

# 6.6 Density and Land Use

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Name: \_\_\_\_\_ Class: \_\_\_\_\_ Date: \_\_\_\_\_

**Total: 10 marks**

## Objective

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Build the skills to answer exam questions on urban **density** 密度, **land value** 地价, and zoning.

**You must be able to:**

- explain how **land value** 地价 falls with distance from the CBD (the bid-rent idea)
- link land value to building height and density
- define **zoning** 分区规划
- explain why residential density varies across a city

## 1 Worked examples

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Study these first. Each one shows the method for a task used later.

### ■ Land value and the bid-rent curve

Land is most valuable at the CBD, where demand is highest, and cheaper farther out—the **bid-rent** idea. High land value pushes buildings **upward** (skyscrapers).

### ■ Density patterns

Density is highest near the centre (tall apartments) and lower in outer suburbs (detached houses on larger lots).

### ■ Zoning

**Zoning** laws set what can be built where—residential, commercial, or industrial—shaping the city’s land-use pattern.

## 2 Practice

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**2.1** Explain why land near the CBD is the most expensive.

[2]

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**2.2** Define zoning. [2]

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**2.3** A city has tall apartment blocks downtown and detached houses in the suburbs.

(a) Where is residential density higher? [1]

(b) Explain the link to land value. [1]

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### 3 Exam-style questions

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**3.1** According to the bid-rent idea, land value is highest [1]

- **A** in the outer suburbs
  - **B** at the central business district
  - **C** on farmland
  - **D** at a relict boundary
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**3.2** Laws separating a city into residential, commercial, and industrial areas are [1]

- **A** zoning
  - **B** gerrymandering
  - **C** devolution
  - **D** redlining
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**3.3** Skyscrapers cluster in the city centre.

(a) Explain how land value causes this. [1]

(b) State how density changes toward the edge of the city. [1]

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### 4 Go further

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- work through the **6.6 Density and Land Use** lesson on the **Learn** page;

- read the **Cities and Urban Land-Use** section of the AP Human Geography handout on the **Know** page.

## Solutions

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**2.1** it is the most accessible/central point; high demand drives up its value.

**2.2** laws that divide a city into areas specifying the allowed land use (residential/commercial/industrial).

**2.3** (a) downtown/near the CBD. (b) high land value forces tall, dense building to use costly land efficiently.

**3.1 B.** land value peaks at the accessible CBD.

**3.2 A.** land-use separation rules = zoning.

**3.3** (a) expensive central land is used intensively by building upward. (b) density falls—larger lots and lower buildings.