

Research Trends and Results

Survey Results on Area Management in Densely Built-up Areas

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(Key words) Area management, Densely Built-up Areas, Physical improvement, Enhancement of fascination and vitality

1. Foreword

In order to improve the disaster prevention performance in densely built-up areas, it is crucial to carry out improvements in view of hardware aiming for non-combustibility and flame resistance, such as rebuilding of decrepit houses, improvement of road networks and of parks and open spaces. It is also important to enhance the vitality of local inhabitants and communities (regional vitality) in view of the promotion for the consensus formation toward improvement to make this possible and ensuring initial firefighting at the time a disaster occurs. For this purpose, it is necessary to make living space attractive by improving a receptive environment (child rearing environment) for the young child-rearing generation of which the influx shall be accelerated and the living environment for the increasing numbers of the elderly. Meanwhile, under the situations of local governments with fiscal predicaments in recent years, the town development for disaster prevention and the improvement/management for living spaces/facilities shall not be carried out by governments unilaterally, but the introduction of “area management,” in which local inhabitants, business operators, landowners and lease holders or the like independently will perform their parts, is considered to boost its significance.

In this regard, NILIM carried out a detailed survey for actual states of operations relevant to management examples/methods, in which local inhabitants, business operators, landowners and lease holders or the like independently carry out improvement/management for living spaces/facilities, aiming at the enhancement of local fascination/vitality along with physical improvements (disaster prevention performance and living environments), implemented arrangements with respect to the points for applications in densely built-up areas from the aspects of organization management and improvements/maintenance/management/utilizations of facilities. This paper reports part of the survey results.

2. Actual condition survey for advanced examples of area management along with physical

improvement

Concerning advanced examples of area management which enhances local fascination and vitality along with physical improvements (disaster prevention performance and living environments), we have surveyed actual operational states centering on the momentum and process of introduction and profitability of development and business in detail by hearing surveys and data collections or the like and prepared a collection of cases. As measures to be aimed for, we selected improvements for parks/open spaces, community roads/evacuation routes, inhabitants’ interaction/living supporting facilities, disaster prevention facilities such as rain water preserving tanks and rebuilding/relocation mediation.

Characteristic examples are those cases in which local inhabitants conclude an agreement with the government to carry out maintenance/management/utilization for open spaces and vegetable gardens for which the government receives a lease and donation to improve them (in Setagaya Ward, Sumida Ward, Kobe City, Nagasaki City etc.: Photo 1); land owners and lease holders at the back of blind roads and the government contract an agreement to secure urgent evacuation routes (in Itabashi Ward etc.); local inhabitants with 3 neighborhood as minimum unit and the government contract an agreement to promote landscape creation (in Toda City: Photo 2); a private consultant established in a community café in the densely built-up areas (in Kobe City: Photo 2); the government is operating a subsidy program by which inhabitants propose and carry out hardware improvement independently for the sake of their familiar town (in Yokohama City).

3. Conclusion

The report¹⁾ of this survey has been made public by NILIM, with much information on measures in reference to local governments, NPO, town development consultants, neighborhood community associations and the like. We invite you to make use of this information for your reference.

[Reference]

1) NILIM (2013) “Survey report on area management methods in densely built-up areas”

http://www.nilim.go.jp/lab/jeg/erimane_20130927.pdf (in Urban Development Division)



Photo 1: Open space and vegetable garden by disaster prevention open space development project (in Kobe City)



Photo 2: Improvement of landscape by planting based on Sangen (3 neighborhood) Agreement (in Toda City)