

Renewal of Housing Complex & Disaster Recovery Support



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Takito NIIDA

Director General,

East Japan Urban Renaissance Office

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】

1955

1975

1981

1999

2004



【Businesses in line with Policy Purposes】

Mass Supply of Houses and Housing Land

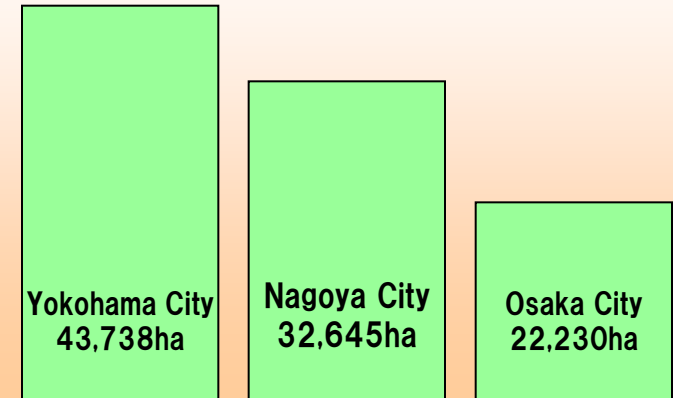
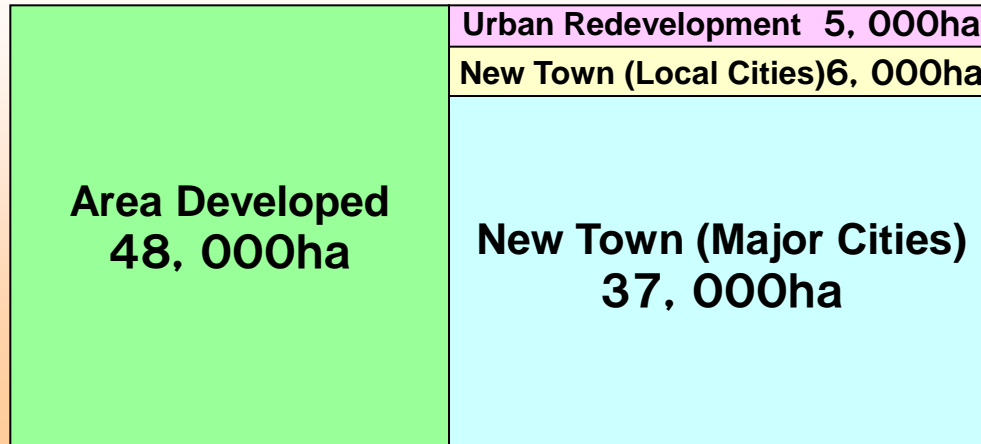
Improvement of Living Environment and City Functions

Urban Renaissance

1-2 Achievement

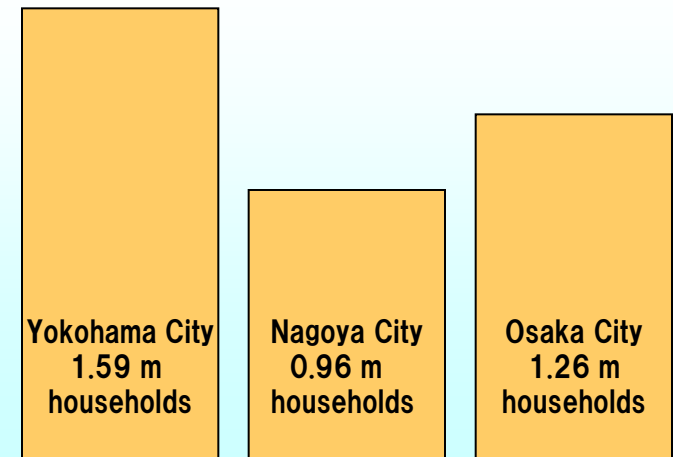
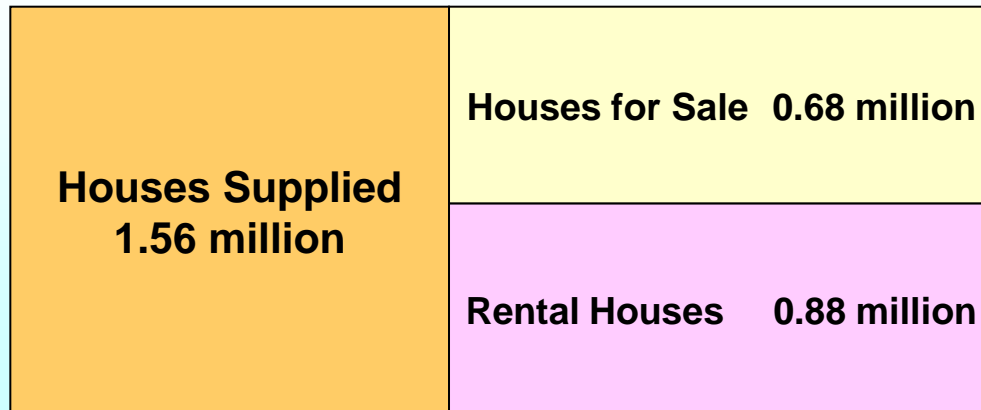
Urban Development

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.



Housing

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

Construction period : 1969 – 2006

Planned population : 174,800

Housing supplied by UR : 27,000



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 : 41years

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



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

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



Toyosu 2Chome (Tokyo)

Recovery Image of Onagawa Town (Miyagi)



©Onagawa T. · Chuou Fukken C · Futaba Design

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.



Oshima 6 Chome Danchi (Tokyo)

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



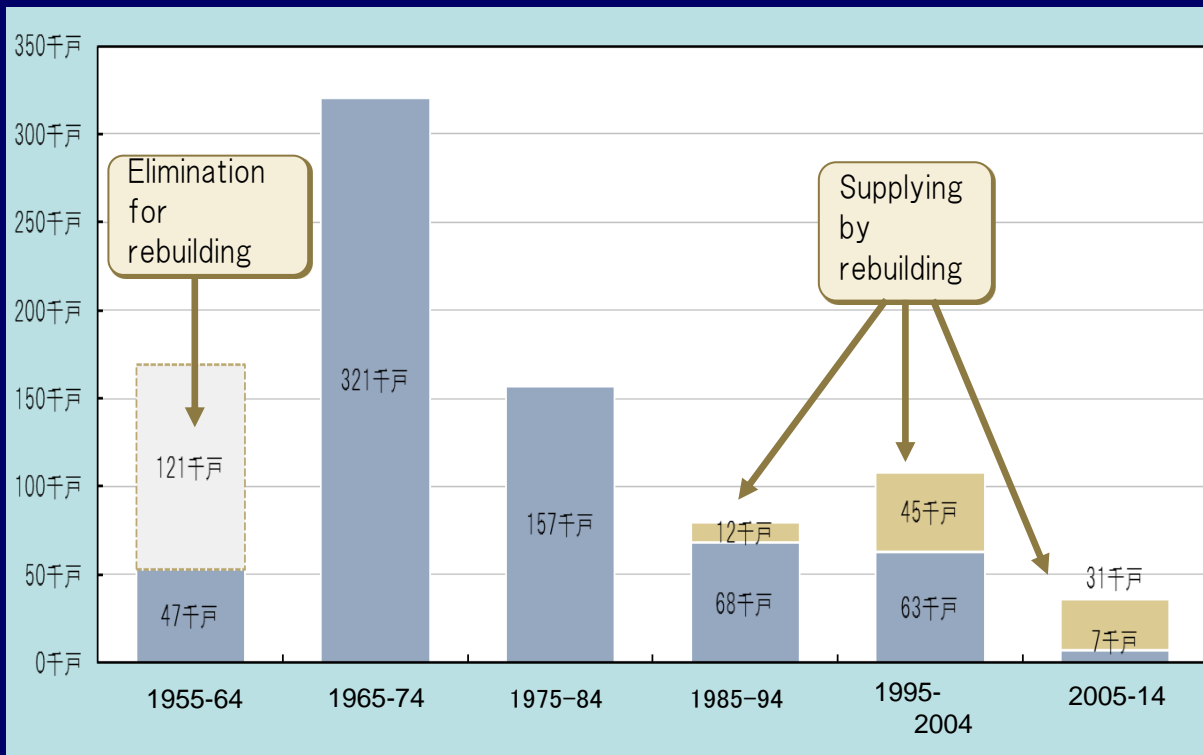
Kohoku New Town (Kanagawa)

【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



apartment house "YAMAMOTO JUTAKU", which was built in 1956

(2012 shooting)

2-2 Renewal and Rearrangement of UR housing complex

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



Akabanedai (Before rebuilding, 5 floors)

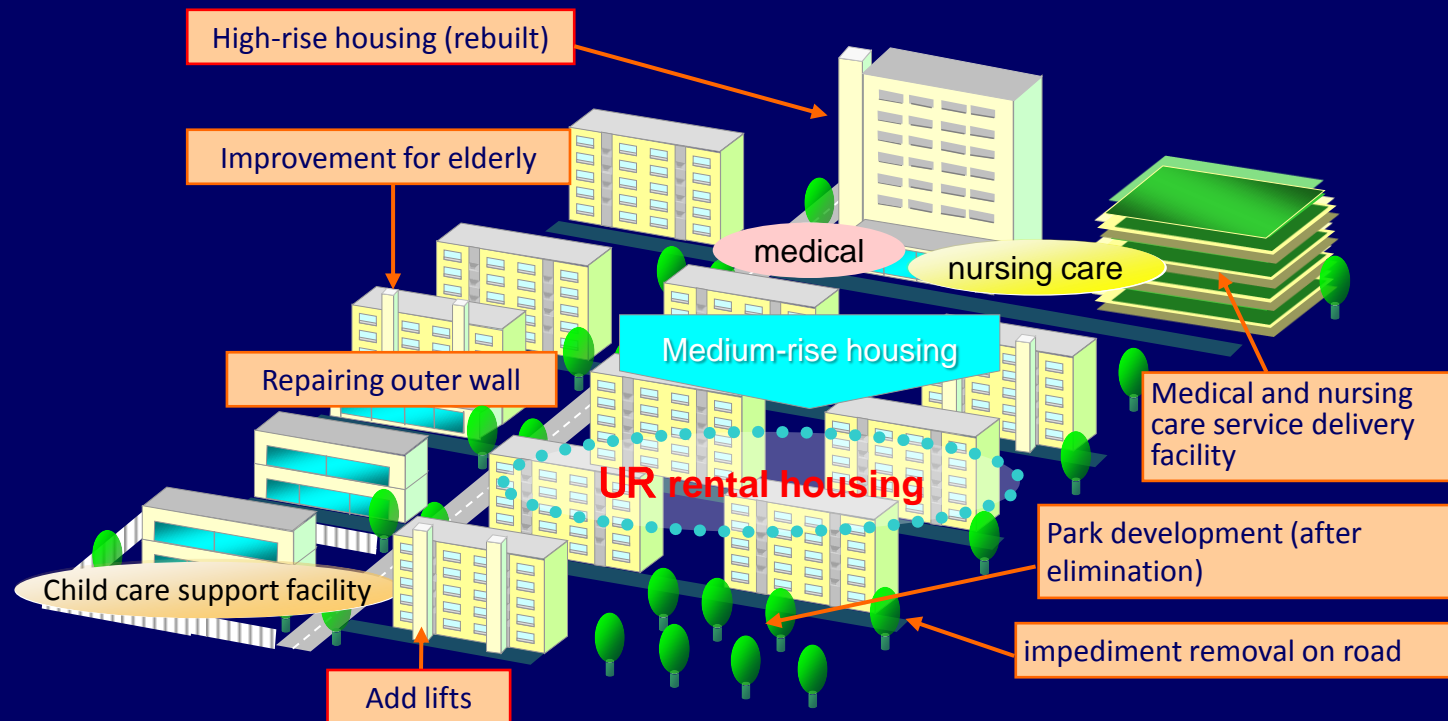


Akabanedai (After rebuilding, 12floors)

2-3 Renewal and Rearrangement of UR rental housing stock

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

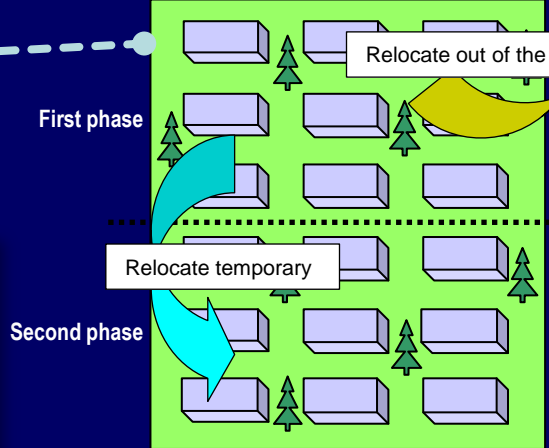
1 Making plan for implementation for Danchi renewal



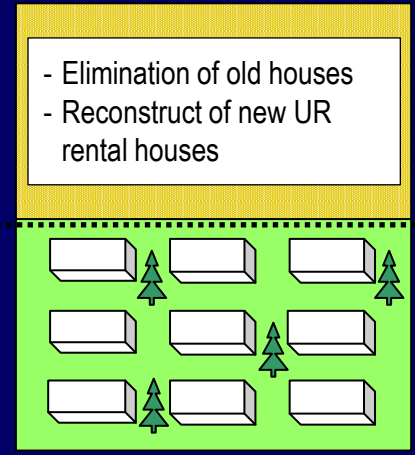
UR rental housing before and after reconstruction (Takanedai)



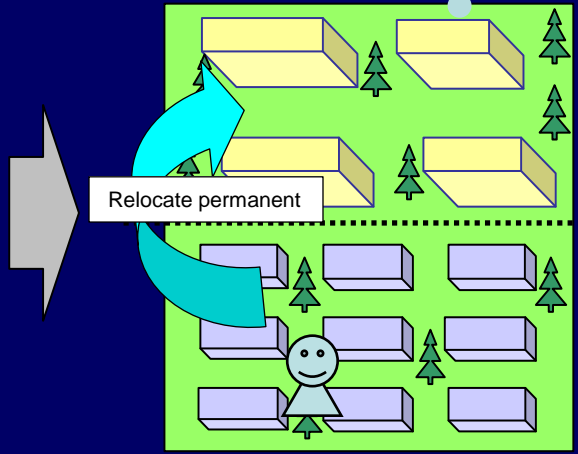
2 Relocation of residents



3 Reconstruct of UR rental houses



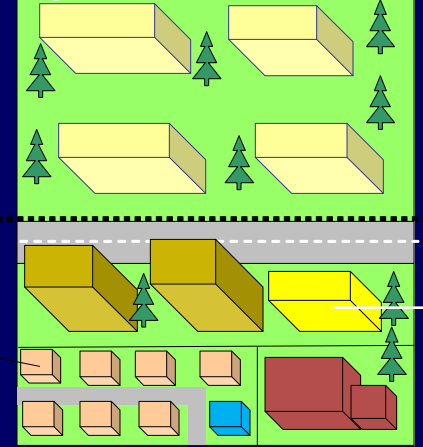
4 Relocation of residents



5 selling lands after eliminating old houses



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

2-5 Tamadaira-no-Mori Housing Complex Revitalization

Renaissance Project

UR Rental Housing
Tamadaira-no-Mori

Former Tamadaira-no-Mori

Toyoda
Station

Former Tamadaira-no-mori outline

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



2-7 Tamadaira-no-Mori Project Concept

Landscape Improvement and Conservation of Ecosystems

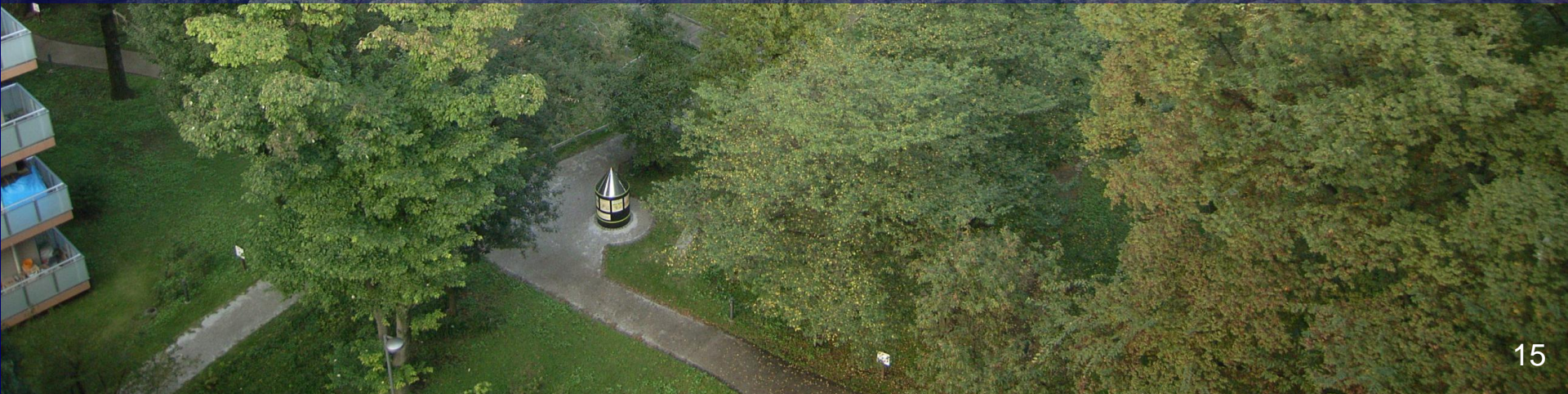
...Inheriting and nurturing of greenery as core activities

(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

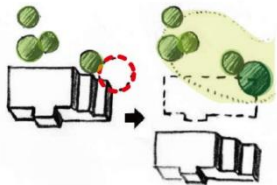


Tree survey

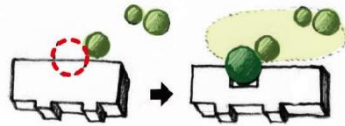
2-9 Conserving and utilizing existing trees

Layout to conserve existing trees. ...Approx. 60% of trees were conserved or replanted

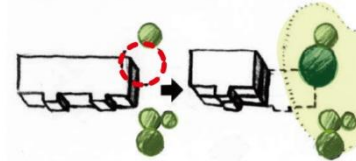
- 1 Residential wings were repositioned to conserve existing trees/green area.



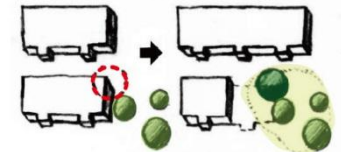
- 2 Part of the shape of residential wings was changed to conserve existing trees/green area.



- 3 Existing trees/green area were conserved by increasing the height of residential wings and reducing building area.



- 4 By removing a face, etc., from one residential wing and adding it to other wings, existing trees/green area were conserved.



2-10 Conserving and utilizing existing trees



**Effective maintenance and
of natural green area**

Green Replanting



2-11 Ecological Networking

...Linking greenery and recovering the ecosystem

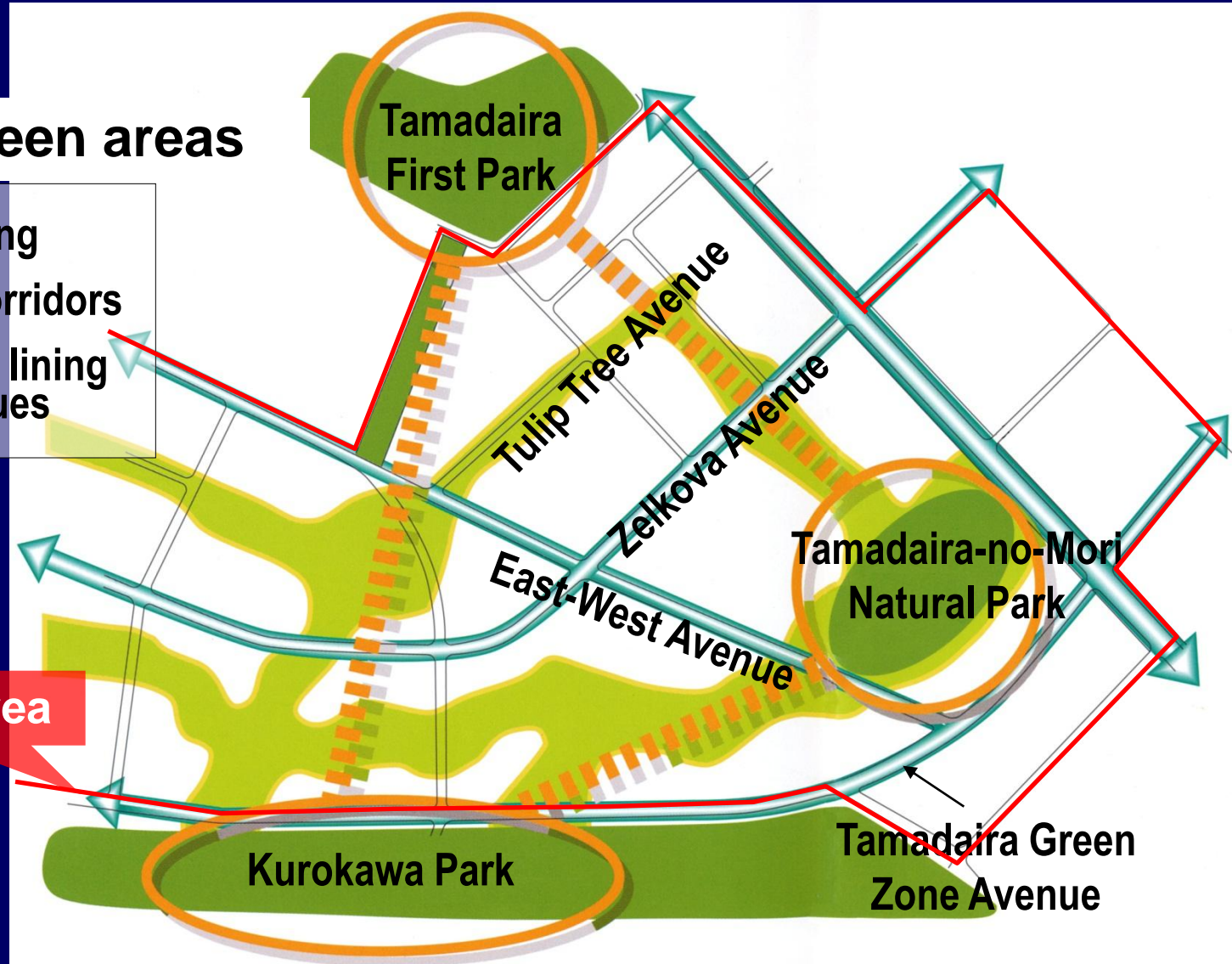
Linkage of green areas



Networking

Green Corridors

Greenery lining the avenues



Project area

Tamadaira
First Park

Tulip Tree Avenue

Zelkova Avenue

East-West Avenue

Tamadaira-no-Mori
Natural Park

Kurokawa Park

Tamadaira Green
Zone Avenue

2-12 Eco-friendly technologies

■ Environment-conscious technology

4 categories

16 different eco-friendly technologies

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



【CHARACTERISTICS PROJECT OF UR】

3 DISASTER RECOVERY SUPPORT ACTIVITIES

3-1 Appearance of tsunami (March 11, 2011)



3-2 UR Disaster Recovery Support

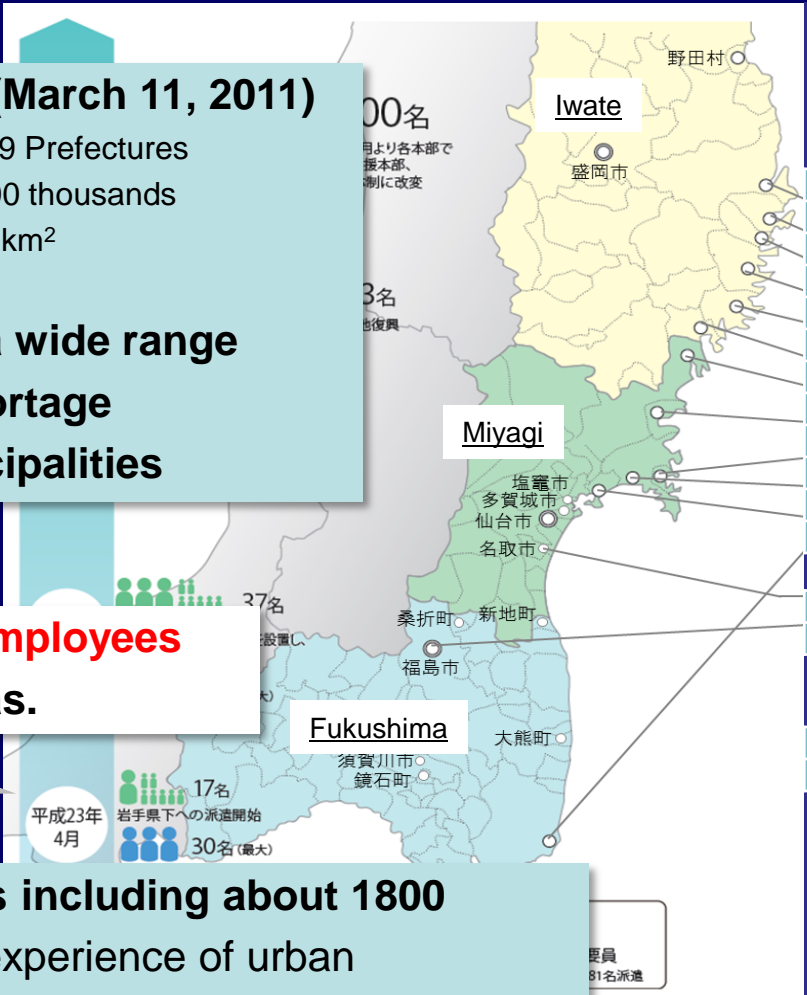
UR is supporting for the peoples affected by the disaster of Great East Japan Earthquake, in response to the request from government and local entity .

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.



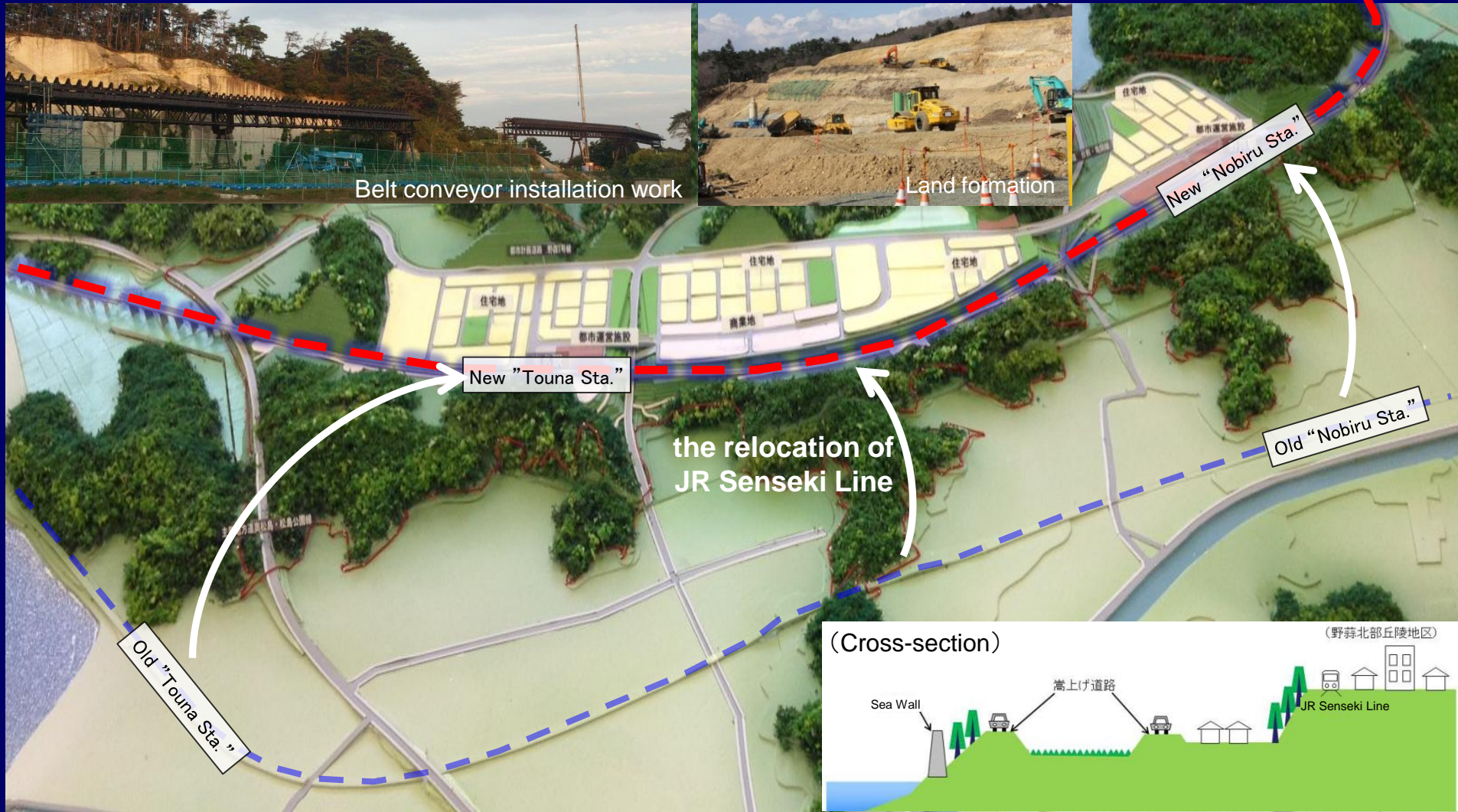
Miyako city	12名
Yamada town	15名
Otsuchi town	12名
Kamaishi city	20名
Ofunato city	11名
Rikuzen-takata city	18名
Kesennuma city	16名
Minami-sanriku town	15名
Onagawa town	29名
Ishinomaki town	19名
Higashi-matsushima City	12名
Iwaki city	19名
Natori city	1名
Fukushima pref	4名
Morioka city	88名
Sendai city	111名

Total:402

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 m³ by the belt conveyor, etc., shortening of the construction period has been realized.



3-4 Disaster Reconstruction <Onagawa Town>



画)

3-5 Public Housing Construction <Otsuchi 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



Site Plan



The End

—— 街に、ルネッサンス ——



UR都市機構