Renewal of Housing Complex & Disaster Recovery Support

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Urban Renaissance Agency
1 Outline of UR
2 Renewal of Housing Complex
3 Disaster Recovery Support Activities
1 OUTLINE OF UR
1-1 Transition of the Organization & Policy Purposes

【Role of Independent Administrative Agency】

Japanese Government ⇒ Planning Policy
Independent Administrative Agency ⇒ Policy implementation

【transition of the Organization】


Japan Housing Corporation
Land Development Corporation
Housing and Urban Development Corporation
Urban Development Corporation
Established on July 1, 2004
Independent Administrative Institution
Urban Renaissance Agency

【Businesses in line with Policy Purposes】

Mass Supply of Houses and Housing Land
Improvement of Living Environment and City Functions
Urban Renaissance
The total area of new towns and urban redevelopment so far undertaken by UR is around 48,000 ha. This is equivalent to 78% of total area of Tokyo Metropolitan Area which is larger than other major cities.

Area Developed: 48,000ha
- New Town (Major Cities): 37,000ha
- Urban Redevelopment: 5,000ha
- New Town (Local Cities): 6,000ha

Houses Supplied: 1.56 million
- Houses for Sale: 0.68 million
- Rental Houses: 0.88 million

The total number of houses so far supplied by UR is around 1.45 million. This is equivalent to 90% of total households of Yokohama City, and larger than those of Osaka City and Nagoya City.
1-3 Tama New Town (Tama City etc., Tokyo)

**Construction outline**
- Construction Area by UR: 1,430ha
- Planned population: 174,800
- Housing supplied by UR: 27,000

For the New Town development, the two railways were established.

**1995 occupancy area:** Nagamine district ⇒ town development with environmental-friendliness

It takes time to development of large-scale New Town, it is necessary to change with the times the way of the development of New Town.

Ex.) Tama New Town: 36 years, Chiba New Town: 41 years

Early occupancy area: Suwa - Nagayama District ⇒ large supply era (around 1970)

Keio Nagayama Sta.
Odakyu Nagayama Sta.

To the Tokyo inner city
Approx. 40 min.
1-4 Outline of UR’s Business

□To promote Urban Renewal Project with high political significance such as projects accompanied by a large scale infrastructure development or improvement of densely populated area, etc. while maintaining division of roles with private sector and municipalities.
□To support for the reconstruction of disaster hit area of Great East Japan Earthquake and the strengthening the urban disaster prevention function.
□To supply rental housing necessary for the society including providing safety network function to those vulnerable to housing for the elderly or household with small children, which are short in supply.

Urban Renewal

UR promotes Urban Renewal in collaboration with Private Business and local authority.
- To promote Urban Renewal
- To coordinate Vision, Planning, Conditions
- To join the project as a partner

Disaster Restoration

UR supports the reconstruction of disaster hit area and the strengthening of urban disaster prevention function.
- To promote building disaster resilient urban area

Rental Housing

UR properly manages rental housing and provides rich living space.
- To manage rental housing through cherishing trust relationship with 750,000 residents
- To promote to live in the urban center, to secure stable rental housing for elderly, to improve child care environment.

New Town

UR aims at building urban area that provides safe and comfortable life in the suburbs
- To advance safe, secure, and eco-friendly city building coping with aging population and lower birthrate
- To realize attractive suburban life or local living
- To complete promptly new town business
【CHARACTERISTICS PROJECT OF UR】

2 RENEWAL OF HOUSING COMPLEX
2-1 Needs for Renewal of UR rental housing

◆ 60 years elapsed since the start of the supply of housing
  - These aged estate are small and have old equipment.
  - While located in the inner city, these are not high-density use of the land.
  - But these have a rare and green-full environment for residents.
  - Because of urbanization around these, these are required that these have the role as a town center.

● Current status of UR rental housing (houses by year of construction)
  Total: 750 thousand units

-1955-64
-1965-74
-1975-84
-1985-94
-1995-2004
-2005-14

Elimination for rebuilding
Supplying by rebuilding

apartment house “YAMAMOTO JUTAKU”, which was built in 1956 (2012 shooting)
① method of renewal and rearrangement
Carried out a combination of the following methods

- Reconstruction
  UR rental housing are aggregated by the reconstruction of high-rise apartment buildings. Building new houses after eliminating old houses

- Selling lands
  By selling lands which were generated by the aggregate housing, UR attracts the welfare and living facilities and private-sector housing.

- Improvement
  Utilization of stock after improvement of existing houses
② Approach to renewal and rearrangement

- Supplying houses for persons requiring special assistance in securing housing
- Introducing of medical and nursing care service delivery facility
- ensuring stable housing for the residents
2-4 Process of implementation for Danchi renewal

1. Making plan for implementation for Danchi renewal

2. Relocation of residents
   - First phase: Relocate out of the site
   - Second phase: Relocate temporary

3. Reconstruct of UR rental houses
   - Elimination of old houses
   - Reconstruct of new UR rental houses

4. Relocation of residents
   - Relocate permanent

5. Selling lands after eliminating old houses
   - Elimination of old houses
   - Selling lands

6. Construction of facilities by the private sector

※Making a land use plan based on the intention of the local government
※Attracting medical welfare facilities actively
Former Tamadaira-no-mori

- Site: 35km west from Tokyo Sta., roughly 50 min. away by train.
- Area: approx. 20ha
- Number of house: 2725
- Completion in 1958
2-6 Outline of Existing Residential Building

Residential Building before Renewal

- South side (balcony)
- North side (stairwell)

- Living room
- Kitchen
- Bath room
Landscape Improvement and Conservation of Ecosystems
…Inheriting and nurturing of greenery as core activities

(1) Conserving and utilizing existing trees
   Thorough survey of trees and layout plan incorporating existing tree

(2) Ecological Networking
   Linkage of green areas
2-8 Conserving and utilizing existing trees

Residents’ strong desire to conserve existing trees
2-9 Conserving and utilizing existing trees

Layout to conserve existing trees.
…Approx. 60% of trees were conserved or replanted
2-10 Conserving and utilizing existing trees

Effective maintenance and of natural green area
2-11 Ecological Networking

...Linking greenery and recovering the ecosystem

Linkage of green areas

Networking
Green Corridors
Greenery lining the avenues

Project area

Tamadaira First Park
Tamadaira-no-Mori Natural Park
Kurokawa Park
Tamadaira Green Zone Avenue
Tulip Tree Avenue
Zelkova Avenue
East-West Avenue
### 2-12 Eco-friendly technologies

<table>
<thead>
<tr>
<th>Environment-conscious technology</th>
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<th>4 categories</th>
<th>16 different eco-friendly technologies</th>
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| **Conservation and Revitalization of the Natural Environment** | - Effective maintenance and nurturing of natural green area  
- Green preservation/replanting/recycling  
- Others |
| **Energy-Saving and Comfort** | - Condensing heating and water heater system  
- Solar power generation  
- Others |
| **Effective Use of Resources and Waste Reduction** | - Ultra-water-saving toilets  
- Use of eco-material cable  
- Others |
| **Eco-Friendly Lifestyles** | - Green workshops  
- Common flowerbeds |
2-13 Condition of Reconstruction Area
2-14 Condition of Renewal Area

Housing Stocks Renaissance Project • Houses with Yards
AURA Tamadaira-no-Mori
2-15 Condition of Renewal Area

Housing Stocks Renaissance Project • Houses with Yards
AURA Tamadaira-no-Mori
2-16 Condition of Renewal Area

Housing Stocks Renaissance Project・Houses with Yards
AURA Tamadaira-no-Mori

Housing after opening to residents
2-17 Condition of Renewal Area

Residential Building Renaissance Project  •  Houses for the Seniors with Care Services – Yuimaaru Tamadaira-no-Mori

- Housing after opening to residents

- [Images of people engaged in various activities such as exercise, gardening, and socializing in the renewal area.]
3 DISASTER RECOVERY SUPPORT ACTIVITIES
3-1 Appearance of tsunami  (March 11, 2011)
UR is supporting for the peoples affected by the disaster of Great East Japan Earthquake, in response to the request from government and local entity.

**Great East Japan Earthquake (March 11, 2011)**

Affected Municipalities: 241 Municipalities, 9 Prefectures
Number of destroyed buildings: approx. 400 thousands
Flooded area by the tsunami: approx. 561 km²

**Extensive damage over a wide range**

The manpower shortage in the affected Municipalities

Dispatching **402 UR employees** to the affected areas.

**UR has about 3,200 employees including about 1800 engineers**, and know-how and experience of urban development and housing construction over about 60 years.
3-3 Disaster Reconstruction  <Nobiru district>

Nobiru Hokubu Hill district, Higashimatsushima City, Miyagi Pref.

- Developing the new town together with the relocation and restoration of JR Senseki Line of 2015.
- Developed Land and Houses delivery in 2015.
- By loading the soil of about 3 million m$^3$ by the belt conveyor, etc., shortening of the construction period has been realized.
3-4 Disaster Reconstruction  <Onagawa Town>
Construction outline
Wooden row houses, 1 – 2 stories, 12 buildings (70 housing units) and 1 community hall (87.15m²)
Construction period: January 2013 – August 2013

Community-friendliness
- Setting veranda at each unit for people’s daily communication with neighbors and pedestrian in housing complex.
- Setting community hall with open space at the entrance of housing complex to encourage residents’ daily communication and traditional activities in this area.

Environmental-friendliness
- Low-rise Japanese-style wooden housing fitting naturally into surrounding housing and beautiful trees and mountains
- Embarking Local designer and constructors into the project to encourage local business
- Utilizing approximate 950 m³ woods for the project. 60% of wood produced in Otsuchi town, 90% in Iwate pref. It re-energizes forest industry in the area
The End