

6.6 Density and Land Use

Name: _____ Class: _____ Date: _____ **Total: 10 marks**

KEY WORDS land value 地价 • density 密度 • zoning 分区规划 • suburb 郊区

Objective

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

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

2.1 Explain why land near the CBD is the most expensive. [2]

2.2 Define zoning. [2]

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]

3 Exam-style questions

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

3.2 Laws separating a city into residential, commercial, and industrial areas are [1]

- **A** zoning
- **B** gerrymandering
- **C** devolution
- **D** redlining

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]

Solutions

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.