



AgEcon SEARCH
RESEARCH IN AGRICULTURAL & APPLIED ECONOMICS

The World's Largest Open Access Agricultural & Applied Economics Digital Library

This document is discoverable and free to researchers across the globe due to the work of AgEcon Search.

Help ensure our sustainability.

Give to AgEcon Search

AgEcon Search

<http://ageconsearch.umn.edu>

aesearch@umn.edu

*Papers downloaded from **AgEcon Search** may be used for non-commercial purposes and personal study only. No other use, including posting to another Internet site, is permitted without permission from the copyright owner (not AgEcon Search), or as allowed under the provisions of Fair Use, U.S. Copyright Act, Title 17 U.S.C.*

Thoughts on the Village Planning in the Context of Land Spatial Planning: A Case Study of Wentang Village, Yichun City, Jiangxi Province

Bo ZHOU*, Xun WANG

College of City Construction, Jiangxi Normal University, Nanchang 330022, China

Abstract Village planning is an important part of land spatial planning and an important measure to implement rural strategy. At present, the preparation of village planning is not complete, and the establishment of technical guidelines is not systematic. Therefore, the course of the development of domestic village planning and the common problems are analyzed. Taking Wentang Village, Yichun City, Jiangxi Province as an example, this paper considers the contents of land use, industrial development, residential layout, ecological environment renovation and historical and cultural inheritance from the perspective of multi-plan integration. This paper discusses the establishment method of the new round of village planning, and puts forward the safeguard measures for the implementation of the planning, so as to provide reference for the establishment of the new round of village planning.

Key words Land spatial planning, Village planning, Multi-plan integration, Establishment method

1 Introduction

In January 2019, the Central Government promulgated the *Opinions of the Central Agricultural Office, the Ministry of Agriculture and Rural Affairs, the Ministry of Natural Resources, the National Development and Reform Commission and the Ministry of Finance on the Overall Promotion of Village Planning*, which put forward new requirements for village planning in the new era. Afterwards, the Department of Natural Resources of Jiangxi Province issued the *Guidelines for the Establishment of Village Plan in Jiangxi Province (Draft for Soliciting Opinions)*, which proposed that under the perspective of "integration of multiple plans", we will guide the work of village planning and construction in an orderly manner to promote rural development. In 2018, He Yu analyzed the land, funds and other influencing factors of village planning implementation in *Research and Suggestions on Influencing Factors of Village Planning Implementation—Taking Village Planning in Baiyun District of Guangzhou City As an Example*, and put forward suggestions on village planning and management^[1]. In 2019, Zhang Lingzhi pointed out the problems to be solved in village planning in *Thinking and Research on the Establishment of Village Plan Under the Background of Land Spatial Planning*, and based on several angles of land use classification and planning technical

base map, the relevant solutions are put forward^[2]. In 2020, Pan Yujuan reviewed the difficulties in the implementation of village planning in the past in *Research on the License Practice of Rural Construction Planning for Villagers' Housing—Taking the Rural Areas of Zhuhai As an Example*, introduced the experience and characteristics of Zhuhai in implementing village planning in recent years, and finally put forward some optimization measures for the permission system of rural construction planning in Zhuhai^[3]. Taking Wentang Village in Yichun City as an example, this paper explores the village planning method based on land spatial planning.

2 Overview of Wentang Village

Wentang Village is located in Wentang Town, Yuanzhou District, Yichun City, 18 km away from the urban area, and it is the only way for traffic from Yichun to Mingyueshan scenic area. And the whole Wentang Village, which takes Wentang Town as the center, has three main roads leading to the whole Wentang Town, with convenient transportation, superior geographical location and significant regional location.

In 2019, the Department of Natural Resources of Jiangxi Province issued a pilot demonstration work plan for village planning in Jiangxi Province. There are 50 pilot projects for rural planning in Jiangxi Province, including Wentang Village. The overall requirements of new village planning in Jiangxi Province: it is necessary to adhere to the dominant position, adhere to the villagers' planning, adhere to planning at the village, adhere to the main planning. From the point of view of "multi-plan integration", guiding village land consolidation, rational use of rural land, rural industrial planning and village construction plays an important role in ensuring the rationality and sustainability of land use. At the same time, it is also of great significance to coordinating the relationship between rural construction and ecological en-

Received: August 15, 2020 Accepted: October 6, 2020

Supported by Jiangxi Provincial Social Science Planning Project—Research on the Architectural Skills of Jiangxi Ancestral Hall under the Background of Beautiful Countryside (19YS04); Jiangxi Academic Degree and Postgraduate Education and Teaching Reform Research Project: A Practical Study on the New Teaching Model of Graduate Students in Colleges and Universities Based on SPOC-Taking the Course "Urban Public Space Planning and Design" as an Example (JXYJG-2019-052).

* Corresponding author. Bo ZHOU, associate professor, master's supervisor, engaged in research of traditional village and historical and cultural heritage protection.

Editorial Office E-mail: asiaar@163.com

vironmental protection, and to guiding the implementation of rural revitalization construction planning^[4].

Since the development of village planning, Jiangxi Provincial Bureau of Natural Resources and Planning has actively carried out research and survey around the overall goal of "rural revitalization" and promoted the establishment of village plan from the perspective of "multi-plan integration"^[5].

3 Connotation of village planning

3.1 Connotation of a new round of village planning Based on land spatial planning, village planning is detailed planning, which is the most operational and effective planning. It is the basis for guiding the development and construction of villages and towns, the core element of new village planning, and the most important basis for village development and construction.

3.2 Difference between the new round of village planning and the traditional village planning Based on the overall requirements of land spatial planning and the needs of scientific governance of realistic villages, we think that the differences between practical village planning and traditional village planning are embodied in the following six aspects: the concept of establishment has changed from traditional construction expansion guidance and development to ecological civilization and bottom line management and control; the main body of the establishment puts more emphasis on the leading role of the villagers; the basis of establishment has changed from the traditional topographic map to the map spot of land survey data; the establishment method emphasizes the combination of rigidity and elasticity to provide a more flexible development space for the village; the content of establishment has changed from traditional full coverage to on-demand establishment, so as to make the planning more targeted; the establishment result is changed from a single drawing to a global spatial database with unified coordinates, which can better match with all kinds of planning^[6].

4 Present situation of land use and village planning in Wentang Village

4.1 Construction land is scattered and not concentrated

Wentang Village has 11 village groups, with a total construction land area of 218.45 ha, including 201.29 ha of urban and rural construction land. There are many types of natural village groups in Wentang Village, which play an exemplary role in the establishment of village plan. Among them, Wanli and Bengshan completed the village renovation planning, so the plan was not considered; among the remaining 9 village groups, the land of Haocai, Tuku and Baishu villages is closely integrated with the town, and they are positioned as suburban fusion type; Litian, Laowu and Zhangfang are positioned as agglomerated promotion villages, in which the unified planning of Litian and Laowu is the main part; the three villages of Pengfang, Xiaping and Gaopi have planned to centralize the placement of Pengfang Village Group according to urban standards, and are positioned within the scope of relocating

and merging villages.

4.2 Low land utilization rate There is a lack of perfect land pre-examination system, supervision system and effective early warning measures in the land use management system of Wentang Village. In addition, the land use management system is also faced with lax implementation, weak supervision and other problems. There is illegal construction land in the village. The village's "agricultural-to-non-agricultural" families, dilapidated houses and old houses have not been cleaned up in time, and the waste of land is serious. This not only brings great pressure on the protection of cultivated land, but also has a direct impact on the sustainable development of economy and society.

4.3 Lack of dynamic adjustment mechanism The lack of connection between all kinds of planning leads to confusion in content, and leads to the lack of superior guidance in village planning. In the past, the connection between village planning and upper-level planning in Wentang Village was incomplete, which made it difficult to implement village planning. Due to various reasons, the strength of village planning to guide the construction of villages is poor and becomes a mere formality.

5 Principles of village planning in Wentang Village under the background of land spatial planning

5.1 Respect the law and advance scientifically Village classification should follow the general law of village evolution, and there is a need to "jump out of the village to see the village". At the village level, we should pay attention to considering the current situation and long-term development needs of the village, pay attention to the shaping of the ability of sustainable development, and give priority to promotion, take withdrawal and merger as a supplement. For villages that we are uncertain about in the short term, it is necessary to keep enough observation before making sure.

5.2 Adjust measures to local conditions and highlight the characteristics According to the actual situation, we should comprehensively consider the criteria of villagers' mobility, social economy, history and culture, ecological environment and disaster risk, and make classification according to the reality and characteristics. We should focus on building hot spring culture and selenium-rich agriculture in Wentang Village, and rely on Mingyuehan hot spring to improve the quality of local tourism.

5.3 Led by government and respect for public opinion The three levels of county, township and village work together to establish a perfect village management system of "county leadership, township implementation, village cooperation and household participation". In addition, we should do our best to safeguard the greatest fundamental interests of the broad masses of the people in rural areas, improve the quality of life of rural residents, and help implement village planning according to localities and government policies as the fundamental starting point for the classification of rural planning^[7].

5.4 Classified policy implementation and dynamic management It is necessary to grasp the development characteristics of

village differentiation and establish regional and targeted classification guidance programs to ensure that there is a certain adaptability to the development requirements of village farmers. When great changes take place in the development of villages, the types of villages can be appropriately adjusted to ensure the coordination of development policies and development needs. According to the division of villages put forward by the director at the special meeting, the Haocai area of Wentang Village (suburban fusion type) should be adjusted to the current expansion type, and the Zhangfang group and Litian area (agglomerated promotion type) should be adjusted to the status quo adjustment type, Pengfang, Xiaping and Gaopi groups (demolition, withdrawal and merger type) should be adjusted to the status quo reconstruction type.

6 Suggestions on the establishment and implementation of village plan in Wentang Village under the background of land spatial planning

6.1 Carrying out in-depth investigation and research and laying a good foundation for establishment The plan establishment technical departments should be rooted in rural areas and conduct research in rural areas. It is necessary to visit relevant departments and use high-precision aerial images to conduct a comprehensive investigation on the development, historical context and local characteristics of the village. It is necessary to hold a forum, make a door-to-door survey and get the demands, wishes, and suggestions of village cadres and villagers, and sort out the development orientation and planning ideas of the village. At the same time, it is necessary to actively investigate and find out the current situation and development potential of land use, effectively solve the major difficulties encountered in planning, and put forward village planning in line with the actual situation of village development, to lay a solid foundation for the establishment of practical village plan in line with the development wishes of farmers^[8].

6.2 Making overall arrangement of production and living ecological space and constructing ecologically beautiful and livable villages Through the improvement of rural garbage, the establishment of sewage treatment system and comprehensive treatment of land, it is necessary to gradually improve the production environment and human settlement environment in the village area^[9].

6.3 Making rational arrangement of land use to improve land utilization It is necessary to strengthen the renovation of villagers' rural houses and dismantle the residential sites that affect the overall image of the village. It is necessary to build a number of rural dwellings with national characteristics by renovating villagers' dilapidated houses. It is necessary to effectively increase the area of rural cultivated land by renovating roads, ditches and ridges of fields in the village. It is necessary to effectively improve the productivity of rural cultivated land by creating high-standard farmland. It is necessary to make rational use of rural collective construction land and rationally plan all kinds of basic supporting

facilities in the village^[10].

7 Conclusion

The new round of village planning arises at the historic moment under the background of land spatial planning, and it is necessary to consider the layout of spatial elements such as "mountains, rivers, forests, fields, lakes and grasses" with rational thinking. It is necessary to implement the regulatory zoning, the red line of permanent basic farmland and ecological protection, and the boundaries of village construction, so as to ensure the coordination between village development and protection, and promote the "multi-plan integration". At the same time, we also need to use perceptual thinking to consider the comprehensive interests of villagers, people from all walks of life and government departments. Based on the experience of the new round of village planning in Wentang Village, this paper puts forward the planning concept of "multi-plan integration, ecological priority, local characteristics and villagers as main body", and makes practical village planning that "villagers can use and the government can manage".

References

- [1] HE Y. Research on the influencing factors of the implementation of village plans and suggestions: Taking village plans of Baiyun District in Guangzhou as an example[J]. Chinese and Overseas Architecture, 2018, 24(4): 93–95. (in Chinese).
- [2] ZHANG LZ, ZENG YJ. Reflection and exploration on village planning in the context of land and space planning[J]. Urbanism and Architecture, 2019, 16(19): 136–139. (in Chinese).
- [3] PAN YJ, ZHANG ZT, WANG ZH. Research on the practice of rural construction planning permit system for rural residence: Taking the rural area of Zhuhai as an example[J]. City Planning Review, 2020, 44(7): 46–51. (in Chinese).
- [4] ZHANG T, YANG Y, ZHANG XL. How to make practical village planning of "multiple planning integration": Taking Jiaozuo as an example [J]. Resources Guide, 2020, 50(2): 23. (in Chinese).
- [5] JIANG F. Exploration on village planning compilation method with "multi-planning integration" and strong practicability: Taking Pu'an Village in Quanzhou City as an example[J]. Sichuan Cement, 2019, 41(12): 342. (in Chinese).
- [6] LIU Y. Practical thinking on improving village planning under the background of land space planning: Taking Dongpan Village of Putian City as an example[J]. Rural Economy and Science-Technology, 2020, 31(9): 332–333. (in Chinese).
- [7] LI L, HAN GF, ZHAO YF, *et al.* Function of "multi-plan integration" in territorial spatial planning system[J]. Journal of Human Settlements in West China, 2020, 35(1): 43–49. (in Chinese).
- [8] GU L, YANG NN. On the compilation of practical village planning: Taking Xinxing Community Village planning of Chunhua Street in Jiangning District as an example[J]. House, 2020, 40(7): 4. (in Chinese).
- [9] CHEN MQ, GUO X. Thoughts on improving the practicability of village planning[J]. China Land, 2020, 39(2): 18–21. (in Chinese).
- [10] LIU X. Discussion on rural planning compilation under the background of land space planning in the new era: Taking Huizhou as an example [J]. Housing & Real Estate, 2020, 26(3): 252–253. (in Chinese).