

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 overall urban development policy, 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, and handling matters concerning 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 bring the insights of those on the front lines and new ways of thinking to steadily proceed with projects, and while leveraging the legacy of the Olympic and Paralympic Games Tokyo 2020, it will implement urban planning measures to realize the visions set forth in Future Tokyo: Tokyo's Long-Term Strategy and the Grand Design for Urban Development.

## Ensuring Urban Safety and Security 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 measures to prepare the city for heavy rainfall, and other initiatives.

## Urban Renewal That Strengthens the City's International Competitiveness 12P

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 implementing projects that use metropolitan government-owned land.

## Enhancing the Functions of Networks for Exchange Among People and Goods 25P

The Bureau will proceed with urban transportation policies, including strengthening infrastructure such as airports, roads, and railways, as well as taking measures for aging infrastructure. The Bureau will also promote measures for enhancing transportation nodes and developing water transport.

## Creation of a Comfortable Urban Environment 34P

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 efficient use of energy.

## Building Code Administration and Development Control 39P

The Bureau will promote the creation of a well-ordered metropolis by ensuring proper construction work and providing appropriate development guidance, based on statutory standards and regulations, such as the Building Standards Act, and regulations specific to Tokyo.

## Matters Concerning U.S. Military Facilities 43P

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

# Budget of the Bureau of Urban Development



## Bureau of Urban Development Budget for Fiscal 2024 Total Account: 111.7 billion yen



### By project category

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

Infrastructure Management:	City planning /Green spaces, landscape/ Measures for water resources /etc.		102
Infrastructure Development:	Road network development/Railway and other public transit development/Aviation policies/ Comprehensive flood control measures/etc.		229
Urban Area Development:	Improvement of close-set wooden housing districts/Land readjustment/Redevelopment of built-up areas/Renewal of Tama New Town/etc.		715
Building Code Administration:	Seismic retrofiting promotion/ Building guidance/etc.		71

### By account category

General account		980
Urban development fund account		79
Tokyo waterfront area infrastructure development project account		14
Urban redevelopment project account		44

## 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. In July 2014, the US Military Facilities Relations Division was transferred to the Bureau from the Headquarters of the Governor of Tokyo (now the Office of the Governor for Policy Planning). And, to respond to urgent housing policy issues, including measures for aging condominiums and vacant housing, the Housing Policy Promotion and Metropolitan Housing Management divisions were transferred from the Bureau to launch the Office for Housing Policy in April 2019. In April 2024, the Tama Area Urban Development Policy Division was established following a restructuring of the Bureau sections overseeing urban development in the Tama area, in order to serve as a strong driving force for the formulation and implementation of policies that cover the entire Tama area.

# Planning Tokyo's Urban Development

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

## The Grand Design for Urban Development

To make Tokyo a city that can continue evolving while responding to major socioeconomic changes, including the aging and shrinking of the population, the TMG formulated the Grand Design for Urban Development in September 2017. It is an administrative plan that describes the 2040s urban vision Tokyo should pursue and basic policies and concrete measures for urban development toward the realization of the vision.

The TMG will advance urban development that lays the foundation for the realization of the “three cities” presented in the Action Plan for 2020—a safe city, diversity (diverse city), and smart city.

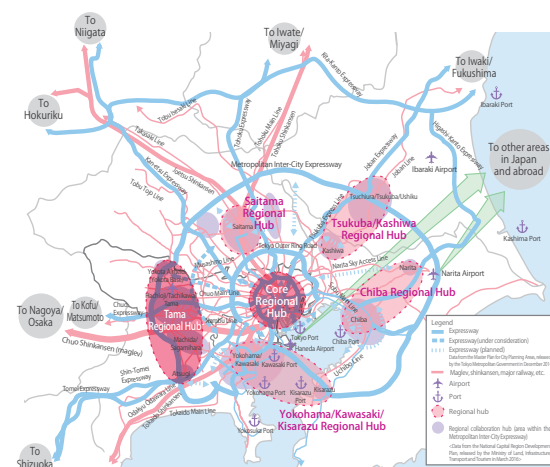
### New Urban Vision Tokyo Should Pursue

#### (1) Goal of urban development

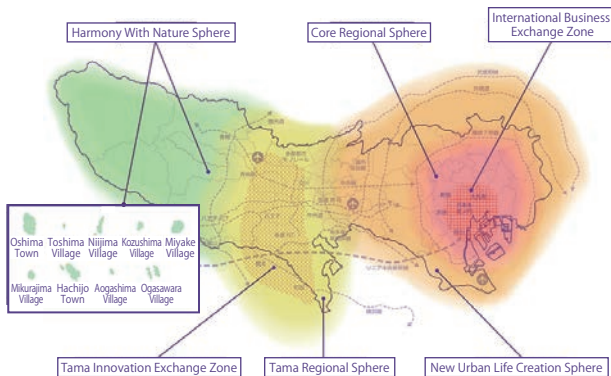
Based on the image of social conditions and Tokyo resident activities in the 2040s, as well as roles the city should play in the world and in Japan, the goal of urban development was set as “a highly developed mature city that is relaxing and full of vitality” so that Tokyo will continue to evolve in a sustainable way.

#### (2) Urban structure and regional spheres

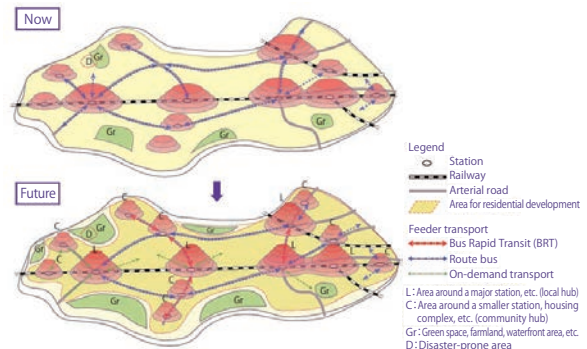
The urban structure Tokyo should pursue on a regional level as well as a local level is set forth in the plan. Four new spheres divided based on each area's characteristic features and two zones that serve as the driving force for Japan and Tokyo are also defined.



Urban structure on a regional level (city structure for exchange, cooperation, and taking on challenges)



Four regional spheres and two zones



Urban structure on a local level (image of compact community structure)

### Urban Development Strategies and Concrete Initiatives

Seven urban development strategies and policies for each strategy have been established from a cross-sectoral standpoint, which will be translated into concrete actions.

While continuing to solve various challenges faced by the city, the TMG will work to obtain the support of many, including Tokyo residents and companies, and advance initiatives toward Tokyo's bright future.

#### Seven Urban Development Strategies

- Strategy 1 Create hubs full of vitality that generate sustainable growth
- Strategy 2 Achieve flexible, unrestricted exchange of people, goods, and information
- Strategy 3 Build a city that addresses the risk of natural disasters and environmental issues
- Strategy 4 Build a supportive and comfortable environment for all
- Strategy 5 Realize highly convenient lifestyles and create diverse communities
- Strategy 6 Build a city with a network of beautiful seasonal greenery and water
- Strategy 7 Create new appeal through the arts, culture, and sports

## Master Plan for City Planning

The metropolitan government has made revisions to its city plans in which the following four policies are stipulated. The Master Plan for City Planning Areas and the Policy for Urban Redevelopment were revised in fiscal 2020, while the Policy for the Development of Disaster Resistant Blocks and the Policy for Development and Improvement of Residential Districts were revised in fiscal 2022. 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 presents the vision for the city from a long-term perspective and the overall path to realizing that vision. It positions policies set forth in plans such as the Grand Design for Urban Development (formulated in 2017) as official city plans. Master Plans for City Planning stipulated by municipalities and specific city plans, including for districts and zones, as well as for urban facilities, are decided according to the Master Plan for City Planning Areas.

### (2) Policy for Urban Redevelopment

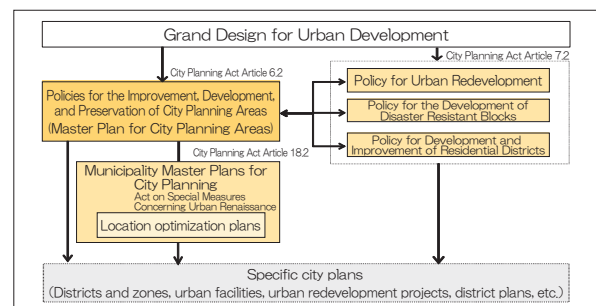
This master plan organizes measures for urban areas from a long-term and comprehensive perspective for the provision of appropriate guidance and systematic promotion of urban renewal.

### (3) Policy for the Development of Disaster Resistant Blocks

This is a master plan which aims to develop blocks in concentrated urban areas into disaster resistant blocks, formulated in accordance with the Act for Promoting the Development of Disaster Resistant Blocks in Concentrated Urban Areas.

### (4) Policy for Development and Improvement of Residential Districts

This is a 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.



Conceptual Chart of the Master Plan for City Planning

## Master Plan for Housing (Transferred to the Office for Housing Policy)

- This plan is formulated in accordance with the Tokyo Metropolitan Basic Housing Ordinance. The plan specifies housing policy objectives and basic measures in line with the ordinance, and while seeking to coordinate with other policy areas such as welfare, the environment, urban development, and employment, the plan forms the foundation for the comprehensive and systematic promotion of policies related to housing.
- Since formulating the first Master Plan for Housing in 1991, while updating the plan every five years, the Bureau has worked to develop housing policies in line with the times to improve the stability of housing conditions for the citizens of Tokyo. The Seventh Master Plan for Housing was formulated in March 2022.