

A Land-Use Analysis of the Urban Center in the City of Nagoya

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The purpose of this paper is to analyze land use of the urban center in the city of Nagoya, the fourth largest city in Japan. In order to realize the study purpose, I took the following procedures:

1. Land use of the urban center is qualified block by block by the crop-combination method.

2. Actual land use is explained on the basis of two indices: the Central Business Intensity Index which shows effective land use in urban center, and the net capacity of high buildings in percentage.

3. The internal structure of urban center, especially core areas, is analyzed in term of relation between land value and pedestrian counts.

The findings obtained are summarized as follows:

1. The Hirokoji Street connecting the two core areas, Ekimae district and Sakae district, constitutes the axis of the urban center.

2. Judging from the profiles obtained from the pedestrian count and land value analysis, Sakae district is superior to Ekimae district in urban economic activity. This is also confirmed through a supplementary analysis of consumer behaviour pattern.