

Green Road in Kohoku New Town



Kohoku New Town accommodated 75,000 households or 199,000 residents in 2010.

Source: Urban Development Bureau, City of Yokohama

Background and Objective

From the sixties through eighties, when a strong inflow of population took place in Tokyo, neighboring Yokohama became a bedroom town, leading to extensive residential development throughout the city. However, until the mid-sixties, legal tools to regulate these developments were absent. The resulting degradation of water sources, lack of arterial roads, and insufficient public facilities, including schools, became major social issues.

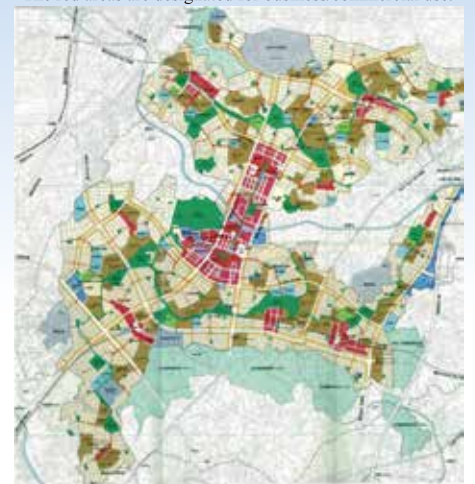
Project Impacts

In order to provide new residents with a livable environment and control the spread of disorderly development, the city developed “Kohoku New Town,” a designated residential area located some 12 km northwest of downtown Yokohama and 25 km southwest of downtown Tokyo. The new town was planned

to accommodate a maximum population of 300,000 within a land area of 2,530 ha. The new town was designed to showcase a sustainable, high-quality living environment.

- ✓ The land-use plan reflected the various interests of citizens.
- ✓ “Green matrix” for greenery preservation and special “urban agriculture zones” for farmers who wanted to continue farming even in the advent of urbanization.
- ✓ Enhanced transportation systems, including roads and subway networks.
- ✓ Business and commercial activities integrated with residential areas for economic sustainability.

Land Use Map of Kohoku New Town
The red areas are designated for business/commercial use.



Source: Urban Development Bureau, City of Yokohama

Trunk road in Kohoku New Town



Source: Urban Development Bureau, City of Yokohama

Kohoku New Town

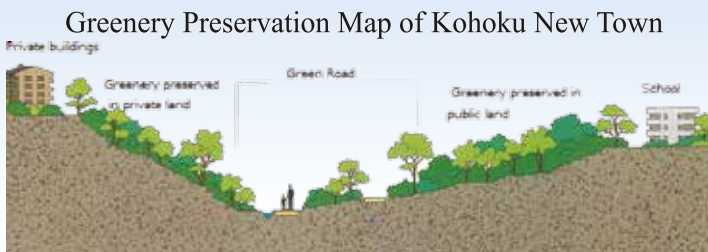
Public Participation in Land-use Planning

The state-owned residential developer, the city government, and the residents held joint discussion forums to create the development plan for the new town. Giving the public a key role in development planning was a pioneering effort in those days. As a result, it facilitated public understanding about the plan and public cooperation during implementation.

The new town project also allowed landowners displaced by development to select the location of the land to be given to them as compensation, instead of simply giving them land that was proximate to their originally owned land. Again, this was an innovative approach which readily and successfully earned the cooperation of landowners.

Spreading Greenery

“Green Matrix” map: This is a greenery preservation map showing a 14.5-km green road, a network of parks, trees surrounding shrines or temples, and hillside open spaces. Owners of land along the green road were also encouraged to preserve greenery in their respective properties to expand the coverage of green spaces.



Source: Urban Development Bureau, City of Yokohama

“Urban Agriculture”: Even though agriculture during this period was losing its importance among farmers, the city still designated agricultural areas in the new town for those who wanted to continue farming. This provided additional greenery and open spaces, ensured the supply of fresh vegetables and fruits, and served as emergency evacuation space for the new town.

Enhanced Transportation Network

Municipal subway routes were developed to connect Kohoku with other city centers. Three east–west and five north–south arterial roads, which are connected to inter-regional trunk roads, were also constructed. These rail and road networks made Kohoku very accessible from surrounding regions including Tokyo, attracting not only commuters but also weekend visitors to shopping districts in Kohoku.

Comfortable Living Environment, Active Economy & Rich Culture

What has differentiated Kohoku from many other new town projects carried out in prefectures surrounding Tokyo has been its vision of providing not just accommodation for commuters to Tokyo, but also the foundation for active commercial and business activities in the town itself. Kohoku’s center was designated for commercial facilities and offices to create a more self-sustaining and enjoyable space that would not depend excessively on the economy of other areas.

The Center of Kohoku New Town



Source: Urban Development Bureau, City of Yokohama

“The Green Matrix” Map



Source: "Green Matrix System of Kohoku New Town", Urban Development Corporation