

Urban Development in Tokyo

2016



Marunouchi Naka-dori Street: Creating a bustling neighborhood
(July 2015)



■ Ring Road No. 2 and the Shimbashi/Toranomon district soon after the start of the redevelopment project (April 2003)

A city plan for Ring Road No. 2 was decided in 1946. With cooperation of local people, the redevelopment project was started in 2002. The road-space vertical-use system, which allows the space above and below the road to be used for building construction, was employed in the project for integrated development of the road and buildings.



■ Ring Road No. 2 and the Shimbashi/Toranomon district after the completion of buildings (March 2016)
In March 2014, the Shimbashi-Toranomon section of Ring Road No. 2 was opened to traffic. In May 2014, all three buildings planned in the redevelopment projects were completed with the completion of Block III (Toranomon Hills). Ring Road No. 2 is expected not only to strengthen the logistics network linking the waterfront area and the city center but also to play an important role of connecting the Olympic Village and competition venues when the Tokyo 2020 Games are held.



Tasks of the Bureau of Urban Development

The Bureau of Urban Development is in charge of a broad range of tasks related to the lives of Tokyo residents

and business activities that include formulating urban development policies and housing policies, developing urban infrastructure such as roads and railways, improving built-up areas through land readjustment and urban redevelopment projects, providing guidance on housing land development and architectural structures, building and managing metropolitan housing, and taking measures for U.S. military facilities in Tokyo.

Taking advantage of its position as an organization undertaking a variety of tasks ranging from the planning to implementation of urban development, the Bureau will implement urban planning measures to cope with such factors as the Tokyo 2020 Olympic and Paralympic Games and the shrinking of the population with its declining birthrate and increasing ratio of senior citizens, with a medium- to long-term view toward 2020 and beyond.

Making Tokyo the World's Safest City

5P

The Bureau will work to make Tokyo a city that is resistant to disasters such as earthquakes and floods by improving areas with close-set wooden houses, promoting the seismic retrofitting of buildings, securing evacuation areas and roads by which to evacuate, promoting comprehensive flood control measures, and other initiatives.

Urban Renewal That Strengthens the City's International Competitiveness

11P

The Bureau will promote the renewal of urban functions and the creation of quality communities, through efforts that include utilizing various systems for urban renewal, harnessing the full potential of the private sector, and strategically promoting projects that use metropolitan government-owned land.

Development of Urban Infrastructure That Supports the Capital

21P

The Bureau will work to strengthen infrastructure such as airports, roads, and railways, and take measures for aging infrastructure. The Bureau will also promote comprehensive transportation policies, including making transportation nodes more convenient and utilizing road and waterway spaces.

Creation of a Comfortable Urban Environment

28P

The Bureau will promote measures aimed at the realization of a beautiful and elegant city and the creation of a low-carbon city, including preserving and creating green spaces, beautifying the urban landscape and encouraging relevant parties to do so, and making the efficient use of energy.

Achieving and Sustaining Better Living Conditions

31P

The Bureau will promote measures aimed at ensuring good living conditions throughout the life of each person, enhancing and retaining the vigor of the city, and achieving and sustaining better housing environments, including securing housing stability for the people of Tokyo, bolstering housing market functions to enhance consumer reassurance, and building a stock of safe and high-quality condominiums.

Building Code Administration and Development Control

37P

Based on statutory standards and regulations such as the Building Standards Act and metropolitan regulations, the Bureau works to create a well-ordered metropolis by promoting proper construction work and providing appropriate development guidance.

Measures for U.S. Military Facilities

39P

By working toward the consolidation, downscaling, and reversion of U.S. military facilities and addressing aircraft noise and other problems caused by such facilities, the Bureau will protect the safety of the daily lives of Tokyo residents as well as promote community development. The Bureau also aims for early realization of civil-military dual-use of Yokota Air Base.

Budgets of the Bureau of Urban Development



Bureau of Urban Development Budget for Fiscal 2016 Total Account: 499,100 million yen



By project category

(Unit: 100 million yen) Figures are rounded to the nearest unit.

City Planning/Surveys:	Green spaces, landscape/Measures for reservoir areas/City planning/etc.	51
Infrastructure Development:	Road network development/Railway and other public transit development/Aviation policies/General flood control measures/etc.	186
Urban Area Development:	Improvement of close-set wooden housing districts/Land readjustment/Redevelopment of built-up areas /Infrastructure development of the Tokyo waterfront areas/etc.	2,403
Building Code Administration:	Seismic retrofitting promotion/Building guidance/etc.	133
Housing Policies:	Metropolitan housing building and management/Municipal housing/Private housing/Seismic retrofitting of condominiums/etc.	2,217

By account category

General account	1,559
Metropolitan housing and related project account	1,784
Security money account for metropolitan housing and others	31
Urban development fund account	86
Tokyo waterfront area infrastructure development project account	86
Urban redevelopment project account	1,445

History of the Bureau of Urban Development

The Bureau of Urban Development was established in April 2004 through the reorganization and consolidation of the urban development divisions of the City Planning Bureau, Housing Bureau, and Construction Bureau (Urban Development Division and Tama New Town Project Division), with the aim to form an organization that could advance fast-paced urban development initiatives that reflect the insights of those on the front lines.

Planning Tokyo's Urban Development

The Bureau of Urban Development has established as its main plans, the Urban Development Vision for Tokyo, the Master Plan for City Planning, and the Master Plan for Housing, to clarify its basic policies related to future urban planning in Tokyo.

Urban Development Vision for Tokyo

The Basic Concept and Six Goals and Seven Basic Strategies

This urban development vision clarifies basic policies for the strategic implementation of policy-driven urban planning for Tokyo to become the city it envisions.

The Urban Development Vision for Tokyo, formulated in 2001, was revised in July 2009 to reflect the current circumstances surrounding Tokyo. Under the basic concept of “evolving into an environmentally advanced city with charms and vitality that will serve as a model for the world,” this vision aims to advance urban planning to not only bolster Tokyo’s international competitiveness and ensure safety and security, but to also place greater importance on the perspectives of the environment, greenery, and cityscape.

Six goals have been established to achieve this basic concept, and the direction of policies that Tokyo should take to achieve these goals is expressed in the form of seven basic strategies.

Six Goals

- 1 Maintain and develop urban dynamism that is internationally competitive
- 2 Coexist with the global environment, which is critical to sustainable development
- 3 Restore beautiful urban spaces surrounded by rich greenery and water
- 4 Create, convey, and pass down our unique urban culture
- 5 Create a city where residents can live comfortably, safely, and with peace of mind
- 6 Obtain and coordinate the participation of a variety of entities, including residents, municipalities, corporations, and non-profit organizations

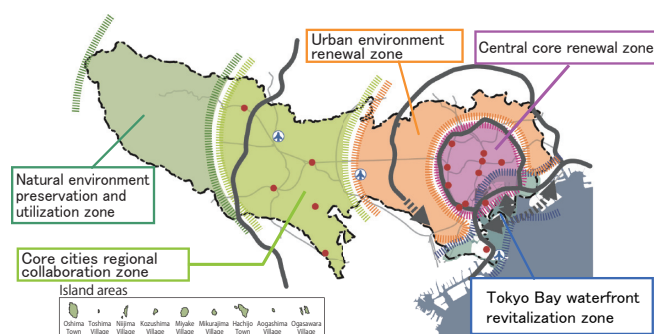
Seven Basic Strategies

- 1 Improve the regional transportation infrastructure
- 2 Establish centers that increase economic vitality
- 3 Make the transition to a low-carbon city
- 4 Form networks of water and greenery
- 5 Create attractive urban spaces
- 6 Achieve an improved living environment
- 7 Create a highly safe, disaster-resistant city

Urban Vision

As a regional urban structure, while continuing to draw on the diversity of functions concentrated in the city, the region will come together socially and economically to pursue construction of the “circular megalopolis structure,” which will allow the entire region to fully demonstrate its functionality. On the local level, we will move forward with plans to create more “compact city hubs,” through higher concentration of urban functions around train stations and other central locations.

The vision divides Tokyo into five zones and sets out the role each zone will hold in the Greater Tokyo Area as well as the urban image that will be pursued, detailing an image for each area based on a wide perspective.



Zones

Measures and Mechanisms

In order to actively pursue policy-led development to realize these visions, the Bureau has indicated measures that must be implemented by categorizing them along the lines of five themes such as the maintenance and development of urban vitality and the realization of a city that successfully coexists with the environment. The Bureau has also announced urban planning mechanisms and plans that will be formulated based on the Urban Development Vision for Tokyo. For example, in addition to the completion of the three ring expressways and enhanced functionality and regular international flights in and out of Haneda Airport, initiatives aimed at creating an environmentally advanced city, including the creation of substantial, wide spaces of greenery around arterial roads and development of an elegant cityscape around the Imperial Palace, will be promoted.

Master Plan for City Planning

In fiscal 2014, the metropolitan government made revisions to its city plans in which the following four policies are stipulated. Individual city plans stipulated for city planning areas must adhere to these policies, which are outlined below.

(1) Master Plan for City Planning Areas

This plan defines the future vision of the city from a long-term perspective and the path to follow to make that vision a reality. The direction urban development must take in order to realize the future vision clarified in the Urban Development Vision for Tokyo is positioned within the city planning scheme, and serves as the foundation for drafting individual city plans.

(2) Policy for Urban Redevelopment

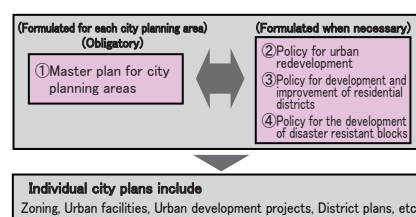
This was formulated in accordance with the Urban Renewal Act and stipulates matters such as the areas where urban redevelopment projects will be promoted.

(3) Policy for Development and Improvement of Residential Districts

This is a long-term, comprehensive master plan for the development of quality residential districts formulated in accordance with the Act for Special Measures to Promote the Supply of Housing and Housing Lands in Urban Districts.

(4) Policy for the Development of Disaster Resistant Blocks

This policy was formulated in accordance with the Act for Promoting the Development of Disaster Resistant Blocks in Concentrated Urban Areas and stipulates matters such as in which specific areas integrated and comprehensive redevelopment should be advanced from a disaster resistance standpoint.



Conceptual Chart of the Master Plan for City Planning

Master Plan for Housing

Since the Master Plan for Housing was formulated in 1991, it has been revised every five years to develop housing policies current with the times, with the aim to achieve stability with respect to housing and an improved residential environment for all Tokyo residents.

Today, as the graying of the population continues to progress, housing needs are both diversifying and becoming increasingly sophisticated due to major changes in the household composition of Tokyo residents, their lifestyles and the employment environment. In addition, the Great East Japan Earthquake served to remind us of the vulnerability of cities to earthquakes. Tokyo, as well, has a number of unique issues, including the wide-spread existence of districts with close-set wooden houses and large numbers of apartment buildings that are difficult to retrofit or rebuild.

To ensure that Tokyo continues to be a city full of dynamism and appeal that attracts people from all over the globe, it is now critical that the city creates housing that is safe and offers peace of mind, befitting of the capital.

In order to achieve this, the new Master Plan for Housing was formulated in March 2012 (plan period: FY2011 through FY2020) as a plan to specifically and systematically indicate future housing policy goals and policy development, and to outline a path to implementing these policies.

For Realization of Advanced Disaster-Resistant Housing Befitting the Capital

- 1 Create housing and residential districts that offer residents safety and peace of mind
 - Disaster-resistant housing and residential districts
 - Energy-independent, low-carbon housing and residential districts
 - Community development focusing on the living environment
- 2 Work together with services that support the lifestyles of area residents
 - Secure peace of mind for the elderly with respect to housing
 - Housing support for households raising children
- 3 Encourage proper management and renewal of apartment complexes
- 4 Use public housing stock effectively
- 5 Revitalize suburban residential districts
- 6 Promote the use of existing housing
- 7 Create housing market rules
 - Create rules on housing transactions
 - Enhance the appeal of rental housing
- 8 Develop markets that provide quality housing
 - Provide guidance to the housing market
 - Create fluidity in the market for vacant housing
- 9 Ensure housing stability for households requiring assistance
 - Bolster the functionality of public housing as part of the social safety net
 - Create a stronger safety net by coordinating with a variety of entities and sectors
- 10 Plan for recovery after earthquakes

Making Tokyo the World's Safest City

Improvement of Districts With Close-Set Wooden Houses

In the event of earthquakes, districts with close-set wooden houses are expected to suffer major damage such as the outbreak of fires, due to inadequate roads, parks, and other urban infrastructure and the large number of old wooden structures.

To improve areas with close-set wooden houses and to ensure the safety of evacuees by preventing large urban fires from spreading, the Tokyo Metropolitan Government is implementing projects to redevelop and improve areas with close-set wooden houses and to promote measures to make the city more fire resistant.

In addition, the Urban Development Plan for Disaster-Resistance was revised at the end of fiscal 2015 to incorporate the measures taken under the Ten-Year Project to Advance Fire Resistance in Close-Set Wooden Housing Areas, which was launched after the Great East Japan Earthquake in light of the impending threat of an earthquake directly striking the capital, as well as to promote efforts to improve areas with close-set wooden houses. The TMG is advancing initiatives aimed at making Tokyo a disaster-resistant city.

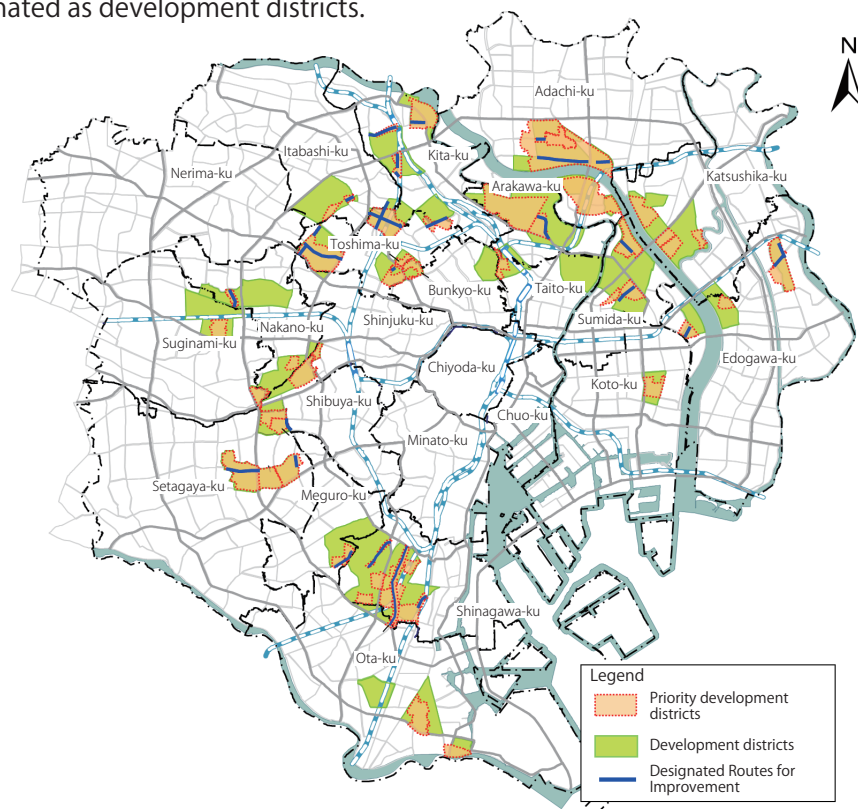
Urban Development Plan for Disaster-Resistance

Drawing on lessons learned from the Great Hanshin-Awaji Earthquake, the TMG formulated the Urban Development Plan for Disaster-Resistance in fiscal 1995 (revised in fiscal 2003, fiscal 2009, and fiscal 2015), and is working to improve the level of disaster resistance in built-up areas. In accordance with the Tokyo Metropolitan Earthquake Preparedness Ordinance, the plan establishes policies for creating firebreak belts, raising the level of fire resistance in districts with closely-packed wooden houses, and other initiatives.

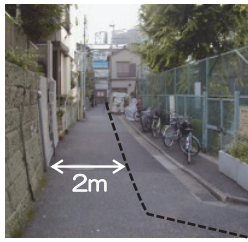
In the plan, areas with close-set wooden houses that are likely to suffer particularly severe damage in the event of an earthquake have been designated "Development Districts" (28 districts covering approx. 6,900 hectares). Fireproof zones under the Ten-Year Project to Advance Fire Resistance in Close-Set Wooden Housing Areas, in which extensive measures are taken to further accelerate improvements in such housing areas, are designated "Priority Development Districts" (53 districts covering approx. 3,100 hectares). Various projects contributing to the creation of a disaster-resistant city are intensively carried out in these districts.

Also in these districts, development of roads, parks, and other basic infrastructure, as well as reconstruction of old wooden houses into shared residences or fire/quake-resistant homes are underway based on policies to regulate and encourage plans such as the project to develop areas with close-set wooden houses and program to develop disaster-resistant blocks.

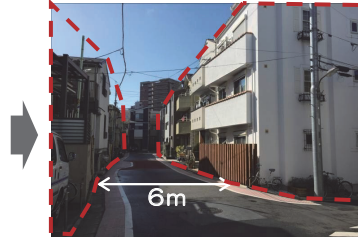
New initiatives have been taken since fiscal 2016, including measures for further improving the areas designated as development districts.



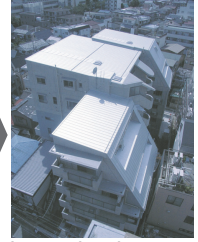
Development Districts / Priority Development Districts / Designated Routes for Improvement



Example of a local road to enhance disaster response



Example of a project to replace old wooden houses with shared residential buildings in close-set wooden housing districts



Strengthening Efforts to Further Improve Development Districts

To accelerate efforts to enhance fire and earthquake resistance in close-set wooden housing areas surrounded by firebreak belts, the TMG, jointly with the special wards (ku), stipulates plans for networks of roads that can serve as space to allow the passage of emergency vehicles and smooth evacuation in a disaster (local roads to enhance disaster response) and carries out systematic and focused development, so as to advance the fire resistance of roadside buildings and promote reconstruction of such structures.

Initiatives Taken in Areas Other Than Development Districts

In districts with close-set wooden houses, as well as areas at risk of becoming such districts, the TMG will encourage municipalities to establish district plans or take other steps to prevent land from being subdivided into smaller lots, and to advance the designation of new fire resistance regulation zones, which is designed to raise the level of fire resistance in built-up areas, so as to improve those areas and to prevent the spread of close-set wooden housing areas. Through these measures, the TMG works to build good housing environments.

Ten-Year Project to Advance Fire Resistance in Close-Set Wooden Housing Areas

To accelerate improvement of Tokyo's greatest weakness, its districts with close-set wooden houses, the TMG launched the Ten-Year Project to Advance Fire Resistance in Close-Set Wooden Housing Areas in January 2012, and is carrying out the initiatives outlined below.

(1) Acceleration of Efforts to Make Built-Up Areas Fire Resistant in Cooperation With the Special Wards

To accelerate efforts to improve the level of fire resistance in development districts, which are likely to suffer particularly severe damage in the event of an earthquake, the program for Special Development Zones to Advance Fire Resistance (Fireproof Zones) was launched in March 2013, in which the TMG extends special support to the special wards that take further steps than before in areas which are particularly in need of improvement. As of the end of March 2016, the program is being implemented in 53 districts. The TMG aims to make 70 percent of the area fire resistant (fire-resistant ratio* of 70 percent) by fiscal 2020.

In the fireproof zones, along with building fireproofing regulations, the TMG is promoting reconstruction of buildings through a variety of efforts, including extending subsidies tailored to the situation in each community, tax reductions or exemptions (fixed asset tax, etc.), and actively paying visits to homes and businesses within the zones.

* Indicator of how fire resistant a built-up area is. This ratio of more than 70 percent means almost zero destruction from fire.

(2) Construction of Major City-Planned Roads to Form Firebreak Belts

The Bureau has selected as Designated Routes for Improvement, city-planned roads constructed by the TMG (28 sections of road totaling approx. 25 kilometers in length) which will be highly effective in enhancing disaster resistance, by blocking the spread of fire and serving as space for evacuation and rescue operations. The TMG will proceed with development of Designated Routes for Improvement while extending special support measures to property rights holders to assist them in rebuilding their lives, with the aim of completing the development by fiscal 2020.

