

Urban Redevelopment in Tokyo:

Stimulating development

led by private sector

at urban regeneration special areas

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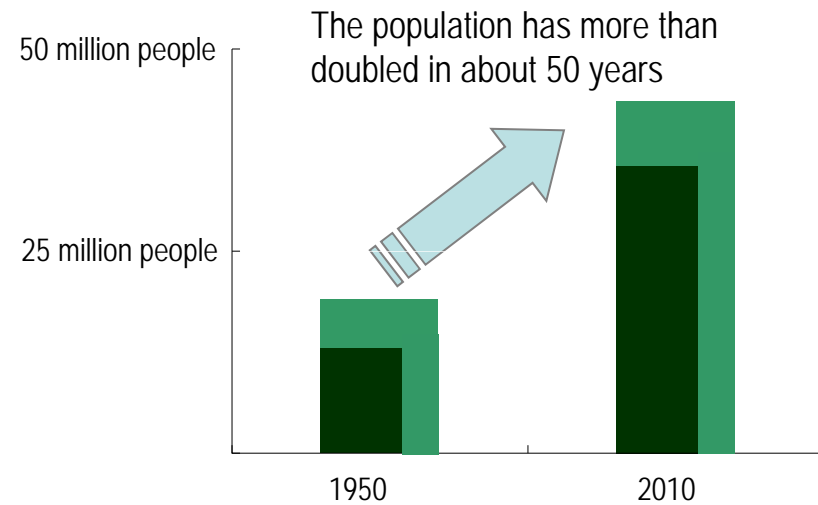
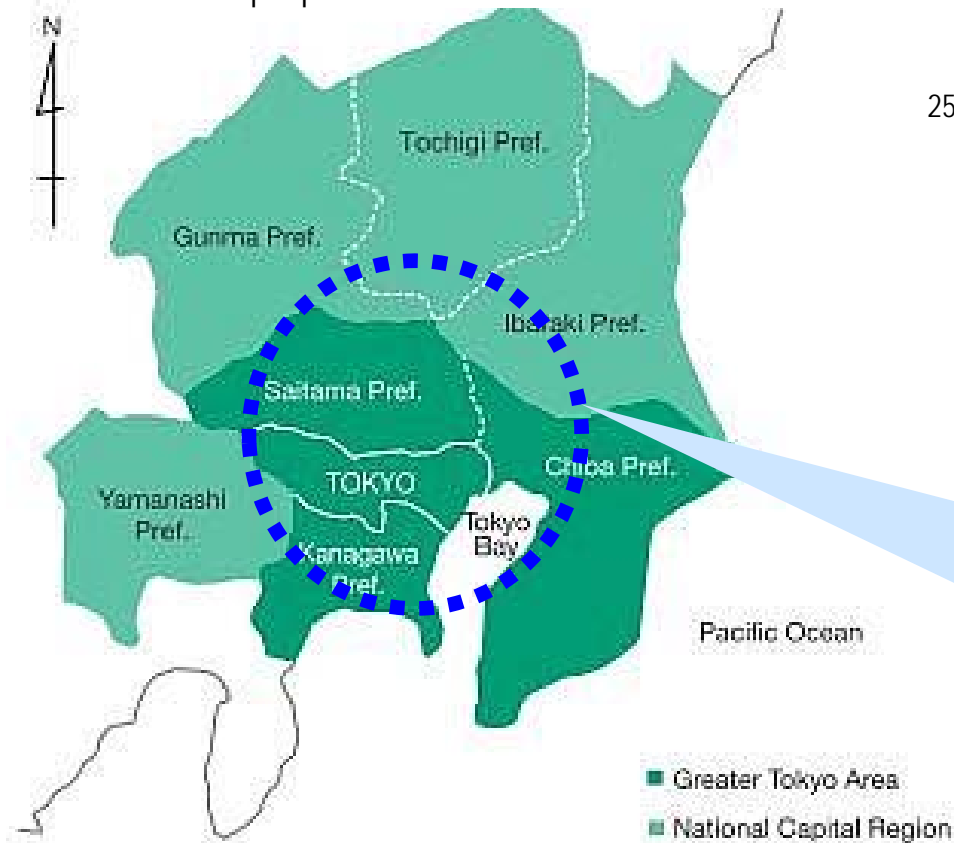
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Overview of the Tokyo Megalopolis Region

- Greater Tokyo Area (Tokyo and 3 prefectures) : 36 million people
- National Capital Region (Tokyo and 7 prefectures) : 43 million people



Tokyo Megalopolis

- population (28% of Japan's total population)
- Area (4% of Japan)
- GDP (32% of Japan's GDP)

Shifting focus of urban development to diversity and comfort

○ With rapid urbanization, Tokyo has grown into a megalopolis



○ Key viewpoints of urban development

Harmonizing with nature, environment, history and culture, liveliness, barrier-free, etc.



Designating Urban Renaissance Urgent Redevelopment Area

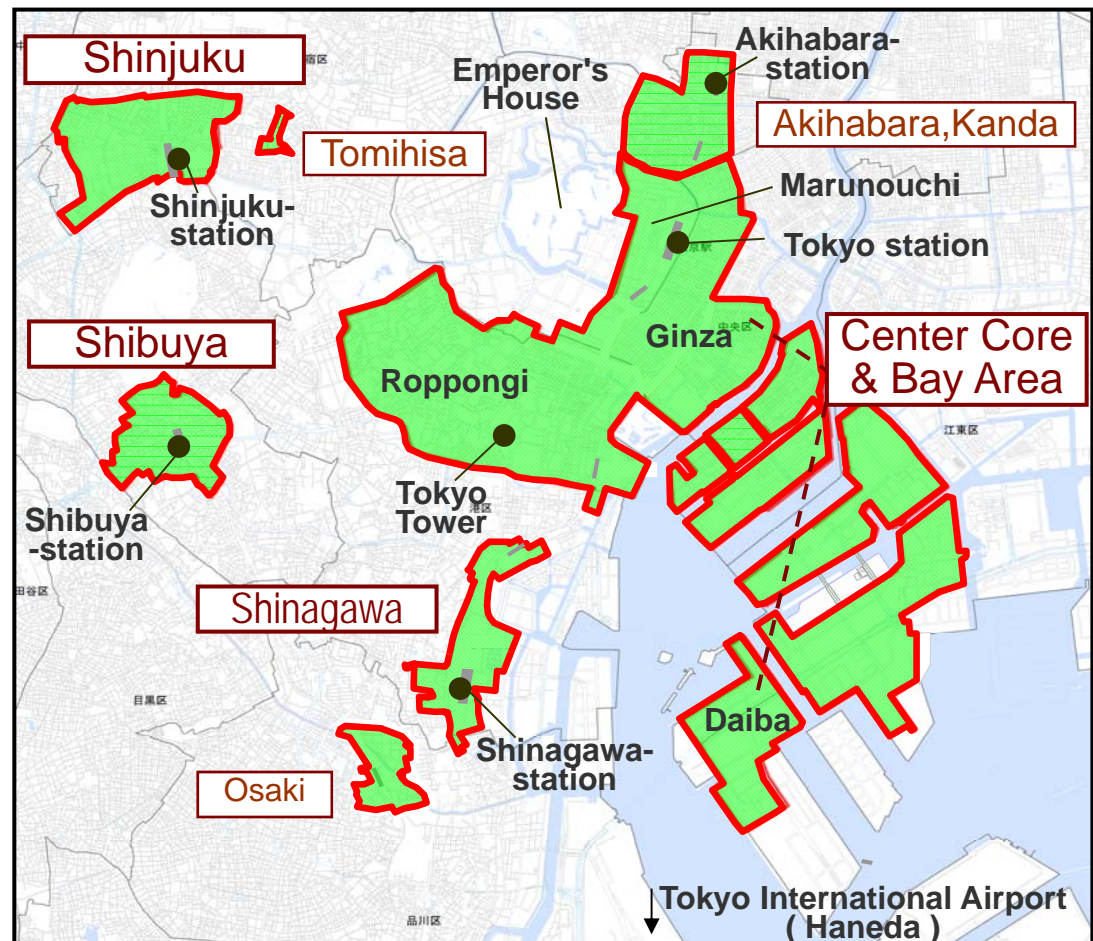
- “Selective” and “focused” urban development
 - Promote active development in Center Core Area (center and sub center of Tokyo)

Center Core Area of Tokyo



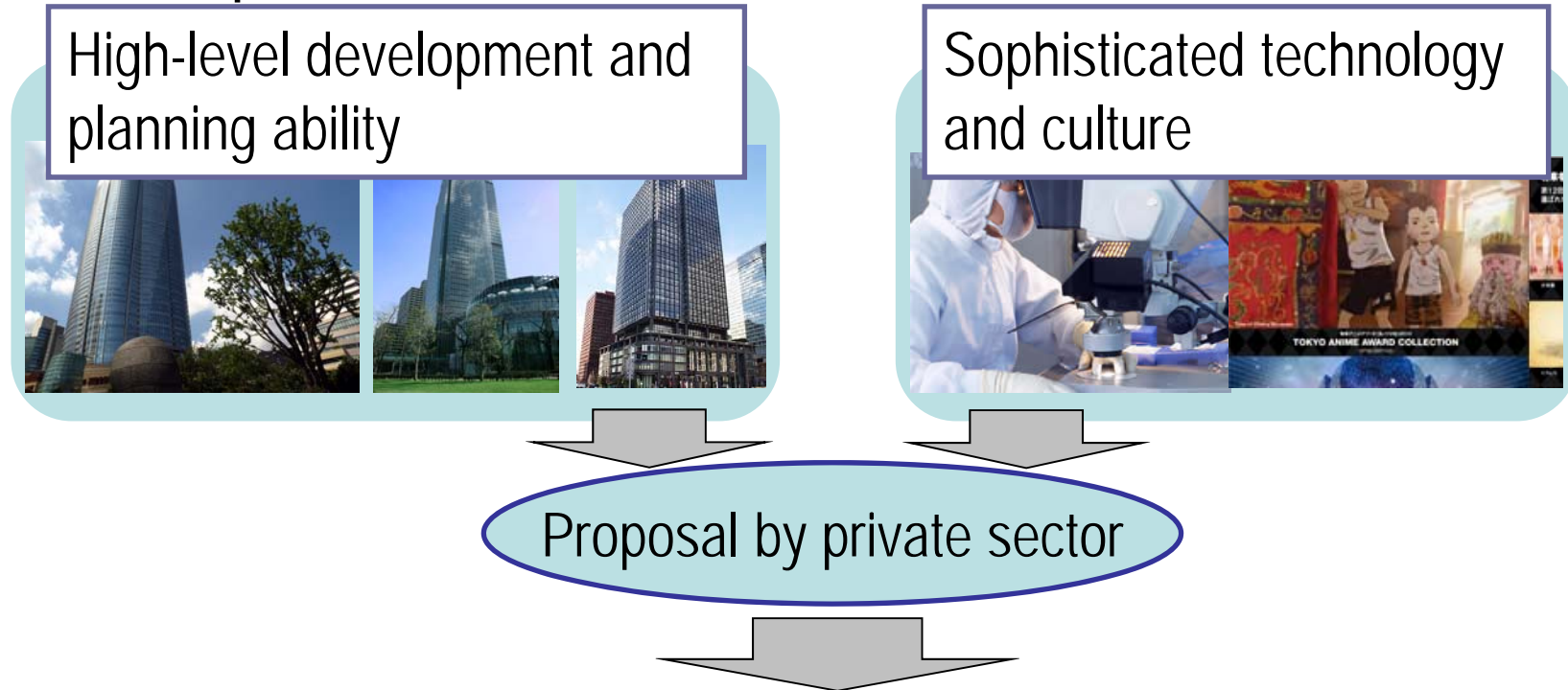
- 25% of total corporate income in Japan (approx. 9.3 trillion yen)
- Half of foreign companies based in Japan (approx. 1,500 companies)
- Easy access to airport (within approx. 30 minutes)

 Urban Renaissance Urgent Redevelopment Area



Maximizing creative ingenuity of private sector entities

- Turning private sector's advanced know-how into urban development



- Encouraging diverse and speedy development by making exceptions regarding urban planning

Exception 1

Substantial relaxation of restrictions on floor area ratio and building usage

Exception 2

Rapid decision on urban planning (within six months)

Strengthening international key business hub

- Attract people, products and money from abroad
 - Develop a large-scale conference center to invite international conferences



- Support foreign companies to set up in Japan through introduction of business partners, etc.

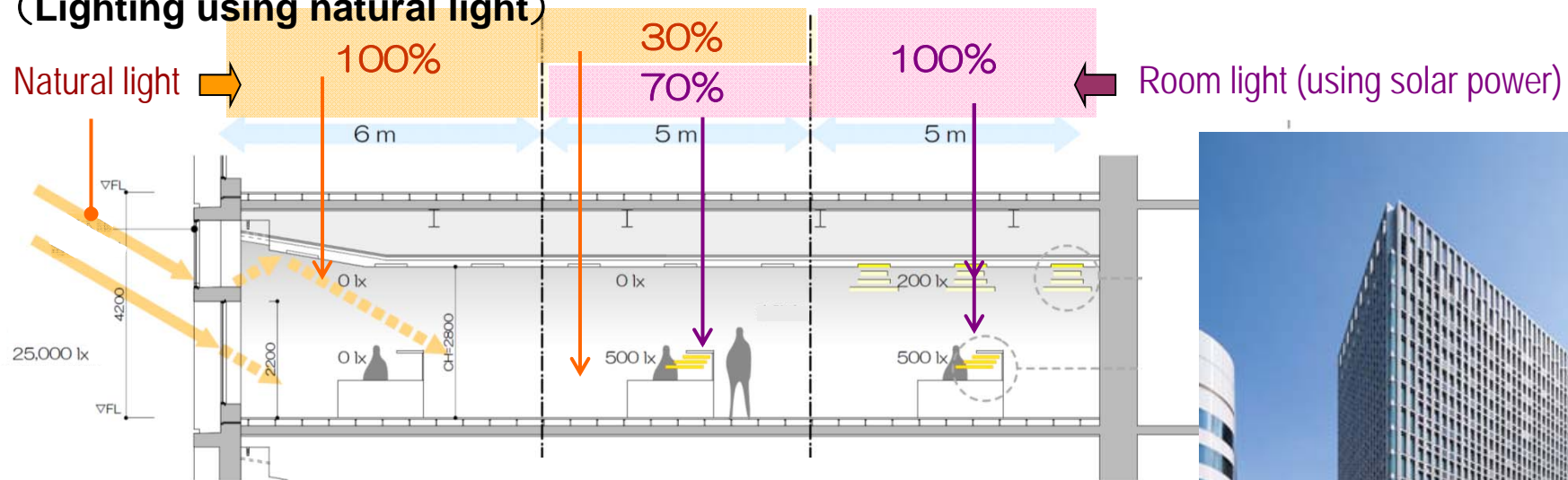


Reducing CO2 emissions and creating natural environments ①

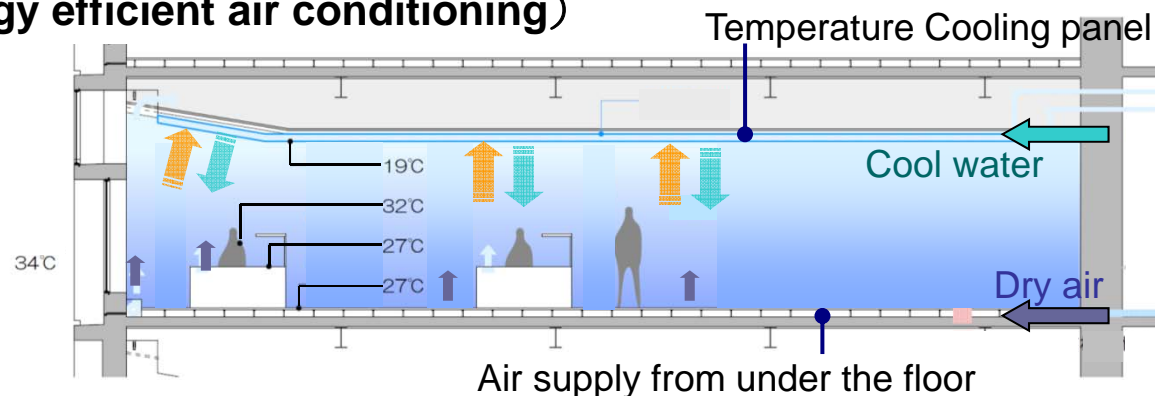
○Office buildings aiming for “virtually zero CO2 emission”

- Actively support implementation of advanced environmental performance

(Lighting using natural light)



(Energy efficient air conditioning)



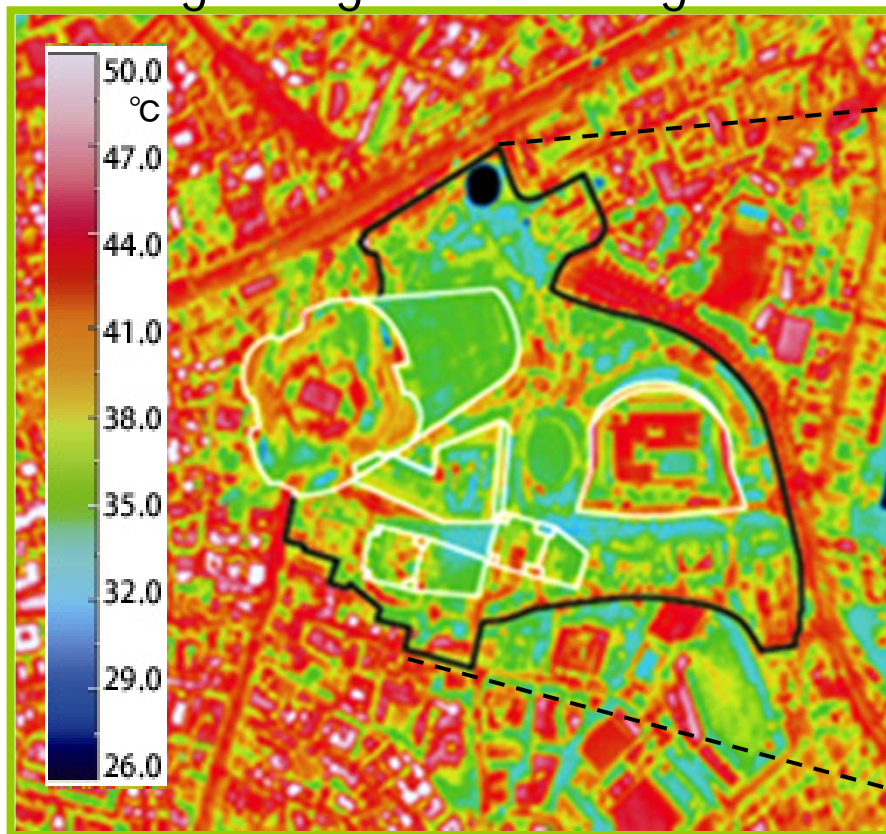
Reducing CO2 emissions and creating natural environments ②

- A large forest in the business area of a prime central location in Tokyo
 - Release privately-owned land that costs 10times more than the average land price (approx. 3,600m²)

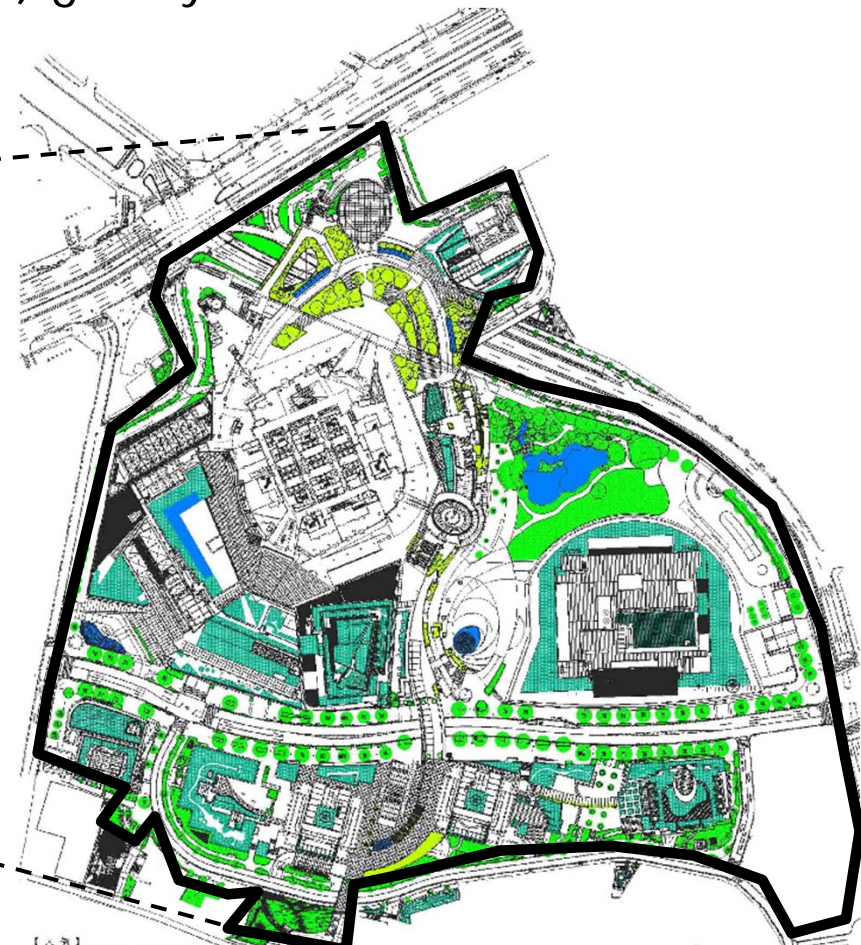


Reducing CO2 emissions and creating natural environments ③

- Successfully lowered temperature in summer by 2~3 degree C compared to the surrounding areas
 - Creation of green land (approx. 3ha) greatly contributed to the measures against global warming



(Roppongi Hills)

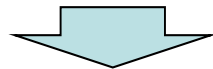


■ : Approx. 3ha (approx.25%)

Harmonizing with history and culture ①

- Unify the height of buildings and the design of lower part of the buildings developed by private-sector entities
 - Restore and preserve historic landscapes of Tokyo

Maintenance of historical townscape and design

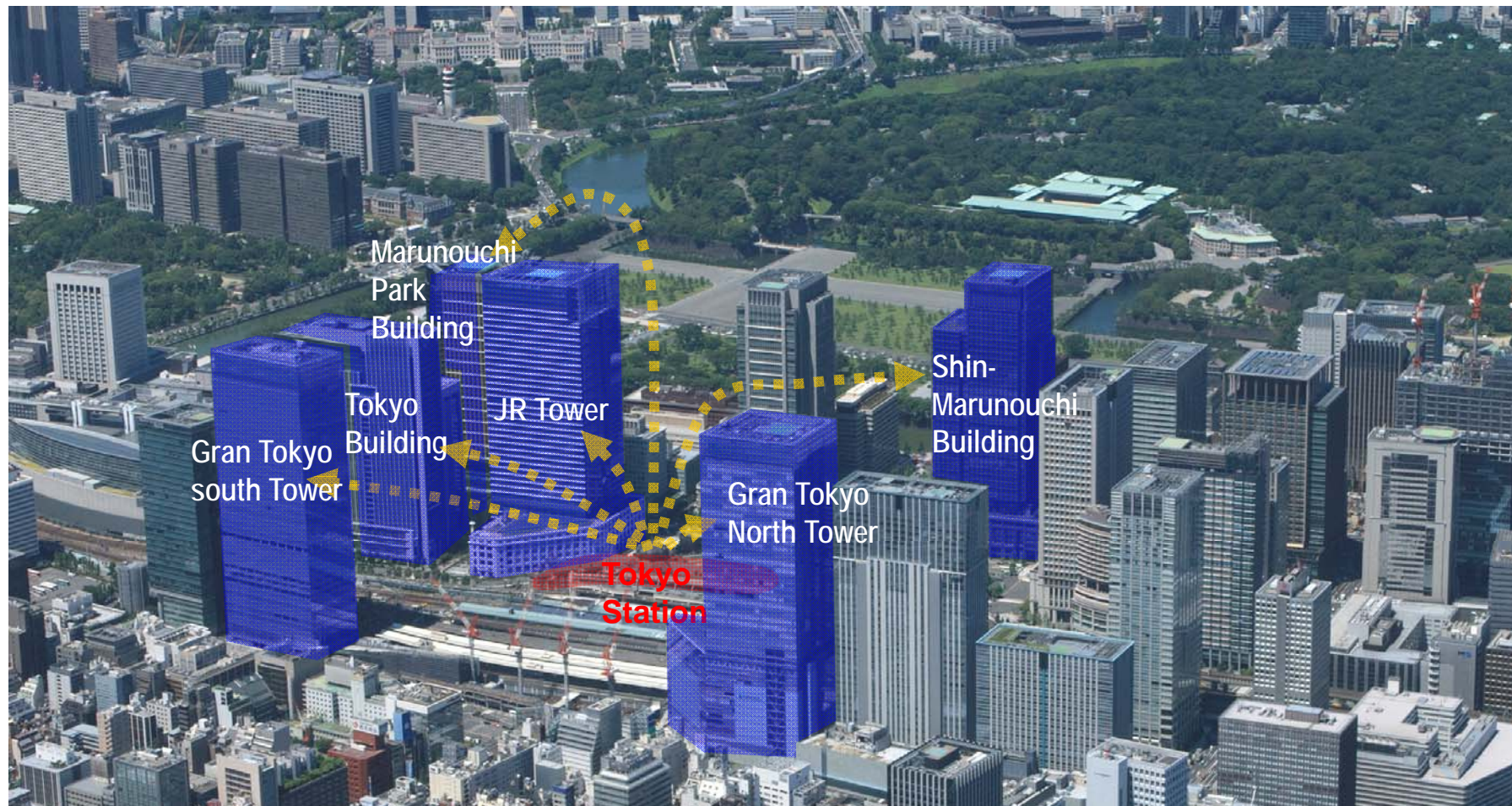


Conservation/reconstruction of Tokyo Station and landscape preservation of the area around the station



Harmonizing with history and culture ②

- Preserve/reconstruct Tokyo Station by introducing the exceptional floor area ratio system to promote urban redevelopment in the surrounding areas



Harmonizing with history and culture ③

- Encourage private-sector entities to restore historic buildings and manage them as art galleries/museums
 - Revive the memory of the days when they were built to make towns more attractive



Harmonizing with history and culture ④

- Renew largest-scale Kabuki theater and establish a public gallery
 - Reproduce and promote traditional Japanese culture to attract domestic/international tourists





Thank you for your attention!

