Exploration of new land consolidation model in Chongqing in the context of balancing urban and rural development
The Case study of Zitong project
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Introduction
Chongqing, being the youngest municipality directly under the central government with poor basis of development, giant rural and urban gap, uncoordinated regional development and rapid urban development, was delegated as the first pilot region for balancing urban and rural development. This was done to find out a new way to coordinate rural and urban development. Land consolidation, a proved tool for overall rural development in Germany, began in Chongqing in 1999 and has made remarkable achievements in improvement of agricultural production condition and increase of farmland. But the present model already can not keep up with the needs of development in the new context, even impede rural development. Thus, a new model is needed to really and effectively accelerate rural development and decrease urban and rural gaps.

Research Objectives
• To find out the mutual relationship between land consolidation and joint rural and urban development.
• To identify and analyze the present problems of land consolidation in Chongqing.
• To learn advanced conceptions and experiences as well as mature procedures of land consolidation in Germany.
• To develop efficient land consolidation model learnt from the German experiences.

Research Methodology
• The study was based on a multifaceted research design mainly focusing on qualitative analysis.
• The primary data was collected through field observation, interviews, group discussion and questionnaires.
• The secondary data was gathered through literature review, which consists of published literatures and articles, policy and regulation documents, official project materials, Chongqing and Changshou statistical annuals as well as Land and Housing Annuals.
• The data was analyzed by statistics and illuminated by graphs and tables.

Major findings
• Land consolidation contributes to both rural and urban development.
• Land consolidation is mainly conducted by government.
• There lacks virtual cooperation between involved departments.
• In Chongqing, the ‘participatory governance’ a top-down mechanism and participation is just a passive.
• The target of land consolidation still mainly focuses on increase of arable land.
• Financing source is quite single and limited.
• In most projects, the consolidation of residential areas has not been put in practice.

New model of land consolidation
Based on the existing problems of land consolidation in Chongqing and German experiences, a new model was set up that mainly comprises:
• Preparatory work. It is used to gather necessary materials and information (farmer’s will), publicize knowledge of LC and collect funds.
• Rural land transfer. To increase use efficiency of rural land, transfer of agricultural land and construction land as well as abandoning rural land and houses are suggested and explained.
• Consolidation of rural residential land. Based on analysis of potentiality, four different forms are given for different situations.
• Agricultural landscape ecology. The region is divided into protection area, renovation area and recovery area and different solutions should be adopted.
• Construction of road and irrigation system.

Conclusion
As a developed country, rural living quality has almost equaled the city in Germany and the basic infrastructure is very perfect in rural areas. Meanwhile the system of land consolidation is already very mature and many experiences have been accumulated and formed. But in Chongqing, most rural areas are still quite poor and the history of land consolidation is only around ten years. Thus, in front of big development gaps German experiences are hard to be directly used in Chongqing, but their advanced ideas, such as planning philosophy and citizen participation, are deserved to be carefully studied.

Recommendations
• Construction of laws and regulation.
• Evaluation system for houses and lands
• Application of household registration reform in land consolidation.
• Ideas of working for farmers and rural areas.