Urban Land-Use Theories

6th year Geography
Three key theories

- Burgess – Concentric Zone
- Hoyt – Sector Model
- Harris and Ullman – Multiple Nuclei
CONCENTRIC ZONE MODEL

1. CBD (Central Business District)
2. Zone of Transition
3. Residential (lower class)
4. Residential (middle class)
5. Residential (upper class)
Urban Land-Use Theories

- **Concentric Zone Theory**
  
  - Burgess (1925)
  - Cities grow outwards from the centre in a series of rings.
Concentric Zone Theory

- **Timeframe**
  - 1920’s
  - Class conscious society
  - Housing segregated according to income
  - Lack of transport infrastructure

- **Assumptions**
  - Older buildings in city centre
  - Newer buildings at edge of city
  - Land values highest in city centre
  - Strong economic and ethnic segregation
  - Low income groups lack transport and live close to city centre.
  - Cities develop on a flat plain with equal access to transport
A  CBD (Central Business District)
B  Zone of Transition
C  Residential (lower class)
D  Residential (middle class)
E  Residential (upper class)
Five Concentric Zones

1) Central Business District
2) Transition and Industry
   - low incomes
   - oldest housing
   - ghettos
3) Low Income Residential
4) Middle Income Residential
   - suburban estates - good quality, gardens
5) High Income Residential / Commuter
   - Small towns and villages
Problems with Burgess Model

- Old
- Doesn't consider car ownership
- Landscape not considered
- Impact that industry and transport could have on land use not considered.
- Zones are never as clear-cut
The Hoyt Model

- CBD
- Factories / Industry (transitional)
- Low Class Residential (old inner city area)
- Medium Class Residential (inter-war period)
- High Class Residential (modern suburbs)
Hoyt’s Sector Model

- 1939
- Sectors radiating out from the CBD along transport routes.
Sector Theory

**Timeframe**
- Late 1930’s
- Income and status divided society
- Housing areas reflect social segregation

**Assumptions**
- Settlement develops along transport routes
- Towns radiate out from the CBD
- Low-income and industrial areas lie next to each other
- Wealthy people choose the best sites
Criticisms of Hoyt’s Theory

- Old
- Too general
- In reality, most zones contain more than one land-use
- Doesn't consider the impact of urban renewal schemes
Burgess ‘v’ Hoyt

- Hoyt’s theory is based on statistical data, so is less open to the criticism that Burgess received.
MULTIPLE NUCLEI MODEL

Central business district (CBD)
Wholesale, light manufacturing
Low class residential
Medium class residential
High class residential
Heavy manufacturing
Outlying business district
Residential suburb
Industrial suburb

Harris & Ullman’s Multiple Nuclei Model
Harris and Ullman’s Multiple Nuclei Theory

- 1945
- As an urban area grows, it develops around a number of different business centres or nuclei.
Multiple Nuclei Theory

- Assumptions:
  - Modern cities more complex than suggested by other theorists
  - Each nucleus acts as a growth point
  - Growth occurs outwards from each nucleus, until they all merge into one large urban area
Multiple Nuclei Theory

- Mixture of Burgess and Hoyt
- Shows some land-uses attract more of the same, for example industrial areas
- Some land-uses may deter others from locating nearby, e.g.; housing is usually located away from industrial areas
Criticisms of Multiple Nuclei Theory

- Not an exact fit for all cities and towns
- Too complex
Are these models relevant to today’s cities??

- Have some relevance
- Now due to urban renewal schemes and changes in society, high income residential areas often exist close to the CBD
- Modern cities are expanding beyond these models- Urban Sprawl
Exam Question

- Examine briefly one theoretical model which attempts to explain the development of land use zones in a developed world city. (30 marks)