

ABSTRACTS OF THE ARTICLES

SOME PROBLEMS IN THE IMPROVEMENT AND REDEVELOPMENT PLANNING OF NEIGHBORHOODS IN THE METROPOLITAN AREAS

Kichiemon Kawana*

Comprehensive Urban Studies, No. 4, 1978, pp. 3-10

The population of the Tokyo conurbation grows most rapidly in the outer ring 30 to 50 km from the centre. On the contrary, the population of the central area is on the decrease. Many high-storied office buildings are built in the downtown area, and many young people desire to move into the suburbs, but most old people desire to remain in their own neighborhoods.

But as the residential areas spread out farther and farther making it difficult to commute to the central business area, many people began to want to live near-by their places of work. Many high-storied apartment houses began to enter into the downtown, and also into the existing residential areas.

On the other hand, production, transportation, education and institute facilities are rising up widely in the outer ring. Many cities and towns in the outer ring are changing. As the land use of the metropolitan areas make such changes, the living environment in the neighborhood is deteriorating. But it is difficult to improve or redevelop the neighborhoods.

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INTRABRAN MIGRATION OF RESIDENTS WITHIN THE METROPOLITAN REGION

Yoshio Watanabe*

Comprehensive Urban Studies, No. 4, 1978, pp. 11-35

The writer recognizes the importance of analyzing the migration flow of residents within the metropolitan region for the purpose of discussions on such urban problems as inadequate housing and environmental problems emerging in the metropolitan residential areas.

Taking Tokyo metropolitan region as an example, the paper concludes the general pattern of intra-urban migration flow in recent Japanese metropolitan regions to be as follows. The findings may suggest the resident's change in dwelling place and residential building type reacting to a change in situation in his life cycle.

- 1) The younger immigrants of 15-18 years old come from outside the metropolis to the inner business and industrial zones within the metropolis. These young immigrants, including

many university students as well as laborers, mostly find accommodations in offices converted into bedrooms, company and school dormitories, private rental rooms, and other such places.

2) Some of them return to their native places at about 22–25 years old. Many remain in the metropolis and frequently move from place to place using rental apartment houses in the already built-up areas. Their frequent movements, like those of younger people born in Tokyo, reach a peak at 25–30 years old. A change of income level, an increase in furniture, an expansion of one's circle of friends, all these factors form an impact on movement.

3) Some of them adopt a centrifugal movement into apartment houses in the earlier suburbanized areas during the later years of the period mentioned above, typically upon marriage or at birth of their children. This movement, characterized by the 25–35 year old generation, is motivated by the necessity to obtain more comfortable or more spacious dwellings without a large increase of residence costs.

4) Residents of 30–40 years old tend to move to recent suburbanized outer areas both from built-up areas and from earlier suburbanized areas, in order to possess their own houses.

5) The movement back to built-up areas is prevailing more recently among suburban residents over 35 years old desiring greater access to various urban facilities including their places of employment. This tendency seems in line with recent urban renewal projects.

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RECENT TRANSFORMATIONS OF THE RESIDENTIAL DISTRICTS AND LIVING ENVIRONMENT IN METROPOLITAN AREA IN TOKYO

Itsuki Nakabayashi*

Comprehensive Urban Studies, No. 4, 1978, pp. 37–61

The author indicates three types of recent transformations in the Tokyo urban area through analyses of construction statistics.

Type 1: The TAMA area (suburbs), a new urban area in the process of development.

This area is not being developed as a simple residential district, but a composite urban area mixed with private residences, shops and industries. The ratio of residential to commercial properties in this area is higher than other built-up areas.

Type 2: The Outer Wards (built-up areas), a residence area in the process of renewal.

An area of multiform dwellings: small wooden apartment houses, groups of small single houses, small concrete apartment houses and so on. A majority of the recent construction in this area has been for private dwellings which has only added to, but it is resulted that the already highly-dense residential districts of Tokyo made the living environment all the more worse.

Type 3: The Inner Wards (central business districts), a large-scale building area in the process of re-development.

The population is decreasing. The majority of the construction is for high

buildings to be used as offices, stores and so on. Some of them are built on small lots, making them high and narrow. Here the density of construction is the highest in Tokyo.

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METHODS OF CONTROLLING URBAN SPRAWL

Yorifusa Ishida*

Comprehensive Urban Studies, No. 4, 1978, pp. 63-78

Despite the 1969 "New" Town Planning Act which was designed to curb unplanned expansion of urbanized areas, most recently developed areas continue to grow unchecked as before.

In this article the reasons for continuing sprawl are pointed out as follows:

- 1) The 1968 Town Planning Act inacted to create better methods for controlling urban sprawl proved to be insufficient legislation.
- 2) High land prices that failed to meet the demands for lower income housing bought down the quality of urbanization in the fringe areas.
- 3) There were unbalanced defrayments of building costs not only between public and private sectors concerned but also between large scale developments and smaller ones. Thus the scale of development has been reduced and is smaller than 0.1 hectare, the maximum size lot not required of official permission.

The author takes up such important methods as urbanization restriction, land readjustment, designated building lines, building covenants, zoning ordinances. He describes their historical developments, investigates their effectiveness, and mentions the points which must be improved.

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SOME PROBLEMS OF THE LIVING ENVIRONMENT IN UNPLANNED RESIDENTIAL AREAS

Taizan Oishi*

Comprehensive Urban Studies, No. 4, 1978, pp. 79-102

Factors causing the living environment to worsen are being analyzed in areas where rapid urbanization is still in progress, and in towns where residential planning has not yet been taking into consideration. Different types of living environment problems arise in different areas at each stage of the cities' development.

The unexpected high growth rate of land value has not made the farmers readjust their land to city streets and residential lots, and has not made them sell their land to urban developers, and has made them convert their land from agricultural to urban land use through the renting of small houses. Furthermore, minor real estate agents have been forced to develop many small housing lots loosely and irregularly across forests or cultivated land. These phenomena are made by analysis of changing use of agricultural land according to 3, 4 and 5 articles of the Agricultural Land Law.

It is obvious that the kind of house for rent and its location have an effect on the living environment with each stage of urbanization. Upon examination of the addresses of the house owners, it has been concluded that a high proportion of them are outside the region where the houses for rent are located and this seems to be one of the important factors why the living environment has become worse.

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THE PROBLEMS AND COUNTERMEASURES TO THE DEVELOPMENT OF SMALL HOUSING TRACTS IN URBANIZED AREAS

Yorifusa Ishida* and Takayuki Ikeda**

Comprehensive Urban Studies, No. 4, 1978, pp.103-120

It is an important theme how to control the disorderly development of housing tracts and to attempt intentional urbanization in urbanization promotion areas.

This paper is reporting the fact-findings concerned with the development of small housing tracts as a case study in Machida-City.

A summary of this report is as follows:

- 1) Actual conditions in the development of small housing tracts and the mechanism of development.
- 2) Problems in the living environment and the influence of development and building control.
- 3) As a countermeasure to this, an argument on building control and guidelines.

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A FEATURE OF LAND USE PROCESS IN LAND READJUSTMENT AREA

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Comprehensive Urban Studies, No. 4, 1978, pp.121-142

The object of this study is to reconsider the land readjustment works in regard to the method of urban development in the urban fringe area. This paper is concerned with the relation between urban land use and agricultural land use about the changing process of land use in the area of land readjustment.

The main findings of this paper are as follows:

- 1) The slow change over from substitute lots turning to housing lots.
- 2) The long continuous use of agricultural land in the land readjustment area.

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ON PLANNING THE MEANS TO IMPROVE RESIDENTIAL AREAS ALREADY DEVELOPED

Kunio Takamizawa*

Comprehensive Urban Studies, No. 4, 1978, pp.143-155

Acquiring the means to improve the housing environment is one of the urgent subjects in town planning studies.

In the analysis of the present status which was conducted using statistical data, it became clear that the areal division of residential areas is necessary for the acquisition of the planning means. The areal division should be made to conform with the housing conditions, land owning conditions, and so on.

Summing up the results obtained from previous studies it is pointed out that the knowledge of the supply and demand relationship in housing sites is necessary for analyzing the planning means. And it is also necessary to survey the urban renewal process.

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A STUDY FOR THE RENEWAL OF THE MIXED LIVING ENVIRONMENT WITH INDUSTRIES IN DOWN TOWN TOKYO

Itsuki Nakabayashi*

Comprehensive Urban Studies, No. 4, 1978, pp. 157-176

Mixed land-use in the downtown area is characteristic of the accumulation of private dwellings combined with other uses. The size of each house is the smallest in Tokyo, and the living environment has grown worse because of the small size and high density of houses and population.

The author indicates that the necessary measures taken to correct these problems are various due to the size of the industries. Employers of small scale industries (nine employees or less), representing a majority of downtown industries, are usually not active in settling their problems. Contrastingly, corrective measures for the middle scale industries (twenty employees and more) have shown to be effective. These employers are able to settle their problems individually even to move to other well-conditioned areas.

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STUDIES ON THE RENEWAL PROCESS OF HOUSING AND HOUSING ENVIRONMENT

Kunio Takamizawa*

Comprehensive Urban Studies, No. 4, 1978, pp. 177-188

The analysis of the relationship between housing and housing environment is one of the indispensable subjects in urban studies.

The residential area chosen for survey in this study is one where a desirable housing environment is being preserved at present. Beginning with an analysis of the development processes statistical data is offered with regard to the South-West sector of Tokyo (esp. Meguro and Setagaya Wards).

Following this is an investigation conducted in these residential areas where detached houses have been rebuilt due to the fact that apartment houses for rent and spot built houses for sale of most smaller sizes (sizes of housing and of housing site) have been increasing. These housing renewals invite an increase in the density of inhabitants thus accelerating deterioration of the housing environment in the areas.

Summing up the results of these analyses it is concluded that in order to prevent the present favourable residential environments from extreme and sudden deterioration much stronger public control should be exercised.

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PETITIONS AND REQUESTS AS A COLLECTIVE BEHAVIOR

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Comprehensive Urban Studies, No. 4, 1978, pp.189-195

We have been taking the signatory lists of petitions and requests as a clue to community action.

As a result, some findings were obtained.

However, in one view, petitions and requests are considered to reflect the social power of groups which are concerned with relevant issues.

From this, the content of petitions and requests over four years were analysed and representatives of each group were interviewed.

The following results were obtained:

- 1) About eighty per cent of all petitions and requests were conducted through some sort of organization.
- 2) In recent years, the increment of newly formed groups (voluntary) has been determined.
- 3) In particular, the activities of women who purpose self discipline and social participation are worthy of note.
- 4) Leaders of these groups have distrust for existing groups and political parties.

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