

“Tokyo 2030 Part 1 – An Image Based on Trend Predictions –”

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Tokyo's ward district is a large city in itself supporting a population in excess of 8.5 million. Grasping the overall picture of this area in its entirety is an extremely difficult undertaking. In a lot of writing about the Tokyo of today, most of it is concerned with the city's center, its shopping and business districts, densely built-up areas of wooden structures, unique areas, and places prone to problems. Additionally, there are predictions about the city's future population, worker numbers, etc based on official estimates, however, there is nothing which comprehensively looks at the situation concerning land and buildings. This report, starting with the state of ordinary residential housing districts, facilitates an understanding of the current situation through the joint use of both individual area and all encompassing studies of the entire ward district. And while basing itself on trend predictions, it comprehensively and in a straightforward manner addresses to the extent possible the uniqueness and commonality to be found in each area of Tokyo's ward district.

Chapter 1 How Tokyo's Ward District Will Change – Trend-Based Predictions

Tokyo's Changing Population: 2005 - 2030

7.1% increase in total population from 8.6 to 9.2 million peaking in 2025

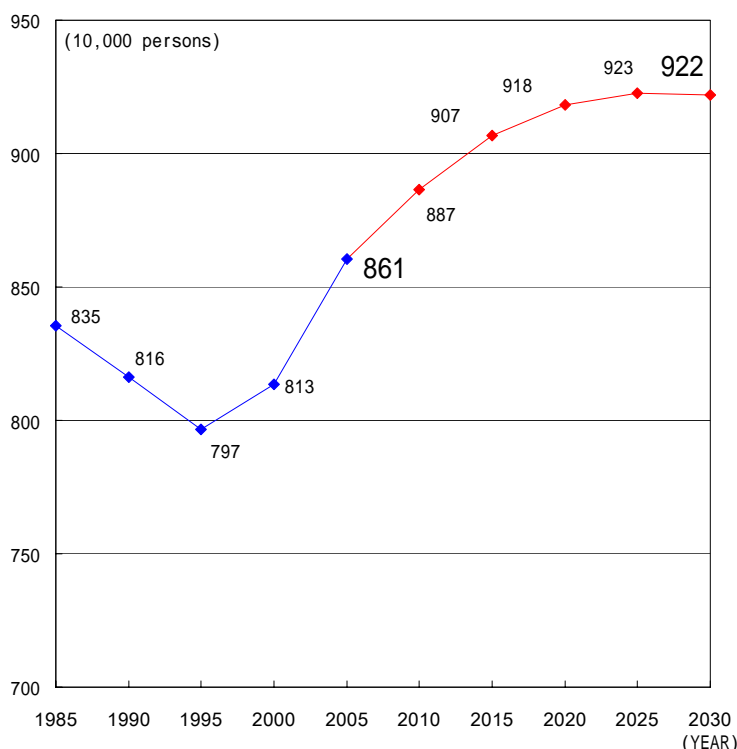
Population of foreign nationals increasing by 154,000 (52%) from 298,000 to 453,000, 5% of the total population

Population of children decreasing by 100,000 from 927,000 to 826,500, becoming less than 10% of the total population

Child-bearing aged population increasing slightly from 6.07 to 6.1 million, 66% of the total population

Elderly population increasing by 690,000 from 1.61 million to 2.3 million, one in four people will be in this age bracket

Improving the quality of life and living environment of their citizens, including those living in the suburbs, is of common concern to extremely large cities in developed countries. Municipal governments in every country are making great efforts in this area as disorder and uneasiness must not be created in residential areas. In Tokyo's ward district the number of foreign nationals will increase and the issue of providing for the elderly will become more acute. There will also be a progression of young people leaving rural areas for the city. How ordinary cities react to this dismantling of rural districts in the creation of new town areas is the subject of our research going forward.



Population Transitions and Predictions for Tokyo's Ward District

How land and buildings will change: 2005 – 2030

Land use: residential and farming use will decrease, use for roads, parks, etc will increase

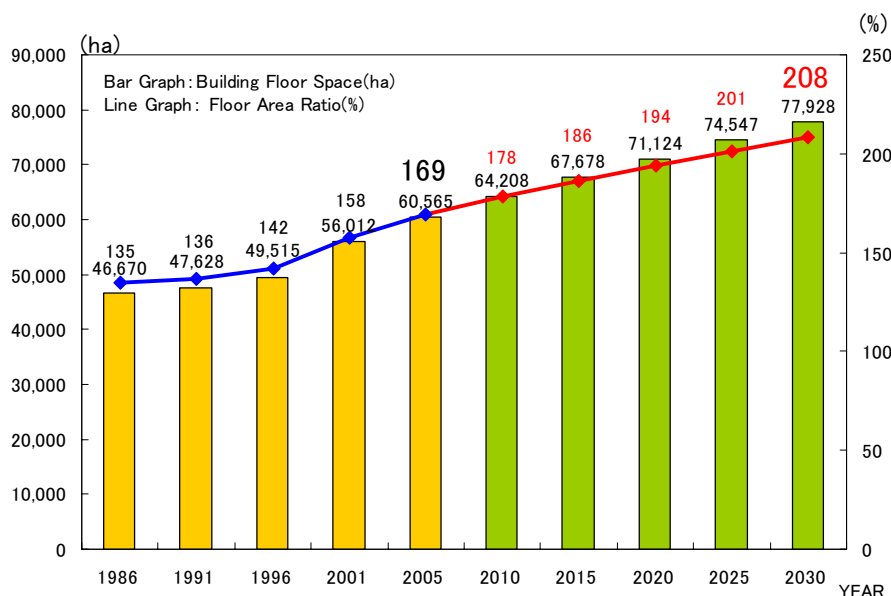
Building site area will increase by 1,613 ha (4.5%) from 35,767ha to 37,380ha

Building floor space according to utilization:

Office and housing complex floor space will greatly increase; detached housing, for which building site area decreased, will increase in floor space. Conversely, the floor space for dedicated factories, joint use business and dwelling structures, and agriculture and fisheries buildings will decrease

Building floor space in the ward district will increase by 17,364ha (28.7%) from 60,565ha to 77,928 ha

The floor area ratio (FAR) across the entire ward district will rise from 169% to 208%



Transitions and Predictions for Building Floor Space and the Floor Area Ratio (FAR) in Tokyo's ward district

Residential floor space will increase by 11,444ha (32.0%) from 35,733ha to 47,177ha

The increase is especially noticeable in housing complexes which will increase by 11,054ha (53.6%) from 20,599ha to 31,644ha

Non residential floor space will increase by 5,919ha(23.8%) from 24,832ha to 30,751ha

The increase is especially noticeable in offices which will increase by 4,500ha (49.6%) from 9,065ha to 13,565ha

Changes in worker numbers between 2005 and 2030

The number of working people will increase by 105,000 (1.5%) from 7.243 million to 734.8million

Chapter 2 Validating the Trend Predications for People and Buildings

Concentrating populations resulting from the economic disparity between urban and rural areas

If wage and other economic disparities among regions are not corrected, the excessive movement of people to Tokyo's ward district will further increase.

There is a strong correlation between the concentration of populations and regional disparities in wages and the ratio of jobs to applicants. Against this backdrop of enlarging disparities, an average excess of 73,000 people a year have been moving into Tokyo's ward district since 2005. This exceeds the number based on trend predictions by 17,000 people a year. Going forward there is sufficient probability that numbers above predicted levels for the excessive movement of people into Tokyo will be realized.

The Direction of Large-scale Development

Going forward large-scale development will continue and the total amount of floor space under construction will maintain the existing quantitative level. In the past ten years the amount of floor space generated by large-scale site conversion type developments comprised 8.4% (1,453ha) of total building floor space. And for the following ten years it has been confirmed that 5.2% (833ha) of total building floor space will be created as a result of these large-scale site conversion type developments.

It is believed this amount will further increase in the future and that quantitatively the amount of construction will continue on par with current levels. Additionally, areas of large-scale development will be limited to Tokyo's central area and the port and harbor district. This prediction is based on the conventional wisdom of professionals and experts such as us. The remaining 85% of construction activity changing the face of Tokyo will be based on the accumulated work of countless small developers and construction companies. How this "urban area renewal by the masses" progresses going forward will have a profound effect on Tokyo's future image.

Chapter 3 Tokyo in 2030 – An image based on trend predictions and the current state of the metropolis' urban renewal –

The current state of urban renewal in Tokyo

In urban areas where small-scale sites are concentrated, renewals take place every 35 years in the city center and every 50 years in surrounding areas

	In the city center		In surrounding areas	
	A central office district where office building are rebuilt into condominiums in front of stations	A composite office, business and residential complex adjoining a train station in the city center	A low-rise residential area separated from the train station	A densely built-up area near a train station
	Nihonbashi-horidomecho 2-chome, Cyuo-ku	Kanda-tacho 2-chome, Chiyoda-ku	Maruyama 2-chome, Nakano-ku	Hatagaya 3-chome, Shibuya-ku
Building housing lot update rate during year	2.74%/year	2.66%/year	1.96%/year	2.02%/year
Period when all districts are updated	36.5years	37.6years	51.0years	49.6years

This case study was able to discover that Tokyo's entire ward district was being soundly maintained and, that like the cells of a living organism, the small yet expanding urban area structure of the ward district is in a constant state of renewal. It also determined that a great variety of small-scale urban areas were continuously spreading, something inconceivable for other major global cities. With the exception of the central business core which possesses international functions and the port and harbor area, this trend applied to both commercial and residential areas alike. In addition, the character of each of these mutually connected urban areas is not entrenched and new interrelationships are constantly being formed.

The residential area surrounding the central city district is a place where small-scale redevelopment and individual rebuilding is perpetually occurring. That transformation is demonstratively improving the quality of residential areas. Naturally, with the passage of time, these areas will become built up. Large areas of greenery will be lost. However, in each respective site new buildings will be stylish and of sturdy construction, smaller plants and flowers will be grown and smaller gardens will be constantly cared for. As a result, even if a residential area is statistically small and highly dense, the reality is that many of them are becoming cleaner and more hygienic. It can be said that the stability and regularity of central Tokyo, which can be likened to the nerve center of a living organism, is sustained by the constant activity of these kinds of urban areas.