

Research of city development in rural low-rise residential areas which respond to the needs of super aging society (research period: FY 2015-2017)

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1. Introduction

In rural low-rise residential areas developed during the period of rapid economic growth in the 1960s to 1970s, the residential population is aging significantly, building regulations based on strict district planning established for the purpose of maintaining the low-rise and favorable residential environment are becoming mismatched with regional needs that seek the continuity of residential areas. In this study, surveys were conducted targeting local governments to identify regional needs for relaxing regulations and how local governments were responding to the needs.



Photo: Example of rural low-rise residential area

2. Result of the survey targeting local governments

The survey was conducted in February 2016 and February 2017 targeting 46 local governments with multiple districts of type 1 and 2 low-rise residential areas where regional planning or building agreements were established or concluded a certain period ago.

Regions often request relaxation of the regulations, such as the lowest limit for a lot area (64.3%), limitation on the use of buildings (57.1%), upper limit to floor area ratio (28.6%), and upper limit to building coverage ratio (21.4%) (Figure 1).

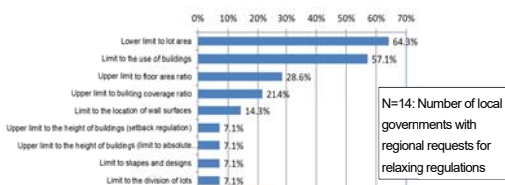


Figure 1 Category of regional requests for relaxing regulations (multiple answer)

The main reasons and background for the request to relax these regulations include the need for the installation of facilities to support the daily lives (such as shopping,

welfare, and nursing) of aging residents, division of lots to sell land and promote the inflow of young generations, and the construction of shared and tenement houses.

Upon using methods to relax regulations, most local governments wish for the introduction of case studies and examples of actual activities (61.3%) concerning urban planning systems and buildings systems such as regional planning and the improvement of their applications. This indicates that local governments are seeking opportunities to mutually exchange opinions. Other wishes include the presentation of standard procedures to relax regulations, the presentation of requirements for relaxation, the supply of tools to assess the effects of relaxation, and the simplification of relaxation procedures (Figure 2).

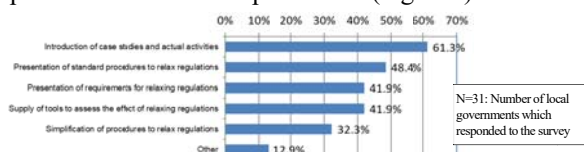


Figure 2 Expectations for urban planning systems and building systems as well as the improvement of their applications upon the use of methods to relax regulations (multiple answer)

3. Summary

The result of this survey was utilized in the national review meeting on the revitalization of residential complex. The maintenance and production of the favorable residential environment through the reconstruction of town development rules are one of the important issues of the revitalization of residential complex. Additional efforts are expected in this field.

For more information:

1) Takashi Kawanaka and Wataru Katsumata (2016) "Study on town development in low-rise residential areas which respond to the needs of super aging society (part 1) Identification of the need for relaxing regulations for areas under regional planning or building agreement" Architectural Institute of Japan, 2016 Assembly (Kyushu) Academic Lecture Collections, Urban Planning, pp. 575-576.

2) Takashi Kawanaka and Wataru Katsumata (2017) "Study on town development in low-rise residential areas which respond to the needs of super aging society (part 2) Challenges associated with the identification of needs for relaxing building regulations" Architectural Institute of Japan, 2017 Assembly (Chugoku) Academic Lecture Collections, Urban Planning, pp. 245-246