

公開空地 プロジェクト Privately owned Public Space Project





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In Tokyo alone more than 700 so-called privately owned public spaces (POPS 公開空地) exist at the foot of countless downtown highrise buildings. Although the surface area of those privately owned public spaces is bigger than 11.5 times Hibiya Park, and although incentive zoning, the planning tool that creates them has a tremendous impact on the cityscape, these spaces have been little unde stood to this day. Studies so far have looked at, first, how people use POPS; second, which geometric forms these spaces take; or w which planning tool developed over history. However, what is critically lacking, is an examination of privately owned public their spatial, governance, social, functional, and formal context. This project seeks to fill this gap and seeks to answer the aces in



Planning Policy Dimension:

Who are the main actors in the production process of POPS, what are their main interests, resources and interdependencies? How do local planning

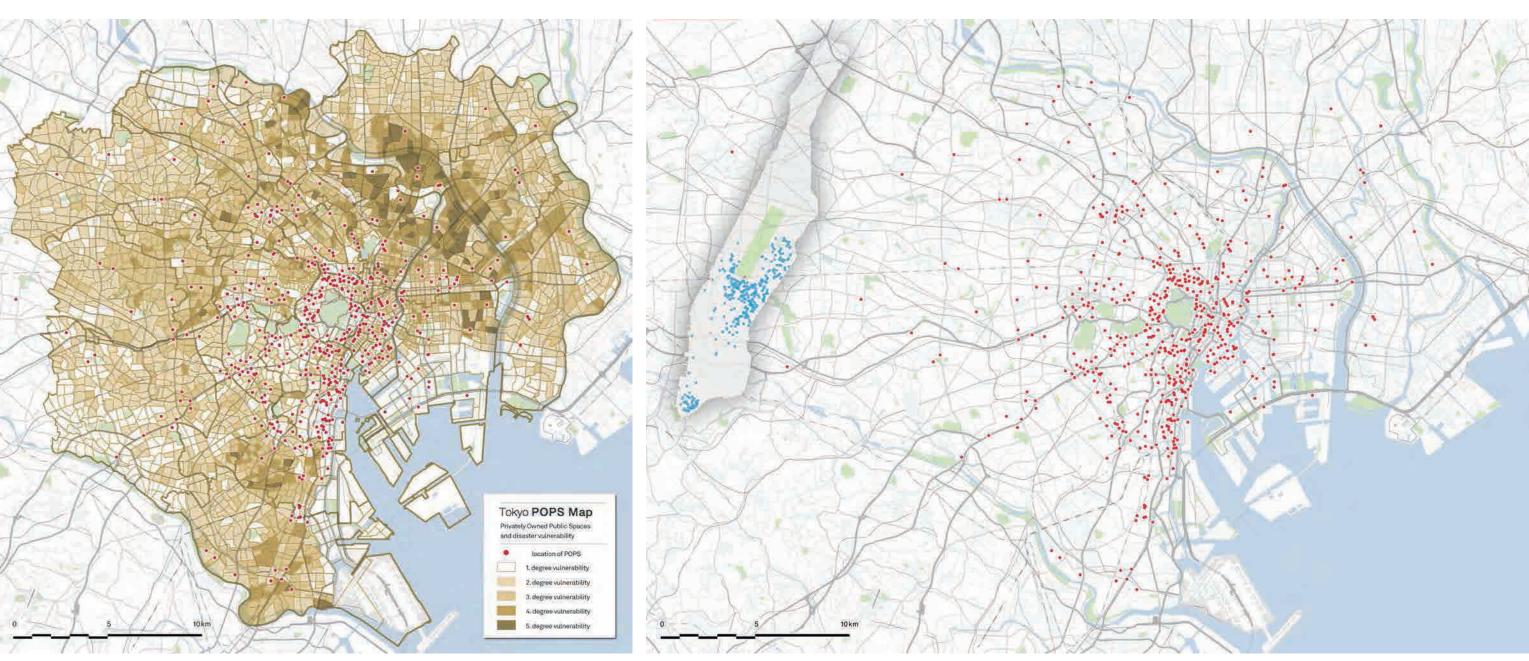




and political cultures influence these interdependencies? What are the implications of this for future planning processes and urban governance?

Spatial Dimension:

How many POPS exist, where are they located, which factors determine their location, size, form, lay-out, design features and connectivity to other adjacent public spaces? How did design and form change over tie? What are the driving socio-economic factors behind these transformations?



Destribution of Tokyo POPS relative to disaster vulnerability

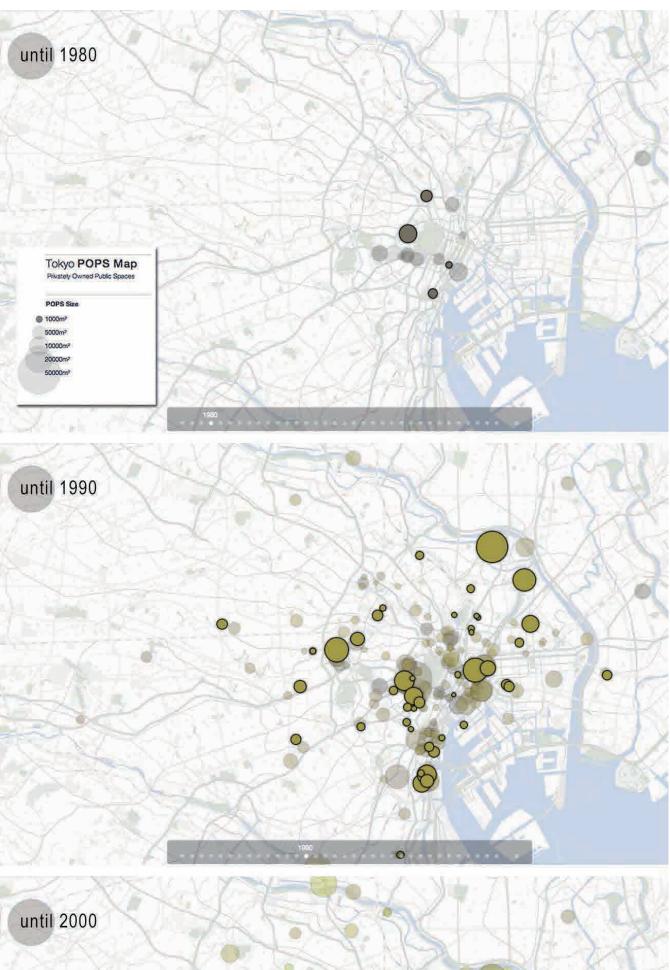


Social Dimension:

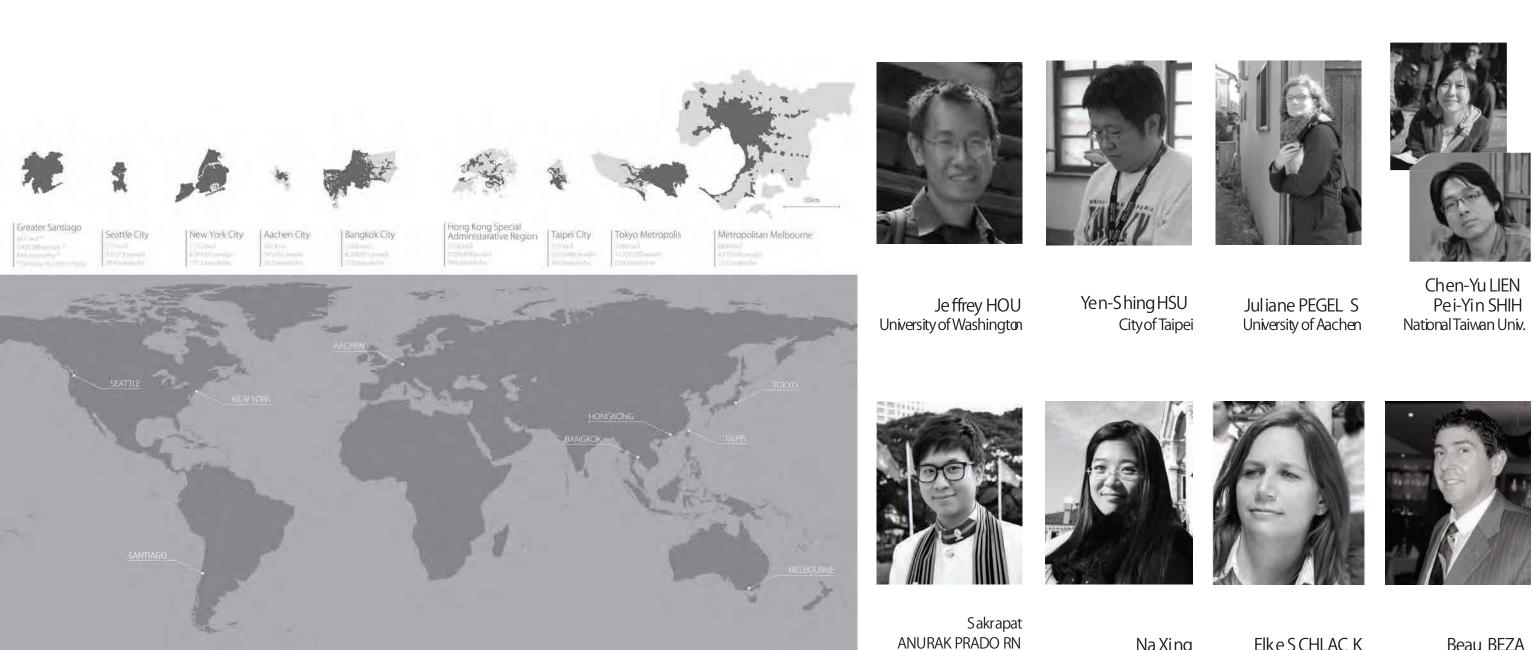
Who uses POPS when, how, and for what reason? Are POPS appropriated and contested? Does private property right collide with the mandated public nature of those spaces? How does the presence of privately owned public spaces influence the notions of public space in general?

{Inter}national Dimension:

Which cause-effect relations produce, govern and regulate publicly usable spaces at the nexus of public and private interests in Japan and how a why does that differ from Germany, Chile, Australia, Hongkong, Taiwan, Hongkong, Thailand or the USA, where similar incentive tools are used? How do local histories, geographies, planning and political tules influence the manifestation of the same planning instrument in Japanese cities



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Development and size of POPS in Tokyo over time

until 2010

International Case Study Cities