From a Joint Workshop of Politecnico di Torino and the University of Tokyo

1990

1995

2000

2005

2010

2015

Year

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Unsustainability of Urban Farmlands in Tokyo

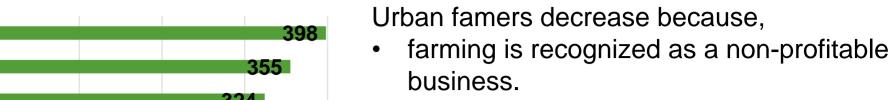
1. High inheritance tax of real estate

Farmers need to sell part of their farmland to compensate for the high inheritance tax of the real estate that they own.



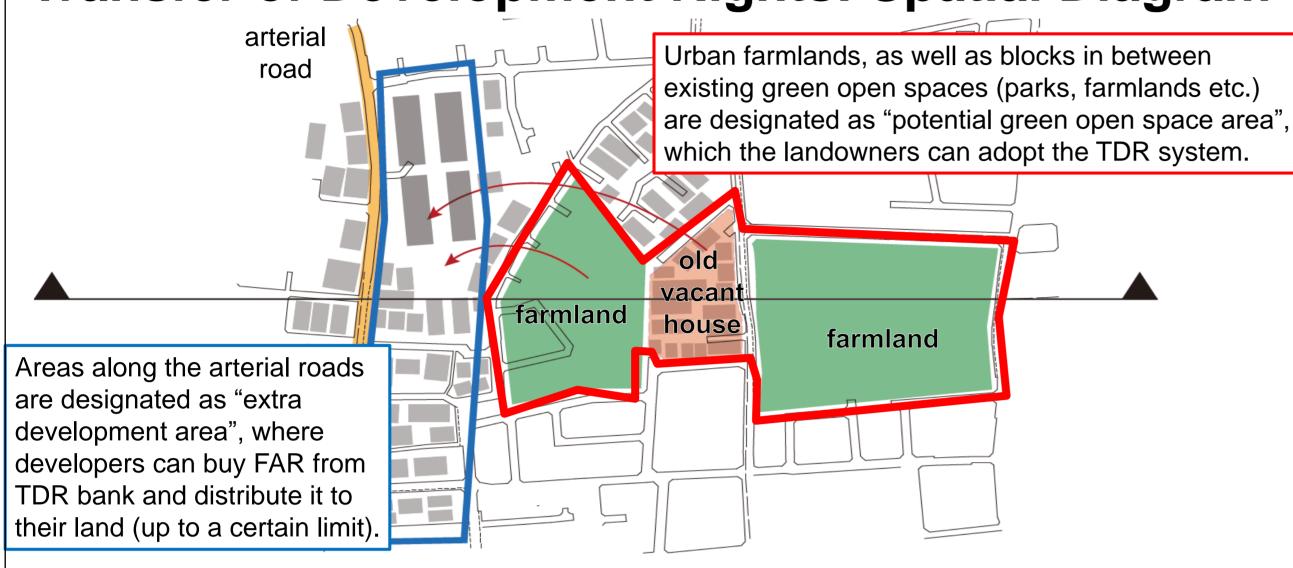
2. Decrease of farmers

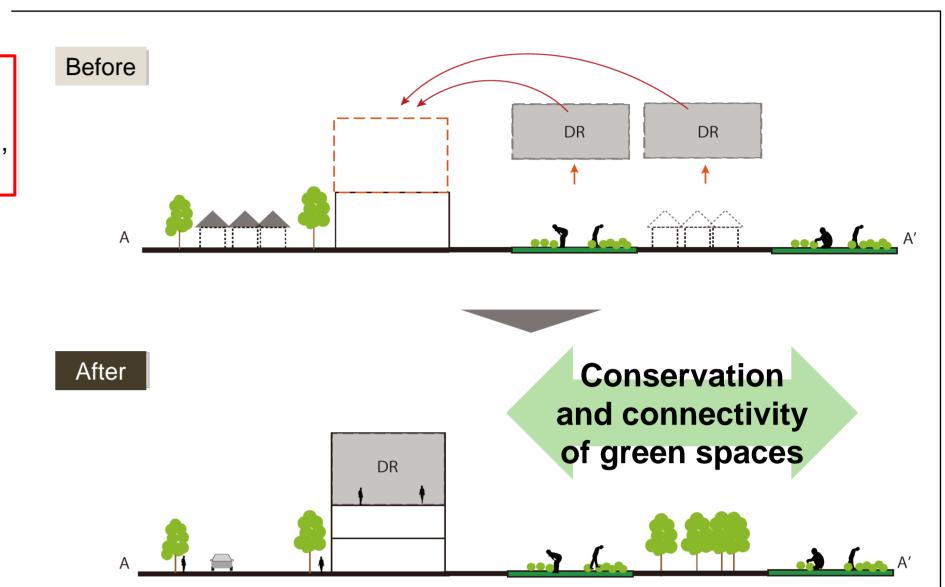
No. of farmers



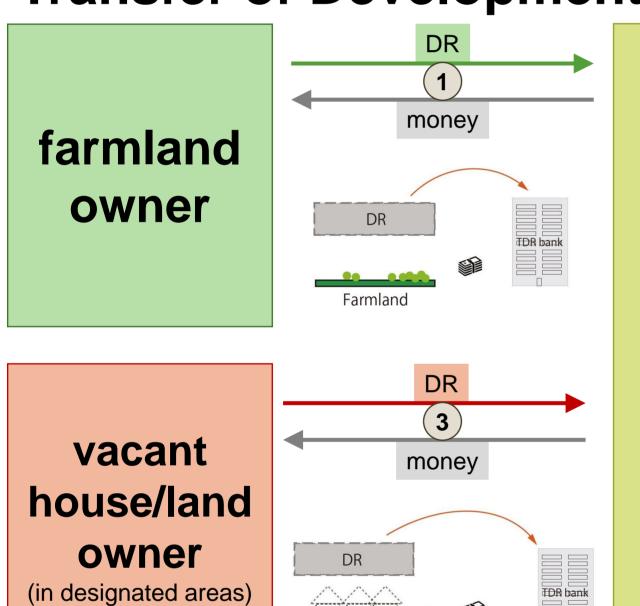
(substantially,) only the farmers' descendants can operate professional urban farming.

Transfer of Development Rights: Spatial Diagram

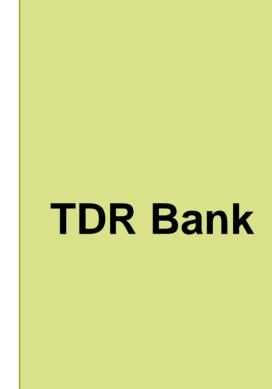


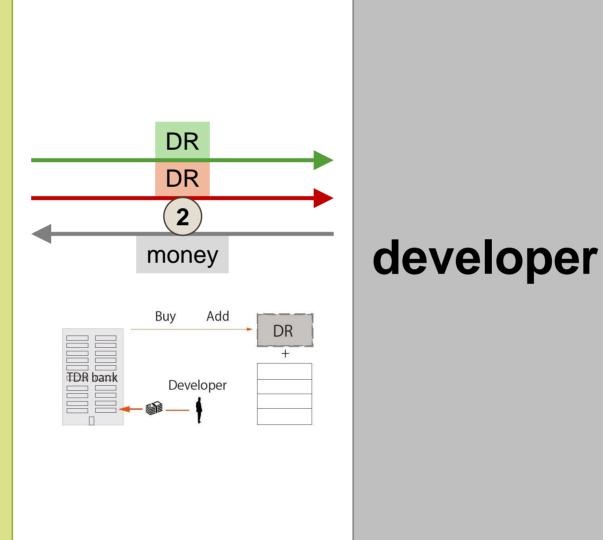


Transfer of Development Rights: Scheme Diagram



Vacant houses/Land





Land right (土地の権利)

areas.

UR (地上利用権) (utilization right)

DR (開発権)

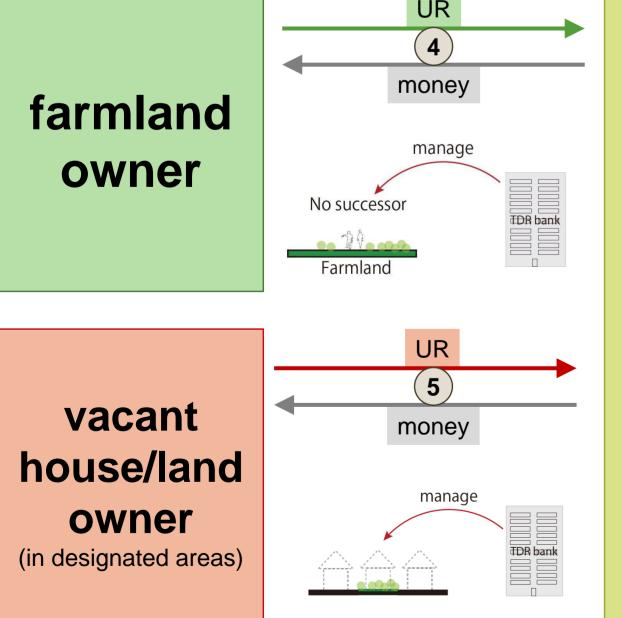
(development right)

DR to the TDR bank. 2 The TDR bank can sell the DR to developers in other areas, and the FAR is redistributed to designated

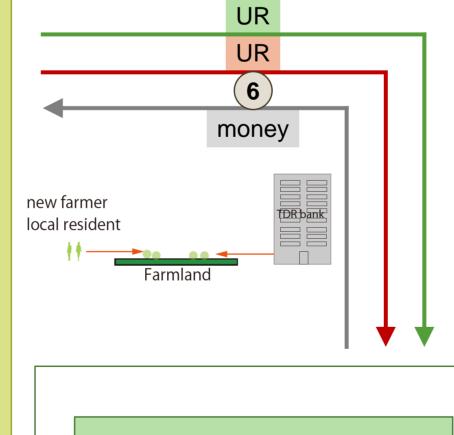
1 In case of inheritance, farmers can sell their farmlands'

3 Vacant house owners and vacant land owners in designated areas can also sell their DR to the TDR bank. The DR of the designated areas are also redistributed by selling it to developers in other areas.

Urban Green Space Management System: Scheme Diagram







food growing

- 4 When the farmer can no longer do farming on their farmland, they can sell their farmlands' UR to the "Urban Green Space Management Sector", that would temporarily/permanently manage the farmland as green open space.
- ⑤ When vacant house owners sell their land's DR, the "Urban Green Space Management Sector" would buy the land's UR, and manage it temporarily/permanently as green open space.
- 6 Local residents and farmers inside/outside the city can buy the UR of the green open spaces for urban agriculture (community food growing / commercial produce etc.).

Farmers inside Local residents Nishi-Tokyo Community

Agri-business enlargement

new urban farming entities

Farmers outside Nishi-Tokyo

Entrepreneurial farming

How it benefits everyone

For Existing Urban Farmers

- Existing urban farmers would not need to dispose their farmland for financial reasons.
- Urban farmers can obtain farmlands in Nishi-Tokyo more easily when they want to enlarge their agricultural business.

For New Coming Urban Farmers

New coming urban farmers get the chance to buy/rent urban farmlands and start urban farming.

For Developers

Developers can buy FAR (Floor Area Ratio) in areas that have higher demand of development / housing.

For the Local Municipality

- Extra costs for saving and creating urban green spaces will be saved.
- Development in more desirable areas (near train stations / along arterial roads) can be incentivized and promoted.

For Local Residents

- Residential environment with urban farmlands and green spaces will be protected.
- More opportunities for hobby farming and community food growing will be provided.
- Current demanded types of housing will be provided.