

密集市街地におけるきめ細かな整備事例集

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概要

地方公共団体におけるマンパワー・財政面の厳しい状況下において、密集市街地における早期の防災性向上のための整備を進めるには、街区外縁部（いわゆる“ガワ”部分）での一定規模の道路・公園整備や共同建替え等、従来からの骨格的な公共投資型の整備に加え、街区内部（いわゆる“アンコ”部分）を改善するための規制誘導手法の活用等、条件不利敷地等へのきめ細かな整備方策や、民間活力の活用の併用も有効と考えられる。

本資料は、主として整備改善の遅れている密集市街地の街区内部に焦点を当て、様々な物理的・社会経済的な整備阻害要因に対する地方公共団体や民間事業者のきめ細かな整備事例について実態調査を行い、密集市街地の整備改善に取り組む地方公共団体、まちづくりコンサルタントを始めとする民間企業、NPO、住民組織等、多くの方々に参考にしていただける事例集として取りまとめたものである。

キーワード : 密集市街地、整備事例集、街区内部、整備阻害要因、条件不利敷地、きめ細かな整備

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Collection of Cases on Carefully Crafted Improvement in Densely Built-up Areas

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Synopsis

Under the severe manpower and financial constraints of local governments, in order to promote the development for early disaster prevention improvement in densely built-up areas, it is also considered effective to improve the inside of the block of the areas (so-called "anko" part) by utilizing carefully crafted ways of improvement for disadvantaged lots, including exceptional permissions in the zoning code under the Building Standard Law, and private sector vitality, in addition to conventional public investment type development of the skeletal part of the areas (so-called "gawa" part), such as development of roads and parks of a certain scale, joint rebuilding, etc.

This Technical Note is a collection of cases on carefully crafted improvement in densely built-up areas against their various physical and socio-economic obstacles about improvement by local governments and private businesses, gleaned through fact-finding survey with mainly focusing on the inside of the block of densely built-up areas, where improvement is delayed. This can be referred to by many people, including local governments, private companies such as community development consultants, NPOs, and residents' organizations, working to improve densely built-up areas.

Key Words :

Densely Built-up Areas, Collection of Cases on Improvement, Inside of Block, Obstructive Factors about Improvement, Disadvantaged Lots, Carefully Crafted Improvement

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