City Planning and Transit Oriented Development in Japan

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Growth of the Tokyo metropolitan area

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Source: Population Census “Historical Statistics of Japan”
Legislative System of City Planning

Outline of City Planning Law (1968～)

- Master Plan
  (Policy for Improvement, Development, and Preservation)
- Policy for Urban Renewal
- Basic Policy on City Planning of Municipality

City Plans

- Land-Use Control
  - Area Division
  - Land-Use Zones
  - Additional Zones & Districts
  - etc

- Planning of Public Facilities
  - Road
  - Park and greenery system
  - Sewerage system
  - Public Transportation System
  - etc

- Urban Development Projects
  - Land Readjustment
  - Urban Renewal
  - New Residential Built-up Area Development
  - etc

District Plans
Image of Land-Use Control

- Quasi-City Planning Area
- City Planning Area
- Urbanization Control Area
- Urbanization Promotion Area
Urbanization and Transportation of Tokyo metropolitan area

In millions **population**

*All automobiles (including light automobiles)*

Number of automobiles (in millions)

Railway Network in the 1950s

Source: Tokyo Bureau of Transportation 80 years history

Source: Population Census “Historical Statistics of Japan”
Automobile Inspection & Registration Information Association)
The Plan for National Capital Region Development to control sprawl of the city and urban development.

Integrated plan to develop urban railway and new town in wide area.

Transit Oriented Development: TOD

Major new town plan and railway plan in Metropolitan Area
Example of TOD: Tama New Town

- Urban development by public government.
- New construction of two radial private railways with direct connection to central Tokyo
- New construction of a loop of Tama Intercity Monorail with connection to Tachikawa City

Development of Tama New Town

Urban railway

Monorail

Location map

Tachikawa City

Tokyo City Center

20km

40km

Source: City and Transportation, Vol. No. 65 (Japan Transportation Planning Association)

City plan decided: 1965
Moving-in started in: 1971
Planned area: 2,892ha
Projected population: 340,000

Source: Materials submitted by UR

City Railway
Monorail
Prefectural Boundary

Toll expressway
Railway

Residential area
Greenbelt and parks
Educational facilities
Commercial facilities

Source: Materials submitted by UR
- Polycentric regional structure with urban transportation network
【Reference】Example of TOD (Futako Tamagawa Rise, Tokyo)

- Transit Oriented Development centering on the intersection of two railway lines
- Large scale development (11 ha) of commercial, office, residential complex on unutilized land
- Designed to serve as a regional hub for bus network with the development of station square.
- Realized eco-friendly town through efficient energy use in infrastructure and buildings, utilization of rich natural environment along the river. (Awarded world’s first LEED* Gold in the "Town Planning Section" in 2015)

*LEED: Environmental performance assessment index under the control of the U.S. Green Building Council aiming at the dissemination of sustainable buildings.

Source: Website of Futako Tamagawa Rise (https://www.rise.sc/)