

・世界最大級の不動産見本市であるMIPIM 2018 ※において、先進的なまちづくりシティコンペ受賞地区のPRパンフを配布するなど、海外に対しても日本の先進的なまちづくりの情報を発信。

※Marche International des Professionnels de l'Immobilierの略

MIPIMにて配布している国土交通大臣賞受賞地区のPRパンフ(抜粋)

(参考)MIPIMの概要



- ・フランス・カンヌで毎年3月に開催されているリード・ミデム社主催の世界最大級の不動産見本市。
- ・投資家・デベロッパー・設計会社・メーカー・自治体等が一堂に会し、展示ブースにおける商談・大規模開発の情報収集・新規マーケットの発掘・シティセールス等の他、各種カンファレンスやネットワーキングイベントが開催。
- ・2017年3月の「MIPIM 2017 (Cannes)」は約24,200名が参加。
- ・2018年は、3/13(火)～16(金)に開催。



上：MIPIM 2015 メインエントランス 下：MIPIM 2017 会場内の様子



- Next-gen transport
- Energy, environment & energy conservation
- Health & mobility
- Safety & security
- Disaster prevention & reduction
- Infrastructure
- Medicine & welfare
- Compact city planning
- Reuse & renovation
- Branding

# Japan Innovative Cities Award





# LEADING URBAN PLANNING INITIATIVES IN JAPAN

The Ministry of Land, Infrastructure, Transport and Tourism shares information domestically and abroad about leading urban planning initiatives in order to encourage the adoption of innovative practices, as well as promote exports of cutting-edge urban technologies and stimulate inbound investment and interest.

Since 2016, the Ministry has held a competition to recognize advanced urban development projects aimed at solving urban challenges and creating next-generation urban spaces. Here we will introduce eight projects that were recognized in 2016 and 2017.

## PREVIOUS AWARD WINNERS

### First competition, 2016

#### Muroran Green Energy Town Concept

Muroran, Hokkaido

#### Kashiwa-no-ha Smart City

Kashiwa, Chiba

#### Otemachi, Marunouchi, and Yurakucho Area Management

Sustainable development project in the Tokyo Station area

Chiyoda, Tokyo

#### SMA×ECO TOWN Harumidai

Sakai, Osaka

#### BONJONO-District of the Future for Everyone

Share Town Project

Kitakyushu, Fukuoka

### Second competition, 2017

#### Town Development of Futako Tamagawa Rise

Setagaya, Tokyo

#### Namiki Alleyway Ikoiko Vacant Store Regeneration Project

Iida, Nagano

#### Public-private Town Planning by the Local Community and Citizens

Urban development project making use of local resources around Hyugashi Station

Hyuga, Miyazaki



Muroran, Hokkaido  
Muroran Green Energy Town Concept

Iida, Nagano  
Namiki Alleyway Ikoiko Vacant Store Regeneration Project

Kitakyushu, Fukuoka  
BONJONO  
District of the Future for Everyone  
Share Town Project

Chiyoda, Tokyo  
Otemachi, Marunouchi, and Yurakucho Area Management  
Sustainable development project in the Tokyo Station area

Kashiwa, Chiba  
Kashiwa-no-ha Smart City

Sakai, Osaka  
SMA×ECO TOWN Harumidai

Hyuga, Miyazaki  
Public-private Town Planning by the Local Community and Citizens  
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Setagaya, Tokyo  
Town Development of Futako Tamagawa Rise



# Muroran Green Energy Town Concept

PROJECT ENTITY: City of Muroran  
LOCATION: Muroran, Hokkaido

## “ Background and progress

Muroran, a city located roughly 90 kilometers from Hokkaido's main city of Sapporo, flourished as a manufacturing center whose steel industry attracted advanced technology and human resources, logistics infrastructure, and research and development organizations. In recent years, the city has leveraged this industrial base to promote environmental industries and encourage the development of a resource-recycling and low-carbon city. After discussions

with companies, universities, and local groups, in 2015 the city government launched the Muroran Green Energy Town Concept, with the goals of fostering environmental industries, revitalizing the local economy, and realizing a low-carbon city. Public, private, and academic organizations are collaborating on the vision, which calls for doubling the amount of green energy (hydrogen, renewable & unutilized energy) from 2012 levels by 2020.

## About the project

The city government is investing in the use of hydrogen energy, including deploying Hokkaido's first mobile hydrogen station and fuel cell vehicles in 2016, as well as installing household fuel cells at a municipal heated swimming pool, making it possible to provide electricity and heat even during power outages. Government and industry are collaborating to bring about a hydrogen society, with private businesses engaged in manufacturing and developing advanced components for hydrogen stations, and designating some residential areas where all houses have household fuel cells. Moreover, to promote the use of renewable energy, Muroran

has added wind and solar generation to public facilities, created a biogas generation facility at a wastewater treatment plant in cooperation with a private company, and is planning to start one of the largest biomass power generation plants in Japan in 2020. In addition, to promote energy conservation, the city has pursued the conversion of streetlights to LEDs, starting with the illumination of the Hakucho Bridge, which is a central element of the nighttime industrial scenery popular with tourists. The city also provides support to families to jointly adopt fuel cells, solar power generation, home energy management systems, and LED lighting.”



Illumination of Hakucho Bridge uses wind-powered LED lights



Mobile hydrogen station and fuel cell vehicles



Municipal swimming pool equipped with household fuel cells



Residential area with fuel cell-equipped homes



Biomass power generation plant fueled by palm kernel shells is planned to start operation in 2020 (Photo courtesy of Muroran Biomass Power Generation G.K)



# Kashiwa-no-ha Smart City

PROJECT ENTITY: Mitsui Fudosan Co., Ltd.  
LOCATION: Kashiwa, Chiba

## “ Background and progress

The Kashiwa-no-ha Smart City district is located in suburban Tokyo around the Kashiwa-no-ha Campus Station on the Tsukuba Express rail line, which opened in 2005. Coinciding with the completion of the rail line, the 300-hectare site was subdivided and private developers have since constructed more than 1,800 residential units, large shopping facilities and hotels to accommodate a population planned to

eventually reach 26,000.

The smart city is a platform for public-private-academic partnerships that are working towards developing solutions to the challenges of environmental resources, energy, and aging, under the three themes of “environmental-symbiotic city,” “a city of health and longevity,” and “a city of new industry creation.”

## About the project

As an environmental-symbiotic city, each home in Kashiwa-no-ha Smart City is equipped with automatic appliance control functionality (Kashiwa-no-ha Home Energy Management System), while the entire area has a next-generation “smart grid” (Kashiwa-no-ha Area Energy Management System), enabling efficient energy storage, CO2 reduction, and electricity availability after disasters. In addition, health support and disease prevention facilities are located within the shopping

center, and walking paths and walking clubs reflect a city committed to encouraging health and longevity.

Finally, to achieve a city of new industry creation, a private company has opened one of the largest co-working spaces in the country, and Tx Entrepreneur Partners, a private venture capital organization, is engaged in cultivating startup companies.



“To-mor-row” health support center



Retention basin integrated into park space



The Gate Square commercial center and residential buildings at the center of the district



Energy management system



KOIL Factory digital manufacturing workshop



KOIL Park co-working space

K A S H I W A C H I B A



# Otemachi, Marunouchi, and Yurakucho Area Management

Sustainable development projects in the area around Tokyo Station

**PROJECT ENTITY:** The Council for Area Development and Management of Otemachi, Marunouchi, and Yurakucho (General incorporated association), OMY Area Management Association (Non-profit corporation), the Ecozzeria Association (General incorporated association)  
**LOCATION:** Chiyoda, Tokyo

## Background and progress

The district located between Tokyo Station and the Imperial Palace is the center of Japanese business, with around 4,300 offices located in an area of 120 hectares. Many office buildings that were constructed during the high-growth period had grown functionally obsolete by the late 1980s, and the office-only district was deserted on weekends. In order to resolve these problems, stakeholders came together to coordinate the redevelopment of the area. Together with the redevelopment of older buildings, various steps have been taken to increase the area's charm, including adding retail and cultural spaces on the lower floors of office buildings, and expanding the sidewalks along the area's central north-south axis, Marunouchi Naka-dori Street, to enrich

the pedestrian experience. The Council for Area Development and Management of Otemachi, Marunouchi, and Yurakucho was founded by area landowners in 1988 and has been proactively engaged throughout the development process. In 2000, discussion between the council and local governments led to the establishment of guideline, which defined the area's vision, rules and development methods. Each landowner has redeveloped individual buildings according to the guideline, introducing new urban functions, developing underground circulation networks, beautifying streetscapes, and investing in disaster preparedness. The area management organization also works to increase the district's vitality through various events in public spaces.

## About the project

Area management is intended to increase the district's charm and vitality. Marunouchi Naka-dori Street is closed to vehicle traffic from midday until evening and turned into a space for people with food trucks and tables. In addition, the area management organization manages street events to activate public spaces, and reinvests the proceeds into the area's activities.

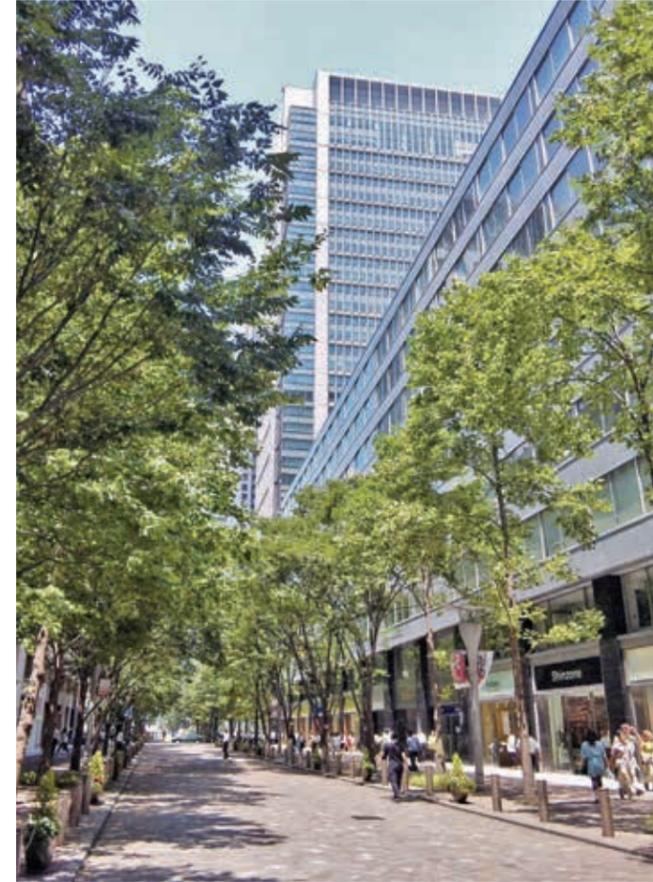
Area-wide efforts are also being undertaken to increase disaster preparedness. Multiple buildings in the area are disaster preparedness centers, equipped with systems to self-supply

electricity and water and capable of providing temporary refuge to people during disasters, thereby increasing the safety and resilience the entire district. Additionally, the landowners hold frequent study groups together with scholars to research urban disaster prevention.

In recent years, seminar salons and other social spaces have been opened to foster an innovative environment where new ideas and business emerge from professional interaction between companies and across industries.



The office district between Tokyo Station and the Imperial Palace



Lower floors are filled with stores



Seminar & event facility



Urban Terrace pedestrian space on closed street



# SMA×ECO TOWN Harumidai

PROJECT ENTITY: Daiwa House Industry Co., Ltd.  
LOCATION: Sakai, Osaka

## “ Background and progress

SMA×ECO TOWN Harumidai covers 1.7 hectares in the hills of Semboku New Town, located on the border between Sakai and neighboring Izumi. In 2010, the Sakai municipal government laid out a strategy to revitalize the area, and solicited proposals for eco-friendly development on the former site of

a closed elementary school.

Development of the eco-friendly residential district began in 2013, with the chosen private builder installing energy generation and storage equipment on all 65 single-family homes.

## About the project

All the homes are equipped with solar energy generation systems and domestic lithium-ion batteries, and the management organization has installed solar panels on shared infrastructure such as the roof of the community center. As a result, the entire area's annual primary energy consumption has been reduced to zero, and electricity is also available during post-disaster blackouts. In addition, electric car sharing and energy visualization has been introduced to increase residents' environmental awareness.

The management organization also works on issues including energy management, cityscape, security, and disaster prevention, including operation and energy visualization of the shared solar generation system, storage of food and fuel, and the installation of benches that can be converted into stoves or toilets during disasters.

Sale of solar electricity and electric car sharing provides the management organization with additional income to sustain its activities besides the management fees collected from residents.



The entire district



Typical street in the development



Shared electric vehicle



Solar energy system on shared facility



Neighborhood management association



Disaster preparedness event



# BONJONO District of the Future for Everyone

PROJECT ENTITY: Jono Hitomachi Net (General incorporated association)  
LOCATION: Kitakyushu, Fukuoka

## “ Background and progress

Discussions about how to develop the 19-hectare Bonjono district, located north of JR Jono Station in Kitakyushu, Fukuoka, began after the relocation of a Self-Defense Forces camp and the planned reconstruction of a public housing estate resulted in large redevelopment sites. This led to a commitment among stakeholders to pursue a zero-carbon vision, which was codified in urban planning guidelines agreed upon by the Ministry of Finance, the public housing authority UR, and the municipal government.

Plans were made for UR to subdivide the site and private developers to supply 350 single-unit homes and 200 multi-unit homes. As of 2016, the eco-friendly area is under development.

The town management organization Jono Hitomachi Net was also established in 2015 to coordinate local management groups and increase the area's value and appeal through energy management, green management, and town security.

## About the project

The Jono Zero Carbon Advanced Urban Area is one of the major projects of Kitakyushu's Environmental Future City initiative, and is striving for a theoretical 100% reduction of carbon emissions across the entire district. To achieve these goals, the city made agreements with developers requiring energy generation and conservation measures, such as the construction of long-term, high-quality housing and the installation of home energy management systems in individual homes. The city underwrites a portion of the installation costs, and also supports the use of a community energy management system and other practices aimed

at achieving the overall zero-carbon target for the area's new homes.

Town management includes energy management, which makes information about energy use in homes and facilities visible through an online portal; green management, such as making rules about the cityscape and maintaining walking paths and parks; and town security measures including security cameras and patrols. Additionally, various resident-driven events and activities based on the ideas of "co-curating and sharing the town" are held in common spaces such the TETTE Life Workshop community center.



Solar panels installed on houses



The district's community energy management system



Life Workshop community center



Camping event at a local park



Environmental learning event



# Town Development of Futako Tamagawa Rise

**PROJECT ENTITY:** Futako Tamagawa Rise Council  
**LOCATION:** Setagaya, Tokyo (east of Futako Tamagawa Station)

## “ Background and progress

This district is located on the east side of Futako Tamagawa Station along a private railway line in the Tokyo suburbs, sandwiched between the Kokubunji Cliff Line and the Tama River. The area had lost its vitality after the commercial avenue began to decline in the 1980s and the Futako-tamagawaen Amusement Park closed in 1985. In response, local leaders came together to implement an urban redevelopment

project making use of the former amusement park site (phase one began in 2007, phase two in 2012). Furthermore, after the end of construction on the first phase in 2011, the Futako Tamagawa Rise Council was established by the rail company and various local management associations to sponsor events and engage in town management activities, with the goal of enhancing the area' vitality and local brand.

## About the project

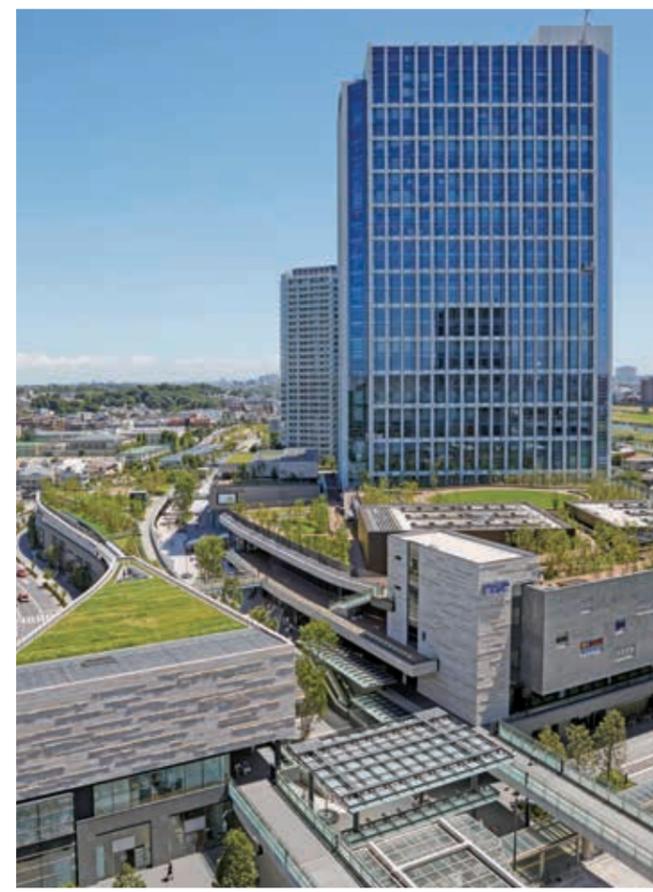
This urban redevelopment project has resulted in an always-bustling area of diverse uses, including approx. 70,000 sq. meters of commercial facilities, approx. 80,000 sq. meters of office space, housing for 1,000 families, a bus terminal, and a hotel. The site also contains approx. 6,000 sq. meters of green roof space, part of 10,000 sq. meters of total green space, and has earned a LEED Neighborhood Development Gold Rank Certification recognizing the redevelopment's commitment to nature and eco-friendliness. The project aims to engender new demand in the inner

suburbs and reduce over-crowdedness on commuter trains by offering a working environment unlike those from that available in the urban core.

In addition, the Futako Tamagawa Rise Council is engaged in town management activities, including hosting participatory events for neighborhood children that make use of the site's natural environment. The successful creation of a lively area and local brand has also led to more events hosted in conjunction with outside companies.



The entire district



Commercial facilities in front of the station and office towers



Green Roof is a part of focus on nature



Public spaces host diverse events



Ribbon Street walking path

S E T A G A Y A T O K Y O



# Namiki Alleyway Ikoiko Vacant Store Regeneration Project

PROJECT ENTITY: Iida Machizukuri Company  
LOCATION: Iida, Nagano

## Background and progress

Located in the center of Iida, Nagano, the Ikoiko project targets an area dealing with the spread of vacant stores and hollowing-out due to suburbanization. Previously, public-private projects had been pursued in attempts to redevelop the central areas of the city, but landowners around the Namiki Alleyway declined to participate in redevelopment out of a desire to remain in their homes. The area remained under-developed and an obstacle to the city's revitalization.

As the landowners grew older, they became less inclined to proactively make use of their real estate and negotiate with potential tenants. In order to resolve the vacant store problem and help reduce the burden of landowners, Iida Machizukuri Company, a trusted local company that had previously been involved in city redevelopment projects, led the area in preparing for new businesses.

## About the project

In an area with many vacant buildings and stores, the Iida Machizukuri Company rented land and buildings from landowners, undertook renovation, and sublet the spaces to tenants.

During the process of finding tenants, six related community organizations hosted a nine-month startup camp to support people wishing to start a business. This course taught participants

how to plan, run, and finance their business.

Of numerous applicants, seven tenants were selected based on their potential to both fit into the area and achieve a stable business.

This project aims to create a comfortable environment in which people can wander freely between the newly developed establishments, all of which serve food or drinks.



Café located in an old wooden building



The entire alleyway



Open terrace at the center of the alleyway



Startup camp to train business owners



Renovated warehouse is used as management company office



# Public-private Town Planning by the Local Community and Citizens

Urban development project making use of local resources around Hyugashi Station

**PROJECT ENTITY:** City of Hyuga, Miyazaki Prefecture, JR KYUSHU RAILWAY COMPANY, Hyuga Urban Core Revitalization Council, Hyuga Urban Core Event Coordination Council  
**LOCATION:** Hyuga, Miyazaki

## “ Background and progress

This 50.6-hectare project area surrounds Hyugashi Station on the JR Nippo Main Line in the center of Hyuga, Miyazaki. Population in the city's central areas had fallen significantly and shops were closing due to suburbanization, leading to the general decline of the urban core. In this context, Miyazaki Prefecture, Hyuga City, JR Kyushu Railway Company, and local residents

have collaborated to revitalize the central area and create a sustainable compact city. They pursued land re-adjustment, grade separation of the rail line, construction of community center facilities, and new infrastructure for commercial activity. In addition to these four projects, various citizen-driven activities are pursued under the banner of “the city as a stage for residents.”

## About the project

Locally harvested cedar trees were used in the construction of the elevated station building to create a symbol of the city's local character. The structural columns were spaced out to create a multi-purpose space underneath the tracks. A park and outdoor stage were also created on the west side of the building, resulting in a high-quality public space connected to the station where local citizens hold various events on weekends. Land re-adjustment enabled the city to construct arterial roads in the area around the station, as well as the consolidate land within the entire dis-

trict. With this, they created space for alleys and a parking lot, thereby improving visitor convenience and the appeal of the commercial district.

During the planning process, a conference of urban design experts was established to ensure a consistent, uniform design, and incorporate the opinions of users gathered through various conference discussions. In addition, extra-curricular classes for elementary, middle, and high school students were staged as a way of educating the next generation of leaders about town planning.



Compact city planning focused on the station and plaza area



The park has become a place for local residents to relax



Town planning class for high school students



The outdoor stage is built from plentiful local cedar



New retail stores facing the street revitalized the area



Private development, including apartments, followed the reconstruction of the station and plaza

H Y U G A M I Y A Z A K I