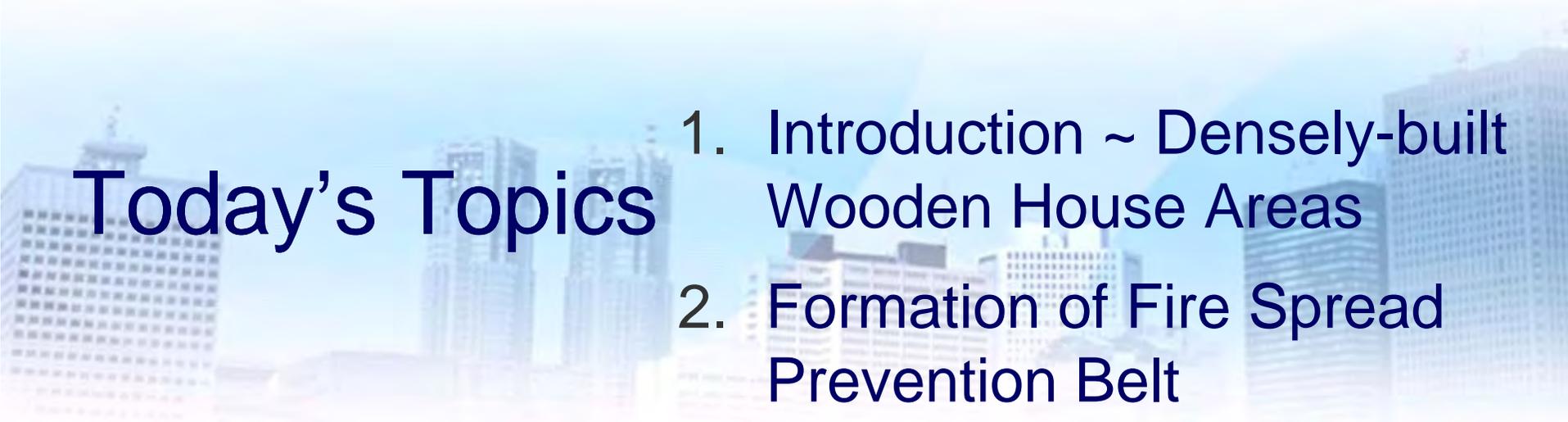


Measures to Eliminate the Densely- built Wooden House Areas

Disaster Management Urban Development Section
Urban Development Projects Division
Bureau of Urban Development



Today's Topics

1. Introduction ~ Densely-built Wooden House Areas
2. Formation of Fire Spread Prevention Belt
3. Development of Fire-resistant Urban Area
4. 10 Years Project of Fire-resistant of Densely-built Wooden House Areas



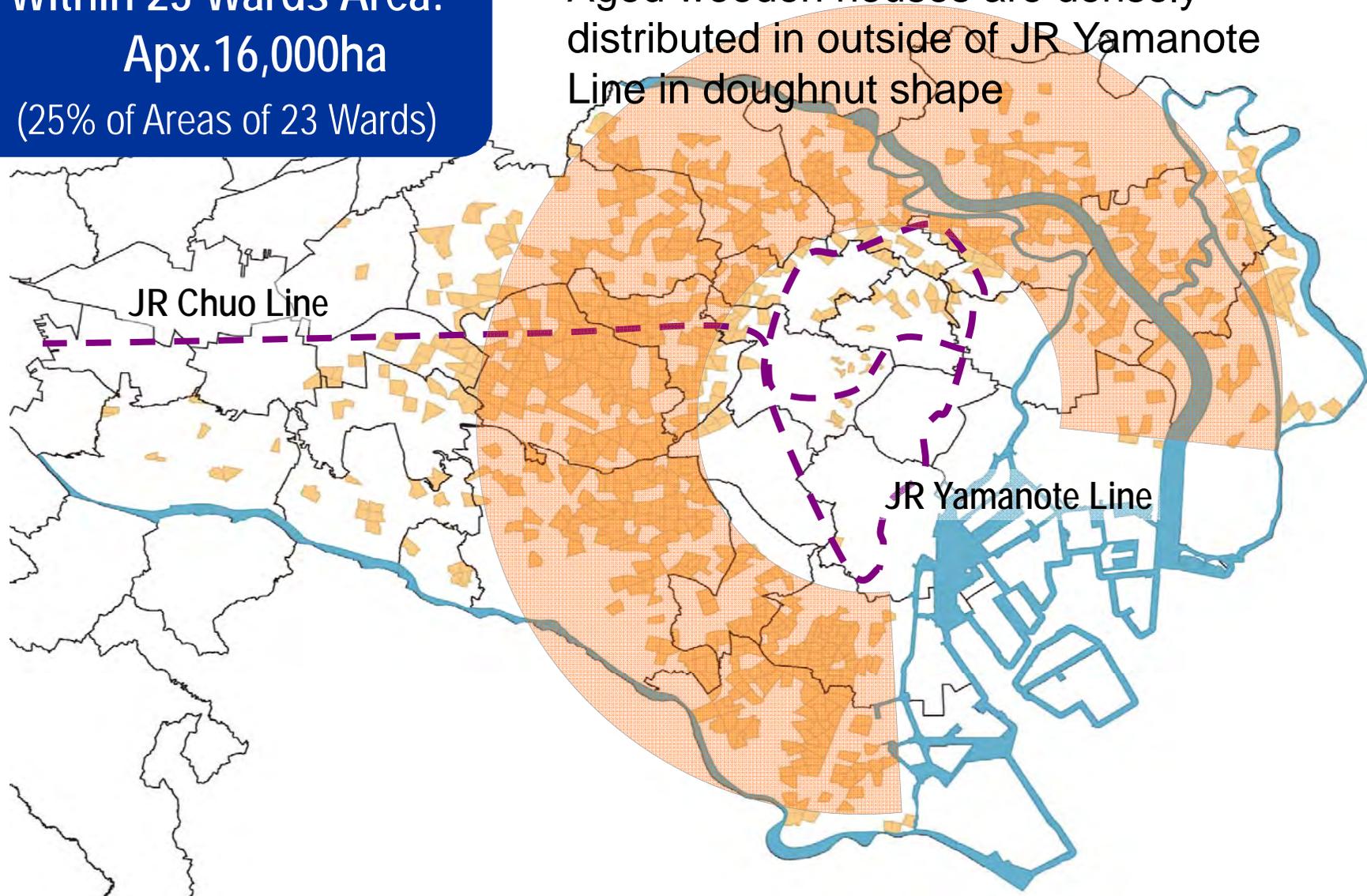
Introduction

- Distribution of Densely-built Wooden House Areas
- Disaster-resilient City Promotion Plan

Distribution of Densely-built Wooden House Area

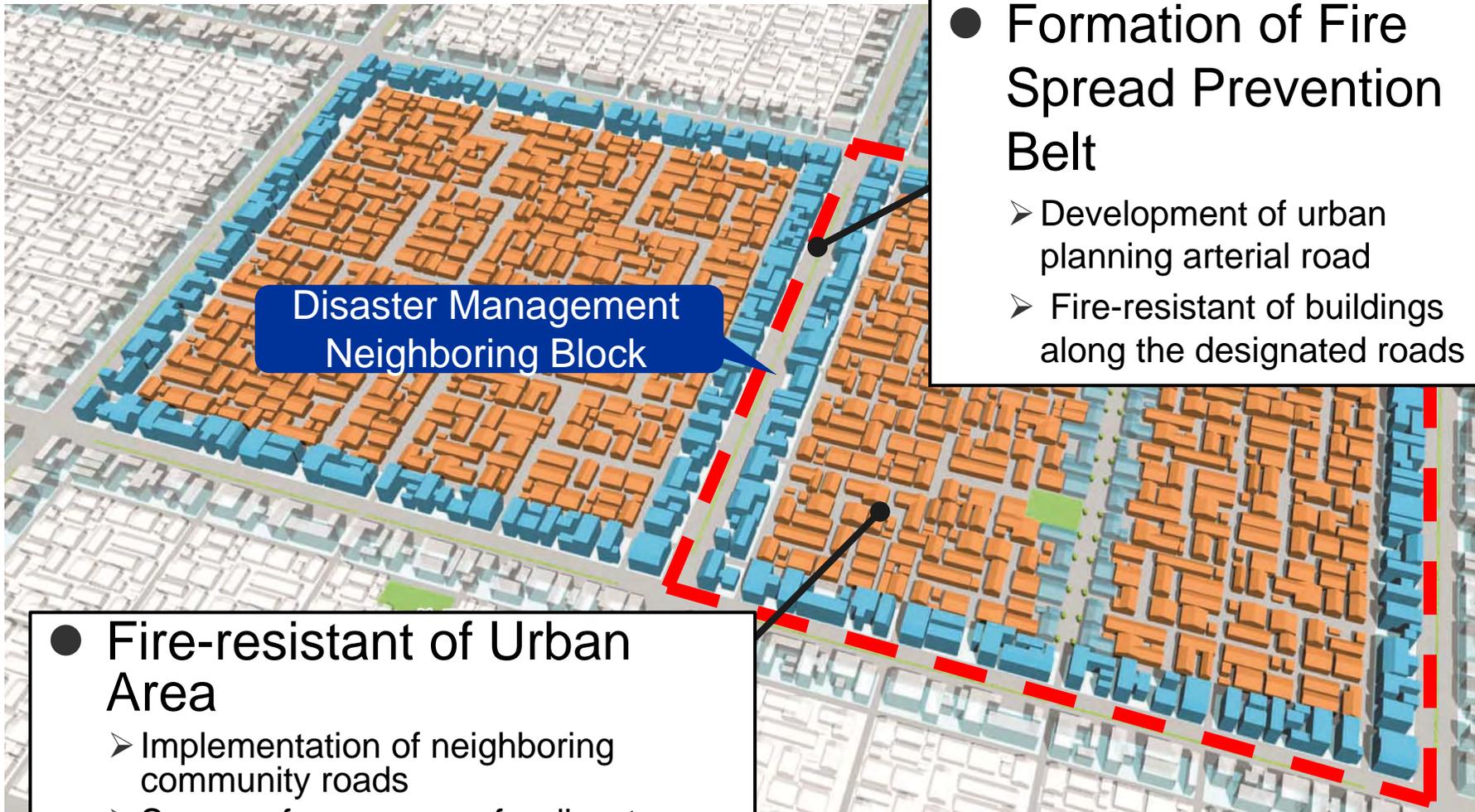
Within 23 Wards Area:
Apx.16,000ha
(25% of Areas of 23 Wards)

Aged wooden houses are densely distributed in outside of JR Yamanote Line in doughnut shape



Promotion Plan of a Disaster-prepared City

■ Basic Concept of Disaster-resilient City



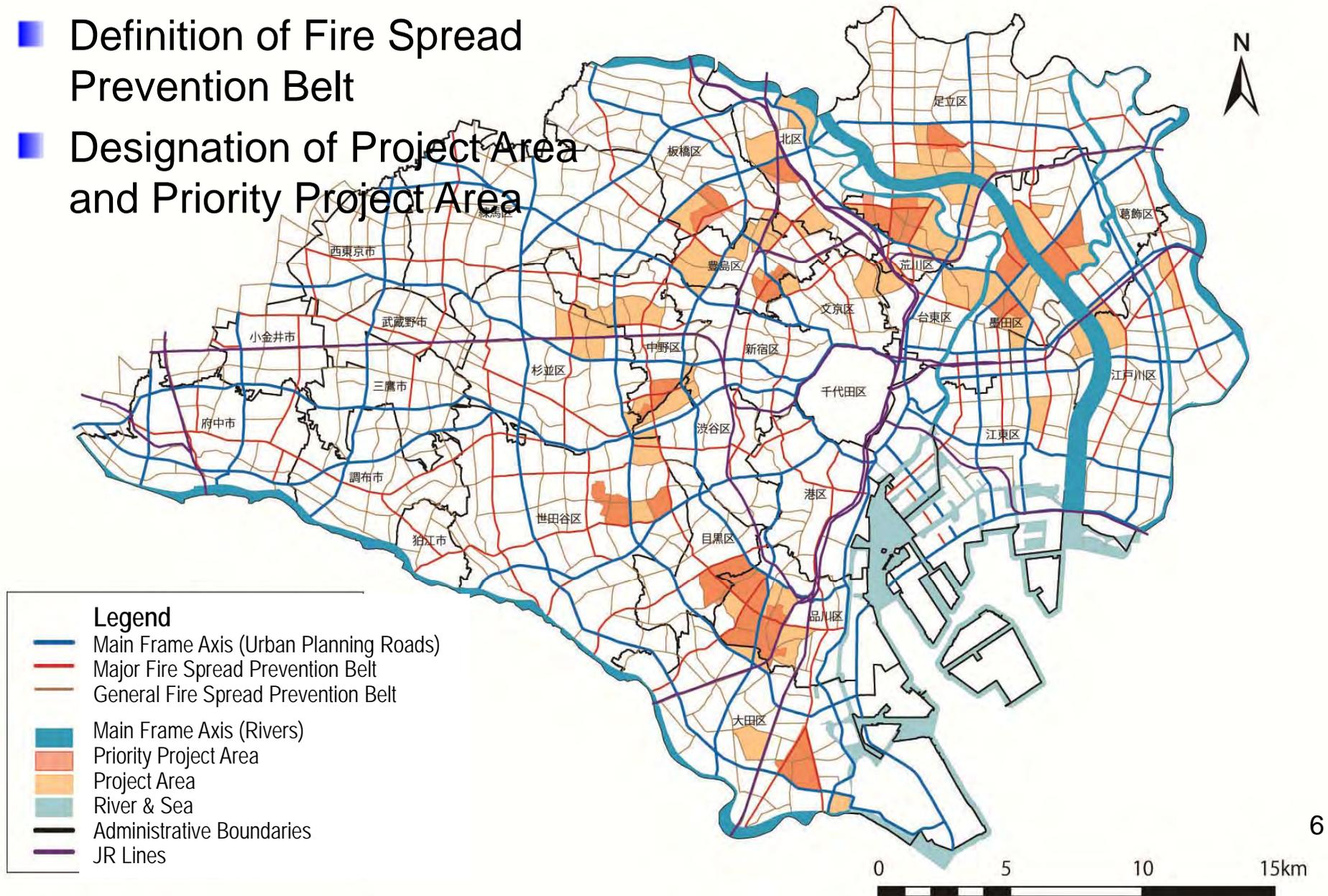
Disaster Management Neighboring Block

- Formation of Fire Spread Prevention Belt
 - Development of urban planning arterial road
 - Fire-resistant of buildings along the designated roads

- Fire-resistant of Urban Area
 - Implementation of neighboring community roads
 - Secure of open space for disaster management
 - Fire-resistant and retrofit of buildings

Promotion Plan of a Disaster-prepared City

- Definition of Fire Spread Prevention Belt
- Designation of Project Area and Priority Project Area





Formation of Fire Spread Prevention Belt

Formation of Fire Spread Prevention Belt

■ Concept of Fire Spread Prevention Belt



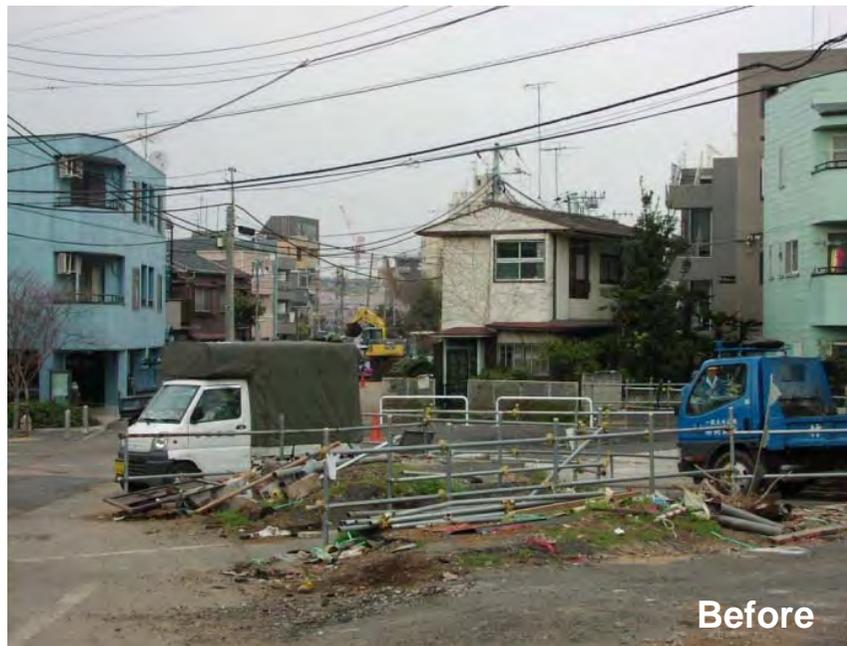
Secure the safety inside of Disaster Management Neighboring Block



Prevention of largely spread fire in the urban area at the disaster event

Example ~ Formation of Fire Spread Prevention Belt

- Development of Arterial Roads Designated in Urban Planning
 - To develop arterial roads designated in urban planning which is effective to prevent fire spreads in urban area



[Sub-arterial road No.46: Near Meguro Honcho 3-chome]

Example ~ Formation of Fire Spread Prevention Belt

- Fire-resistant of Buildings along the Designated Urban Planning Roads
 - Subsidy for rebuilding to fire-resistant building



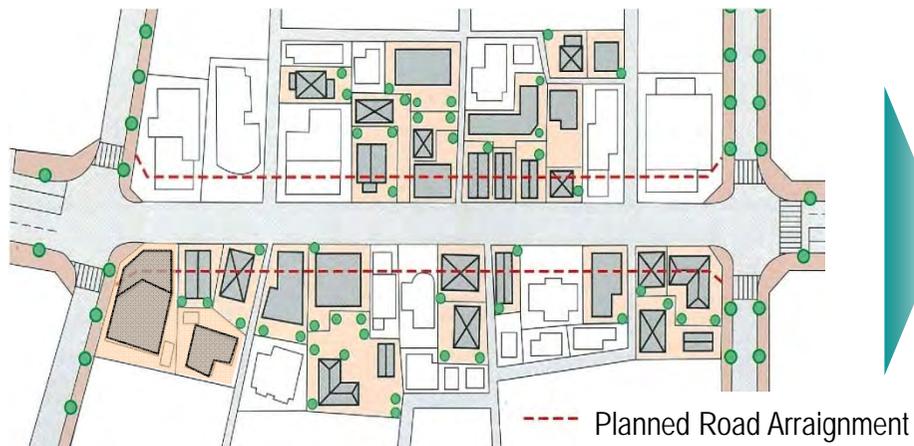
[Kodai-district, Arakawa-ward]

Example ~ Formation of Fire Spread Prevention Belt

Urban Development Integrated with Road Development

- To facilitate efficient utilization of land along the designated road development project.
- To facilitate the collaborative development of buildings along the roads reflecting residents' will with utilizing private vitality

Project Area
Higashi-ikebukuro district, Toshima-ward (Sub arterial road No. 81)
Kanegahuti-district, Sumida-ward (Sub arterial road No. 120)
Doshida/Takamatsu-district, Nerima-ward (Sub arterial road No. 230)
Jujo-district, Kita-ward (Sub arterial road No.83)
Meguro-honcho-district, Meguro-ward (Sub arterial road No. 46)



[Before Project]

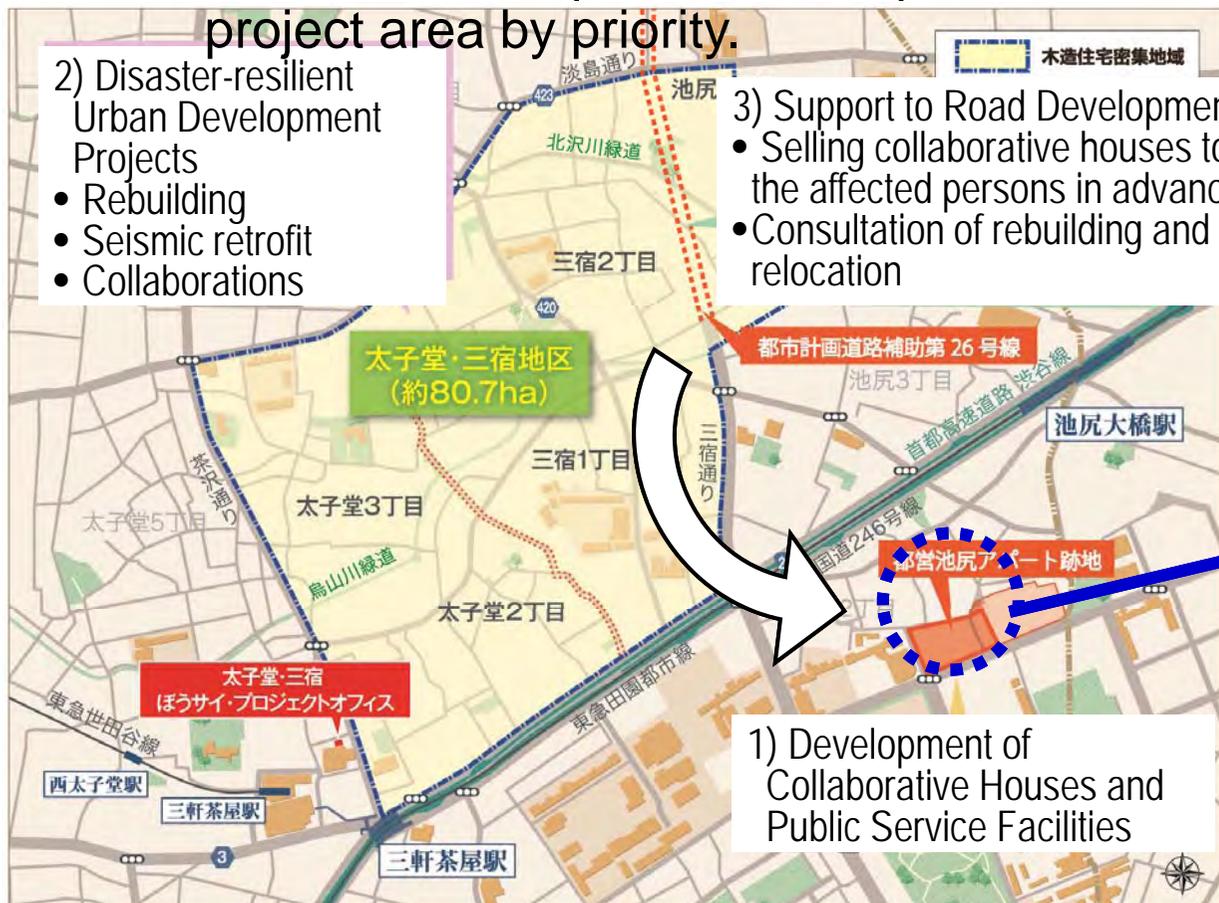


[Image of After Project]

Example ~ Formation of Fire Spread Prevention Belt

■ Land Owned by TMG Activation Project (Ikejiri-2cnome, Setagaya-ward)

- Selling of TMG owned land to private entity selected from the public and develop an apartment complex.
- Subdivide the apartment complex to the land owners of the target project area by priority.



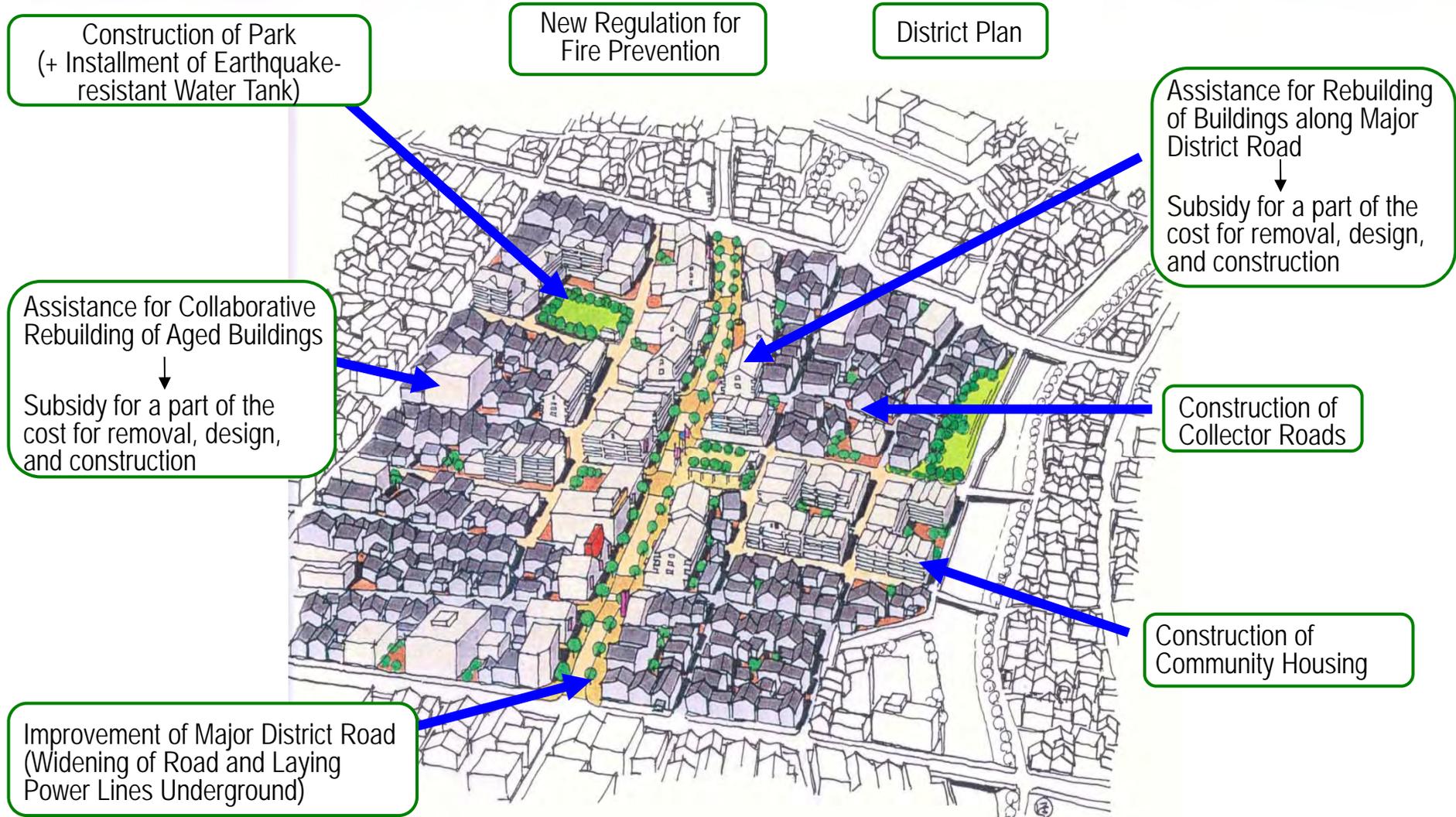
[Apartment Complex by the Project]



Fire-resistant of Urban Areas

Fire-resistant of Urban Areas

■ Concept of Development



Examples ~ Fire-resistant of Urban Areas

■ Improvement of Major District Road

- To improve the major district road which is requisite for evacuation, fire fighting and rescue operations.
- To facilitate rebuilding of the building along the designated roads to fire-resistant and seismic-resilient.



[Kyojima-district, Sumida-ward]

Examples ~ Fire-resistant of Urban Areas

■ Construction of Park

- To construct parks/open spaces which are effective for local communities in regard of disaster management
- To secure the bases of disaster management activities with necessary equipments such as earthquake-resistant water tank, etc.



[Ekoda-district, Nerima-ward]

Examples ~ Fire-resistant of Urban Areas

- Assistance for Collaborative Rebuilding of Aged Buildings
 - To implement collaborative rebuilding by the residents utilizing the governmental subsidies in case of the district which is difficult to rebuild independently because of inadequate building lot condition without access road.



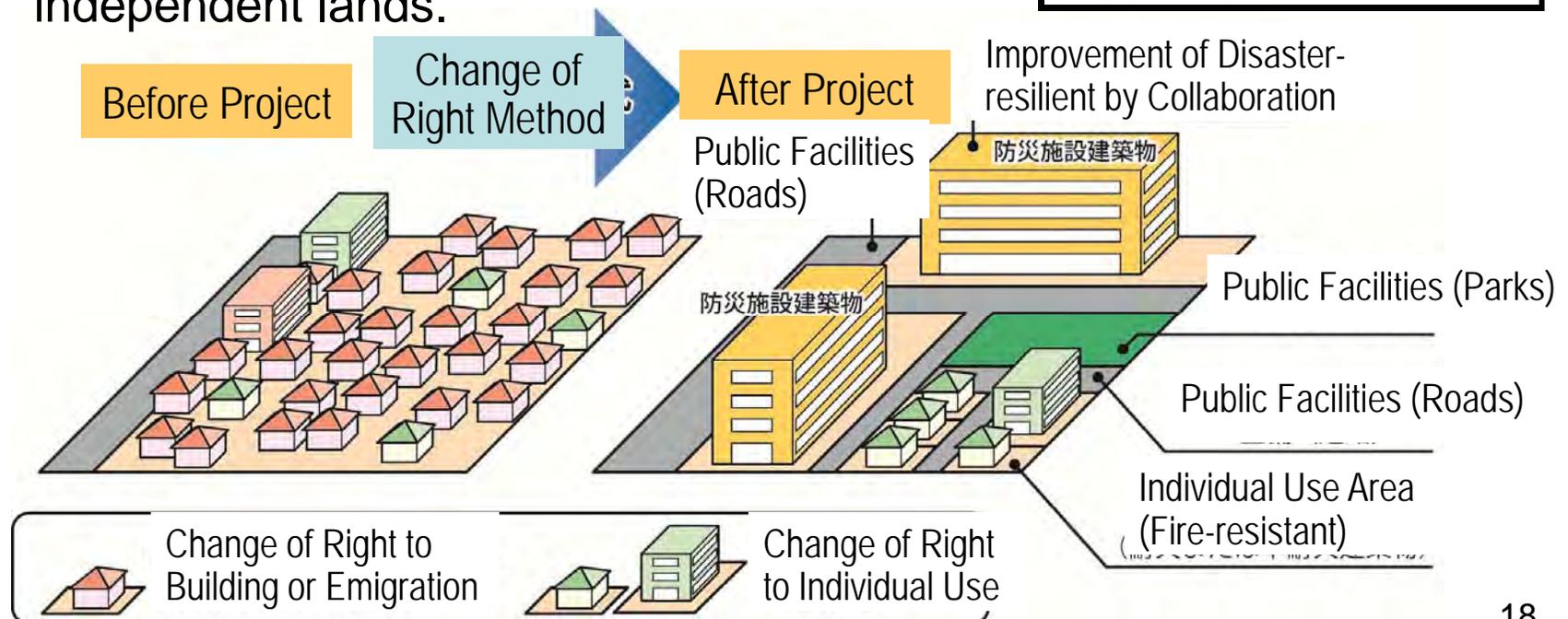
[Wakaba/Suga-district, Shinjuku-ward]

Examples ~ Fire-resistant of Urban Areas

■ Disaster-resilient District Development Program

- To construct disaster-resilient buildings and public facilities where aged buildings are removed.
- It provides two options regarding change of rights to 1) collaborative buildings and 2) independent lands.

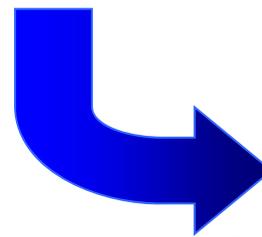
Implemented Area
Kyojima-3chome, Sumida-ward (0.2ha, approved in 2010)
Sekibara-1chome, Adachi-ward (0.4ha, approved in 2010)
Itabashi-3chome, Itabashi-ward (0.4ha, approved in 2008, completed in 2010)



Disaster-resilient District Development Program

Itabashi-3chome-district

- **Approval of Project Management Unit:** 26 March, 2009
- **Objective:** To develop collaborative buildings after removal of aged wooden buildings and to develop evacuation roads and parks which is essential at the disaster event.
- **Target Area:** 0.4ha
 - Lot Area: 2,065m²
 - Independent Lot Area: 490m²
- **Specification of Building**
 - RC-made: 1 floor in underground, 23 floors on ground
 - Height: 83m
 - Built-area: 1,020m²
 - Total Floor Area: 15,430m²
- **Utilization:** Residences (139 rooms), Shops, Public Facilities, Multistory Parking Lots (80 lots)
- **Total Project Cost:** JPY6.9 bil.
- **No. of Owners:** 61 persons



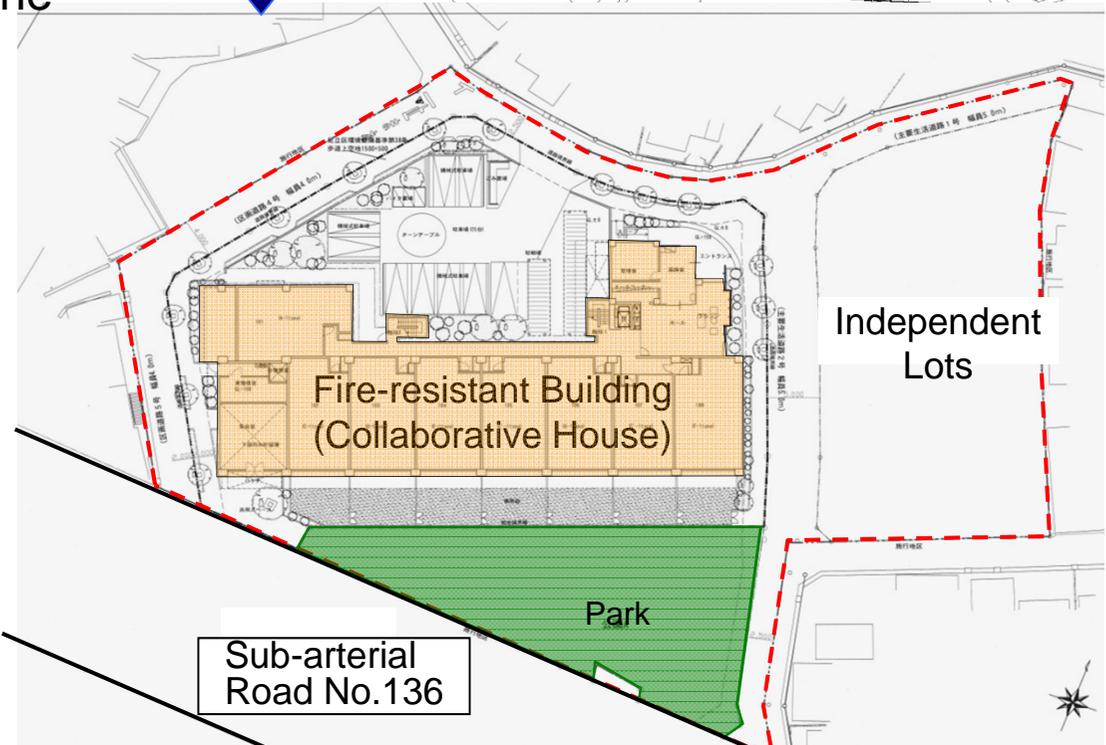
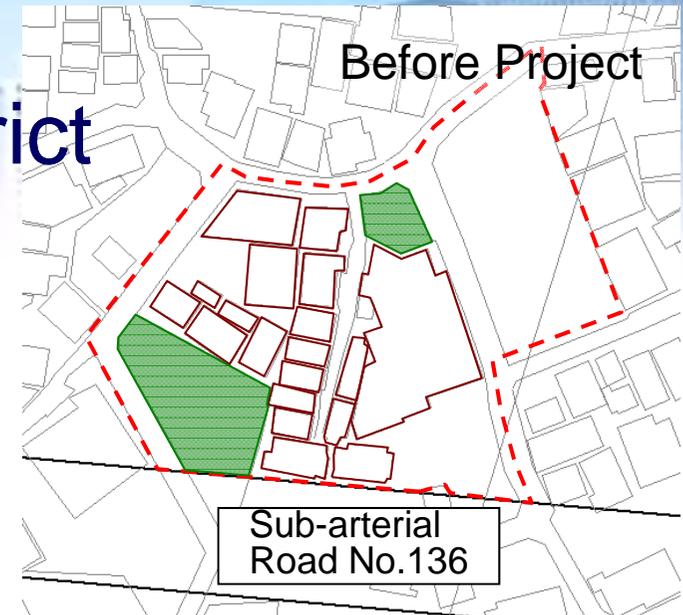
Disaster-resilient District Development Program Itabashi-3chome-district



Disaster-resilient District Development Program

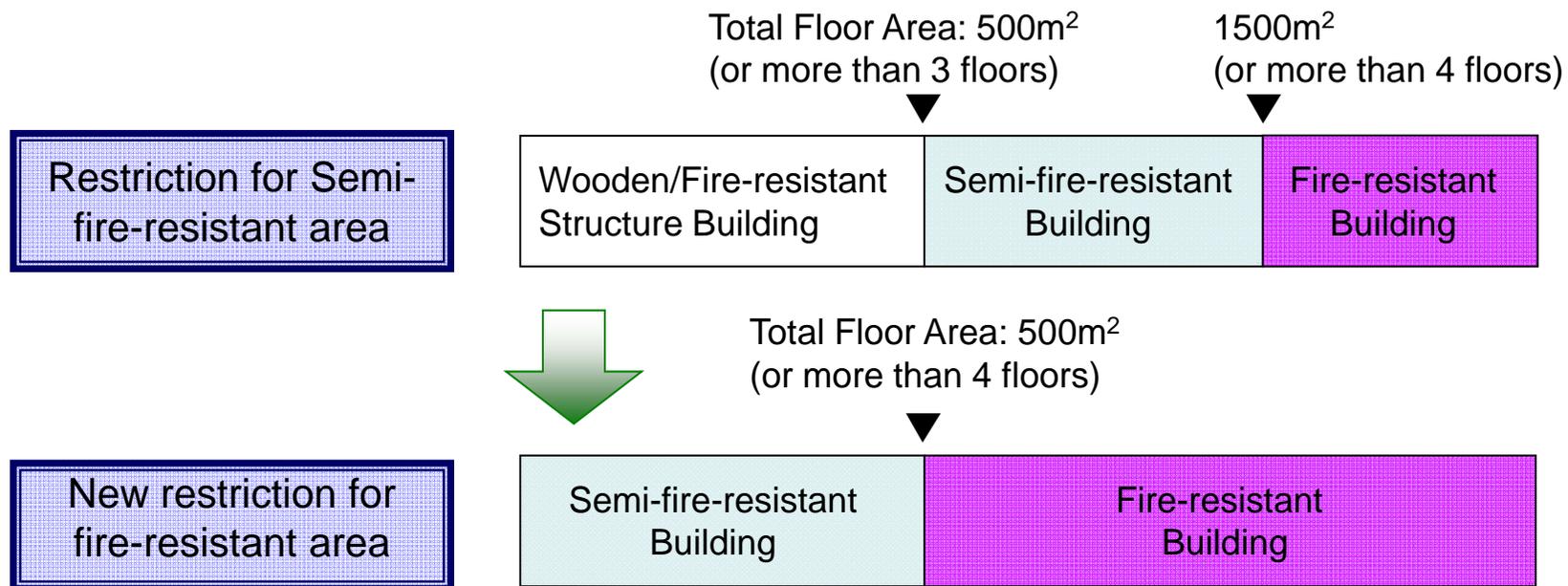
Sekibara-1chome, Chuo-district

- **Approval of Project**
Implementation: 13 April, 2010
- **Objective :** To develop collaborative buildings after removal of aged wooden buildings and to develop evacuation roads and parks which is essential at the disaster event.
- **Target Area:** 0.4ha
 - Collaborative Area: 1,960m²
 - Independent Lots: 840m²
- **Specification of Building**
 - RC-made: 8 floors on ground
 - Height: 24m
 - Built-area: 940m²
 - Total Floor Area: 4,500m²
- **Utilization:** Residences (60 rooms)
- **Total Project Cost:** JPY1.9 bil.
- **No. of Owners:** 45 persons



Examples ~ Fire-resistant of Urban Areas

- New Restriction for Fire-resistant according to Building Security Ordinance in TMG
 - To strengthen the restriction for fire-resistant of building inside the designated area by the Governor within Semi-fire-resistant Area



● Designated in TMG as of May 2012: 3,170ha (11 Wards, 1 City)



10 Years Project of Fire-resistant of Densely-built Wooden House Areas

- Target of the Project
- Concept of the Activities

Target of “10 Years Project of Fire-resistant of Densely-built Wooden House Areas”

To make Densely-built Wooden Building Areas Resistant to Fire Spread and Inflammation

Urgency of the earthquake directly underneath Tokyo and occurrence of the Great East Japan Earthquake accelerate the activities to improve densely-built wooden building areas

Especially for the Project Areas (Apx. 7,000ha) where extensive damages are expected are the target of the focused and intensive activities.

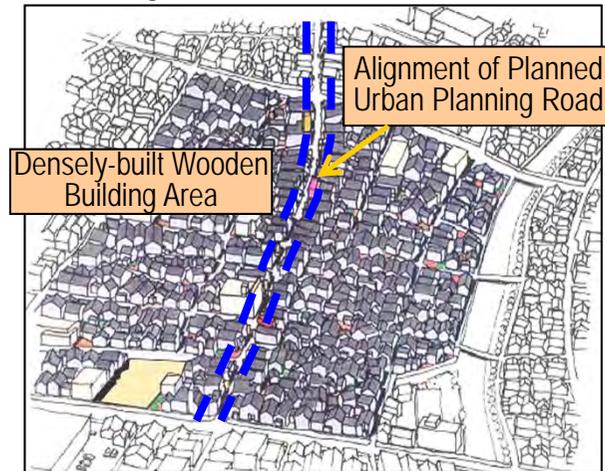
- To realize “Fire-resistant City” by accelerating fire-resistant projects in urban area.
- To realize “a City Resistant to Fire Spread” by facilitating formation of Fire Spread Prevention Belt.

Concept of the Project

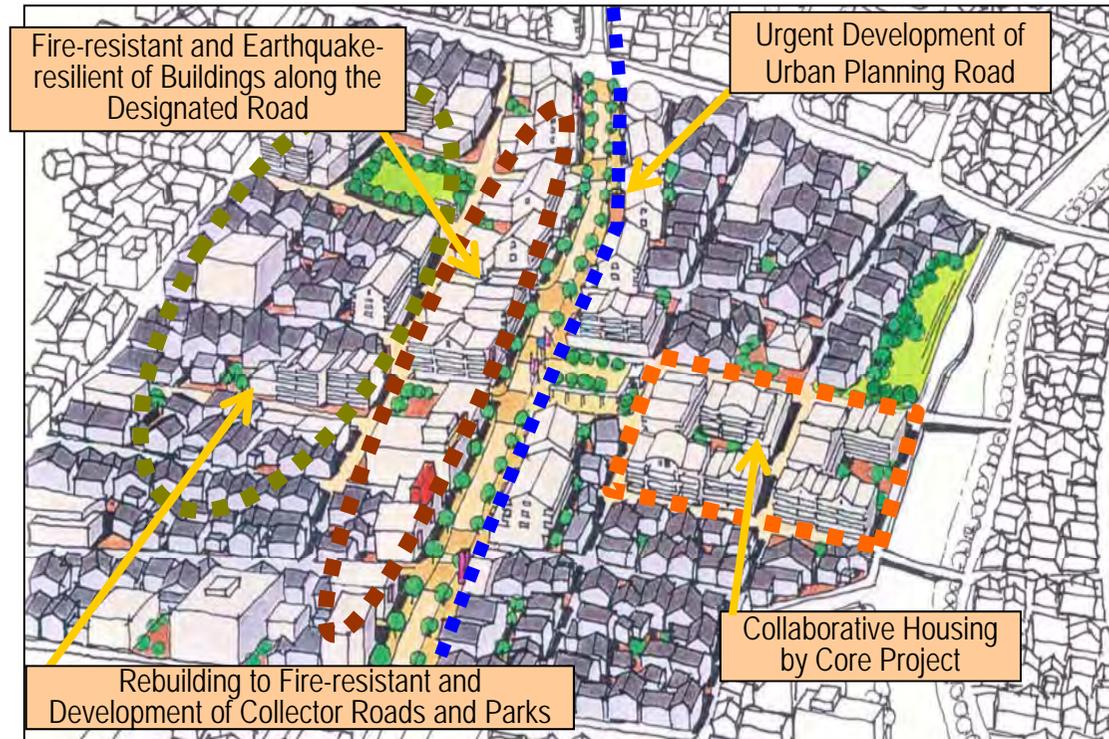
- Facilitation to create Fire-resistant City in cooperation with ward governments
 - To extend the restricted area for fire-resistant
 - To establish a special assistance framework (**Specific District for Non-flammable**) for the district where is required focused and intensive improvement
- Strengthening of major urban planning road network to formulate a Fire Spread Prevention Belt
 - To establish a new framework (**Specific Road for Intensive Development**) for rehabilitation of the livelihood of land owners alongside the designated roads
- Awareness-raising of citizens to formulate a Fire-resistant City
 - To implement town meetings and individual consultation

Image of Development of 10 Years Project of Fire-resistant of Densely-built Wooden House Areas

<Existing Condition>



<After Project>



<At the Designation for Special Framework>

