

A new city planning scheme

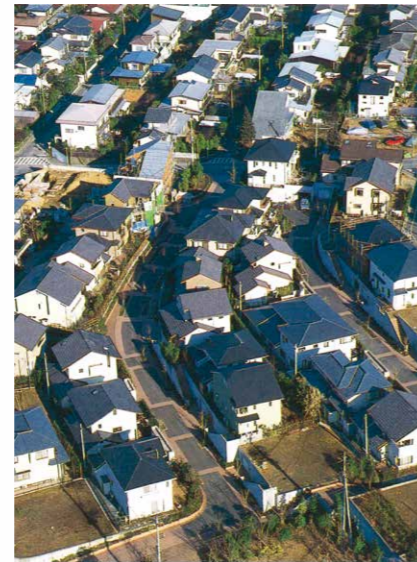
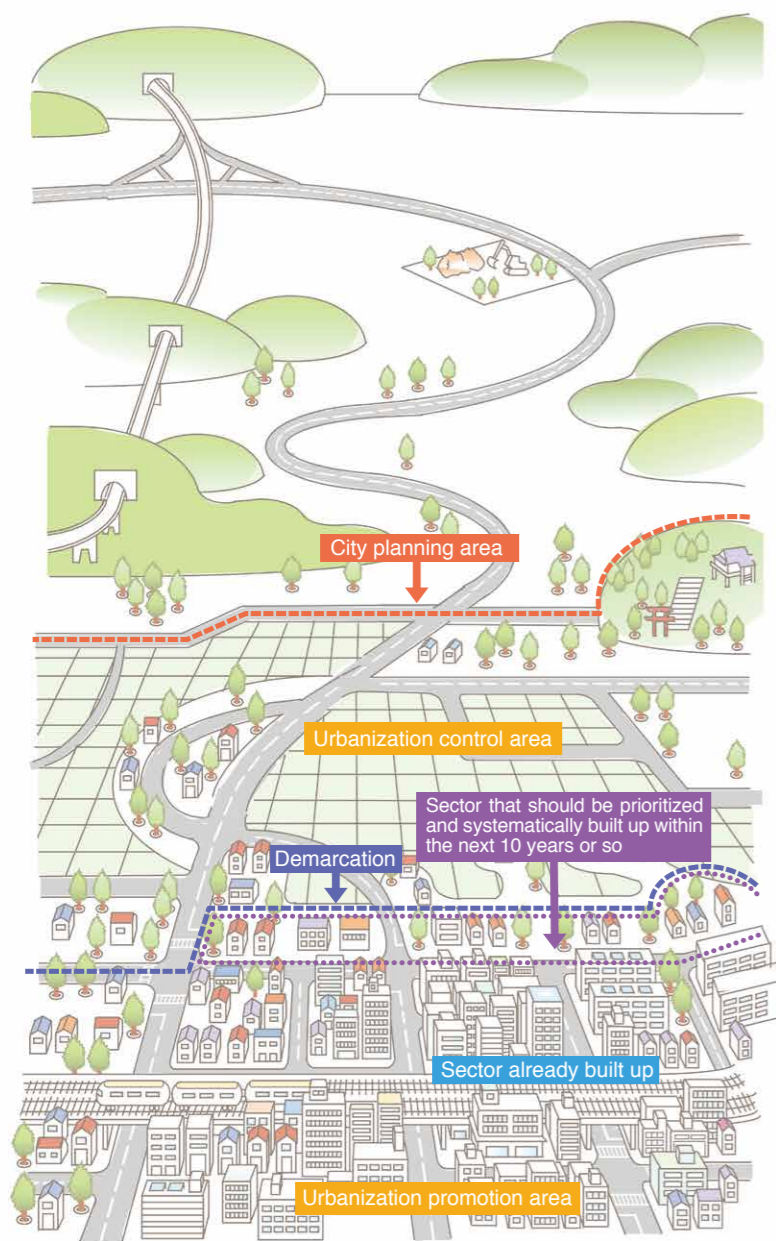
Although urban sprawl continued into the latter half of the 1960s, there were no effective means to control this from the perspective of city planning.

In order to realize the shape desired of the city while ensuring optimum urban standards, a new City Planning Act was promulgated in 1968 and the Building Standards Act was amended in 1970.

This new City Planning Act, in line with post-war trends for greater local autonomy, devolved authority for city planning decisions to the prefectures and municipalities, and also newly added procedures for resident participation.

In addition, as a measure to curb urban sprawl, city planning areas were classified into urbanization promotion areas and urbanization control areas, and in order to ensure this demarcation, a development approval system was established. This made it possible to partially limit private rights concerning land use.

In 1980, the City Planning Act and the Building Standards Act were amended and the district planning system was established, making detailed city planning on the community level possible.



District planning system implementation example (photo by Satoru Mishima.)

The district planning system was a city planning scheme led by the municipalities with resident participation that made it possible to form more detailed city plans on the community level by determining the goals and policy for local urban development as well as facility plans and building rules for the area.

District plans, which can respond to increasing demands from the policy aspect that arise with changes in the socioeconomic situation, have become established as a fundamental way to implement city planning. Other than regular district planning that regulates developments on the community level, various patterns that also make deregulation possible have been created.

Source: *Tokyo no toshikeikaku 100 nen* (100 years of Tokyo's city planning). Bureau of City Planning, Tokyo Metropolitan Government.

Conceptual drawing of "demarcation"

Urbanization promotion areas are sectors that have already been built up or should be prioritized and systematically built up within the next 10 years or so. On the other hand, urbanization control areas are sectors where this should be restrained.

	Tokyo City Planning Ordinance (enacted 1888)	(Old) City Planning Act (enacted 1919)	(New) City Planning Act (enacted 1968)
1 Purpose or concept	For everlasting convenience in business, sanitation, fire prevention, transportation, etc. (preamble)	For everlasting maintenance of public peace or augmentation of welfare with regard to the city's transportation, sanitation, security, economy, etc. (Article 1)	To promote the sound development and orderly improvement of cities by stipulating the necessary matters concerning city planning, thereby contributing to well-balanced national development and the promotion of public welfare. (Article 1)
2 Planned district	District of Tokyo City (was later expanded to cover Kyoto, Osaka, Nagoya, Yokohama and Kobe)	City planning areas determined by the Minister	City planning areas designated by the governor
3 Plan contents	Urban facilities (roads, rivers, bridges, railways, parks, fish and bird markets, produce markets, livestock markets and slaughterhouses, crematoriums, and public graveyards). Water supply and sewer systems were added later.	Urban facilities and projects (roads, rivers, ports, parks, railways, tram tracks, canals, airports, waterworks, sewer systems, land readjustment, sports fields, housing management of housing developments, markets, slaughterhouses, cemeteries, crematoriums, garbage incineration plants, and facilities and districts to protect against wind, fire, sand, and tide)	Urbanization promotion areas, urbanization control areas, district and zone system, project promotion areas, urban facilities, urban development projects, areas scheduled for urban development, etc., district planning, etc.
4 Plan decision maker and procedures	Tokyo City Planning Commission (national agency) Approval by the Minister	City Planning Committee (national agency) Approval by the Minister	Governor for fundamental urban planning, and municipalities for other plans Local city planning councils, public hearings, inspection systems
5 Plan implementation method	City planning projects	City planning projects Land use control under the Urban Building Act Land planning restrictions	City planning projects Land use control through the development approval system Land use control under the Building Standards Act City planning restrictions
6 Finances	Special taxes (land tax rate, business tax, miscellaneous tax, house tax, alcohol tax), public bonds, land use fees for river banks transferred from the national government	Special tax (later changed to City Planning Tax), expenses borne by beneficiaries, local allocation tax, expenses borne by beneficiaries of city planning projects, state subsidies, local bonds.	State subsidies, local allocation tax, land fund, expenses borne by beneficiaries, City Planning Tax, housing lot development tax, local bonds

Up to 1968 (Regulations on use only)	1968 (Addition of floor-area ratio and building coverage ratio) (Subdivision of zoning)	1976 (Addition of shadow regulations)	1992 (Subdivision of zoning regulations)	2002 (Addition of minimum site area)	2018 (Addition of pastoral residential district)
Residential district	Category 1 exclusive residential district Category 2 exclusive residential district Residential district	Addition of shadow regulations	Category 1 low-rise exclusive residential district Category 2 low-rise exclusive residential district Category 1 medium-to-high-rise exclusive residential district Category 2 medium-to-high-rise exclusive residential district Category 1 residential district Category 2 residential district Quasi-residential district	Addition of minimum site area	Category 1 low-rise exclusive residential district Category 2 low-rise exclusive residential district Category 1 medium-to-high-rise exclusive residential district Category 2 medium-to-high-rise exclusive residential district Category 1 residential district Category 2 residential district Quasi-residential district Pastoral residential district
Commercial district	Neighborhood commercial district Commercial district		Neighborhood commercial district Commercial district		Neighborhood commercial district Commercial district
Quasi-industrial district	Quasi-industrial district		Quasi-industrial district		Quasi-industrial district
Industrial district	Industrial district Exclusive industrial district		Industrial district Exclusive industrial district		Industrial district Exclusive industrial district

Development and comparison of city planning schemes
Source: Shin kenchi-kugaku taikai 16 toshi keikaku (New architectural systems 16 city plans), edited by the Shin kenchi-kugaku taikai henshu inkai, Shokokusha.

Subdivision of zoning
In the new City Planning Act promulgated in 1968, Category 1 and 2 exclusive districts were added to the residential district, and the commercial district was subdivided to have a neighborhood commercial district, and the industrial district, an exclusive industrial district. More detailed zoning regulations continued to be introduced, and today, there are 13 zones that can be designated.



Spread of the sewer system

- The coverage rate (area coverage rate) of the sewer system, an infrastructure that was indispensable to a modern city, was just 19.8 percent as of 1958. In 1959, the 10-Year Plan for Expansion of the Sewer System was revised significantly, raising the target coverage rate at the end of fiscal 1966, the final year of the plan, from 28.0 percent to 42.2 percent for area coverage, and from 39.5 percent to 56.7 percent for population coverage. Furthermore, in 1961, the Toyo Metropolitan Government Sewer System Construction Plan (project period: 1957-1973), which aimed for total sewerage coverage in the ward area by 1973, was formulated. As a result, area coverage rate rose to 26 percent in 1964, and the sewer system in the area within the circular Yamanote line was nearly completed.
- Moreover, in 1962, the Tokyo City Sewer System Plan was totally amended, with revised planned waste water and rainfall amounts. At the end of 1994, the sewer system for the ward area was nearly 100 percent complete.



Kanda River in the late 1950s.

The notable delay in building the sewer system raised serious environmental and hygiene issues in Tokyo.

Source: *TOKYO Gesuido monogatari, Tokyo-to kubu gesuido 100% fukyu gaisei kinen shashinshu* (TOKYO Sewerage story. Photo album commemorating the near 100% completion of the sewer system in the Tokyo ward area), Bureau of Sewerage, Tokyo Metropolitan Government.