



Tokyo University of
Marine Science and Technology

Drivers of Innovation Case in Tokyo, Japan (a 5 mins talk)

Roundtable, Urban Logistics Hubs

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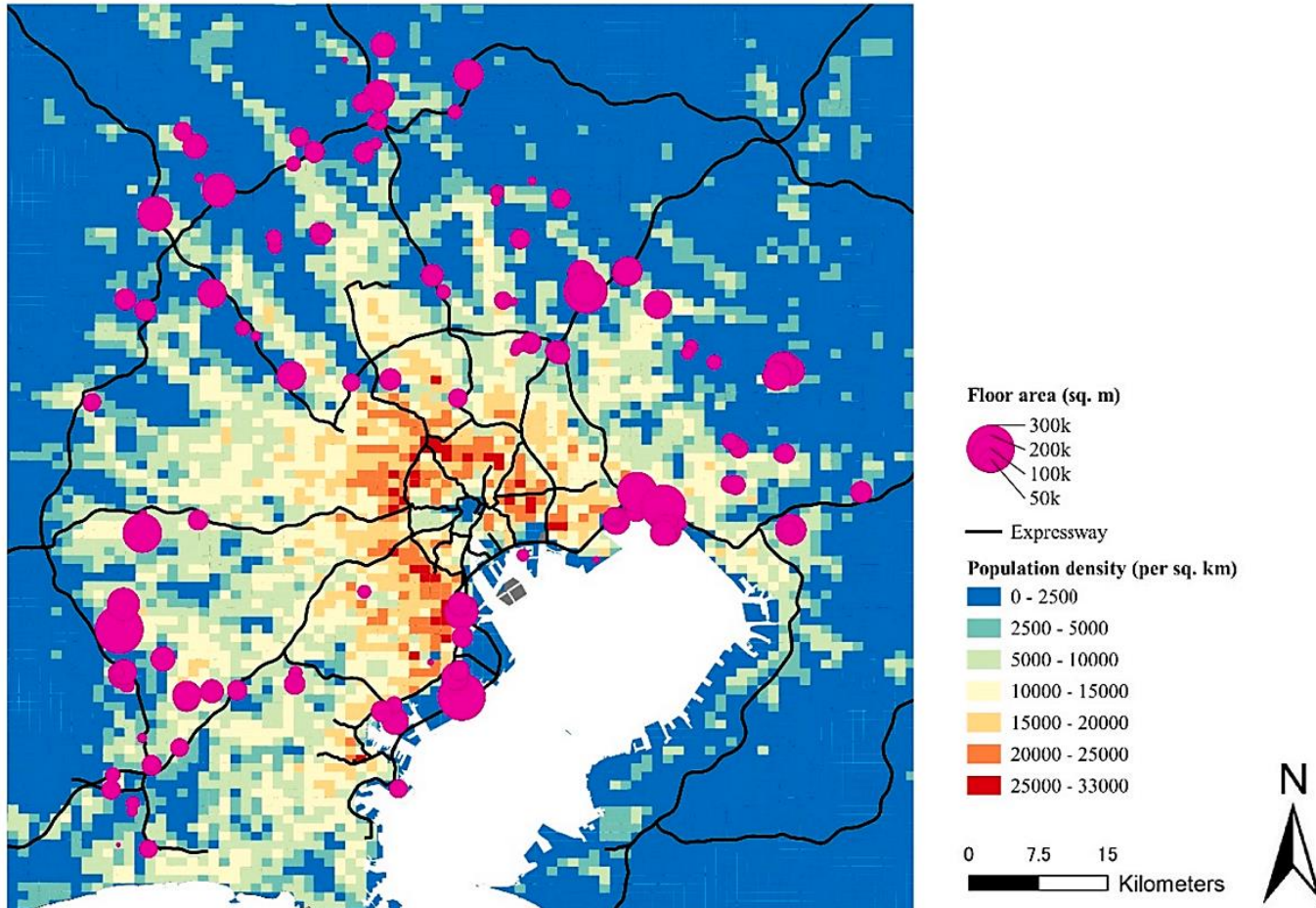
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Key logistics issues

- The fast rise in **logistics land use demand**
- **Logistics sprawl** but not necessarily inefficient
- Rapid increase in **parcel delivery demand**
 - 46% increase in a decade
- Shortage of **drivers and delivery workers**

... common issues observed across the world

Multi-story, multi-tenant facilities



MMF facilities developed during 2011-2021 (13 mil. m²)

Source: H. Buldeo Rai et al. (2022)

Multi-story, multi-tenant facilities

- Very high occupancy
- Around one third by EC vendors



Challenges and opportunities

- Land supply for logistics
 - Use of **traditional port areas & industrial zones**
 - Development of **ring roads**

... still short

- Local interests vs. the metro-wide facility development need
- Potential conflicts with other activities

Delivery stations (DSs)

- Zoning regulation : not strict
- Strict **parking law enforcement**
- CBD: Dense small-scale DSs + non-auto delivery modes
- Non major DSPs : Limited information
- Potentially requires more DSs to cater to increase in deliveries



Innovations – examples

- Renovations of old logistics facilities
 - *“Act of Advancement of Integration and Streamlining of Distribution Businesses”* (2005)
 - *“Internationally Competitive Distribution Business Base Development Project”* (2013)
- Developments of areas along new expressway sections
 - *“Garden City Industrial Zone Basic Policy”* by Saitama prefecture (2006)
- Large-scale data collection
 - *Tokyo Metropolitan Freight Survey* (2023) and policy recommendations
- Legal, infrastructure, technological development for AV and robots