

The publication of "Collection of Cases on Carefully Crafted Improvement in Densely Built-Up Areas"

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1. Introduction

In August 2021, NILIM published "Collection of Cases on Carefully Crafted Improvement in Densely Built-up Areas" (hereinafter referred to as the "Collection of Cases"), which describes 55 cases of improvement mainly in inside a block of areas (so-called "anko" parts), utilizing hard and soft methods such as regulatory guidance and local disaster prevention efforts in appropriate cases in response to obstacles to improvement such as poor road access and complicated rights relations of property in densely built-up areas.^{1),2)} This paper presents the background, purpose, and overview of the publication of this book.

2. Background and purpose of the publication of the Collection of Cases

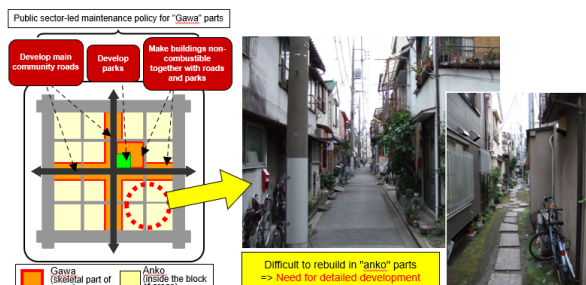


Figure 1: "Gawa" and "Anko" of densely built-up area

"The basic plans for housing for people (National

plan)," approved by the Cabinet in March 2021, set a target of eliminating most of the "densely built-up areas that will be extremely dangerous in the event of an earthquake, etc. (dangerous densely built-up areas)," which were approximately 2,200ha in size at the end of FY 2020, by the end of FY 2030.

There are various factors that hinder the improvement of densely built-up areas, such as narrow sites, sites with poor road access, complicated rights relations such as land leases and house leases, and the aging of landowners. In addition, local governments, which are the main parties responsible for the improvement of densely built-up areas, are under severe workforce and financial constraints. Under these circumstances, in addition to conventional public investment-type improvement of the skeletal parts of densely built-up areas (so-called "gawa" parts), such as the development of roads and parks of a certain scale, and joint rebuilding, in order to improve "Anko" parts, where improvement has not progressed well with accumulated disadvantaged lots, it is also considered effective to perform carefully crafted improvement by using regulatory guidance methods and by making use of the vitality of the private sector.

Therefore, by focusing mainly on "anko" parts, NILIM conducted a survey of carefully crafted tangible and intangible improvement conducted by local governments and private companies addressing various physical and socioeconomic hindrances to improvement and compiled them to create the Collection of Cases.

3. Overview of the Collection of Cases

The structure of the Collection of Cases is shown in Figure 2. In Chapter 1, as an introduction to the Collection of Cases, the necessity of carefully crafted improvement in densely built-up areas, especially in "anko" parts, is described, and the "Hindrance to the improvement of densely built-up areas" and "Improvement methods for densely built-up areas," which were focused on when NILIM collected and organized the cases introduced in the Collection of Cases, are outlined (Figure 3). Chapter 2 presents the format of case reports (listed items) as a way of using the Collection of Cases and describes three methods of case searching from the standpoints of (1) "Hindrance to the improvement of densely built-up areas," (2) "Improvement methods for densely built-up areas," and (3) a combination of (1) and (2).

Chapter 3 contains a total of 55 cases with detailed case reports, each described in several pages in A4 vertical format (Figure 4). Chapter 4 extracts the information in the case reports (detailed) and summarizes them, with each described in one A4 horizontal page (summary) for a total of 55 cases (Figure 5). Each case report provides not only a summary of efforts but also the background, history, devised ideas, success factors, applicability to other areas, project cost, and other information that may be of interest to those in charge of the improvement of densely built-up

Introduction

- Standpoints on carefully crafted Improvement in densely built-up areas**
 - 1-1 Factors that hinder the improvement of densely built-up areas
 - 1-2 Improvement methods for densely built-up areas
- How to use Collection of Cases**
 - 2-1 Format of case report
 - 2-2 Image of case search
 - 2-3 Search for cases from the viewpoint of "Factors that hinder the improvement of densely built-up areas"
 - 2-4 Search for cases from the viewpoint of "Improvement methods for densely built-up areas"
 - 2-5 Search for cases by combining "Factors that hinder the improvement of densely built-up areas" and "Improvement methods for densely built-up areas"
- Case report (detailed)**
- Case report (summary)**

Figure 2: Structure of the Collection of Cases areas.

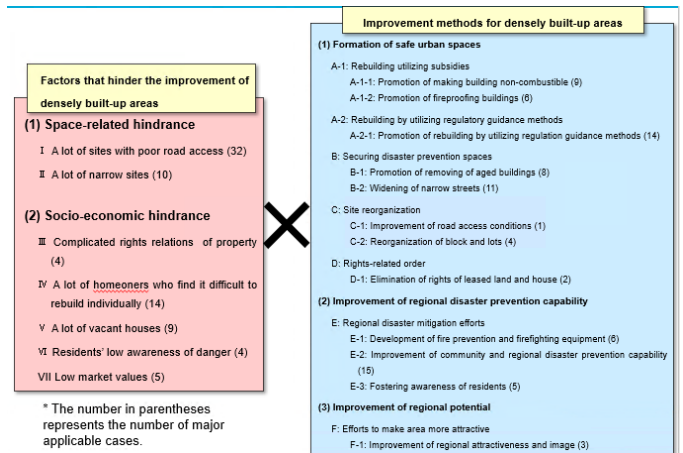


Figure 3: "Hindrance to the improvement of densely built-up areas" and "Improvement methods for densely built-up



Figure 4: Image of case report (detailed)

020 街区単位での「街区プラン」作成による 無接道建物建替え推進		足立区	
密集市街地改善の阻害要因 ● I 狭小道路の幅が狭い ○ II 狭小敷地が多い ○ III 権利関係の複雑	密集市街地の改善手法 ● 安全な市街地の形成 ▲ 安全な市街地形成の促進による建替え促進 ○ 安全な市街地形成から街区改善	対象地区と地区の概要 地区名 特定地域 地区の概要 「建物前縁色線度ランク」4以上の地区、隣接地域で火災延焼防止に有効な道路・公園等が存在する地区を特定地区に指定	
特徴 ・1.2m～1.8mの幅員の道路にのみ接する家屋の更新に対して、周辺街区を単位として作成した「街区プラン」に基づく建替え計画に対して、建築審査会の同意が得られた場合に建替えを可能としている。		事業等の概要と実績 事業期間 平成28～令和5年度 事業費 約370万円/年 取組の背景・経緯 ・本調査対象地域に無接道家屋が多く、自らの建替え困難地域が、市街地の防災性能を低下させており、建築基準法43条ただし書許可件数が増えたい中で、無接道家屋の建替えを推進するための対象となる調査団体を編成することとした。	根拠法 都市計画法 取組の概要 街区プラン ・足立区未居住密集市街地等における無接道家屋建替え促進事業 実績 ・新基準に該当する建替え案件：5件（平成29年度末） ・実績の内街区プラン適用：1件 ・緊急避難経路整備費助成：1
概要 ・1.2m～1.8mの幅員の道路にのみ接する家屋の更新に対して、周辺街区を単位として作成した「街区プラン」に基づく建替え計画に対して、建築審査会の同意が得られた場合に建替えを可能としている。 ・街区プランは、区が作成する。 ■街区プランに定める事項 ○道路及び敷地に有効に接続する幅員2.7m以上の道路線 ○安全で快適な住環境等の安全及び向上を図るために必要な事項 ■建替えの許可基準（街区プラン作成が必要なもの：一部抜粋） ・道路幅員2.7m以上の道路に接続 ・2階建て以下の専断性を有する ・行き止まり道路の奥敷地は、道路に接続する空地を確保 ・隣接地等の権利者から通行承諾を得て、2方向避難経路を確保		工夫点・成功要因 ・特定地域の建替えを促進するため、地区幅員1.2m以上の道路まで緩和したことが大きなポイント。また、現況道路測量費用や緊急避難経路整備の一部助成も合わせて、建替えを促進している。	
解決した密集市街地改善の阻害要因と改善内容 ・従来相談にも乗らず、建替えを諦めていた案件に対しても許可基準を緩和することで、無接道家屋の建替え促進が図れた。 ・従来基準で建替えできなかった無接道家屋約6,000棟のうち、街区プラン作成により1,600棟が建替え可能となる。		取組の継続や他地区への活用可能性・課題・条件 ・道路幅員により敷地面積が確保できなくなる場合も多い。 ・隣家との話し合いや道路幅員に合わせた合意形成がうまくいかない場合もあり、地味と努力を要する側面がある。 ・建替えを進めるために、建築審査会向けコーディネーター役が必要。 ・無接道家屋に対して、地権者、事業者、行政が一体となった、双方向で情報交換ができるようなプラットフォームをつくり、公民連携により進めていくことが理想。	

Figure 5: Image of case report (summary)

The Collection of Cases also includes many examples of efforts in the Kinki region (18 cases), where the improvement of dangerous densely built-up areas is a little behind the Tokyo metropolitan area, because further promotion of development is required. It also provides examples of related intangible measures in light of the fact that the basic plans for housing for people (National plan) include the policy to strengthen intangible measures that contribute to the improvement of regional disaster prevention capability.

4. Conclusion

The Collection of Cases is currently available for free in a PDF format from the website of NILIM, and we invite readers to download it.¹⁾ We hope that the Collection of Cases will serve as a reference for local governments, private companies including urban development consultants, NPOs, resident organizations, and others working to improve densely built-up areas.

For more information:

1) Technical Note of NILIM No. 1167: Collection of Cases on Carefully Crafted Improvement in Densely Built-up Areas
<http://www.nilim.go.jp/lab/bcg/siryoutnn1167.htm>

2) Press Release of NILIM: Toward the Elimination of Dangerous Densely Built-Up Areas! - Publishing the Summary of 55 Cases of Development in Japan with a Focus on "Anko" Parts.

http://www.nilim.go.jp/lab/bcg/kisya/journal/kisya20210826_1.pdf