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Development Pressure in South West District of Penang: Issues and Implications

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Abstract

Urban land use is one of the main subjects in a town's physical development or a town's analytical research and deemed crucial in planning and controlling urban development. Nevertheless, rapid increase in urban population also means high demands on urban land. Drastic pressure of development has changed the pattern of land use in this area and some projects even go the extent of going against the state policies particularly the State Structure Plan and Local Plan. This article attempts to evaluate the changes affecting land use as well as to suggest suitable recommendations which can facilitate more comprehensive planning.

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1.0 Introduction

According to Burgess (1925), urban growth is a process of expansion and reconversion of land uses, with a tendency of each inner zone to expand in the outer zone. On the above figure, zone II (Factory zone) is expanding towards zone IV (Working class zone), creating a transition zone with reconversion of land use (Figure 1). Although the Burgess model is simple and elegant, it has drawn numerous criticisms: However, the Burgess model remains useful as a concept explaining concentric urban development, as a way to introduce the complexity of urban land use and to explain urban growth in American cities in the early-mid 20th century. Hoyt (1939) suggested in Sector Model

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(Figure 2) by accepting the existence of a central business district, the zones expand outward from the city center along railroads, highways, and other transportation arteries. Using Chicago as an example, an upper class residential sector evolved outward along the desirable Lake Michigan shoreline north of the central business district, while industry extended southward in sectors that followed railroad lines.

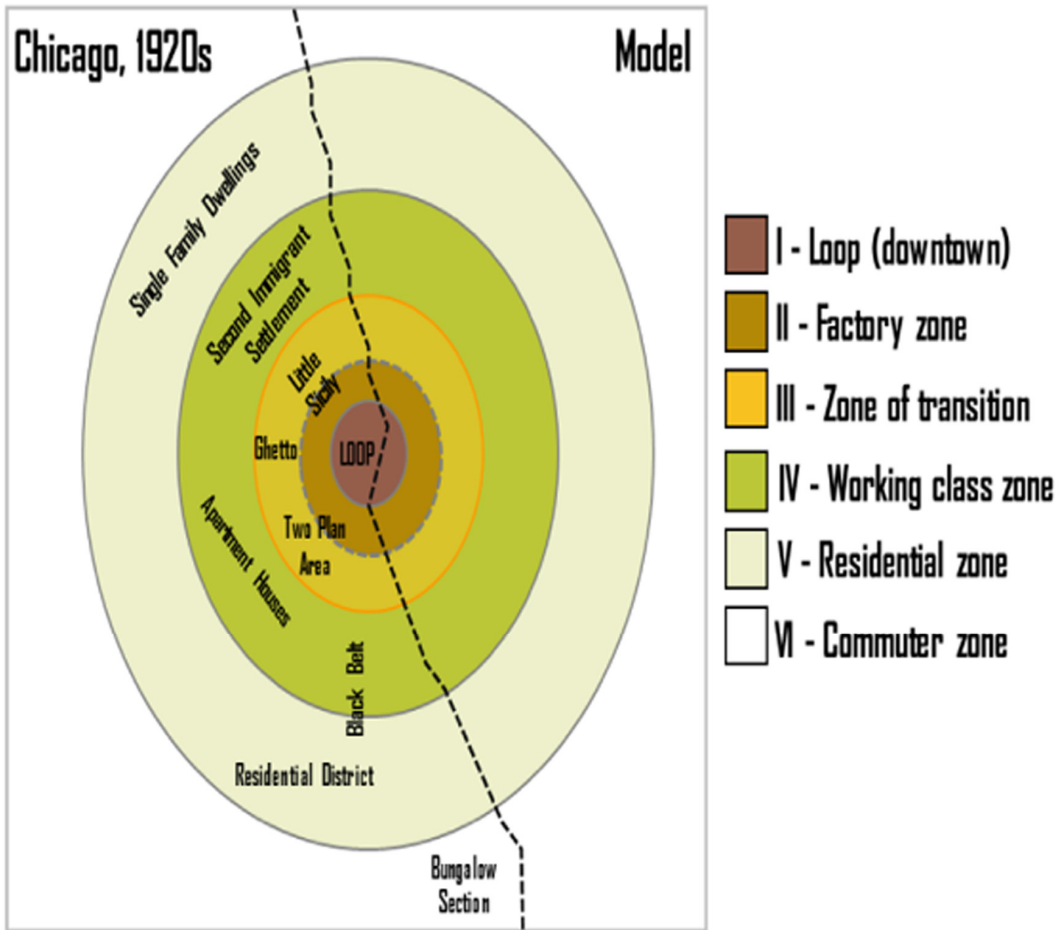


Figure 1: Burgess Land Use Model (1925)

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