

# TOD (Transit-Oriented Development) and Land Use - Japan's Experience & System

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# Japan's Trial in HCM-City, Vietnam

-“Urban Mass Rapid Transit” Plan

Route No. 1 – 5

(Route No.1 -> Japan's ODA (JICA's Loan))

-“Ben Thanh Terminal Station”

Urban Development required in neighbouring districts

Ben Thanh  
Station (Underground)

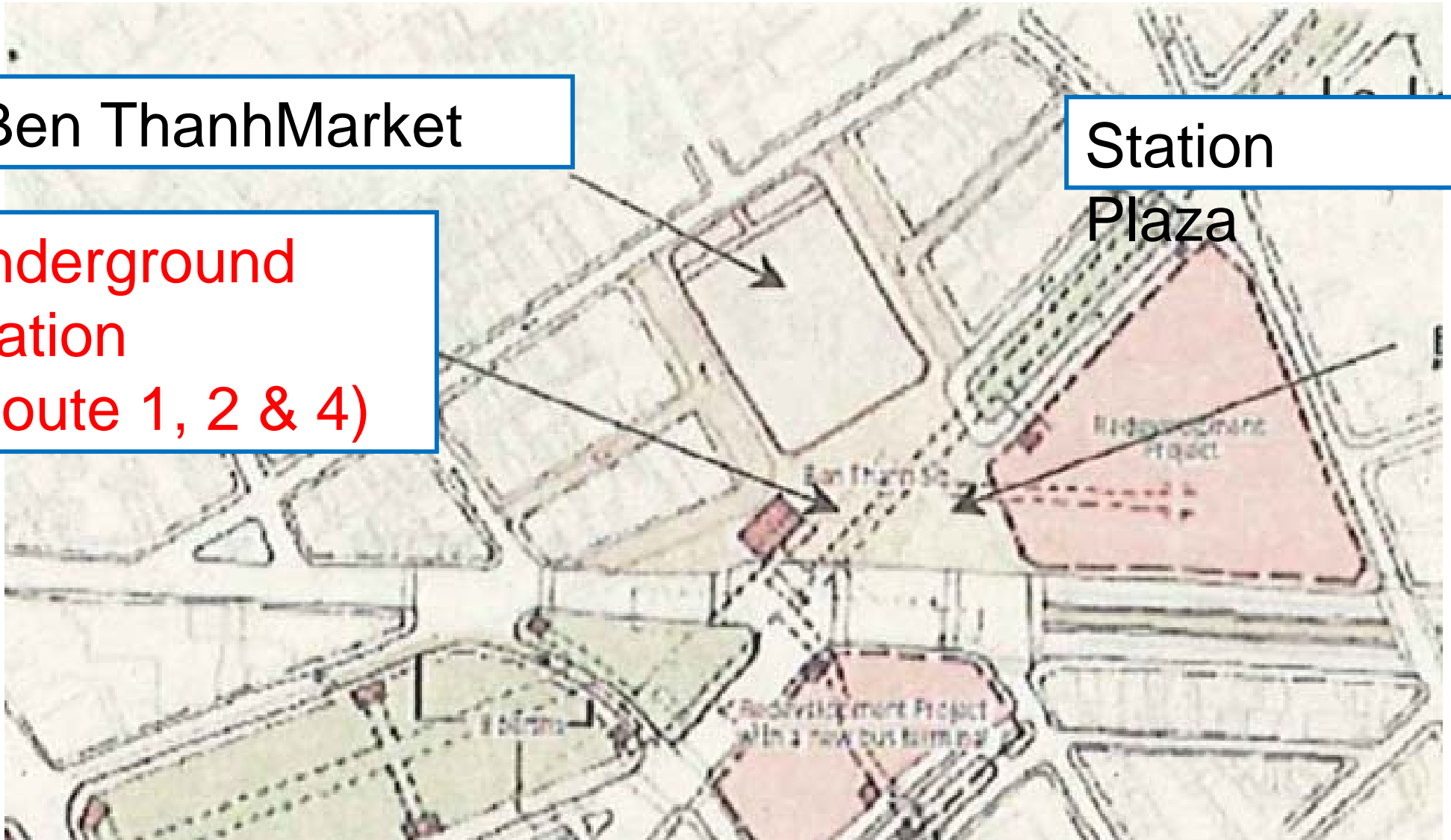


詳細都市計画範囲 (930ha)

Ben Thanh Market

Station Plaza

Underground Station  
(Route 1, 2 & 4)



(cont.)

- Japanese Experiences will be Helpful

(Experts from JICA & private sectors  
in Vietnam are trying hard to  
utilize experience)

... What's the 'JAPANESE  
EXPERIENCE?'

# What's the Japanese Experience?

## TOD (by “Wikipedia”)

"mixed-use residential or commercial area designed to maximize access to public transport (often encourage transit ridership.)"

... Many examples @ Japan

- Shinjuku Station
- Tama Plaza Station, Denen Toshi Line

# Shinjuku Station, Tokyo (West Gate)



# Thai-Japanese cooperation history (mainly through JICA's Experts)

- BMA (City Planning Department etc.)
- MoT (OCMLT, OTP (Mr. Takahashi on duty) etc.)
- MoI (DPT...*Project on the Development of the Method of Urban Development (DMUD)*, Land Readjustment, etc.)



# Current Situation in Thailand (from Japanese' viewpoint) ①

- ... Our discussion with Officials  
@ various dept., Thai Government
- Discussion with CPD, BMA (Jan. 2010)
- “No legal framework which enables  
TOD”  
(ex. Land acquisition for plaza is impossible.)

(cont.)

Lack of coordination between  
City Planning & Transport Planning

?

# Current Situation in Thailand (from Japanese' viewpoint) ②

Discussion w/ Japanese Private Sector  
(Consultants, Developers, Contractors, etc.  
mainly based in Bangkok) (Jan. 2010)

“ High Potential for Development  
@ some areas in Bangkok “

... ex. Makkasan, Bang Sue, Lat Krabang

# Japan's System ①

## City Planning Act

**Article 11 (1)** In city planning areas, the following facilities shall be stipulated as necessary in city plans:

(i) Roads, urban rapid-transit railroads, parking places, motor vehicle terminals and other traffic facilities

+

**Article 53 (1)** Persons who intend to build buildings within areas of the city planning facilities...shall obtain permission from the prefectural governors pursuant to the provision of the Ordinance of the MLIT.

- > *Control future developments*

# Japan's System ②

## Land Readjustment ...creates spaces & facilities



Akihabara Station District, Tokyo

(<http://www.mlit.go.jp/crd/city/sigaiti/shuhou/kukakuseiri/kukakuseiri09.htm>)

# Thank you very much

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Note: Unofficial English version of Japanese City Planning Act  
(<http://eiyaku.hounavi.jp/eigo/s43Aa001000201.php>)