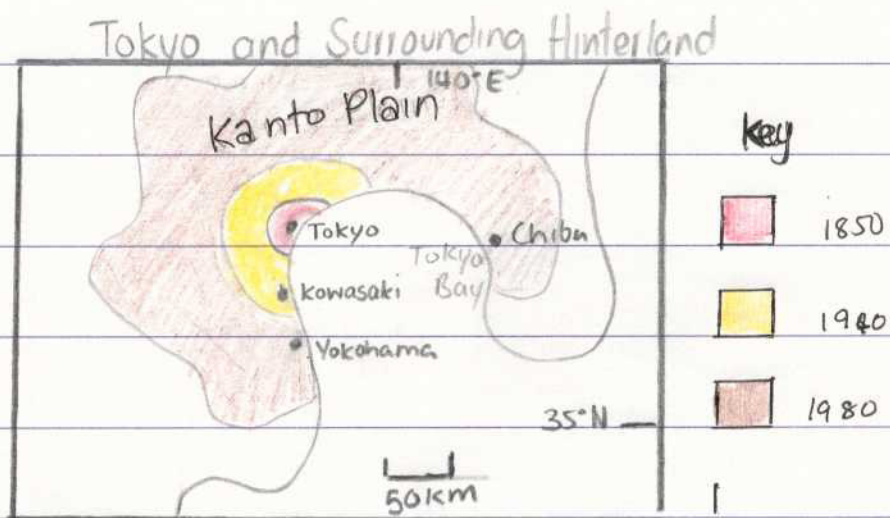


Q20 ~~An urban dynamic is an~~
Urban dynamics are constant forces in urban regions that effect the layout, the structure and the nature of cities, suburbs, ~~and~~ regional centres and towns.

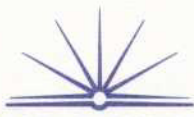
Urban dynamics include urban consolidation, urban renewal, gentrification, exurbanisation, suburbanisation and other forces. Urban dynamics can be planned, ~~or~~^{or} incorporated, ~~or~~ ^{as} well as be a natural part of the city structure.

The city of Japan Tokyo is the ~~locate~~ capital of Japan and is located 35°N , 140°E .

Jap Tokyo sees many urban dynamics, but the most significant one is urban sprawl.



The above map shows the Tokyo city area. It is this area which houses a population of over 30 million people. It is the largest city in the world and its urban areas have grown considerably. The urban sprawl was firstly gentrification, where the affluent moved out of the city and did not need to come into the city often, so they came in ~~any~~ when it was necessary. Also another reason for the urban sprawl, is the rate at



which technology is going.

As Tokyo continues to become advanced in its technology,

such things as the high speed bullet trains become an important contribution to the urban sprawl.

The bullet train can transport people in and out ~~of~~ of the city ~~can~~ very quickly, therefore, it is the most essential form of transport.

Another form of ~~mean~~ urban ~~can~~ dynamics operating in Tokyo is urban consolidation.

As the city grows, ~~to~~ ~~does~~ to help stop the sprawl, the ~~the~~

city has ~~more~~ to either go up, down or out. ~~By this, the~~ And

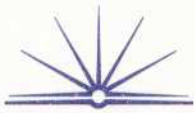
this they have. The buildings in Tokyo,

with the increase of technology, have

been able to get taller, and However, with the constant threat of earthquakes, the height of buildings can only go so far. Therefore, there is a very good possibility that the city will go underground and create an underground city.

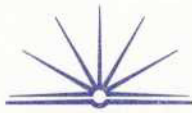
Here, the earthquake threat would not be as great, and there is ample room to grow. An increasing reality, is the expansion into the ocean, the ~~new~~ international airport is already built on an artificial island, and there are plans to reclaim parts of Tokyo Bay to allow for increased development.

Japan has the highest funding for public works and construction in the city is constant. This is because the city is full of people. With 30% of the



World's largest 20 companies with their headquarters in Japan, it is an essential part of the world. Therefore urban dynamics play a large role in the city, ~~as~~ Even though the country is in recession, and unemployment is at an all time high of 4.7% in comparison to the 2% of 1991, construction, is still peaking. This is to house ~~the~~ 1/5 of the Japanese population, in the ever expanding city of Tokyo.

In comparison, the city of Christchurch does not have as many people living in the city. There is a lot more space and a lot more area for urban dynamics to take place.



There is not Christchurch is not seeing that much growth as the ~~net~~ net migration of people from urban regional areas was consistent with the amount of out-migration of people. Because Christchurch is ~~not as important as what~~ is the third largest economic urban area in New Zealand it is exposed to industry and sees only some impacts of urban dynamics. This would include, only to a slight extent urban sprawl as new developments on the south side come up. Also, to a slight extent, urban consolidation, as units come up along the foreshores to take advantage of the ocean views. However, because of the



smaller scale of Christchurch,
the urban-dynamics do not as
are not as severe as they
are, in a city such as Tokyo.

Tokyo is constantly expanding, where
as Christchurch's, do growth is
only on a small scale.

Thereat

The cities of Tokyo and Christchurch
experience very unique urban
dynamics, this is because of
the respective sizes of the urban
areas, and the importance that
each of the cities, in respect
to their own national economies.