation of paid land supply shall be all or mainly It is used to support rural collective development of production and farmers to improve living conditions, promote appropriate scale operation of agriculture and rural collective economic development; coordinate the increase in urban construction land and the scale, scope and layout of rural construction land withdrawal, and rationally arrange the proportion of new urban and village construction land , Give priority to ensuring the resettlement of demolished farmers and the construction of rural public facilities, and reserve space for the development of the local collective economy.

Adjust measures to local conditions and advance in an orderly manner. Due to the large differences in the natural conditions, economic development levels, and the potential of rural construction land reclamation, the government and farmers have different demands for linking increase and decrease. Therefore, the work of linking increase and decrease must adhere to the principle of “adjusting measures to local conditions, making overall arrangements, and making changes first. The principle of “difficult and step-by-step implementation” is given priority to be implemented in areas with better natural conditions, more developed economy, greater potential for reclamation, and higher enthusiasm by the government and farmers.

6. Conclusion

In the current process of urban and rural construction and development, the implementation of the link between the increase and decrease of urban and rural construction land must be closely integrated with the actual development situation. Only in this way can the rationalization of urban and rural construction land be guaranteed. This article focuses on the main issues related to the increase and decrease of urban and rural construction land and the implementation of policies. It is hoped that this theoretical study can play a positive role in promoting actual development.

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