

Distribution Business Parks (Projects for Developing Urban Distribution Centers)

In order to streamline road traffic and improve distribution functions, distribution business park projects are intended to develop urban distribution centers by constructing distribution facilities (e.g. truck terminals, wholesale industries, warehouses that are otherwise concentrated in the central Tokyo) in an integrated and comprehensive manner in the surrounding areas close to the junctions of urban expressways and main loop roads. For the purpose of promoting the development of such parks, the Act Concerning the Improvement of Urban Distribution Centers was enforced in July 1966 (and then partially revised on May 5, 1997).

In accordance with the Basic Policy for Distribution Facility Development that was adopted in December 1966, TMG decided to develop urban distribution centers in five areas – the south area (two Wards in Keihin), northwest (Itabashi), north (Adachi), east (Kasai) and south west. As for the south area (about 73.7 ha), north west (about 31.4 ha), north (about 33.3 ha) and east (about 51.7 ha), TMG has designated them as distribution business zones and made city planning decisions on those distribution business parks, thereby launching projects and providing services.

In addition, as for the south west area, TMG has adopted the Policy for Improving Distribution Facilities in South West Tokyo in May 2008, focusing on Hachioji and Ome Cities as relevant cities.

Also, the facilities of distribution business parks in service are mainly truck terminals, markets, general warehouses, refrigerated warehouses and wholesale facilities.

Current status of development of urban areas for distribution business zones

(As of April 2013)

Category		South (2 wards in Keihin)	North west (Itabashi)	North (Adachi)	East (Kasai)
City planning decision (date of revision)		Mar 12, 1968 (Sep 28, 1994)	Feb 8, 1971	Mar 13, 1969 (Dec 10, 1971)	Mar 24, 1977 (Jun 24, 2004)
Distribution business zone		Approx. 73.7 ha	Approx. 31.4 ha	Approx. 33.3 ha	Approx. 51.7 ha
Distribution business park		Approx. 64.7 ha	Approx. 31.4 ha	Approx. 33.3 ha	Approx. 49.2 ha
Facilities within complexes	Truck terminal	Approx. 24.2 ha	Approx. 11.6 ha	Approx. 11.3 ha	Approx. 18.5 ha
	Wholesale market	—	Approx. 6.1 ha	Approx. 6.1 ha	Approx. 7.5 ha
	Warehouse	General Approx. 7.3 ha	Approx. 3.7 ha —	Approx. 4.0 ha —	Approx. 7.3 ha —
		Refrigerated Approx. 4.7 ha			
	Wholesale Industry	Approx. 15.1 ha	Approx. 5.2 ha	Approx. 3.5 ha	Approx. 9.4 ha
	Others	—	Container depot Approx. 0.8 ha	Container depot Approx. 0.8 ha	Road freight-hauling business Approx. 4.7 ha
Public facility (e.g. road)		Approx. 13.4 ha	Approx. 4.0 ha	Approx. 7.6 ha	Approx. 1.8 ha
Development status		Completed	Completed	Completed	Completed