

Land use in MEDC cities

Land use in a city falls into these categories:

Residential Land used for housing.

Industrial Land used for factories and other industrial buildings.

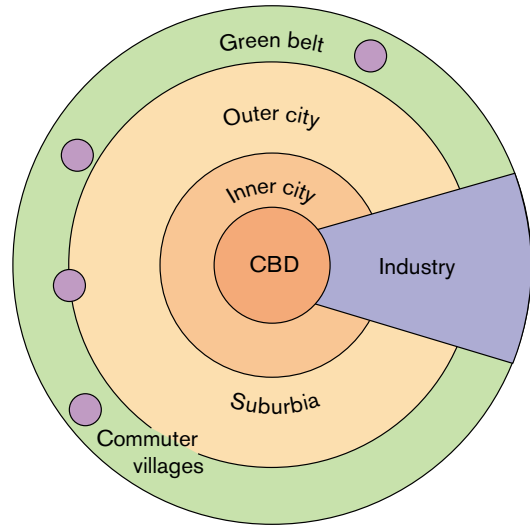
Open space Land used for parks and playgrounds, and derelict or unused land.

Commercial Land used for shops, offices, banks and other businesses.

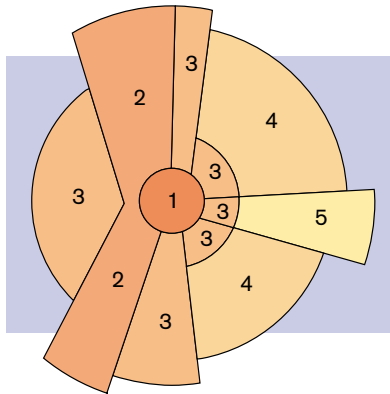
The diagram shows a model city or the typical layout of land use in an MEDC city. This model is a useful tool, but remember that every town or city is unique. Towns and cities may show similarities to the model city but nowhere will be arranged just like the model.

You may have studied other models such as Hoyt's sector model and Burgess's concentric ring model.

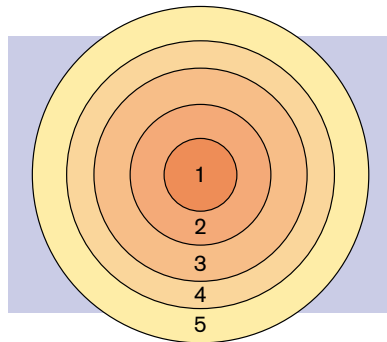
The model city – land use in an MEDC city



Hoyt's sector model of land use



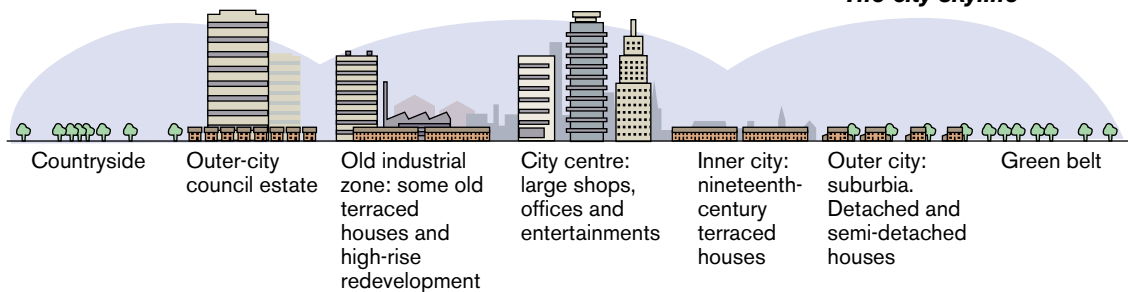
Burgess's concentric model of land use



Key

- 1 Central business district
- 2 Manufacturing industry
- 3 Low-class residential
- 4 Medium-class residential
- 5 High-class residential

The city skyline



The central business district (CBD)

The CBD is at the heart of the city. It is dominated by high-rise buildings occupied by shops, offices, banks and other **commercial functions**. There are often **leisure facilities** such as theatres, cinemas, night clubs, restaurants and pubs, and these may be **clustered** together in a **quarter**. All these functions group together in the CBD because it is the most **accessible** part of the city. People from all over the city and beyond can reach it easily. This pushes up the value of the land and also explains why there are so many high-rise buildings. The high cost of rents in the CBD means that some land uses are not found here, such as housing, industry and large areas of open space.

The magnetic effect of the CBD attracts new shops, clubs, bars and offices.

- Accessibility: it is easy for customers and employees to reach the business
- Some businesses benefit from locating near similar businesses, e.g. entertainments and comparison shops
- Prestige: a central address can help attract custom

Pull factors



Push factors

But its problems push some functions away from the city centre towards the outskirts.

- Very little room for expansion
- Land prices are high
- Traffic **congestion**, noise and pollution
- Local government planning restrictions can restrict development

Push and pull factors affecting functions in the CBD

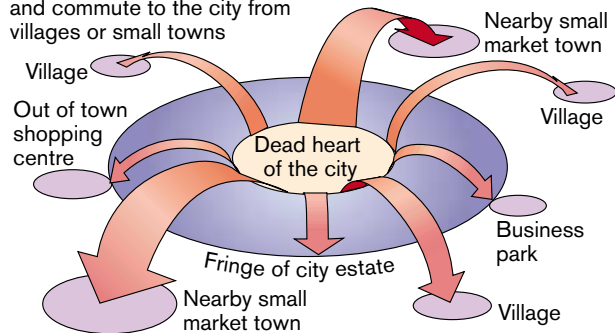
The changing city centre

The CBD is always changing. Changes include:

- ◆ new buildings
- ◆ shopping malls
- ◆ public open spaces
- ◆ conversion of old buildings for a new use
- ◆ pedestrianised areas and one-way streets
- ◆ new types of transport such as trams (e.g. Manchester and Sheffield)

People decide to live further out and commute to the city from villages or small towns

The doughnut effect



Key words

land use

central business district (CBD)

commercial functions

accessible

quarter
congestion

clustering

leisure facilities

doughnut effect