

6. 協議のための参考資料
(日本における再開発手法・制度等の紹介)

REFERENCE FOR DISCUSSION
ON
THE MASTER PLAN / FEASIBILITY STUDY
ON
KEMAYORAN HOUSING AND URBAN DEVELOPMENT PROJECT
IN
THE REPUBLIC OF INDONESIA

JANUARY, 1988

CONTACT MISSION

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INTRODUCTION

This data was prepared to make the discussion more fruitful on the Scope of Work and implementation arrangement for the study on Kemayoran and Urban Development Project.

In this data, Housing and Urban Development/Renewal Method in Japan, and the projects that are considered to have many similarities in various aspects were introduced.

We would like the Representative of the Government of the Republic of Indonesia to be aware of the details and to cultivate a deeper common understanding concerning Housing and Urban Development.

This will certainly bear full fruit in the technical cooperation for this Study.

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1. Major Housing and Urban Development/Renewal Method in Japan

The post-war devastation brought about an acute housing shortage in Japan. To make up for this shortage, various counterplans have been undertaken. The historical background is introduced in a slide presentation entitled "HUDC's Urban Redevelopment Project - To Meet Diversifying Needs", prepared separately.

Recently, the housing condition in Japan, as far as quantity is concerned, has become sufficient, for the time being. However, the demand for higher quality housing has been increasing. In particular, the demand for environmental improvements in housing areas has escalated, in step with improvements of housing supply in number.

Also, from the aspect of development of urban district, it can be said that development of housing and the surrounding environment in total is of primary importance, since the majority of urban districts are occupied with residential areas.

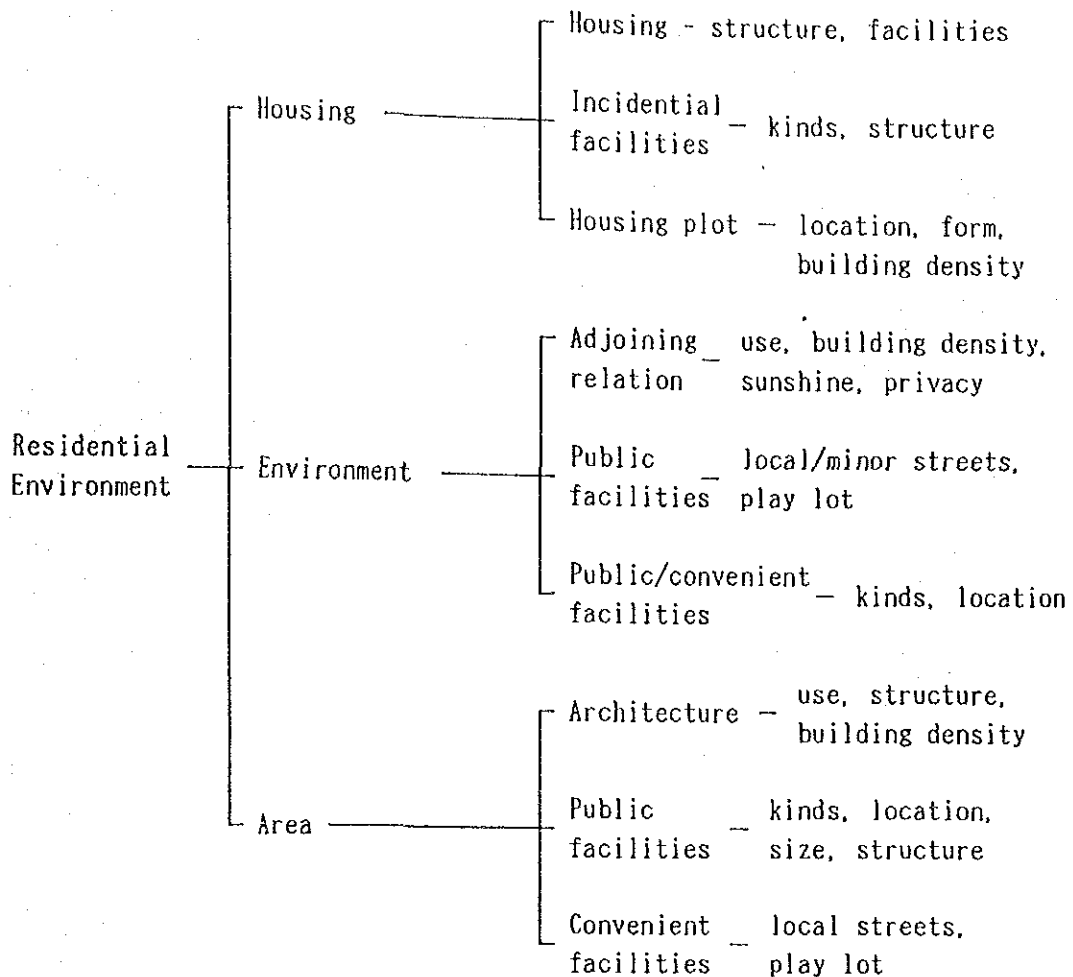
Therefore, development of both housing and its environment has become important.

In terms of housing and environmental development/renewal methods, there are various possibilities from the development of individual housing facilities, to the development of entire residential areas, to be considered before undertaking such a vast project.

Before introducing an outline of these method, a brief summary of concept of housing and environment is given as follows:

Housing and environment are to be broadly classified as (1) housing (a structure and its plot of land), (2) environment and (3) area.

The following are considered as the structural elements for each stage.



Although various method of housing and environmental development exist, from development of individual structures to complex or overall development. it is sometimes diffucult to obtain satisfactory results from existing methods.

Therefore, the examination of new methods of housing and envirion-mental development is one of the issues to be discussed.

2. Present System of Housing and Environmental Development/Renewal

There exist several methods which compsoe the various systems of housing and environmental development/renewal, depending on the subject of development, difference in processes, etc..

As full detailes are to be introduced in a full-scale study, only representative methods which develop/renew infrastructure and buildings while aiming mainly at improvement in residential environment, are shown in Table-1.

Additionally, the following similar methods can be listed:

- i) Small scale local coal mine labors' settlement area improvement project
- ii) Block residential enviroment improvement project.
- iii) Others

Also, the Urban Renewal Method (Category I, Category II) is the one which develops overall (demolishing and rebuilding type) not only housing but such things as commercial and business facilities and has given satisfactory results in actual use.

Table - 1 Representative Improvement Method of the Residential Environment

① General:

Project Name	Blighted Residential area Renewal Project	Residential Environment Improve- ment Model Project
Purpose	To improve the environment of the crowded blighted housing area, and to demolish them and to promote construction of collective housing which guarantees healthy and civilized life.	To improve the environment of the areas which require improvement in the residential environment, and to promote improvement of housing conditions which guarantee healthy and civilized life.
Project Executor	Local government	<ul style="list-style-type: none"> • Local government • Housing and Urban Development Cooperation (HUDC) • Local Housing Supply Corporation
Object Area	The crowded blighted housing area	The substandard residential environment area

② Criteria for the government subsidy

project Name	Blighted Residential area Renewal Project	Residential Environment Improve- ment Model Project
Area	0.15 ha or more	1.0 ha or more
Number of blighted housing	50 houses or more	50 houses or more
Rate of blighted housing	80 % or more	50 % or more
Housing density	80 houses/ha or more (Except the land for public use)	55 houses/ha or more (Except the land for public use and industrial site)
Rate of housing which do not have proper access road.	—	—
Remarks	Blighted housing: Substandard degree 100 points or more	Blighted housing: Substandard degree 130 points or more, including the condition of [Roads access], [Lighting· Ventilation]

③ Project contents

project Name	Blighted Residential area Renewal Project	Residential Environment Improve- ment Model Project
Purchase of blighted housing	1/2	1/2, 1/3
Clearance of blighted housing	1/2	1/2, 1/3
Development of public facilities	2/3	1/2
Construction of renewal housing	2/3	2/3
Acquisition and preparation for clearance of sites	2/3	1/2
Construction of common facilities (Renewal housing for sale)	1/3	1/3
Preparation of temporary housing	1/2	1/3
Making implementation plan		
Construction of district facilities		
Promotion of joint re-building		
Remarks	2/3 is applied to every item in a specially designated project area.	

④ Others

project Name	Blighted Residential area Renewal Project	Residential Environment Improve- ment Model Project
Laws/regulations	Blighted residential area renewal laws (Enacted in 1960, No 84)	Assistant secretary's decree: Residential environment improvement model project (Circular from the Assistant Secretary of the Ministry of Construction)
Year when system was established	1960	1978

3. Introduction of the Projects in Japan which have similarities to Kemayoran Housing and Urban Development

3 - 1 Urban Development/Renewal Project of the Former Airforce Base and Vicinity in Tachikawa City

TACHIKAWA PROJECT

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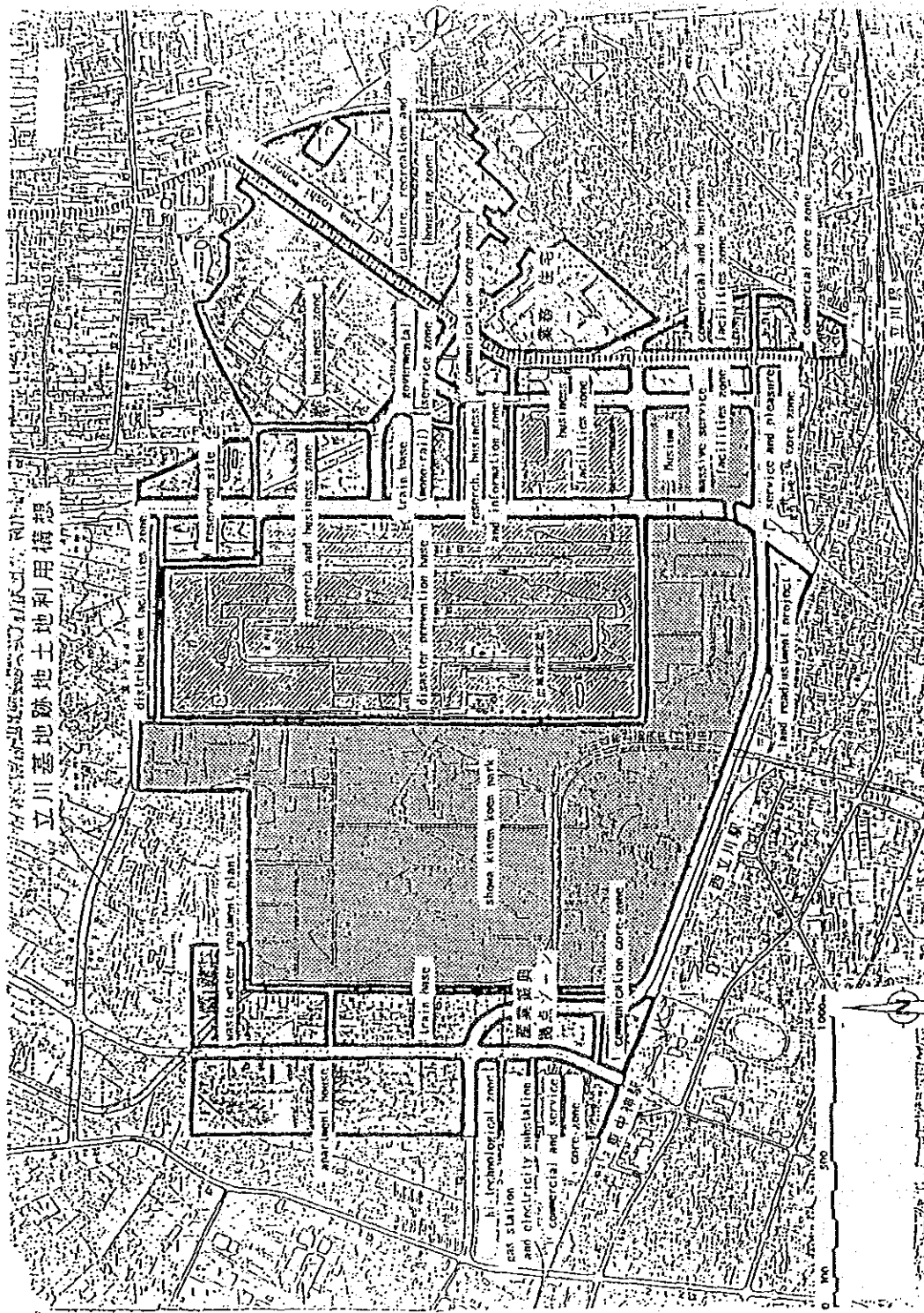
3. Introduction of the Projects in Japan which have similarities to Kemayoran Housing and Urban Development

3-1 Urban Development/Renewal Project of the Former Airforce Base and Vicinity in Tachikawa City

(1) Land Readjustment Project Area · Outline of the project 1

Name of area	Former airforce base and vicinity in Tachikawa city
Location	Izumi-cho, Takamatsu-cho, Midori-cho in Tachikawa city
Area	Approximately 47 ha
Zoning	Tachikawa city planning urbanization control area. Urban region of National land use planning registration
Request for project	Request by Tachikawa city government and Tokyo Metropolitan Government on December 1st in 1982 and on January 31st in 1983. Requested area 127 ha. Based on HUDL law.
Location	Tachikawa station is about 30km west of the center of Tokyo, and is about 40 minutes from JR Shinjuku station by express train on the Chuo-line. This area is located in the north approximately 1-2 km from Tachikawa station. The former airforce base and related corporation are in the area of the surrounding vicinity.
Existing condition	Land use for existing condition <ul style="list-style-type: none"> · Land for public use: 1.7 ha (3.6%) · Building lot : 16.6 ha (35.3%) · Miscellaneous land : 28.7 ha (61.1%) · Total : 47.0 ha (100.0%) Building, etc Ware house, office Approximately 4 buildings, Tennis court, Golf practice area, Baseball stadium Number of land owners : 4 people

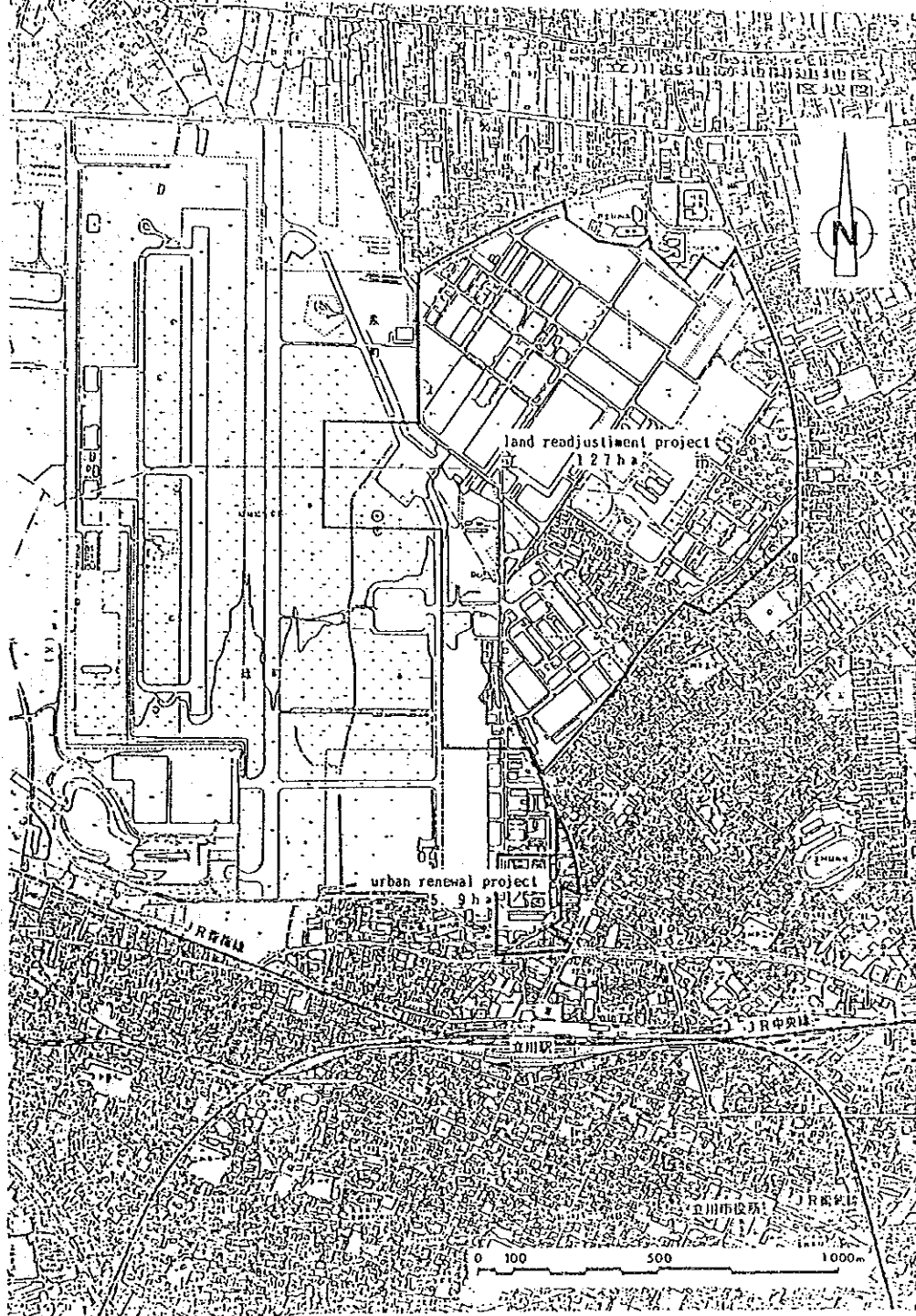
Development policy	<p>This project is intended to renew urban functions and to rationally and positively intensify land use through land readjustment project regarding a section of the former airforce base and surrounding vicinity as one. The intention of this project is to foster functions of a city center by inducing business, commerce, information, and cultural service and by formation of a city with complex urban facilities.</p>	
	• Projected number of employee	Approximately 21,000 people (night time population: 2,000)
	• Road	Access roads are to be laid as city planning roads (4 routes) which are considered as trunks.
	• Park	3% of the development area is to be utilized.
	• Water supply	Potable water is to be supplied by the metropolitan water service (maximum 3,000m ³ /day)
	• Sewerage	Tachikawa public sewerage is to be used for drainage and sewerage.
• Traffic	Development of Tama city monorail (the opening of the first phase of Tachikawa-Shin Ome line approximately 5km) and establishment of a station in the area is planned.	



立川基地跡地土地利用構想

Fig. Comprehensive Landuse Plan of Tachikawa Former Airforce Base and Vicinity Area

Fig. Project Area of Land Reajustment /Urban Renewal Project



(2) Urban Renewal Project Area · Outline of the project 1

① Project Site:

- Project Name: Category 1 Urban Renewal Project of Former Airforce Base and Vicinity in Tachikawa City
- Location : Akebono-cho 2-chome and Midori-cho, Tachikawa City, Tokyo
- Area : 5.9 ha Approximately

- ② Purpose of the Project: Location for commercial and business facilities which is suitable for "the spirit" of central city and the Tama area based on the National Capital Region Development Program and the Tokyo Metropolitan sLong Term Program. Revitalization of the surrounding area. Improvement of amenity for shopping and business. Renewal of functions of the city including the built-up area.

③ City Planning etc.:

■ Existing Condition

		Private lot	State-owned land
Land-use zoning		· Commercial district · Fire zone	Urbanization control area
Floor-area ratio		600%	—
Building coverage	Non fire-proof building	80%	—
	Fire-proof building	100%	—

■ Plan

		Designation of high-intensity use district	Others
Land-use zoning		· Commercial district · Fire zone	· Commercial district · Fire zone
Floor-area ratio		500%, 600%	600%, 700%
Building coverage	Non fire-proof building	80%	—
	Fire-proof building	100%	70%

④ Land Use Plan:

	Existing condition	Plan	Remarks
Public facility	10,940m ²	23,840m ²	Road
Building lot	48,490m ²	35,590m ²	
Total	59,430m ²	59,430m ²	

⑤ The number of rightful people and organization

■ The number of Rightful people

Type	Number
Land owner	21
Land leaseholder	3
Tenant (Tenant for business)	7
Total	31

■ The title of rightful Organization

- Former airforce base:
The Ministry of Finance
- Tachikawa Hospital:
The Ministry of Welfare

⑥ Facilities Plan

Floor Use	Area	Remarks
Department store	60,000m ²	
Store	6,020m ²	
Office	118,730m ²	
Hotel	18,000m ²	
Movie theater	5,010m ²	
Parking lot Parking lot	31,940m ²	Capable of 990 cars' parking approximately
Residence	1,230m ²	10 houses
Total floor area	240,930m ²	

⑧ Remarks

	Number
Site area	35,590m ²
Average floor area ratio	607%
Average building coverage	64%
Number of buildings	11 buildings
Number of stories	• 3 (at basement) • 12 (above ground at maximum)

Urban Renewal Project Area - Outline of the Project 2

Project History	Project Schedule (Plan)
<ul style="list-style-type: none"> • November, 1976: Tachikawa city was designated as a core city in Tokyo Metropolitan region by the Third National Capital Region Development Program. • November, 1977: Tachikawa airforce base was entirely returned to Japan from U.S.A • April, 1982: Adopted as a "Specific Renewal (type of renewing urban functions)" by Housing and Urban Development Corporation (HUDC). • December 1982: HUDC recieved the request from Tachikawa Municipal Government. • January, 1983: HUDC recieved the request from Tokyo Metropolitan Government. • May, 1986: Tachikawa Specific Redevelopment Project Site Office was inaugurated. • April, 1987: Tachikawa Municipal Government referred to the draft of city plan concerning urban facilities(roads, a park etc.) to Tokyo Metropolitan Government. • June, 1987: Tachikawa Municipal Government explained a draft city plan to the Municipal Assembly. 	<ul style="list-style-type: none"> • February, 1988: Tachikawa Municipal Government will send the draft urban renewal plan based on City Planning Law to Tokyo Metropolitan Government. • October, 1988: Will be deliberated on by Tokyo Metropolitan Government City Planning Committee. • November, 1988: City planning decision. • May, 1989: Project approval • June, 1989: Appraisal date • December, 1989: Approval for "Right Conversion" • March, 1990: Commencement of construction • September 1992: Completion of construction • October, 1992: Notice of completion of project

Fig. Detailed map of urban renewal project

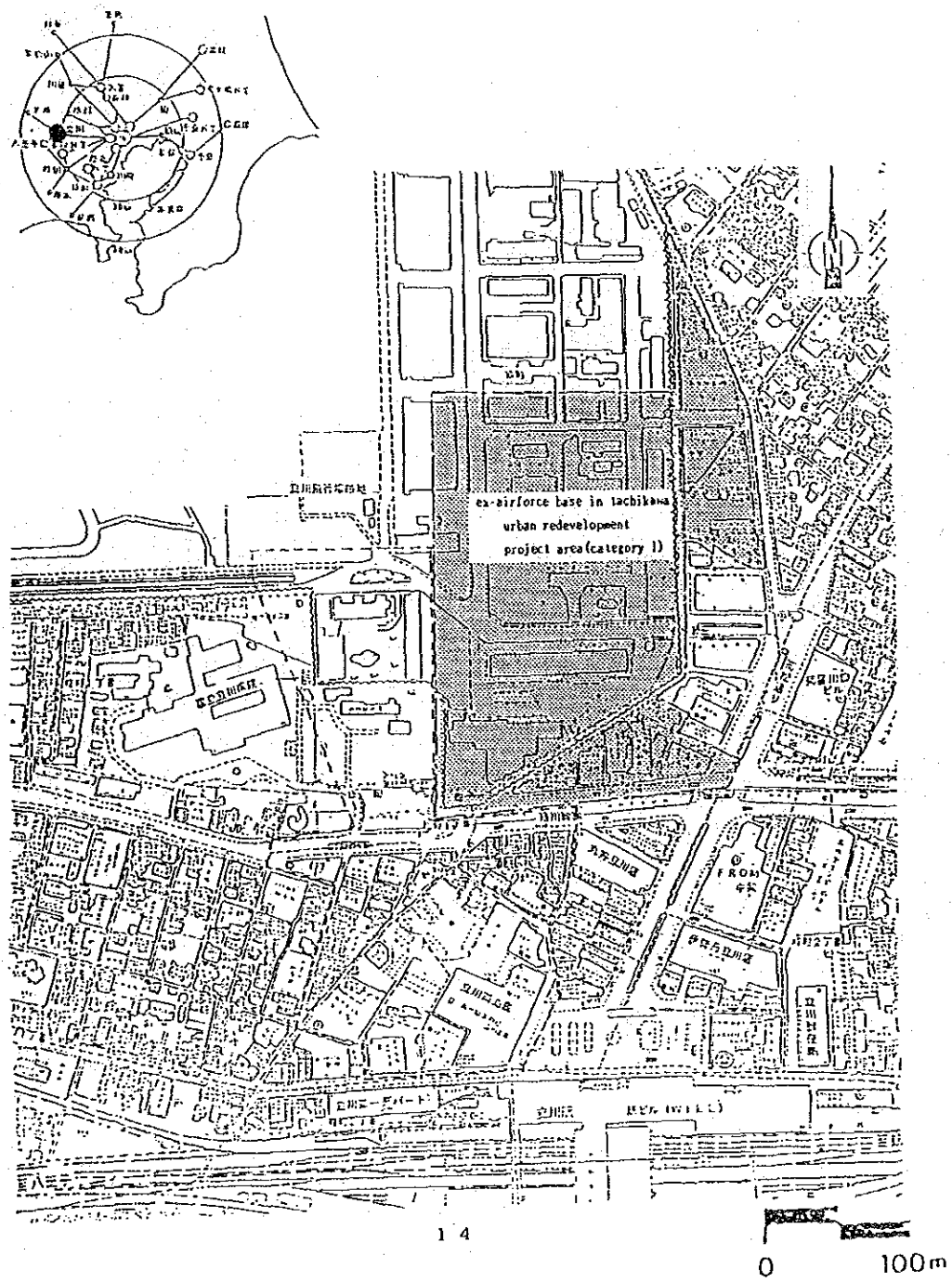


Fig. Master Plan /Facility Layout of Urban Renewal Project

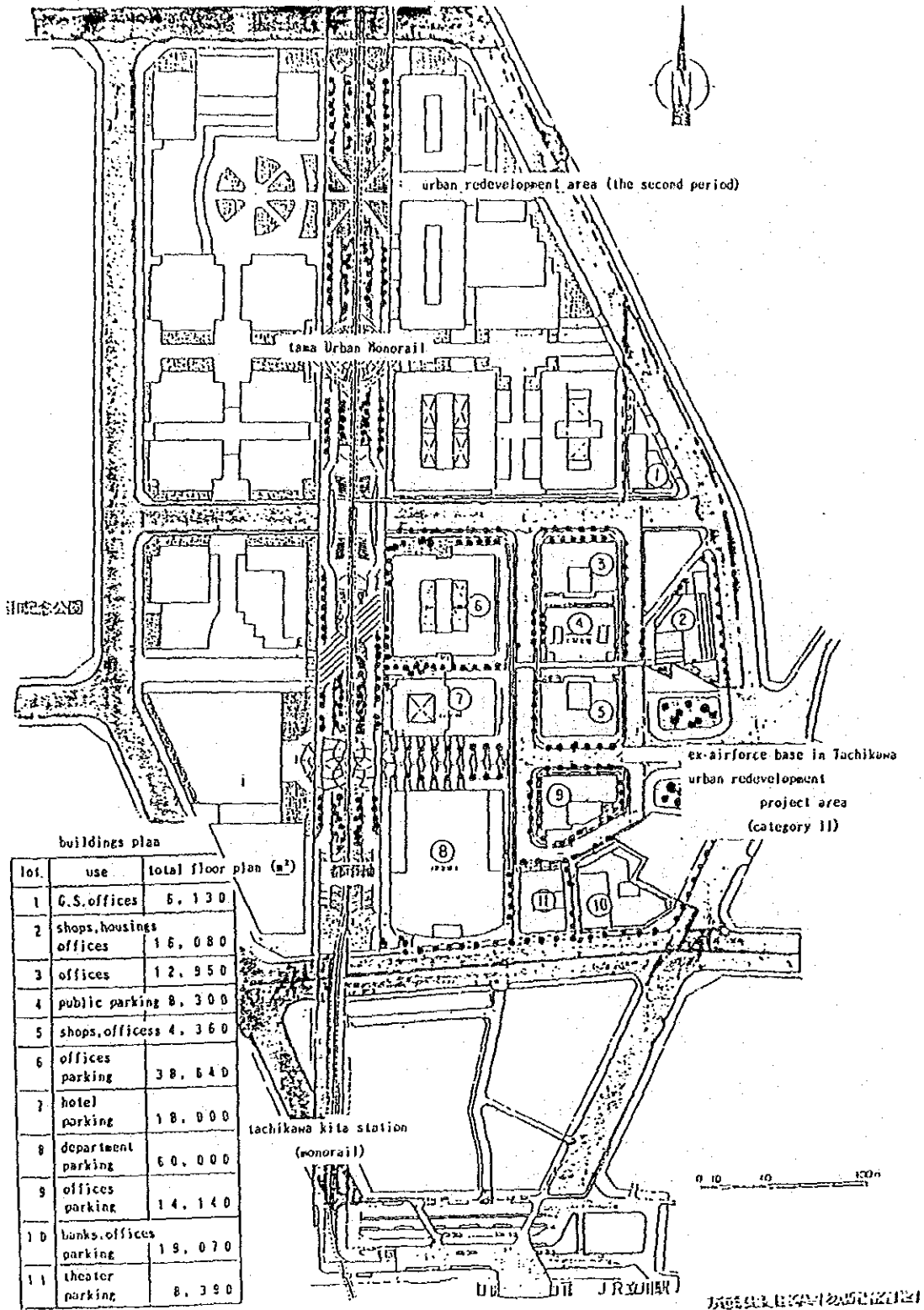
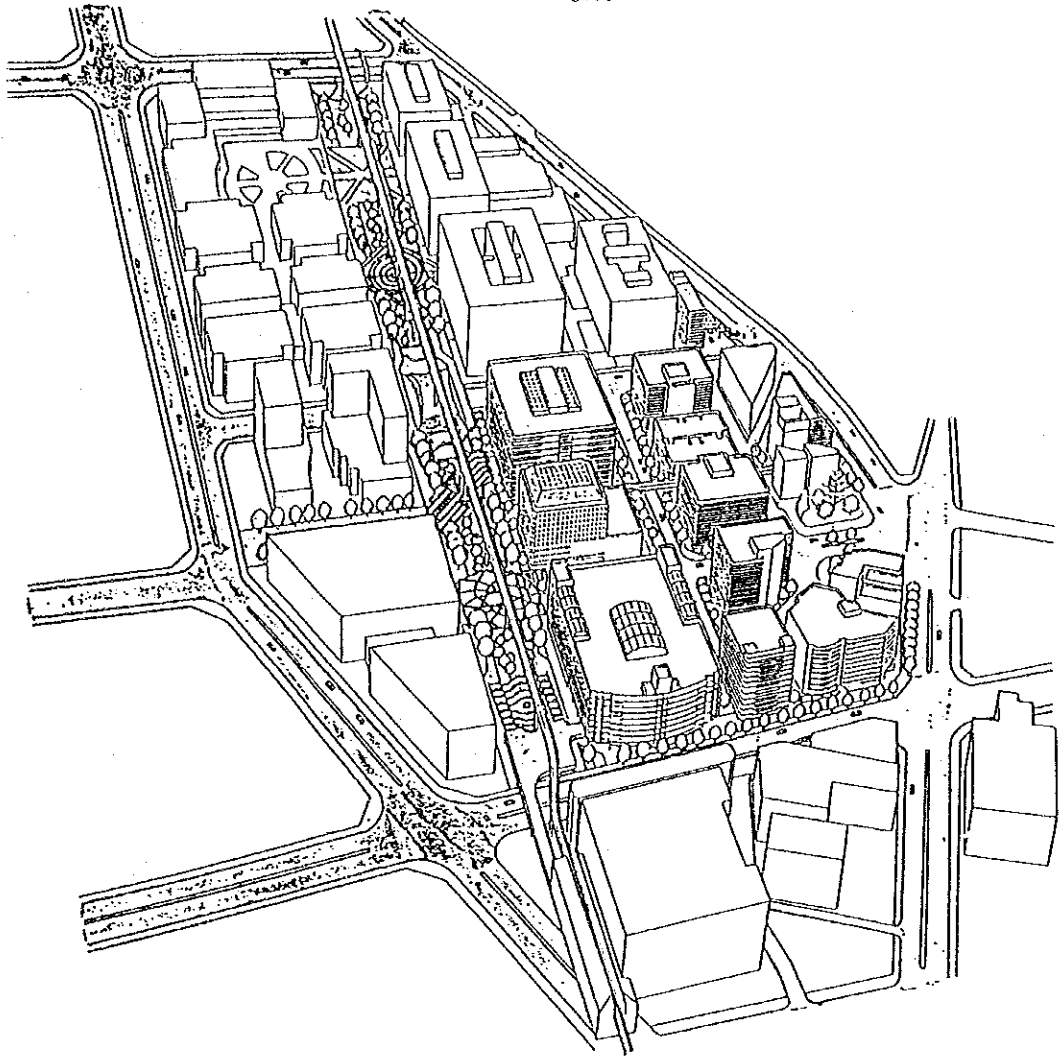


Fig. Bird's Eye View of Urban Renewal Project



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3 - 2 Kiba Disaster Prevention Base Project

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KIBA PROJECT

3 - 2 Kiba Disaster Prevention Base Project.

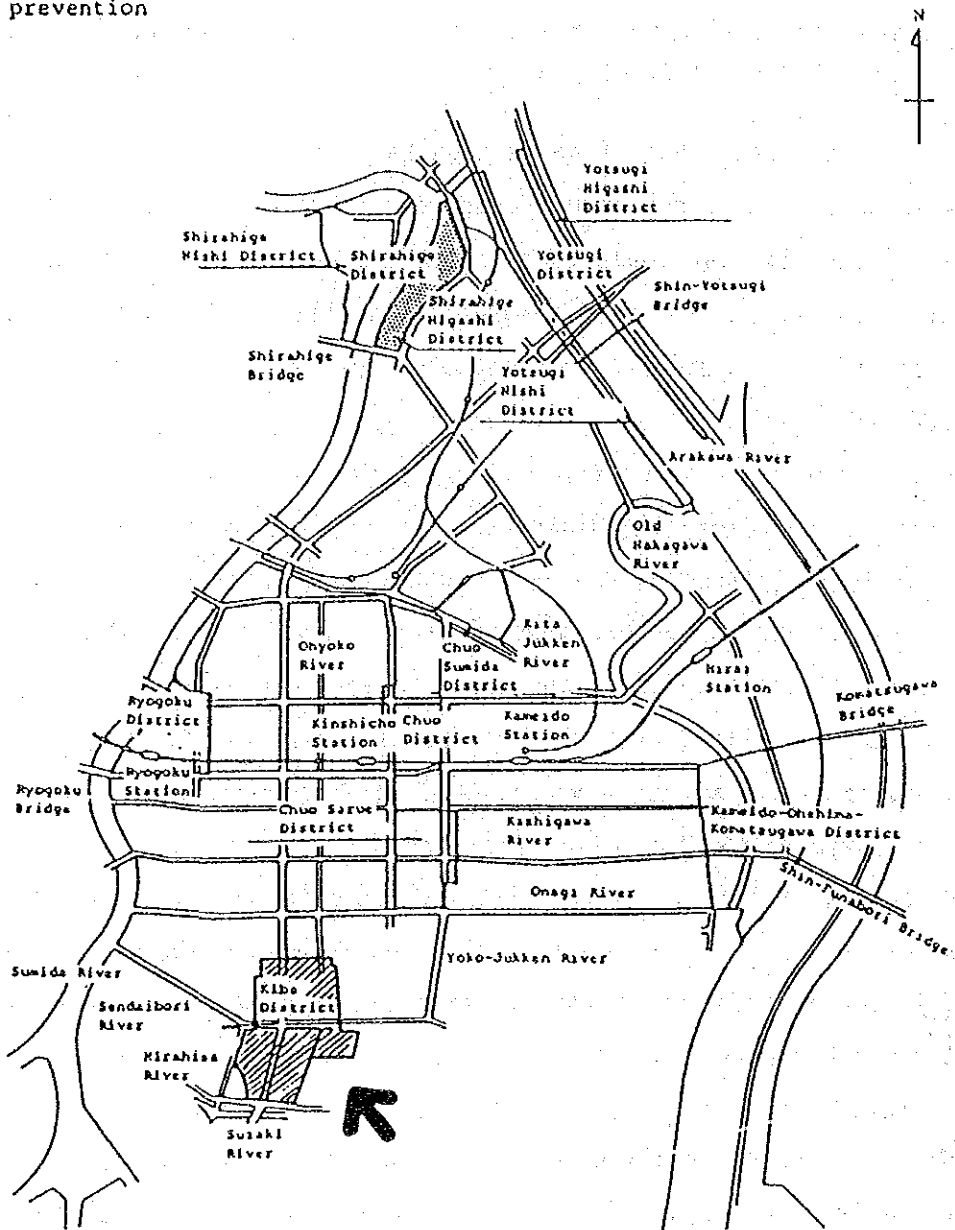
[Plan for the Development of a Location for the Prevention of Disasters
(Basic Plan for the Redevelopment of the Koto-Delta District)]

It is expected that if an earthquake as big as the Great Kanto Earthquake occurs in monstrous and overcrowded Tokyo as we see it today, the scale of the disaster would be enormous and much greater than that of the Great Kanto Earthquake, even though many facilities have been constructed for the prevention of disasters and uncombustible materials have been introduced.

Particularly when we think of the presence of various disastercausing factors in the Koto-Delta District, such as a large areal coverage below the sea level because of the ground subsidence, weak ground, crowded condition of wooden houses, mixed factories and residential houses, congested traffic in the main and side streets, widely scattered storages of petroleum and other dangerous chemicals in large amount in the ward, we can easily expect a high possibility of a disastrous fire by the earthquake. Tokyo Metropolitan Government prepared "the basic plan for the redevelopment of the Koto-Delta District" in November 1979 with the purpose of taking countermeasures against earthquake disasters and improving the living environment and at the same time strengthening the economic basis which depends on local characteristics.

This plan is also known as the plan for six disaster prevention bases and aims at a) designating these bases of 50~100 ha at six districts, i.e., Shirahige (Higashi and Nishi), Yotsugi, Kameido-Oshima-Komatsugawa, Kiba, Ryogoku and Chuo Districts, by the use of public spaces and open fields which become available after the movement of plants, b) redeveloping these bases so that the residents within 1.5km from each base can use them as a space for evacuation in case of a fire by the earthquake, and c) at the same time developing roads for escape in case of disasters, river systems and bridges, d) constructing residential houses and e) improving the internal structures of medium and small industries.

Fig. Locations of disaster prevention



■ KIBA AREA (Koto Disaster Prevention Base)
 Development Plan (Approved by the Ministry of Construction
 in May, 1980)

■ Location of the area: Kiba, Koto Ward, Tokyo.

■ Size of the area: Approx. 77.1ha

■ Basic policy for the development of the area:

This area is planned to form one of the 6 disaster prevention bases in the Koto district, and will utilize urban land created by the purchase of land vacated by timberyard industries and businesses. The plan will provide a safe refuge area and also provide public facilities and good-quality residences with the objective of getting people to settle close to their place of employment. The entire plan is to make a comfortable, safe and convenient town. Matters relating to land use within the area:

- Residential land:	14.8ha	(19.2%)
- Commercial, business:	7.5ha	(9.7%)
- Parks, gardens:	30.2ha	(39.2%)
- Roads:	12.4ha	(16.1%)
- Educational facilities:	1.8ha	(2.3%)
- Miscellaneous:	10.4ha	(13.5%)
	TOTAL	77.1ha (100 %)

■ Matters relating to the construction of residences within the main district

(1) Kiba Housing Development (Temporary name)

- Part executed by the Japan Housing & Urban Development Corporation	450 units
- Part executed by Tokyo Metropolitan Housing Corporation	209 units
	TOTAL
	659 units

- * Basic policy of housing construction
 - Supply of housing for rental and sale to the previous residents
 - Construction of good-quality housing for sale close to the city-center
 - To construct housing to contribute to disaster prevention facilities
 - To promote the construction of good-quality residences through the effective use of the large area of private land

(2) Matters relating to housing construction plans in other districts

To promote the construction of fireproof and partnership of buildings, and of good-quality housing in the fireproofing promotion area.

- Rebuilding by civilian enterprise 1,750 units
(including the one subsidized by the urban disaster prevention)
- Rebuilding by use of the vacated 550 units
land by factories

■ Matters relating to the provision of public facilities

(1) Matters related to the provision of main public facilities

- Roads: Arterial ring road No. 3 and other arterial road provision
- Rivers: Provision of earthquake banks for the Oyoko River, etc.
- Public facilities: Elementary schools, police stations

(2) Matters related to other facilities

- Kiba Park (provided by the Urban Parks Project 24.2ha

- Post office (moved from within the Planned Kiba parks)
- Green belts through the reclamation of disused rivers



Fig. Existing Condition of the Site Aerial Photograph

Fig. Existing Condition of the Project Area

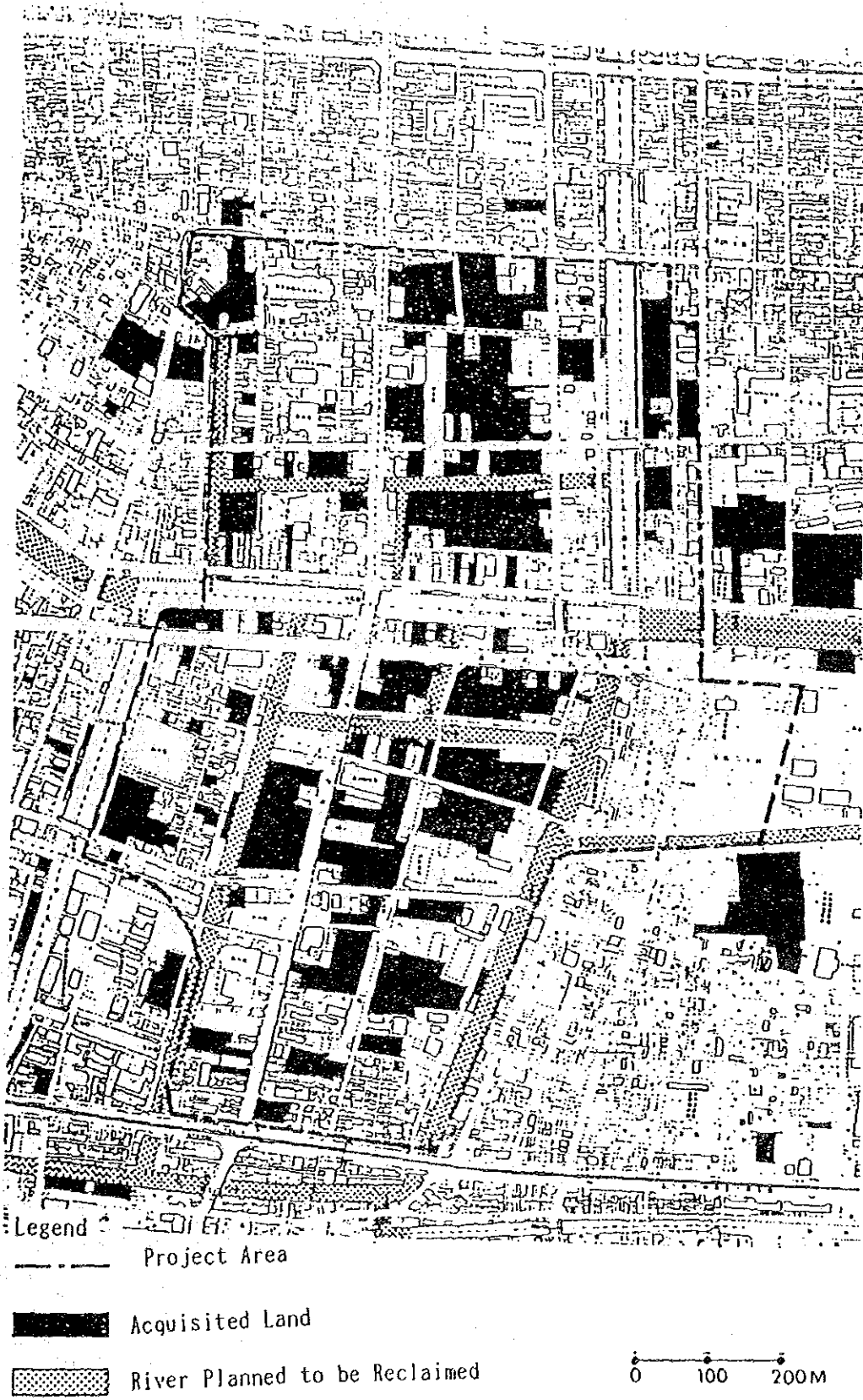
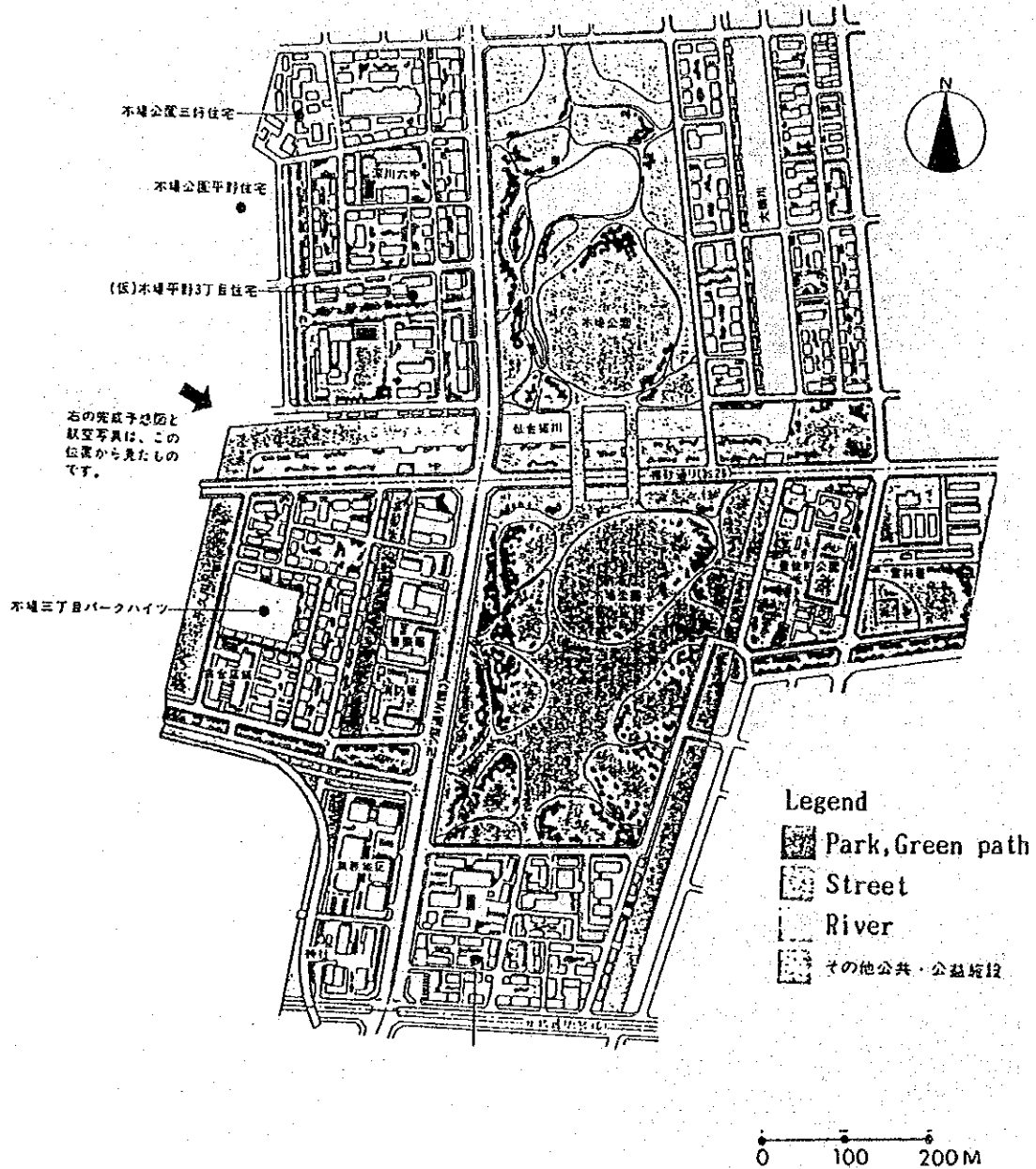


Fig. Plan of redevelopment for
disaster prevention at Kiba district



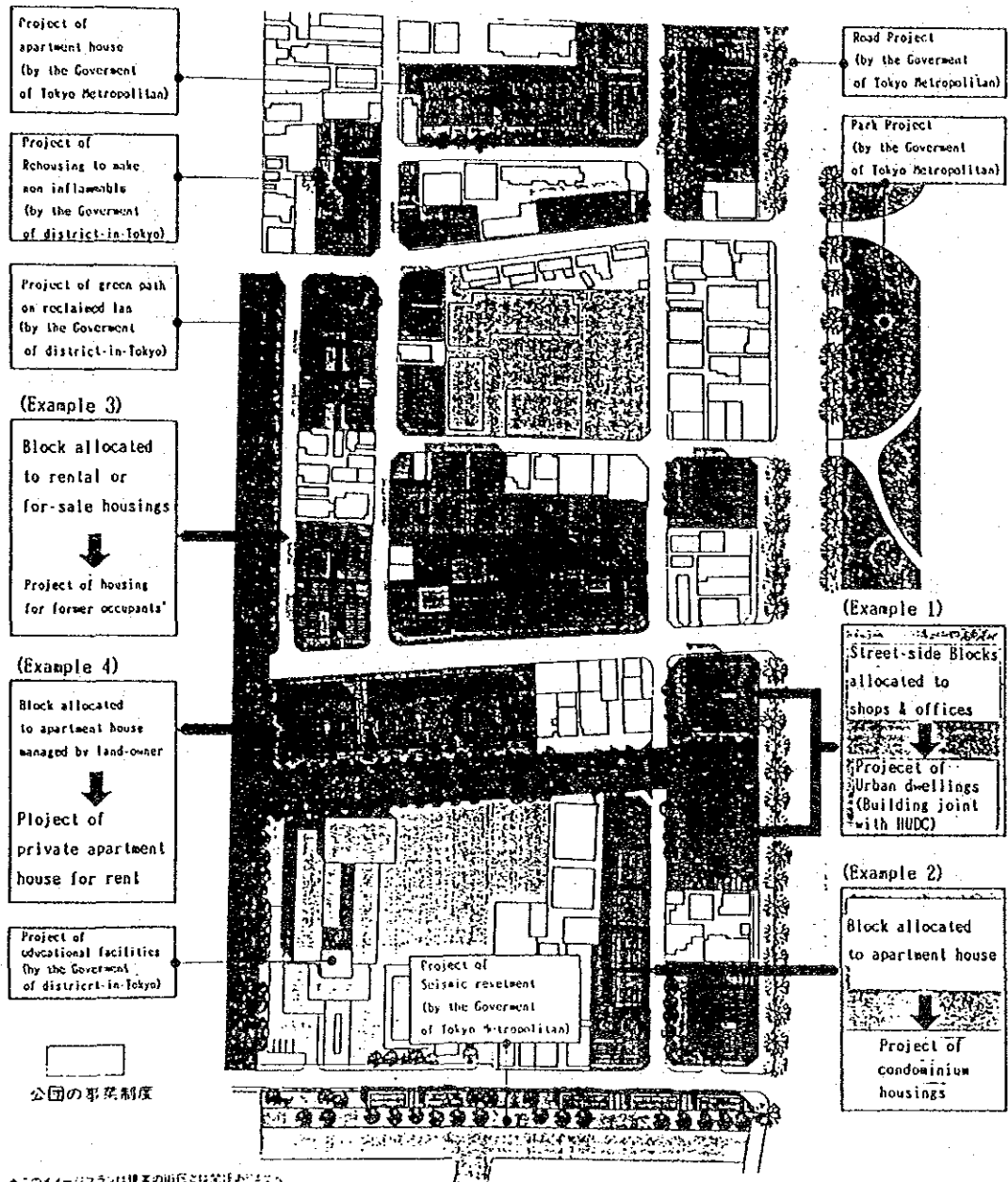
Tab. Circumstances in Kiba Area up to Date

	Redevelopment of disaster prevention bases	Integrated re-adjustment of specific housing urban areas	Remarks
1966	Inquiry on relocation of Kiba Area 1966 No. 14 Filled-up land will be used as a timber related yard by Decision		
1969	Positioned as one of six disaster prevention bases by "Base Project of Koto District Redevelopment"		
1970	"Basic Plan of Countermeasures of Kiba Area" decided in Tokyo town Improvement Council		
1971	Basic plan of re-adjustment of inland rivers in Koto District		
1972	Announcement of Kiba disaster prevention and redevelopment project 1972 Removal of timber related enterprises to New Kiba Area 1974 (First removal)		
1973	Starting of Kiba Disaster Prevention Base Countermeasure Association 27ha of the site		
1974			
1975			
1976			
1977	Nation specific Shova Memorial Park	Announcement of draft of Kiba Area disaster prevention and redevelopment plan	Starting of review and study on joint and cooperation method
1978	Town planning for Shova Memorial Kiba Park decided	Approval of the left town planning	Public Corporation asked to join and cooperate in disaster prevention and redevelopment project from Tokyo-to
1979	1979 Removal of timber related enterprises to New Kiba Area (Second removal)	1979 Allotment of alternative site to old owners of Park 1980 site of the Park	Budget requirement for "Integrated Re-adjustment Promotion Project of Specific Housing Urban Areas"
1980	Subsidiary projection of noncombustible building promotion for city disaster prevention		Starting of "Integrated Re-adjustment Promotion Project of Specific Housing Urban Areas" and accepted by Minister
1981	Specified as disaster prevention areas and minimum height area		Order of rental houses for model enterprises

Tab. List of Housing Estate Projects in "Kiba-District Disaster Prevention Base Renewal Proj."

	① Kiba Miyoshi Housing Estate					②		③		④		Note
	Phase I	Phase II	Phase III	Kiba Park Hirano H.E.	Kiba 3 chome H.E.	Cooperative Kiba	Kiba 5 chome H.E.					
Contents of Project	<ul style="list-style-type: none"> - Former wood industry site. - Acquired by Tokyo Metropolitan Gov. - Transferred to HUD-Co. (Purchased) - Housing for Rent for Resettlers (Park Road Project) 	<ul style="list-style-type: none"> - Ditto - Housing for sale for Resettlers 	<ul style="list-style-type: none"> - Reclaimed land of former Canal - Housing for Rent for Resettlers 	<ul style="list-style-type: none"> - Same with Kiba Miyoshi site - Housing for Rent for Resettlers 	<ul style="list-style-type: none"> - Former log (wood) Stock Pond of J.N.R. (Japan National Railway Co.) - HUDC Acquired and Reclaimed 	<ul style="list-style-type: none"> - Former Wood Industry Site - Acquired by Tokyo M. Gov. - Transferred to HUDC - Cooperative Housing for Resettlers from Park - Resettlers were involved from planning stage 						
Start of the Project	1980	1981	1982	1981	1982	1982	1981	1982	1982	1983	1983	
Area of the site	±4,050 m ²	±1,015 m ²	±334 m ²	±1,490 m ²	±6,900 m ²	±2,010.35 m ²						
Type & Number of units	Walk up Flats (5 storied) 75 units	Walk up Flats 15 units	Walk up Flats 6 units	Walk up Flats 39 units	High Rise Flats 218 units	High Rise Flats 10 units						Total 453 units
Type of Housing Units	Housing for Rent Resettlers 1DK (1 Room + dining kitchen) 2DK	Housing for Sale for Resettlers 2LDK (2 Room + Living Dining kitchen) 3LDK	Housing for Rent for Resettlers 2LDK ~ 3LDK	Rent to Resettlers 1DK 3LDK	Housing for Rent 1DK ~ 3LDK	Co-Ownership Housing 1LDK ~ 5LDK	Housing for Sale 1LDK ~ 3LDK					
Area of the Units	34~64 m ² /unit	71~91 m ² /unit	57~64 m ² /unit	35~60 m ² /unit	30~65 m ² /unit	69.03~131.8 m ² /unit	49.8~75.0 m ² /unit					
Start of Living	July, 1982	Sep. 1982	March 1984 (Scheduled)	Aug. 1983	July 1985 (Scheduled)	Feb. 1985 (Scheduled)	July 1985 (Scheduled)					July 1985 (Scheduled)

Fig. Model Block Plan



Resettlement Housing Project in Kiba District

(Kiba-Park Miyoshi housing estate)

BY. HUDC

Planning

- This housing project was carried out by "Housing & Urban Development Corporation" (H.U.D.C. governmental body) in the frame work of kiba disaster prevention base project.
- The site (5400 m²) was former sawmill industry which had moved to new saw-mill industry complex on reclaimed land.

- Type of Housing

Phase I (May 1982)	rent	1KD(34 m ²) ~ 3KD(64 m ²)	75 unit	} 96 unit
		30,000 yen/month ~ 62,400 yen/month		
Phase II (Sep. 1982)	sale	2LDK(72 m ²) ~ 3LDK(92 m ²)	15 unit	
		28 million yen/unit		
		~ 38.5 million yen/unit		
Phase III (May 1984)	rent	2LDK(58 m ²) ~ 3LDK(66 m ²)	6 unit	
		82,500 yen/month ~ 99,900 yen/month		

- Those who were affected by disaster prevention project (Park, road expansion, urban renewal for incombustible building promotion etc) were given priority to rent/buy these housing.
- Central government is allocating special subsidy to HUDC.

Design

- In order to avoid drastic difference of sky line between this estate and surrounding low rise housing, not high rise (6~14 story), but work-up that middle rise (3~5 story) was selected in this project.
- The design of this that is rather unique one as H.U.D.C's housing namely,
 - it is not simple layout,
 - introducing alley (small pass) approach system which is used in traditional residential area.
 - introducing slope roof like traditional wooden house.
- This human scale housing project is expected to create morden atmosphere of "down town community"

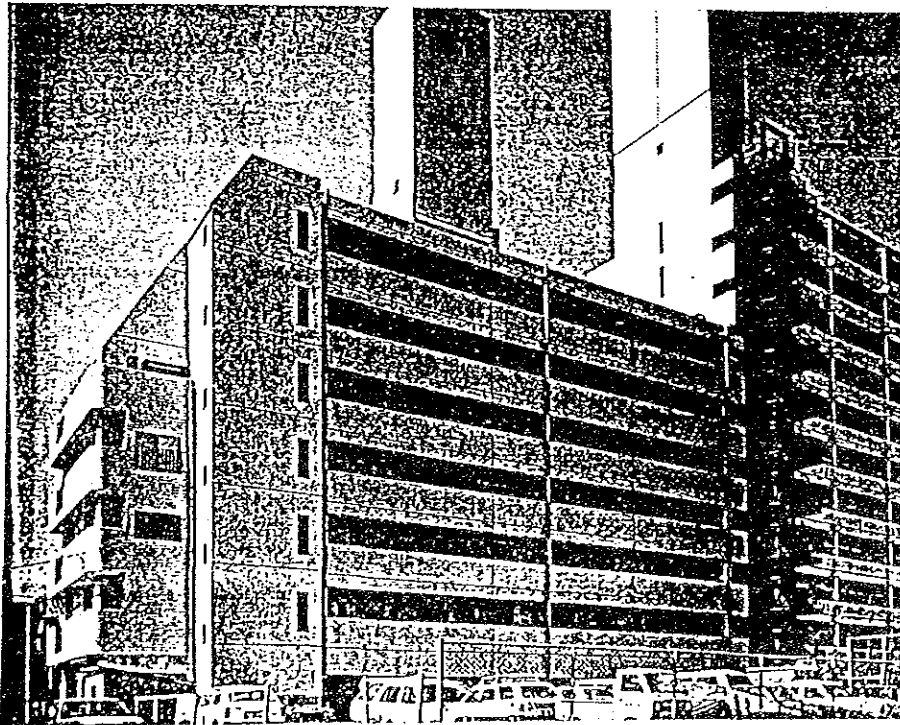
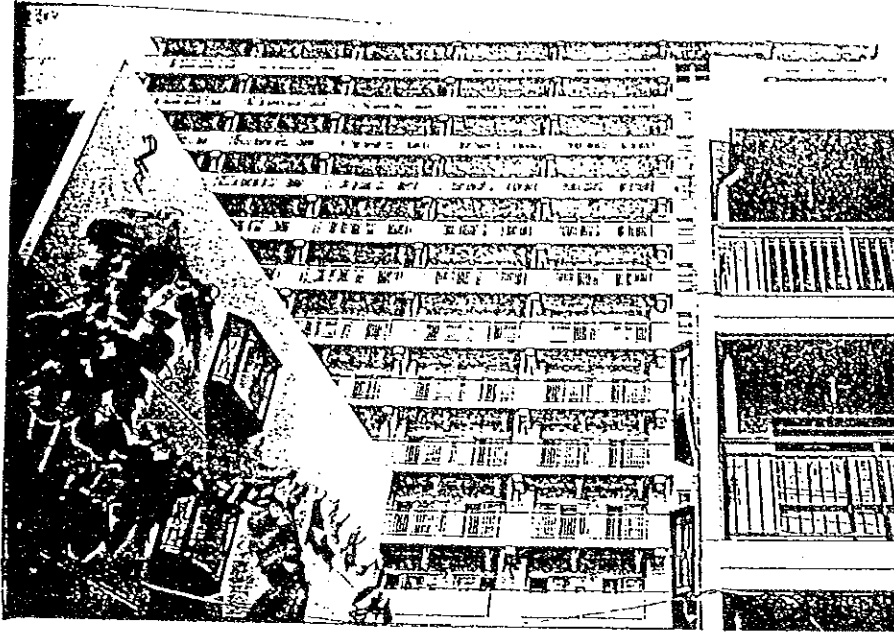


Fig. KIBA Cooperative House

3 - 3 Residential Environment Improvement
Model Project for Kamiya 1-chome Area

KAMIYA-CHOH PROJECT

3 4

3 - 3 Residential Environment Improvement Model Project for Kamiya 1-chome Area

- Project Name : Residential environment improvement model project for Kamiya 1-chome area
- Location : 1-chome, Kamiya, Kita-ku, Tokyo.
- Project Area : 4.67 ha (model project area 1.78 ha, additional related project area 2.89 ha)
- Execution Year: 1986 - 1990
- Designated Area/District

Commercial district	Industrial district	Category II special industrial district
0.33 ha	3.00 ha	1.34 ha

■ Location and Present Condition of the Area:

The area along Sumida river in Kita-ku (ward), where large-size factories have massed continued to develop until the early 1960's, fulfilling the role of "Johoku Industrial area".

During the period of population increase after the war, small houses and wooden apartment houses were built one after another, as if they were trying to fill up any space between these factories, which resulted in an urban district with housing and factories intermingled.

However, large size factories have been moved out in succession since the middle of the 1960's and the land use has been changing.

Kamiya 1-chome area, which includes a part of the area along the Sumida river in Kita ward, is located in the northern part of Kita ward approximately one kilometer from Higashi Jujo station on the Keihin Tohoku line on the Japan Railway.

This area consisted of the site where a HUDC is located, formerly a factory site, and also a low-rise, high density residential area, the urban infrastructures such as streets, roads, parks, etc., has received little improvement and so has occasionally made it difficult for emergency vehicles, like fire engines, to pass through.

There is also much residential land which do not have proper access roads, making renewal of buildings/houses extremely difficult. It is therefore necessary to implement improvement of the residential environment using a part of HUDC site as substitute site, etc..

■ Population and Quantity of Housing:

Population	Number of households	Population density	Quantity of housing
822 people	300 households	176.8 people/ha	347 houses

Housing density (except industrial district)	Number of blighted housing	Blighted housing rate
227 houses/ha	179 houses	51%

■ Present Condition of Land Use:

• Housing Site (m²)

Residential site	Commercial site	Industrial site	Others	Sub total
14,687.6	52.3	28,521.0 *1	532.2	43,793.1 **

• Site For Public Facilities (m²)

Road	Parks	Sub total
2,803.8	278.5	2,882.3 **

The total of land use area :
46,675.4 m²
(Total amount of 2 sub-totals
(*2 + *3))

*1: Industrial site above includes the site for a public corporation of 28,113.6 m².

■ Area Development Policy:

In the public facilities development/renewal of the area, the most urgent matter to be addressed is the development of emergency roads. Also, a 10-20m wide road and a 6m wide road are to be developed as a trunk road in the area. A 4m wide road (legally minimal width) is also to be developed in order to solve the problem with the residential land which doesn't have any proper access road.

A play ground for children is to be built as a living environment facility. The road-inaccessible housing problem should be solved by removing or renovating those houses.

16 lease model houses are to be built for the people who will lose their houses through this project and who hope to move into these model homes.

■ Development Of Public Facilities:

R o a d			Park, green belt		Total area (m ²)
Width (m)	Length (m)	area (m)	Kind	area (m ²)	
10~12	318.5	3,589.6	Park	278.5	8,703.6
6	216.4	1,306.3	Play ground for children	308.9	
4	769.0	3,220.3			
Total		8,116.2 ¹	Total	587.4 ²	

■ Purchase and removal of non-blighted housing:

	Number of houses (houses)	A r e a (m ²)
Subsidy (1/2)	67	2,238.7
Subsidy (1/3)	58	1,289.4
Others	25	605.1

- Blighted housing to be renovated : 18 houses
- Road-inaccessible housing to be renovated : 11 houses through the development of access road

• Moving of non-blighted housing

Number of houses	A r e a
37 houses	2,302.3 m ²

• Moving of factories

Number of buildings	A r e a
1 building	498.6 m ²

• Construction of lease model housing

T y p e	Number of residences	Designed floor area m ² /residence
1 D K	5	51.7
1 L D K	6	61.7
3 D K	5	78.4

■ Apartment house supplied by HUDC:

Building	4 D K	3 L D K	3 D K	2 L D K	1 L D K	1 D K	Total
A	9	22	119		14		165
B			83	84	14	60	241
C		10	57		9		76
D		17					17
E - 1					65	10	75
E - 2		8	39	16			63
Total	9	57	298	100	102	70	536

Fig. Existing Condition of the Project Area

*

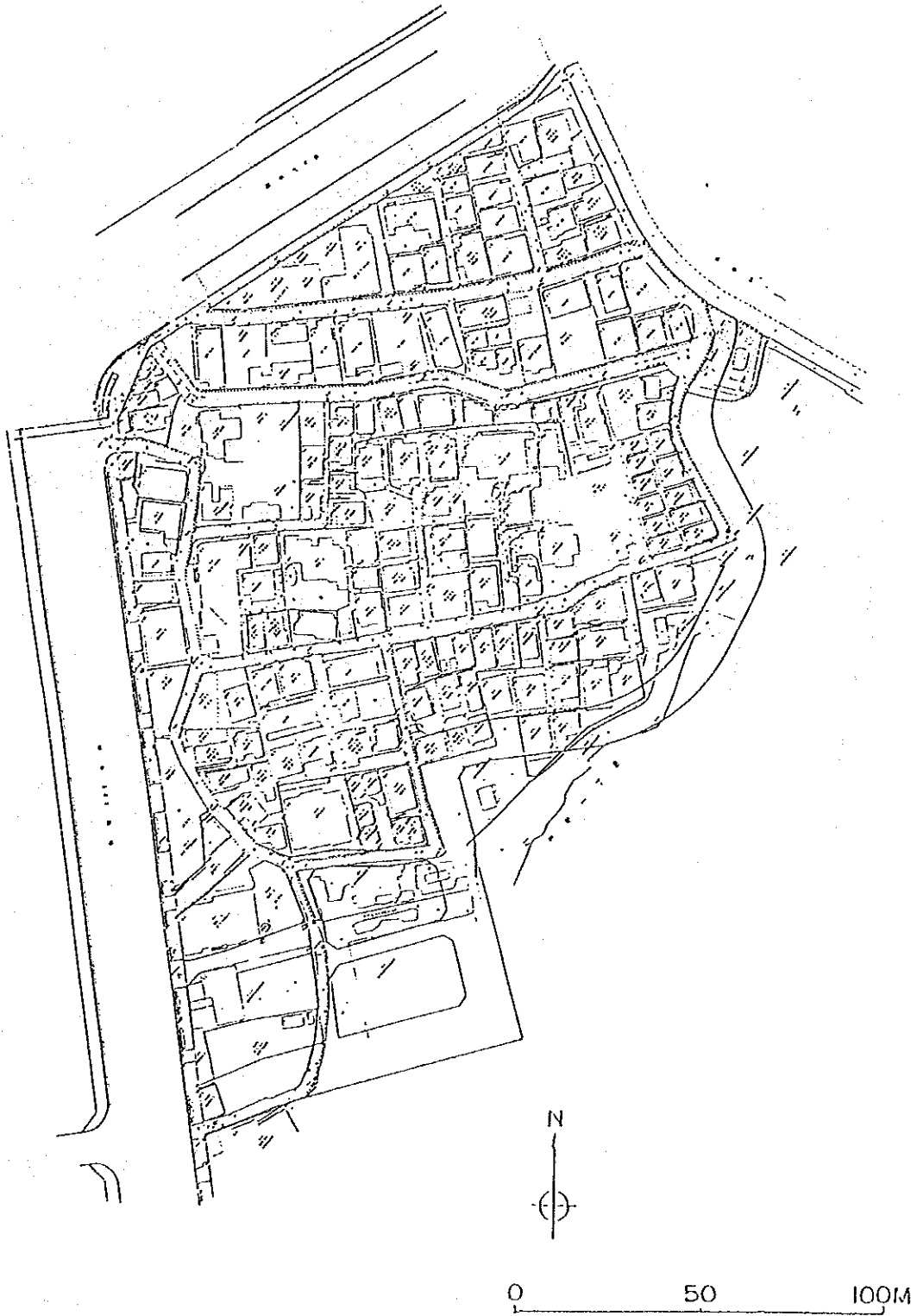
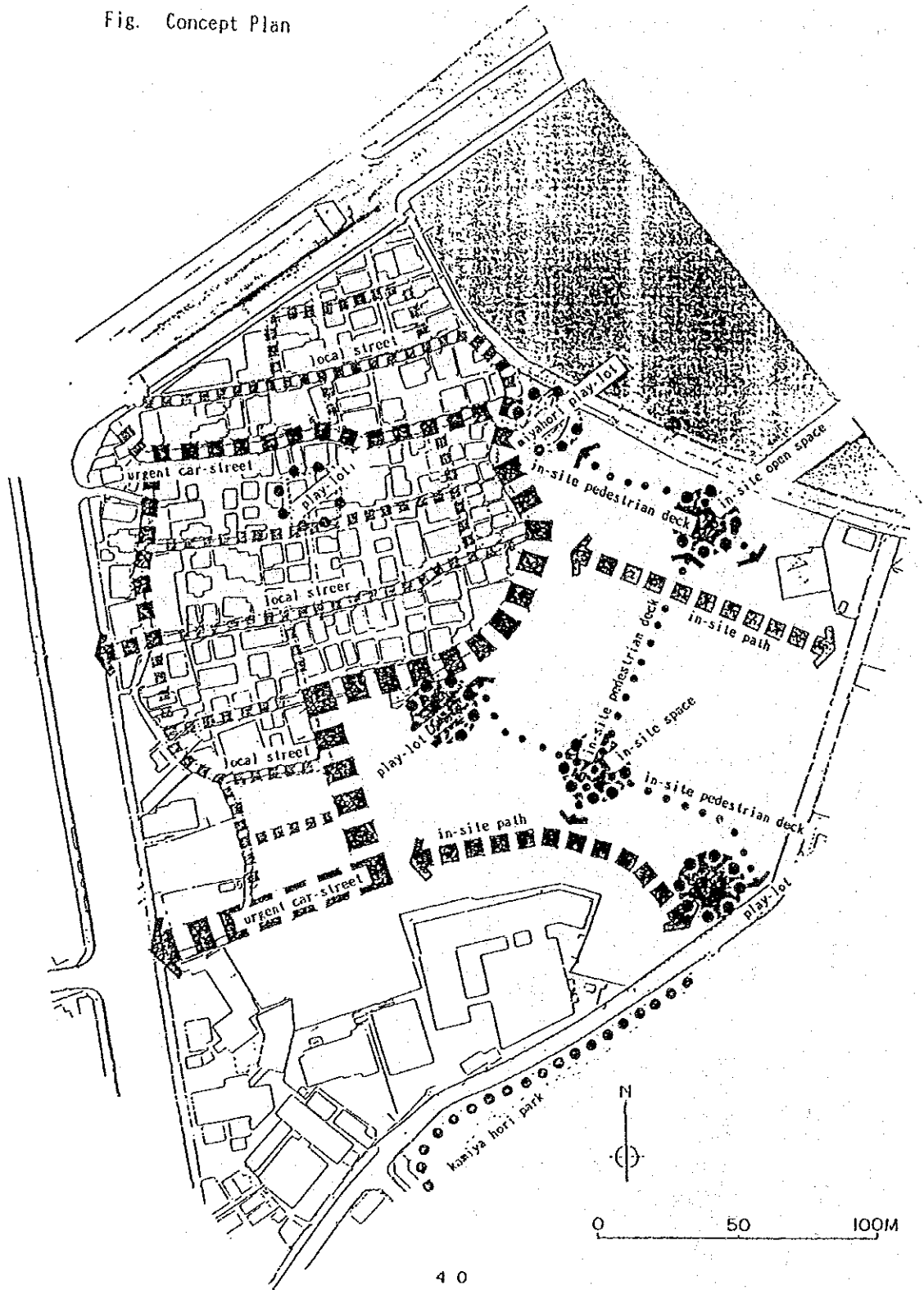
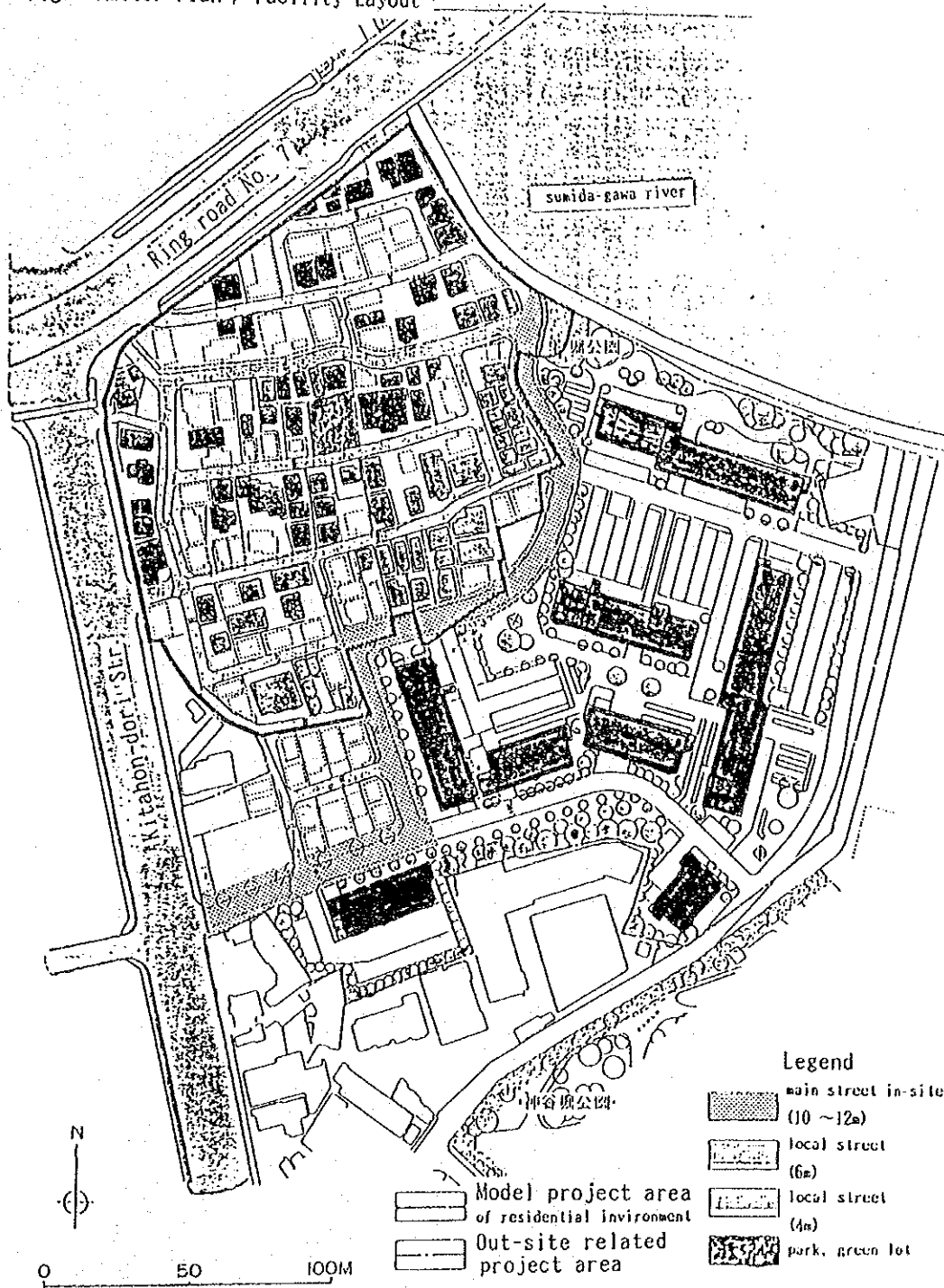


Fig. Concept Plan



40

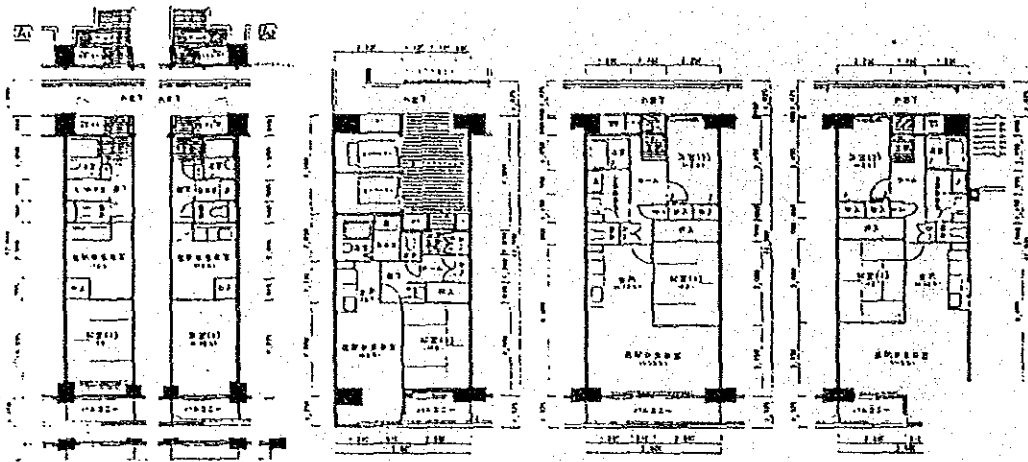
Fig. Master Plan / Facility Layout



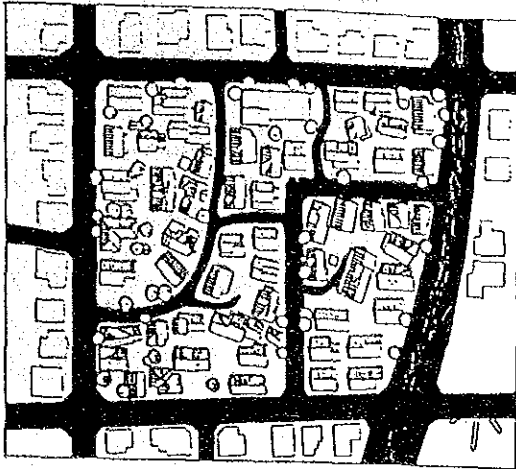
Example of housing units of HUDC rental flats at the former factory site

- 1-DK-32m²(A)(30m²)
- 1-LDK-45m²(B)(44m²)
- 2-LDK-63m²(C)(70m²)
- 2-LDK-67m²(D)(74m²)

* model-room 4-201, 42-211
 Available to an unmarried person in application for moving-in.

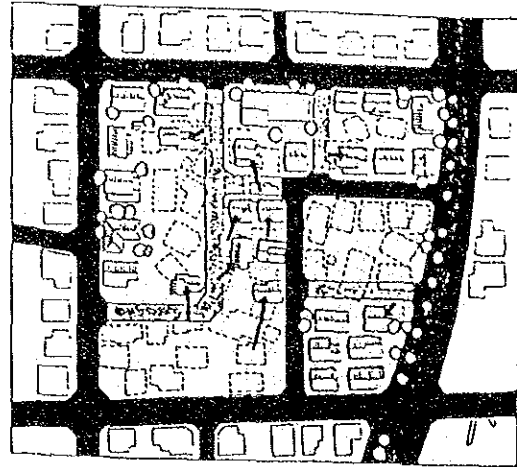


1. Existing appearance of the town

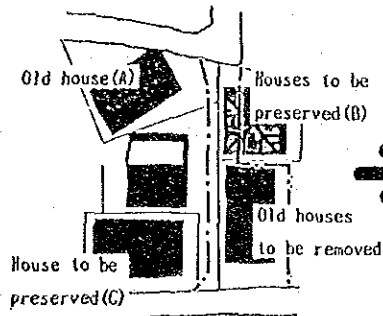


□ House to be preserved.
 ■ House to be removed.

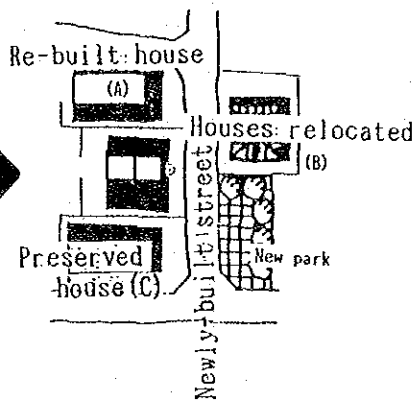
2. Project in process



Before project



After project



Some land-owners action according to the project

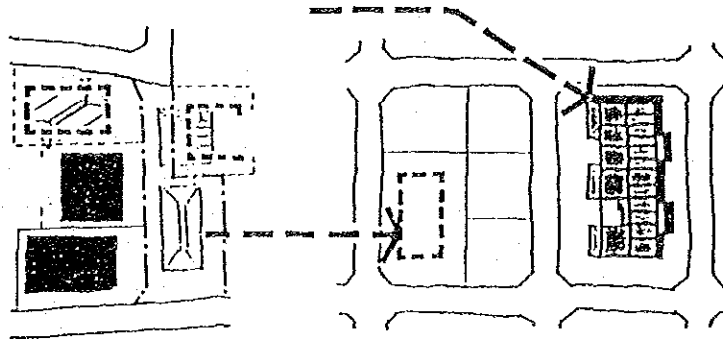


Fig. Outline of the Project-Miyoshi-cho

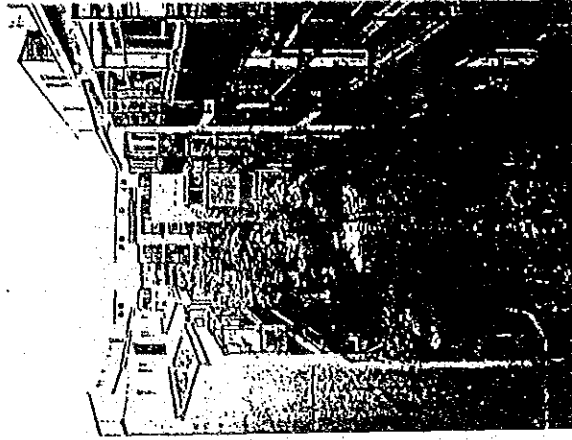
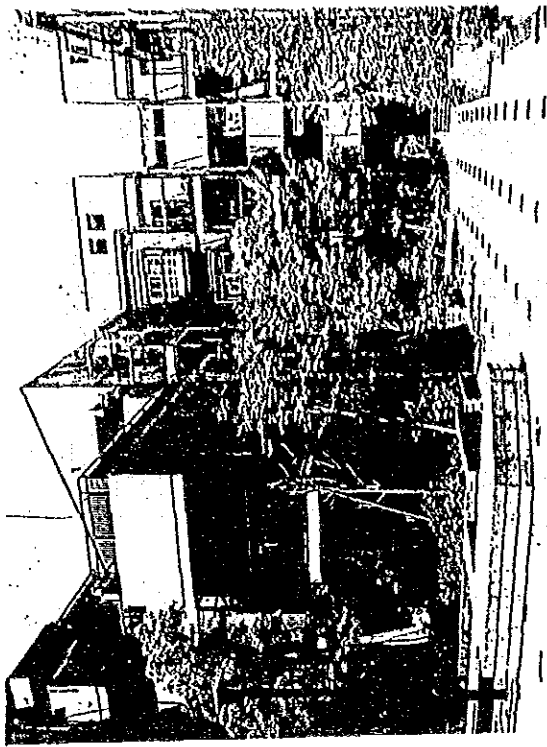
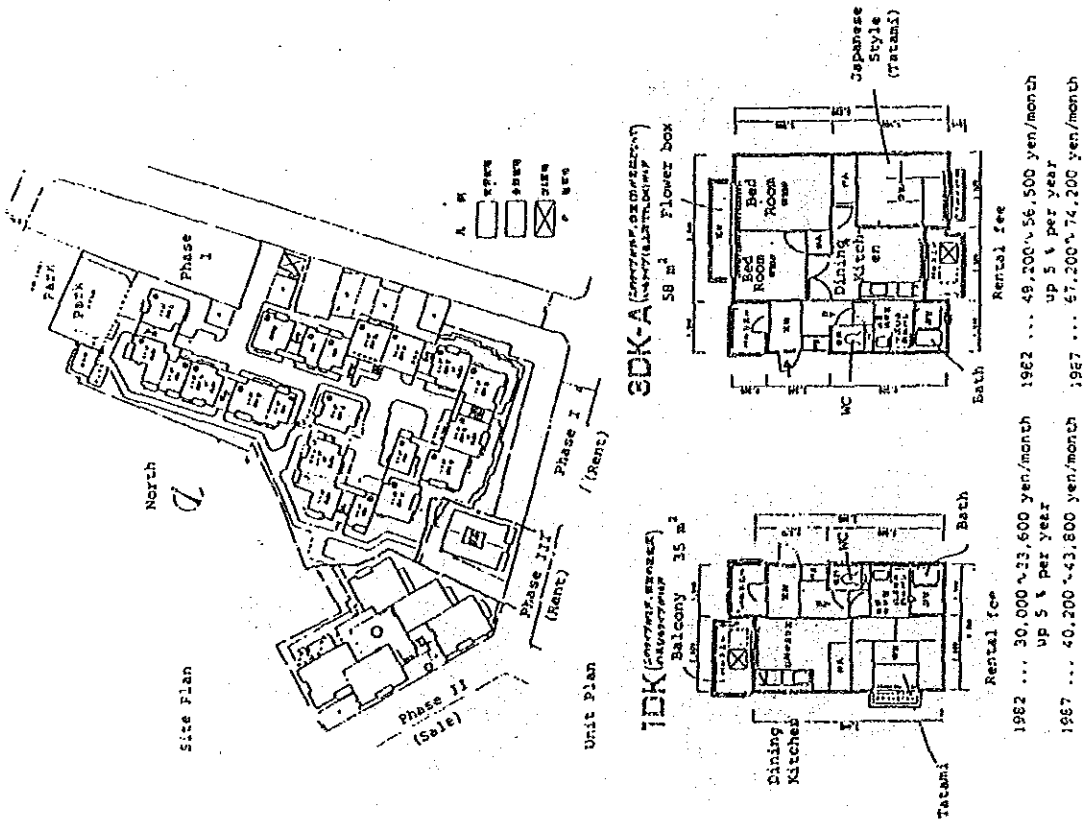


Fig. KIBA-District (Disaster Prevention Base)

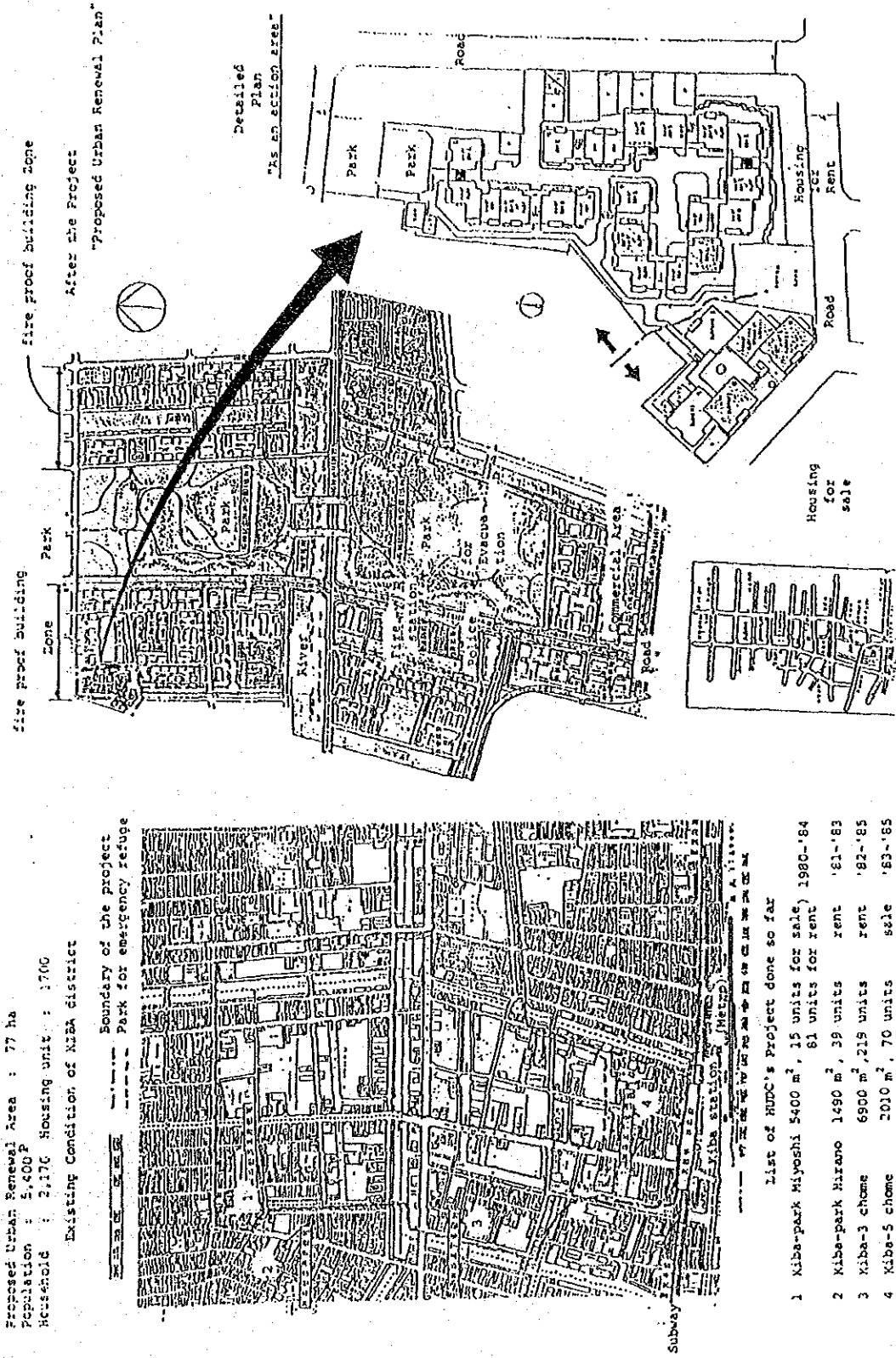
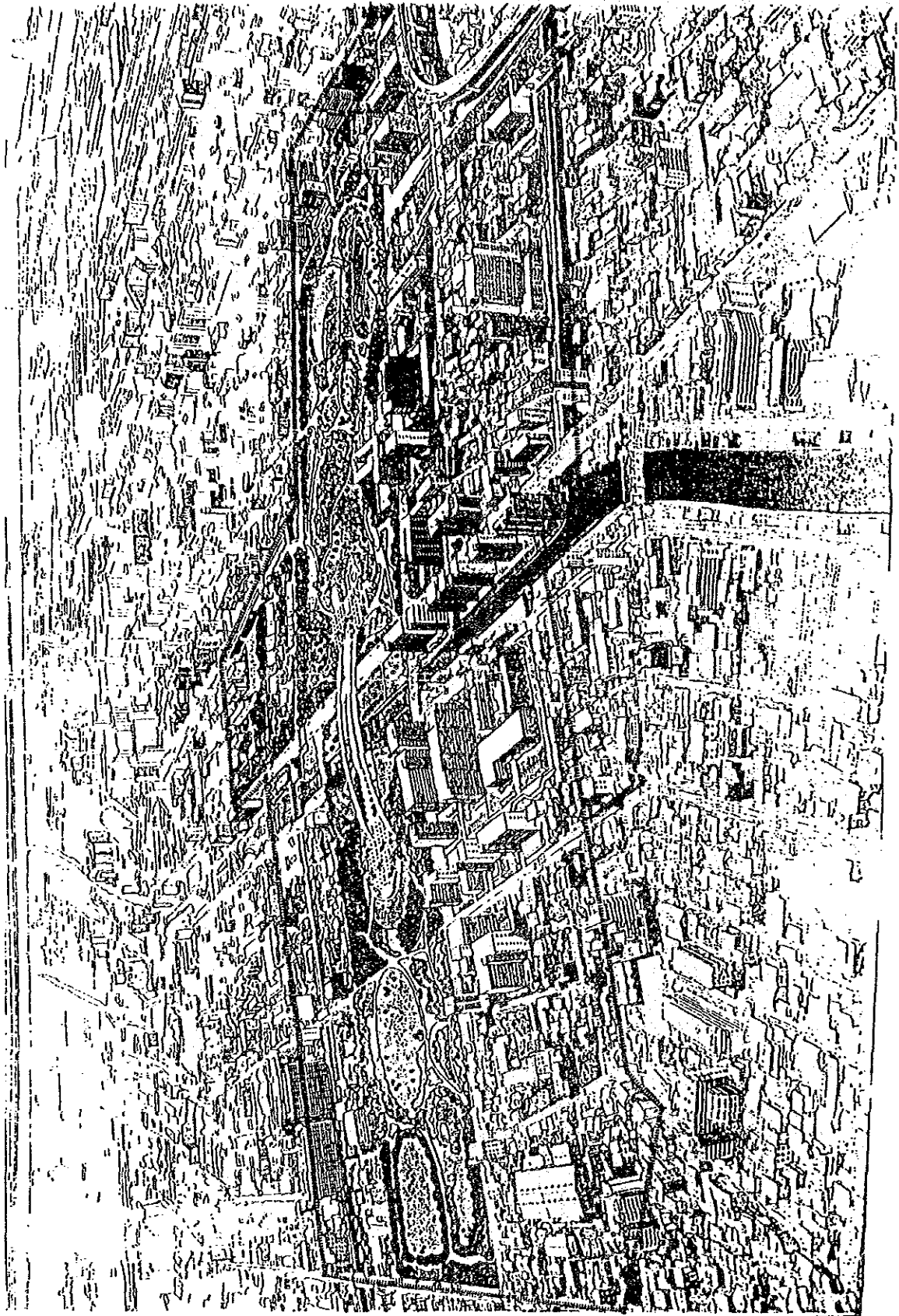


Fig. Bird's Eye View of the Project



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