

The Analysis of Tourism Plan Land Use about Difference in Shenzhen

CHEN Fang

Xiaomeisha Investment & Development CO. LTD, Shenzhen Special Economic Zone Development Group (SDG), Shenzhen, Guangdong 518109, China

Abstract: With urban development, the tourist experience, as well as the travel area function, is becoming more and more diverse at the same time. Since the land use plan involved in tourism region, overall plan for land utilization in national land department, classification of the urban land and urban construct in Shenzhen, belong to different stages of the corresponding regulations and norms, there have been contradictions in convergence with a lack of coordination. In this paper, according to the current changes in tourism, a brief analysis is given on the corresponding land use in the plan and classification as referred above, and also a brief conclusion is presented.

Key words: Tourism region, Land use plan, Urban development, Land use classes

1. Brief Description on Tourism Transformation

1.1 Relationship between popular sight-seeing tourism areas with land utilization planning

Popular sight-seeing tourism area, also known as scenic area, is meant those areas with bountiful natural resources, scenic environment and albeit with certain establishment and sight-seeing values, which attracts tourists to enjoy the view, relax and entertain or to organize science research and cultural activity sites. *Code for Scenic Area planning* specify the significant of compromise in land, district, city planning, utilities of land usage and others correlated planning. Tourism planning is different from normal town planning, it emphasis in withholding the natural resources tourism planning.

Under the existing land legislative, scenic area is directly group under natural district like garden, woodland and meadow.

1.2 Natural and urban characteristic in scenic Area, park and gardens

The most important part in famous Tourism Scenic area, park and gardens is the view, it consists of natural and urban duo characteristic. Park is the combination of theme park, complex, Topic Park which is the norm of city council and national park which also include natural reserved park. National Park has its privileged in bountiful natural resources status, whereby theme park and Complex Park offer the natural sanctuary to urban folks. The children theme park, botanic garden and scenic area are consider natural city park in urban areas, especially theme park, benefits the

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social culture, economy and eco-system.

Shenzhen, as the pioneer in building theme park in China, chose the non-construction site which located far away from city. It's land code depicts as tourism facility with construction restriction. Along with urbanization, the theme park gradually.

1.3 Changes in tourism demands new land type

When common tourism activity has transformed into leisure holiday travelling, tourism developed into complex experiencing activity, and changed the original meaning and concept in travel-ing, and transformed the land choice from outskirts eco-natural resources gradually to view and urban living. Complex tourism combine sight-seeing, leisure, holiday, entertainment, sport, busi-ness, living, shopping combine and counter related, dependence and supporting¹. In categorizing land usage, city travelling acquire city land more than natural requisition, self centure and bigger scale. When the land usage diverts, demand for more accurate in categorizing.

2. Analysis on Tourism Land Category

2.1 Traditional tourism usage classification-from aspect of tourism scenic area

According to *Code for Scenic Area planning*, the coordination and usage of land includes assessment of land resources, analysis of present land utility, planning and balancing scheme.

The tourism land scheme depicts the land usage and the structural changes, which is based on its primary classification, starting from 01 to 10. The scenic planning land, sight-seeing land, touring facility area, residential land, commuting and engineering land, woodland, park, farm land, meadow, water area, wasteland all ten type is represent by code A to Z and generally group as tourism planning land. The tradition detail calculation on specification from A to Z show that A, B, C & D has the potential ability of constructing city facility. Further cauterizing of A1, A2, A3, A4B1, B2, B3, C2, D1 & D2 (Figure 1) are planned “should be setto”. Judging from its ability, all the above 12 category should be construction land².

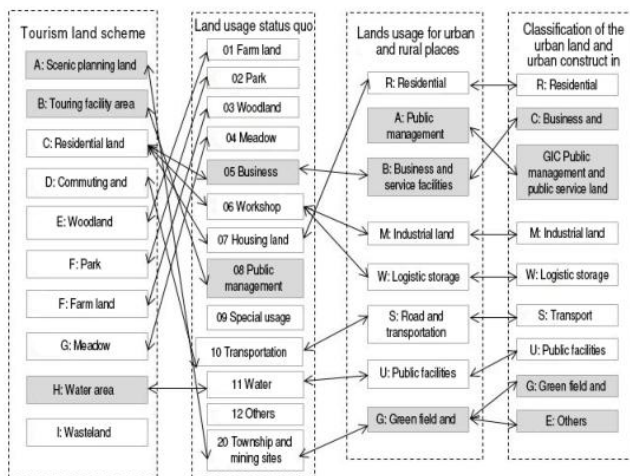


Figure 1 Relationship between 4 characterization patterns (the gray means tourism utilization)

2.2 Land usage from planning of land categorization

According to *Land usage status quo categorization* and *Land Management Law*, traditional tourism spot with amazing landscapes uses land planning for the tourism spot of the accommodations and the parks greenish field. In *Land usage status quo categorization*, it states that land usage based on status quo are categorized into A1 land usage status quo which includes 12 level1 type, 57 level 2 type; A2 township and mining sites uses underground land which includes 1

level 1 type and 5 level 2 type. According to the explanation by the current tourism expertise, construction lands uses the categorized level 1 type, in which contain business lands (05), workshop storage land (06), housing land (07), workshop storage land (08), housing land (07), public management and public service land (08) and township and workshop and factory sites (20) uses 7 level 1 type which involve in usage of tourism lands.

Of the business land (05) stated, wholesale and retail land (051): its main function is usage of land for product wholesale and product retail, in which includes shopping center, shop lots, supermarket and so on; accommodations and catering land (052): main function is to provide land for accommodations and catering services, which includes guesthouses, hotels, diners, motels, service center, resorts, restaurants, bar and bistro and much more; commercial finance lands (053): land usage for companies and office service category, not to mention land usage for many operating offices. Public management and public service land (08), sports and entertainment land (085) usage: lands for a varieties of cultures, sports and entertainments and public squares, parks and green field (087): lands for township, village parks, zoo, botanical garden, garden in city area and suitable and environmental friendly place to rest as well as persevering the environment, sightseeing facilities land (088): sightseeing (including famous heritage sites, tourism spots, revolutionary sites) places and construction sites for many management of governing body. The places inside for other different land usage based on status quo depend on the corresponding project made by the tourism companies. Furthermore, of the township village and factory workshops (20), sightseeing and extraordinary spots uses the land (205) breathtaking sights (including famous heritage sites, tourism spots, revolutionary sites) locations and construction sites for many management of governing body³.

Thus as a conclusion, usage of land for the tourism sightseeing sites usually are categorized according to the planned land usage parks and green field (087), garden in the city and areas which had been classified into tourism sightseeing and special function sites for land usage (205).

2.3 City planning by using related standards according to the types of land produced on new requirements

According to *Code for classification of urban land use and planning standards of development land*, which analyzes the usage of land for tourism, traditional famous sightseeing spots that can corresponds to urban and rural lands usage, effects of the new type of tourist complex body which corresponds to the land for city planning and construction.

The standards for city planning are divided into lands usage for urban and rural places, city construction sites are then divided into 2 sections, the specifications had stated that the land usage are categorized according to the main properties and nature of it, land usage categorization uses sorting method of large, medium and small into grading it, large types uses English language, while the medium and small types uses English number together with the Arab number, thus dividing into 2 large types, 9 medium types and 14 small types.

From the urban and rural land categorization and code category, H types construction uses lands of other construction (H9) for land uses, the contents eliminate other construction land usage, including the border crossings and famous tourist spots, forest parks and so on which contain management and service facilities for the use of lands; E types non-construction usage of land which contain other non-construction (E2) land usage, which contain the content of arable land, garden forest, woodland, grassland, agricultural land facilities, ridge, rural roads and so on land usage.

From the city construction which uses the land categorization and code grading: B types business and service field facilities land usage in which contains business land (B1) usage, retail land usage (B11) which main function is for product retail includes shop lots, shopping mall, supermarket, and market squares to use the lands, catering service (B13) uses the land for restaurants, diners, bars and so on for the land usage, accommodations land usage (B14) includes guesthouse, hotels, motels, apartments, holiday resort and much more for the land usage; in business land usage (B2), arts media land usage (B22) includes land for art organizations, films production, advertising media, etc, B29 are

other business land use-age which includes commercial trades, design, advisory and other technical services of office use; In recreation and sports land usage(B3), entertainment land usage (B31) includes land for recreation and sporting facilities, sports land usage (B32) includes land for horse racing field, golf course, ice skating arena, parachuting, motorcycle rally, shooting range and other aviation and water sports that need an area to commute. G type green field and plaza square land usage includes garden and park field (G1) and plaza square(G3) for the usage of those lands⁴.

2.4 Standard and guidelines of city planning in Shenzhen

Ever since 1979 when Shenzhen was declared as Special Economic Zone, it has experienced fast economic growth and urbanization. The transformation was raised from 9% in 1979 to 80% ultra-urban level.

The *Standard and guidelines of city planning in Shenzhen* is closely implemented. Through the simplified grading, optimum categorized, encouragement in mixed utility of land, strict restriction in controlling land development, the standard is enforced and encompassed in Shenzhen management and planning and served as exemplary foundation experience of well-developed city to remote and outer cities. Being the 100% urbanized city in the late 20 decades, the guidelines did not divide the land into city and country land classification nor city infrastructure category but unified into “City and Country side Category” which further developed to dual level of 9 major category and 31 sub categories. Tourism land classification involved commercial service land of C grade which divided into C1 and C5. Commercial land, i.e. C1 is land for activities such as whole-sale and retail business, office, service sector (food & beverages, entertainment), hotel etc. Which is mainly buildings of commerce, office, lodging and others like business apartment, city hall auxiliary facilities, transport facilities and supporting amenities. C5 is land for recreation activity, ranging from big scale amusement park or man-made landscaping tourism spots which is mainly for recreational facilities. It also include small business, inn-keeping, hostel, city hall auxiliary facilities, transport facilities and supporting amenities. GIC is public management and service land includes sport and cultural facility enjoy by local community (excluding sport and cultural facility for schools, industrial area). It’s mainly for sport and cultural facility in commercial, lodging, recreational, city hall auxiliary facilities, transport facilities and supporting amenities. E is code for land of other usage and agriculture forest (E2) which mean agricultural land, mining and other (country park, golf course and reserved land).

3. Comparison in Classification of Tourism Land, Land Utility, City Planning, Shenzhen Tourism Land City Planning

From the Figure 1 and Table 1, it’s clearly illustrated the structure and foundation of future development of land utility classification, is connected by the tourism land planning and city planning. Traditional agricultural products are the center of tourism land classification and present land monitoring. Grouping in commercial is correlated but the differences in rendering endure the failure in implementing.

In accordance to *City Planning Standard And Guidelines*, the target and requirement in protection and coherent of eco-system, land and water resources, energy resources, nature and historic heritage decides the urban system and restriction in space controlling and implementation. As such, the land grading and city planning conflict arises⁵.

Table 1 Tourism utilization in small groups separated using 4 categories

Tourism land scheme	Land usage status quo categorization	Lands usage for urban places	Classification of the urban land and urban construct in Shenzhen
A Sight-seeing land	08 Public management and public service land	B Business and service facilities	C Commercial service land
A1 Attraction construction spot	085 Sports and entertainment	B1 Business facilities land	C1 Commerce land
A2 Attraction protection	087 Parks and greens	B11 Retail	C5 Recreational activity land
A3 Attraction recovery	088 Sightseeing facilities	B13 Catering services	G1C Public management and public service land
A4 Rural resting spot	20 Township village and factory workshops	B14 Accommodations	G1C2 Social facilities
A5 Others	205 Sight-seeing and extraordinary spots	B3 Recreations and sports	G Green field and plaza square land
B Touring facility land	05 Business land	B31 Entertainment	G1 Garden and park field
B1 Touring spot construction	051 Wholesale and retail	B32 Sports	E Other lands
B2 Touring spot entertainment	052 Accommodations and catering	G Green field and plaza square	E2 Agricultural forest
B3 Rejuvenation	053 Commercial finance	G1 Garden and park field	
B4 Shopping	054 Others		
B5 Others			

4. Conclusion

4.1 Diverse jurisdiction causing difference in grading

The present *Urban-Rural Planning Law* and *Code for scenic area planning* require integrating in land handling, as different land usage practice by different department, there is not specific rules in bonding. Space and city planning comprises building up and well manage the developing district, leading conflict indifferent stages when monitoring tourism land planning.

4.2 Importance In Agricultural Land Classification

Over emphasize in agricultural land grading in present against the diversify development in city is monotonous, and is not responsive to "four area".

4.3 Different measures in classification trigger overlapping of tourism planning and problems

Since most theme parks located far from city and greens land area is big, its classified as restricted construction area. In fact, the actual construction of the park is well fine tune to city development, the requirement for additional multi-function property in secondary reconstruction compare to its origin planning, may lead to the difficulty of new land mark cannot implement into the land.

4.4 Using Shenzhen Standard Classification in accordance to tourism planning by new city land planning

Both include tourism land classification blended into commercial service land category, enhance the saving in space which show the distinctive in city development and preserve city greening and eco-system in park which is harmonize the modern city development feature.

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