

Outline of Redevelopment Project of
Southern Area of Rokkomichi Station /
Land Readjustment Project of Northern
Area of Rokkomichi Station

November 1st, 2017

What Is the Redevelopment Project?

- Purposes
- (1) Rational, Sound, and Intensive Utilization of Land
 - (2) Renewal of Urban Functions

Characteristics

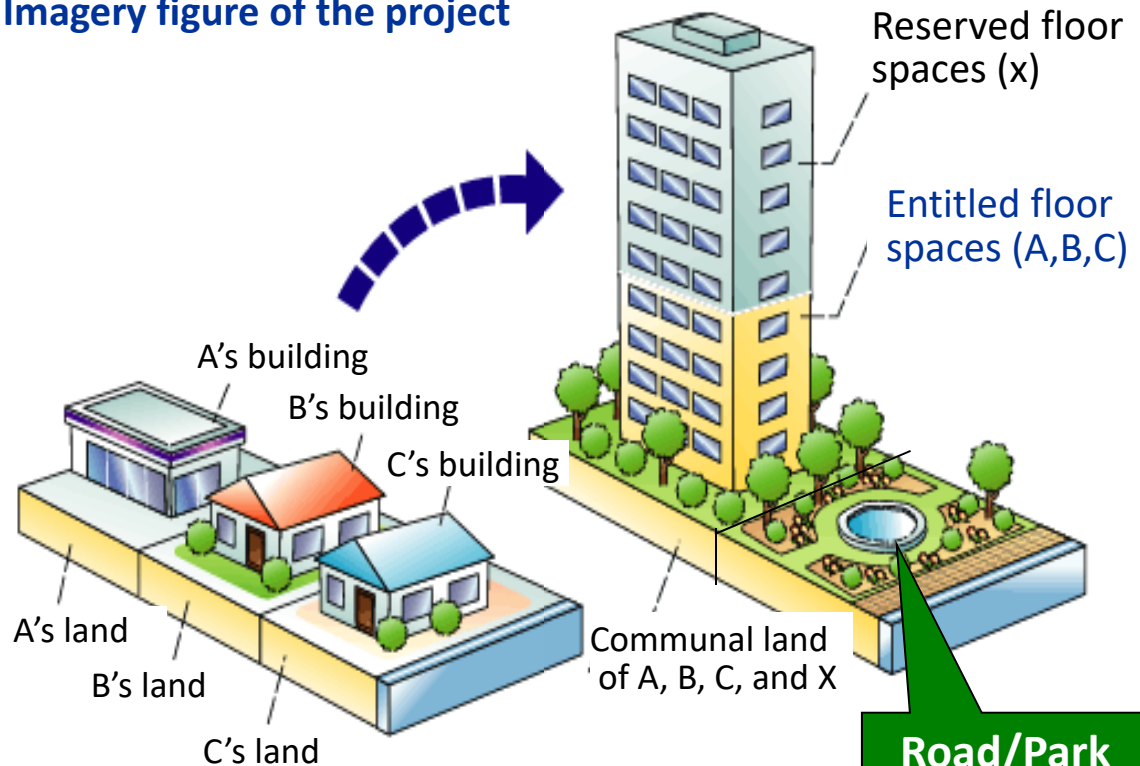
Method in which the following are done in an integrated manner

- i) Improvement of public facilities such as roads and parks
- ii) Communal land
- iii) Improvement of mid-to-high-rise buildings

Rights holders

The property (land and building) before redevelopment is exchanged on an equal value basis with the floor space of the redeveloped building.

Imagery figure of the project



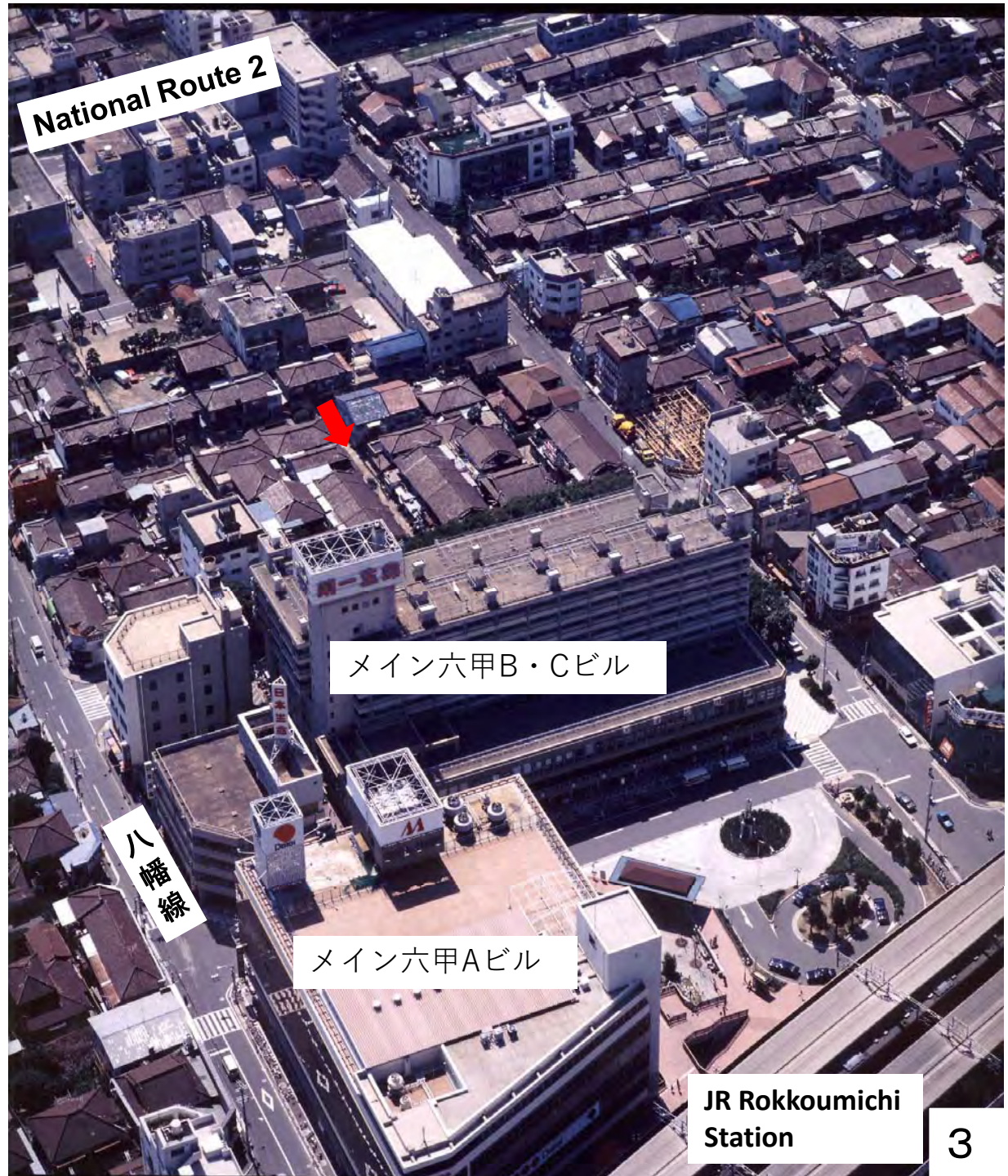
【Before the earthquake】

Rokkouchi Station Southern Area



(Around 1993)

30 years ago
(around 1980)
Rokkouchi
Station Southern
Area



State of damage

図面名称：
被災度別建物分布図

凡例：

<建物の被災度ランク>

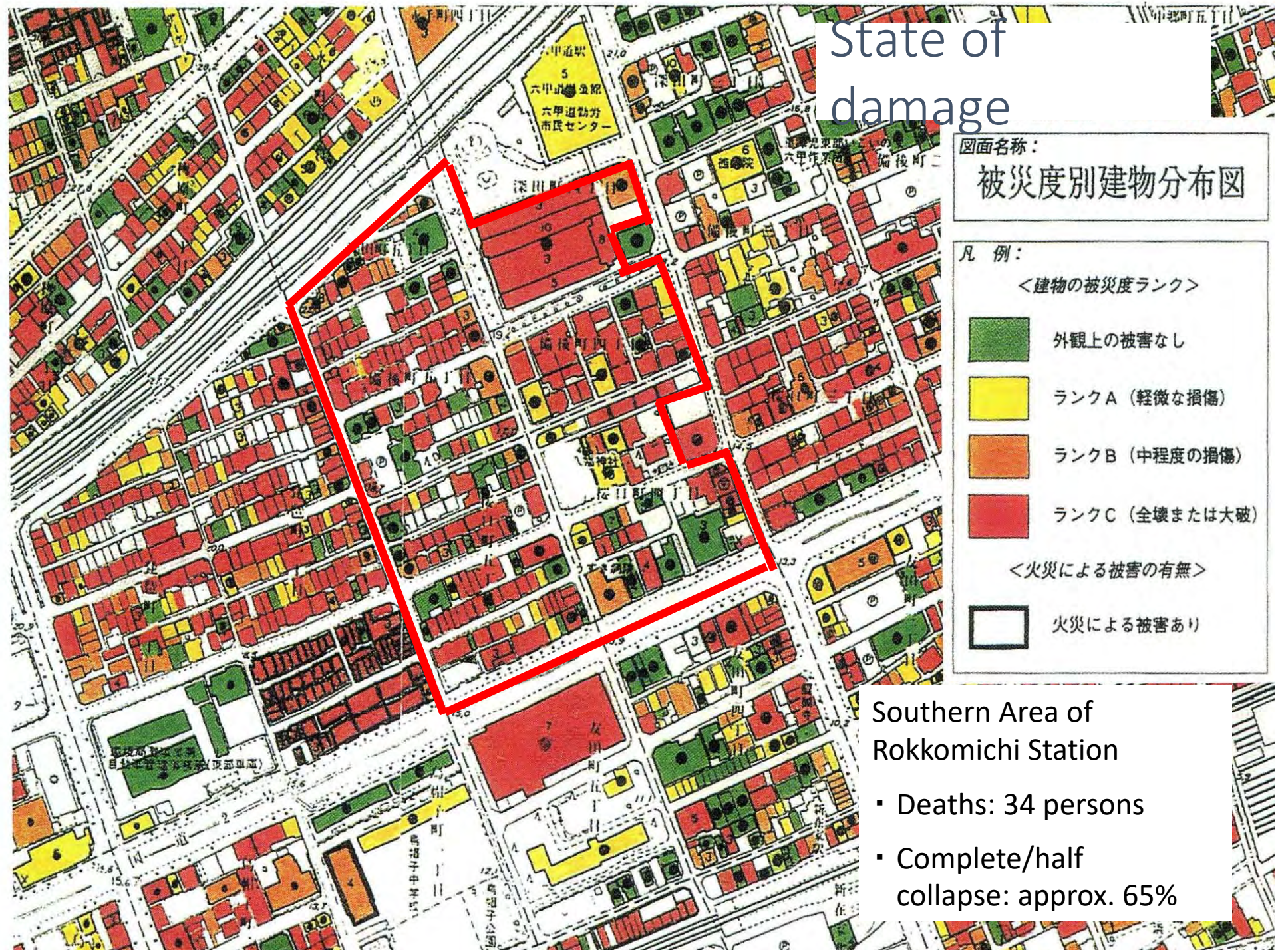
- 外観上の被害なし
- ランクA (軽微な損傷)
- ランクB (中程度の損傷)
- ランクC (全壊または大破)

<火災による被害の有無>

- 火災による被害あり

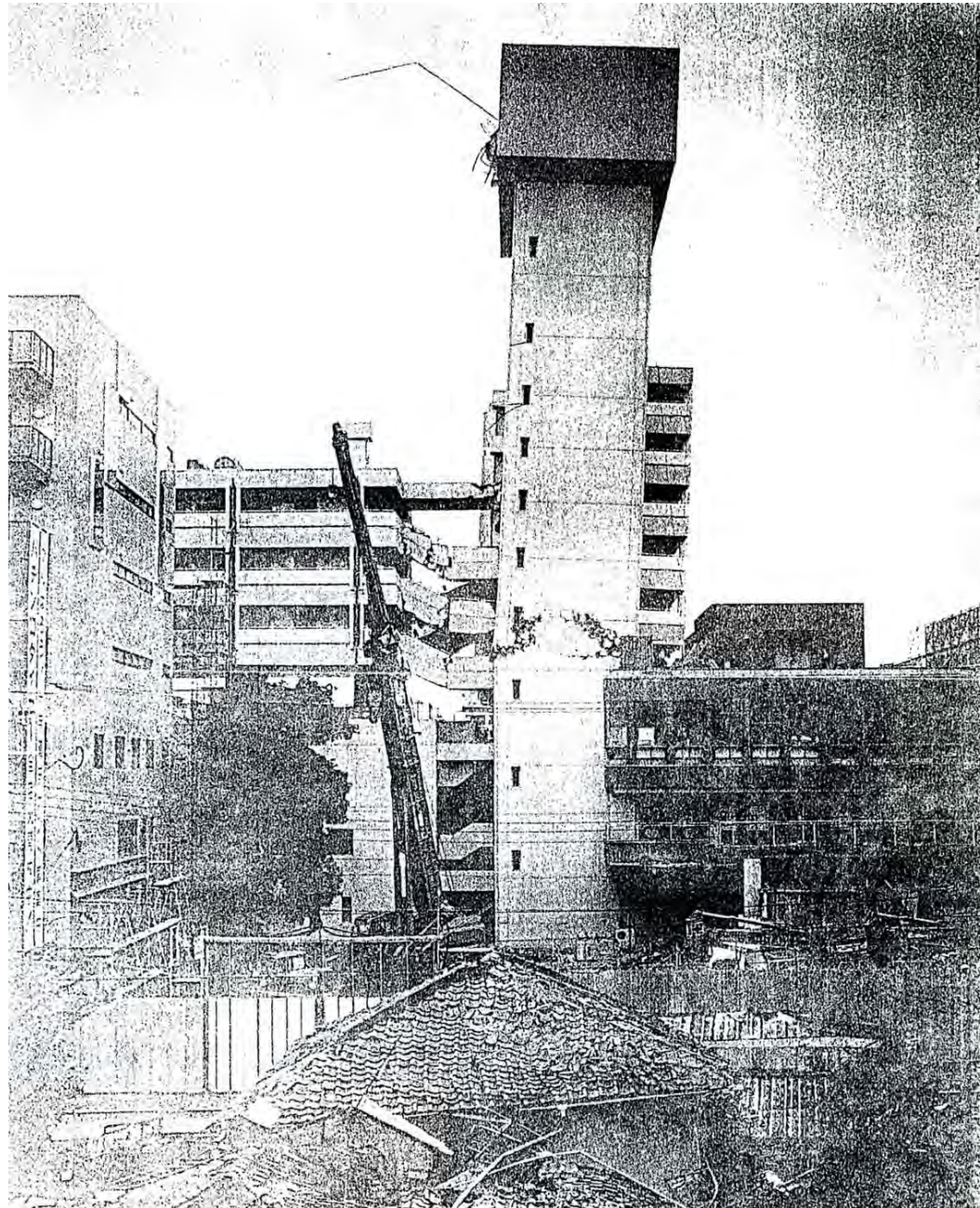
Southern Area of Rokkomichi Station

- Deaths: 34 persons
- Complete/half collapse: approx. 65%



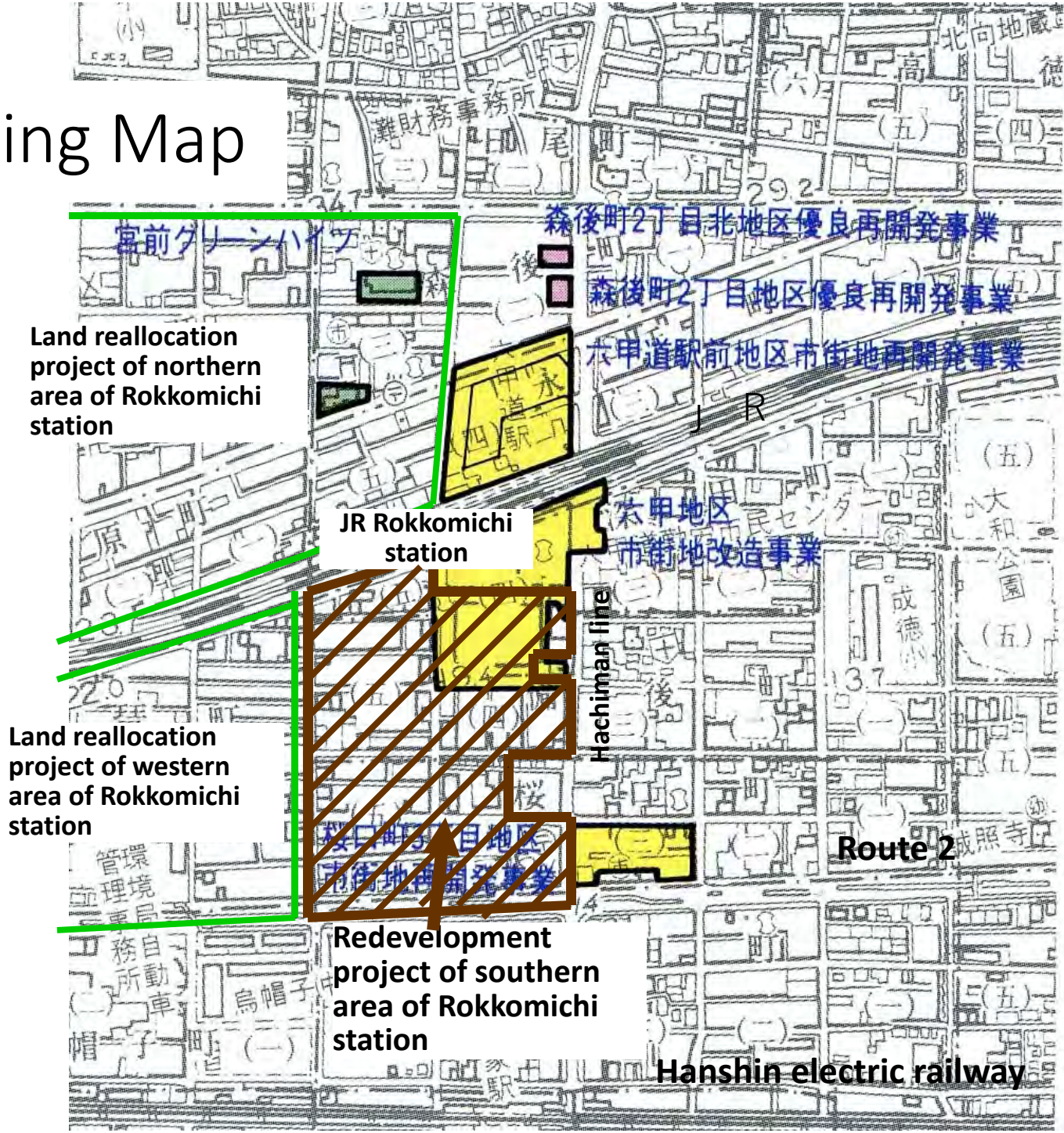
Situation Immediately after Earthquake





Mein-rokko BC building, which was fractured by the severe earthquake 6

Zoning Map



Urban Planning of Redevelopment Project (Proposal)

◆ Project purpose

- (i) Improvement of bases for disaster prevention assistance
- (ii) Improvement of sub civic center functions
- (iii) Mass provision of various types of housing
- (iv) Improvement of pedestrian network

▪ Zone area: Approx. 5.9 ha

Feb. 1: Designation of controlled area under Article 84 of the Building Standard Law

Feb 28: Urban planning proposal became available for public inspection

March 17: Determination of urban planning

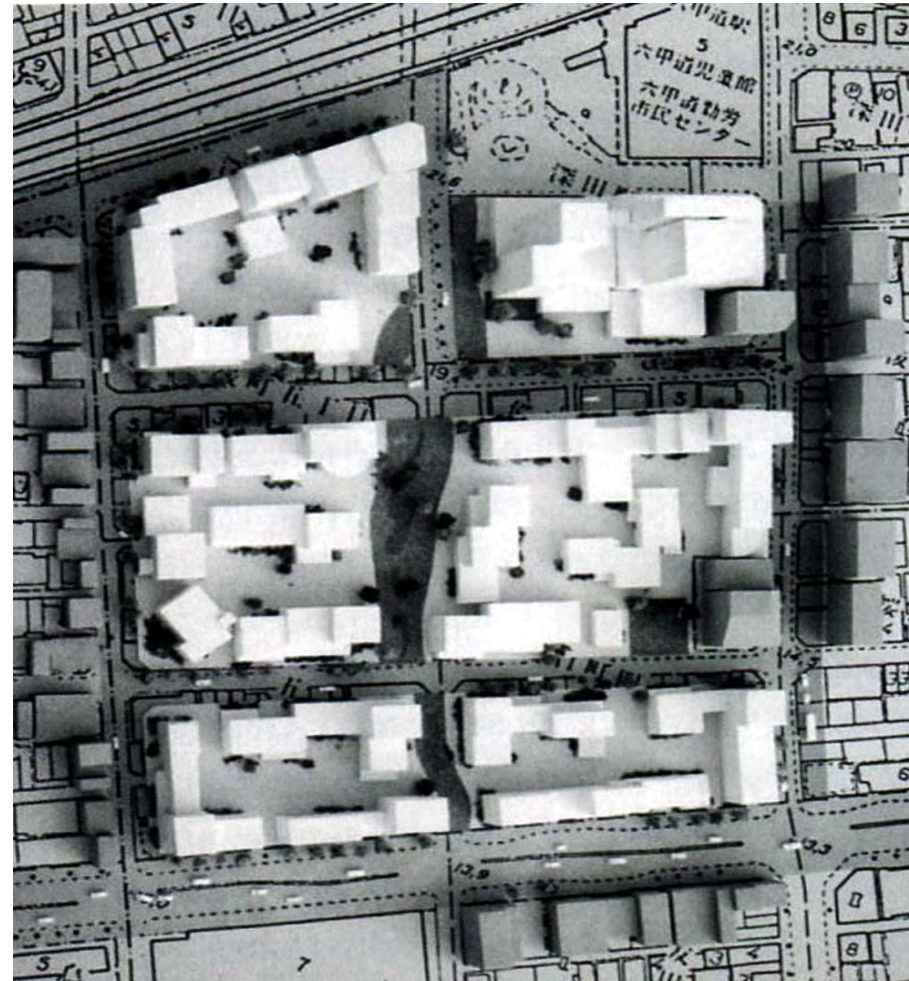


Rendering of completed zone

Counterplan by volunteer residents

■ Characteristics of the plan

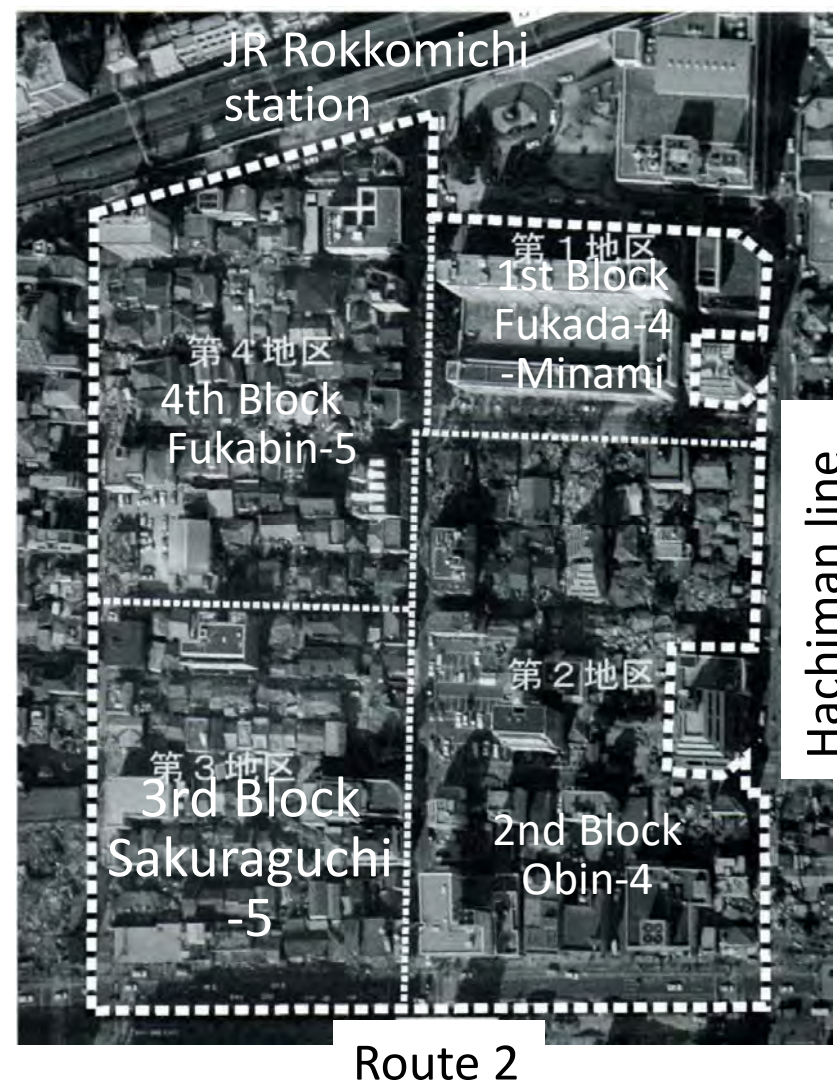
- (i) Small parks are dispersed
Green way with a
waterway is placed in the
center (vertically oriented)
- (ii) Except for high-rise
building in front of the
station, low/mid rise
housing complexes are sited
- (iii) Sub civic center for living
and culture (inviting
hospitals, branch offices of
the ward, disaster
prevention center, etc.)



Study group for new community
development of Rokko-Minami

Establishment of Community Development Conference

- (1) Roles of the conference
 - Building citizens' consensus
 - Community development proposal
- (2) Organization
 - Voluntary organizations
 - Four conferences, mainly in respective neighborhood community associations
 - Approx. 20 board members in the conference
- (3) Relationship with public administration
 - (i) Subsidizing activity costs
 - (ii) Dispatching specialists
 - (iii) Respecting conference proposals



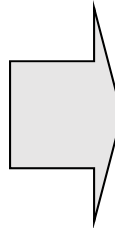


Change in Urban Planning Reflecting Community Development Proposal

Original urban plan
(March 1995)



Revised plan (February 1997)



- Park was given area of 9,300 m²; changed from square to rectangle
- Maximize building size based on the designated floor-space ratio (to reduce floor space price)
- Rooms facing south; 50 residences in a building; 14th floor is the highest
- Introduction of core facility; store spaces facing outside (to reduce common service fee)

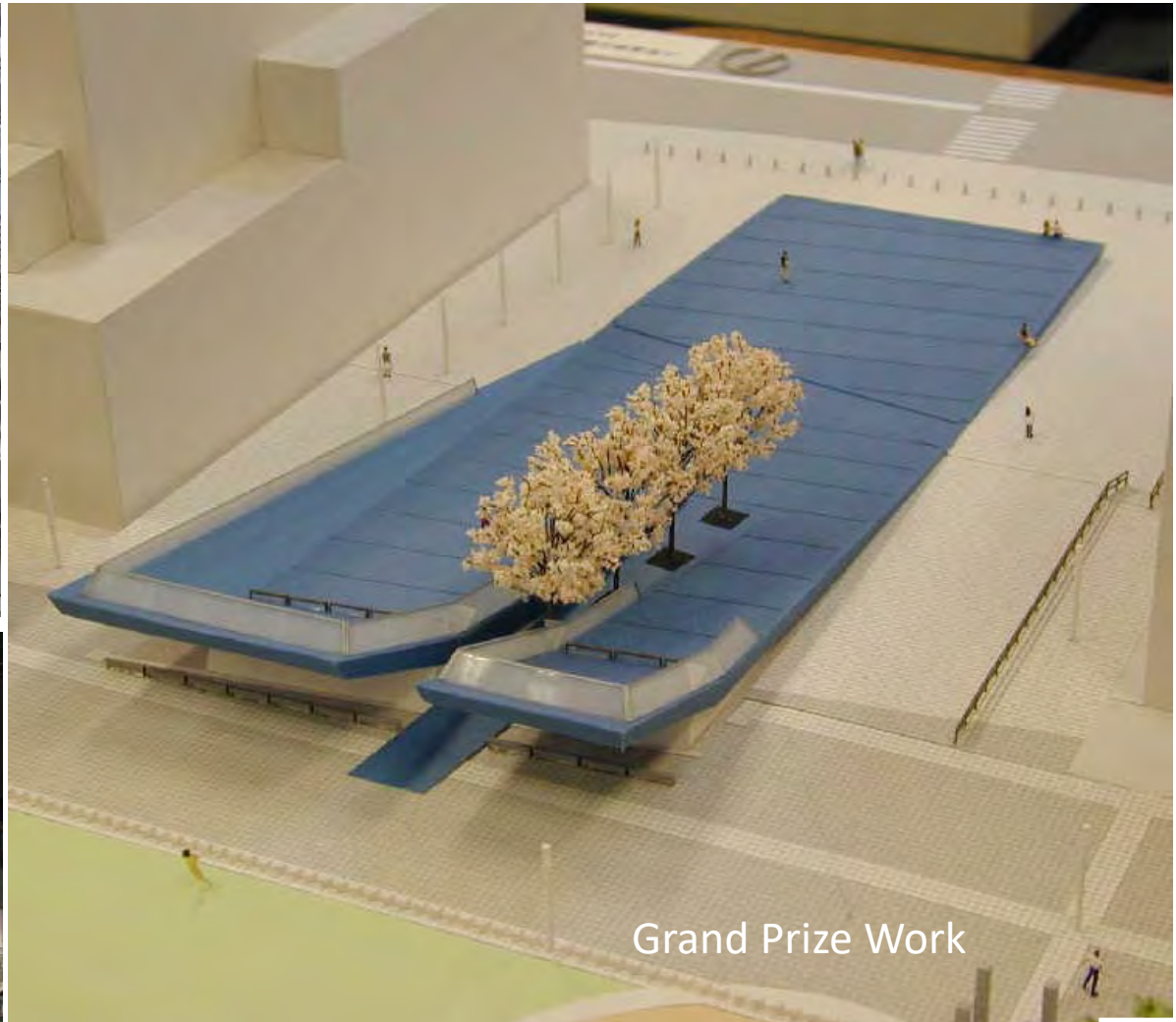
Park Planning at Residents' Workshops



Final draft

Italian Square

“Italia in Japan 2001”
Competition for Commemorative Square



Grand Prize Work

Various Events



Use of Park at Time of Disaster

Ward Office's section for emergency



Temporary bathroom



Information service



Earthquake-resistant water tank, stream



Base for receiving and distributing materials



Volunteer support base



Evacuation shelter, first-aid station



Factors Leading to Completion of Redevelopment Project of Southern Area of Rokkomichi Station within 10 years

1. Community Development Conference fully functioned
 - Discussion by local residents was held solely in the conference
 - Thoroughgoing discussion and open management
 - Followed their decisions
2. Cooperation among residents, specialists, and public administration functioned successfully
 - Enthusiasm and trustful relationships are most important

What could be Done only because of Redevelopment Project

- (1) Construction of temporary housing in the area
- (2) Construction of public rental housing in the area
(Priority lending to tenants, etc.)
- (3) Introduction of new functions
(ward office, sports facility, mass merchandise outlet,
parking lots)
- (4) Improvement of public facilities
(Large-scale park, road, pedestrian deck)
- (5) Provision of houses targeting a wide range of residents
(From younger families to the elderly)

Increases in Population and Number of Households

	At time of earthquake	As of Dec. 31, 2004
Population and number of households in the area	Approx. 1,400 persons Approx. 700 households (As of Jan. 1, 1995; 691 households, 1,416 persons)	1,968 persons 963 households (Average 2.1 persons per household in the area)
Number of residences	Approx. 660 residences	939 residences (*1)

* Population and number of households are based on the Basic Resident Register

(*1) Inside the area: 915;
Outside the area: 24

What could not be Done only because of Redevelopment Project

(1) Towns consist of detached houses and low-rise apartment buildings

→ ▪ Provision of substitute land in surrounding area

(2) Short-time restoration 2-3 years after the earthquake disaster

→ ▪ Construction of temporary housing in early stages and allowing residents to build their own temporary housing

→ ▪ Efforts to move in early stages

(1) Breaking up of construction zone
(early commencement of construction work where possible)

(2) Transfer of rights between construction zones
(Moving into the building that was completed first)

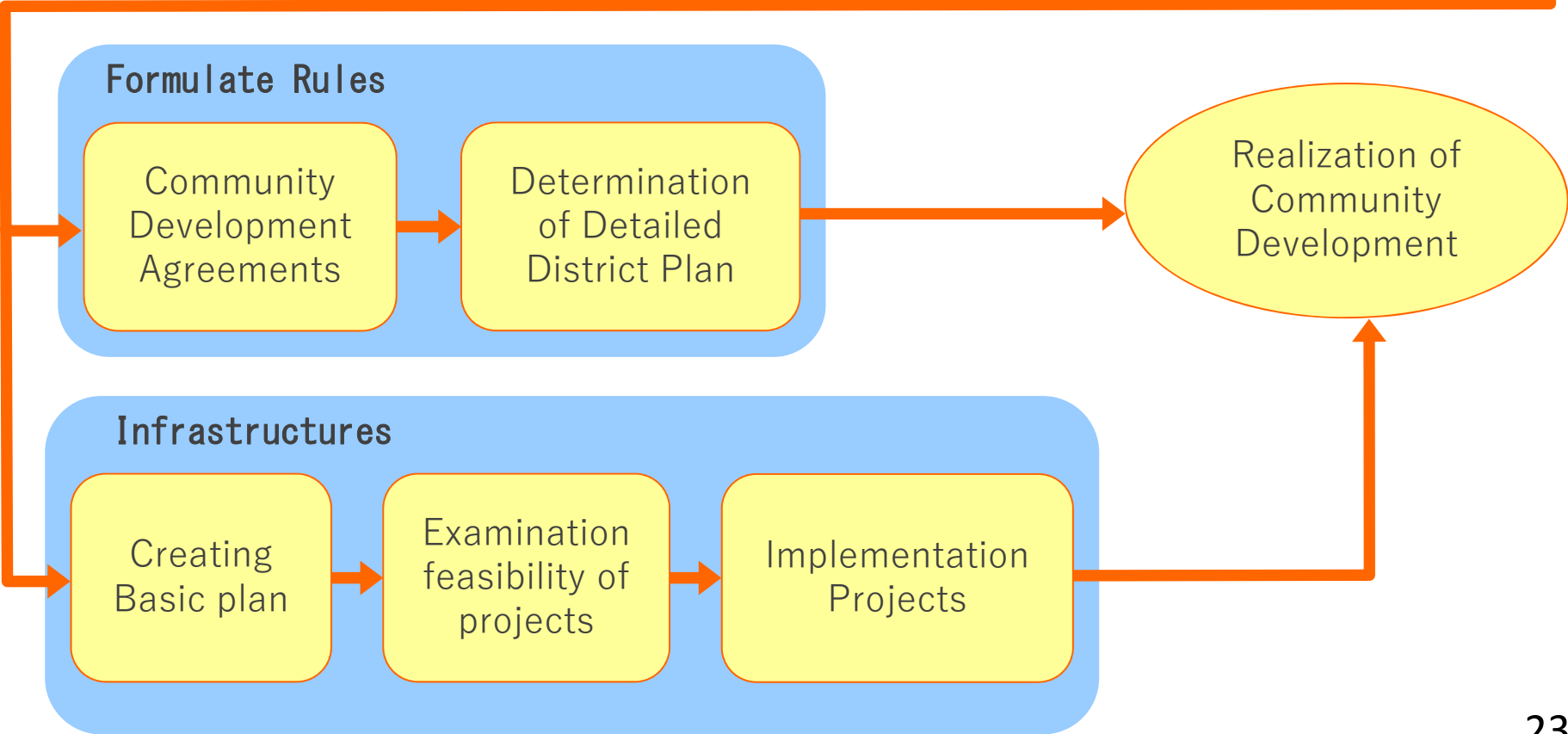
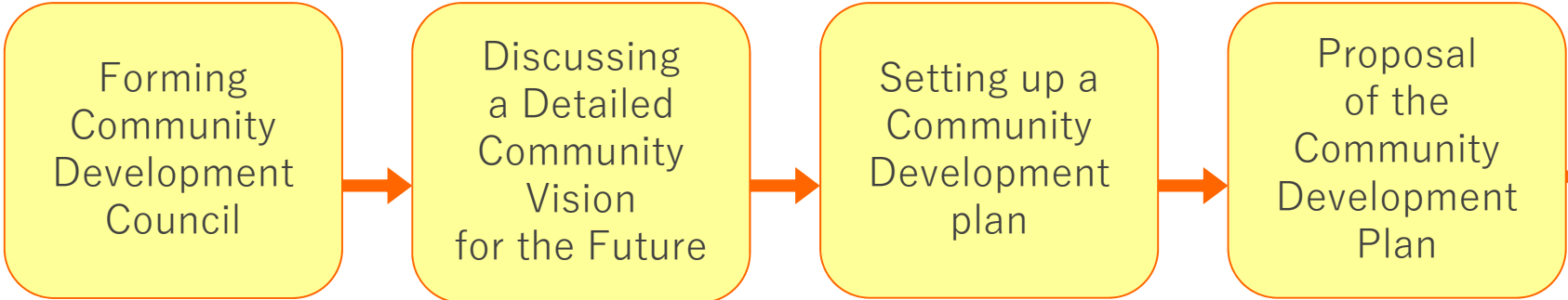
(3) Priority commencement of construction of public rental housing



Position of Earthquake Restoration Projects



How to Proceed with Collaborative Community Development

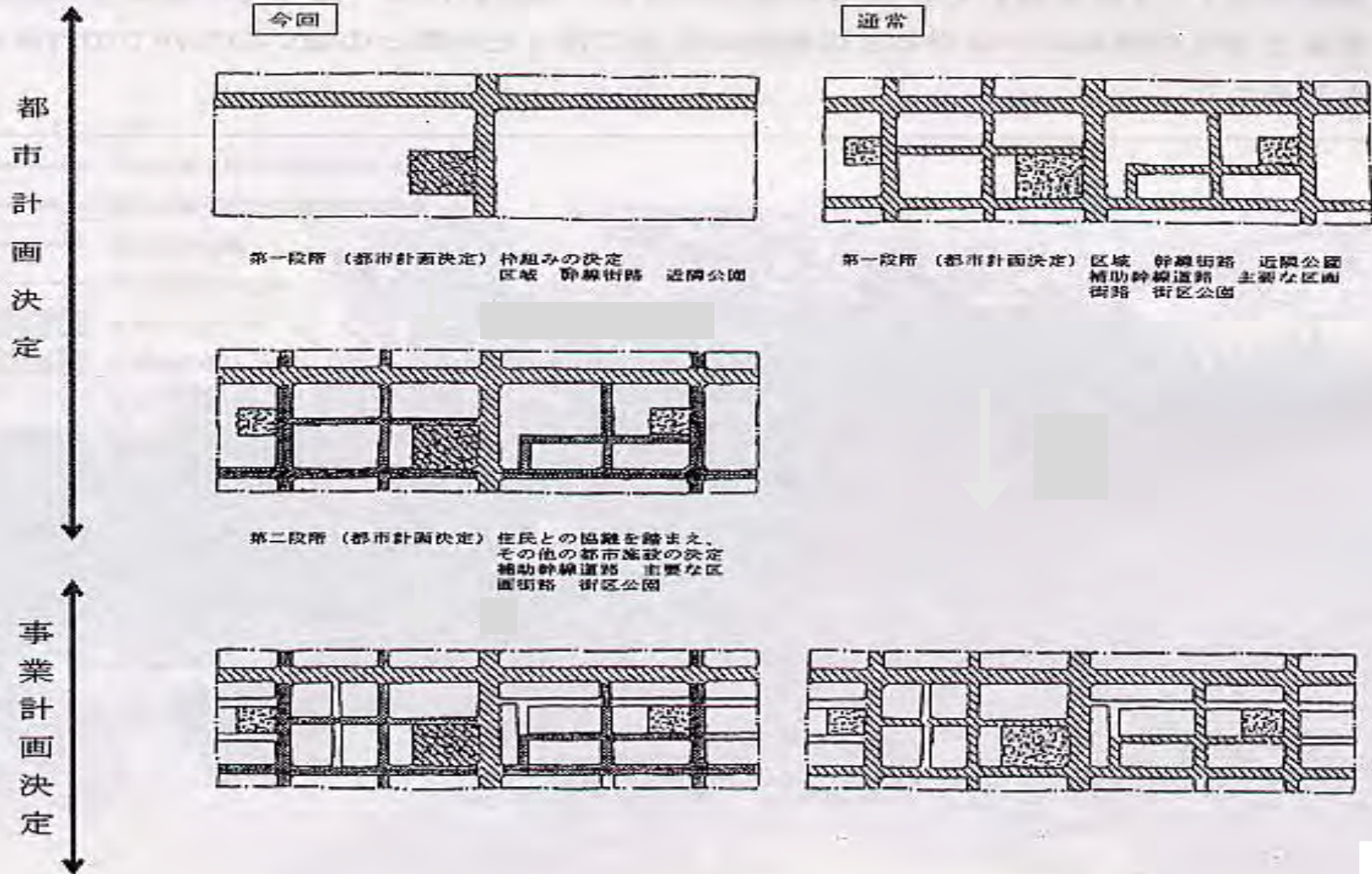


震災復興事業の計画策定(大枠の計画から詳細計画へ)

●二段階都市計画のイメージ

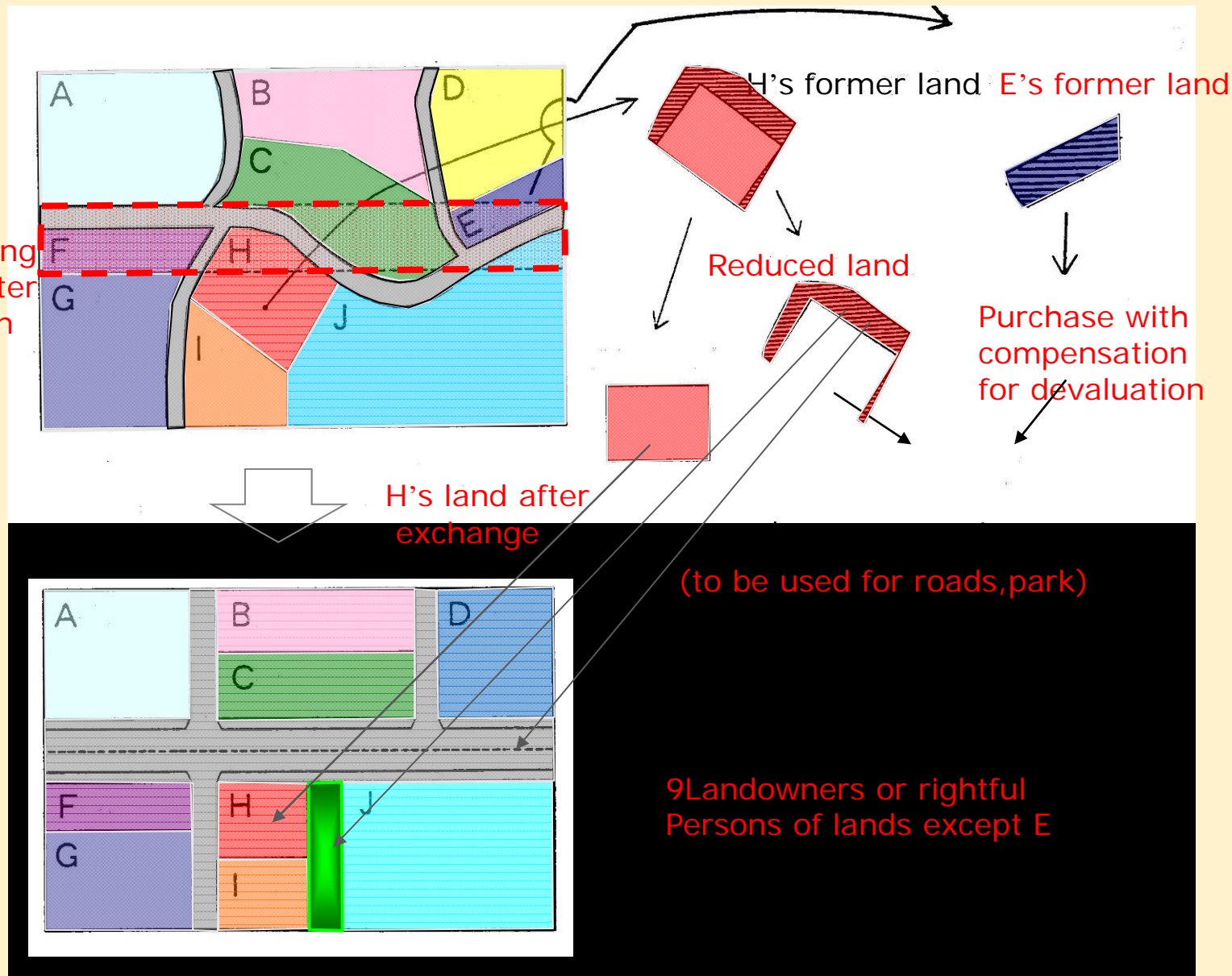
Revival case

Usually Case

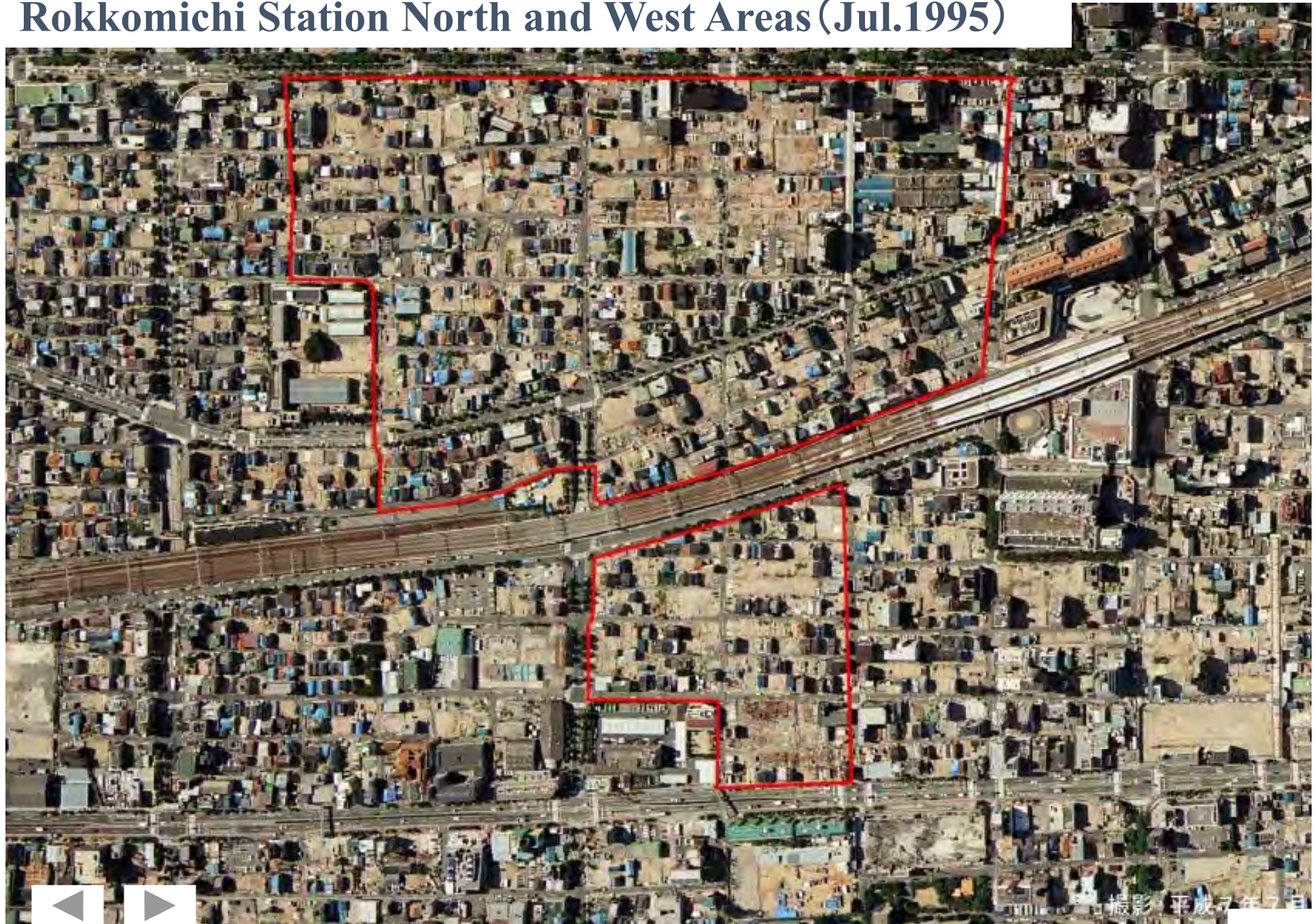


System of Land Readjustment (Rearrangement of Old Urban Areas)

There is a plan to widen the road running at the center of a certain area.



Rokkomichi Station North and West Areas (Jul.1995)



Post-Quake Land Readjustment Projects for Recovery from Earthquake Damages In, Rokko-michi Ekikita

July 2011

Area	16.1ha
Population and number of households before earthquake	4,128 in 1,810 households
Damage(situation)buildings	$\frac{683}{1019}=67\%$
Number of <i>machizukuri</i> (community development)	8 community development
Date of finalization of city plan for land readjustment	Mar.17,1995
Date of finalization of project	Nov.6,1996
Project cost	About 353
<i>Machizukuri</i> community	22 issues
Re-plotting	Mar.29,2006



JR Rokkomichi station



Southern end of Rokko
Hondori Shopping Street



震災復興まちづくりニュース(第1号) 神戸市住宅局 都市計画局 平成7年2月5日

震災からの復興に向けて 建築が制限される区域が指定されました

神戸は、1月11日夜明け前の地震によりたいへんな被害を受けました。しかし、市民の皆さんは、再度に向けて歩き出されています。皆さんのこうした動きこそが、神戸の復興、復興へと実を結んでいくものです。こうした新しい街づくりを市民の

皆さんと共に取り戻すために、総合的な復興計画、住宅の整備を行ううえで必要な区域については、一定期間、そこで建物を建てることが出来ずしていただく。その間に皆さんと共に、災害に強い街づくり計画を定めていきたいと考えています。



建築が制限される区域の指定 指定された区域はどこですか？

〔阪神地区〕〔六甲通駅周辺地区〕〔三宮地区〕〔北本地区〕〔夙川地区〕〔新宮地区〕〔新宮地区〕

どういった街づくり計画が予定されていますか？

次のような街づくりが予定されています。そのための話し合いをこれから始めさせていただきます。〔阪神地区〕〔六甲通駅周辺地区〕〔三宮地区〕〔北本地区〕〔夙川地区〕〔新宮地区〕

建物は全く建てられないのですか？

次のような建物は建てることができます。〔1〕消火までの水通、鉄骨造り、コンクリート、ブロック造りなどの建築物。〔2〕記念物、史跡、重要文化財、重要伝統的建造物群保存地区、重要伝統的建造物群保存地区、重要伝統的建造物群保存地区。

いつまで制限するのですか？

平成7年2月17日までです。ただし、さらに1ヶ月延長する場合があります。

問い合わせ先は、まちづくり区域担当へ
 電話 242-2131
 場所 サンポーホール2階
 時間 午前10時～午後6時
 (休日の開 土・日曜日・祝日も休まず)



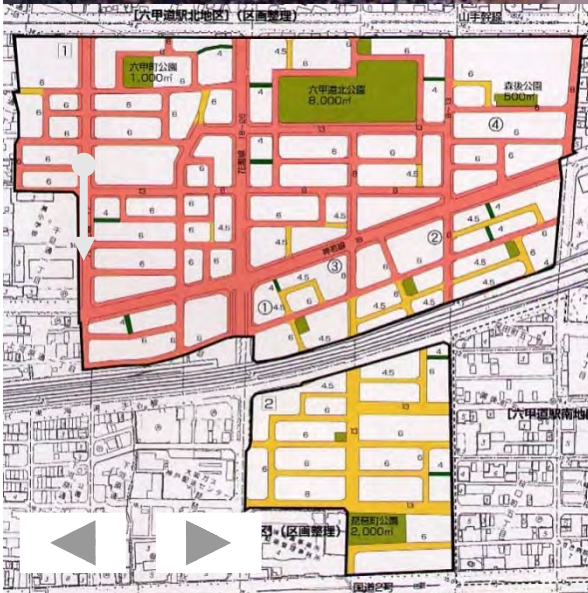
Information For Inhabitants

Post earthquake

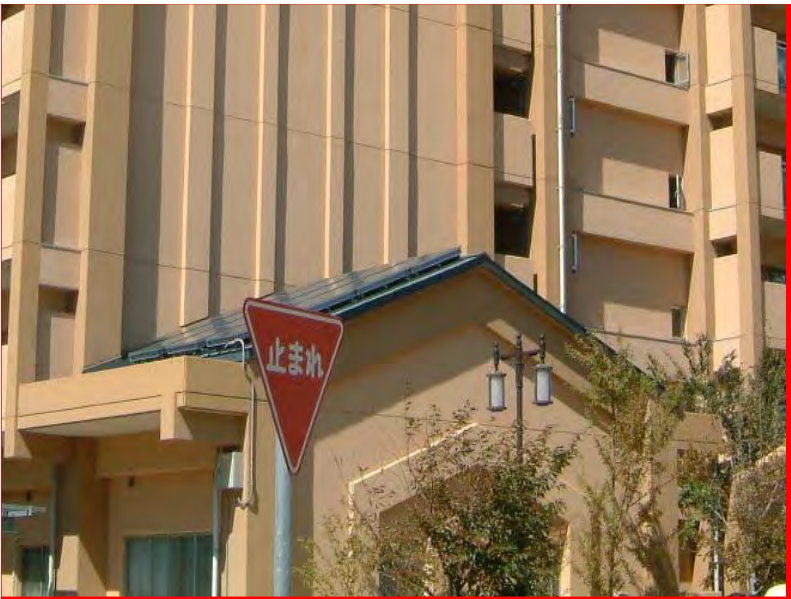


Rokkocho line
(Rokkomichi Station North Area)

After implementation



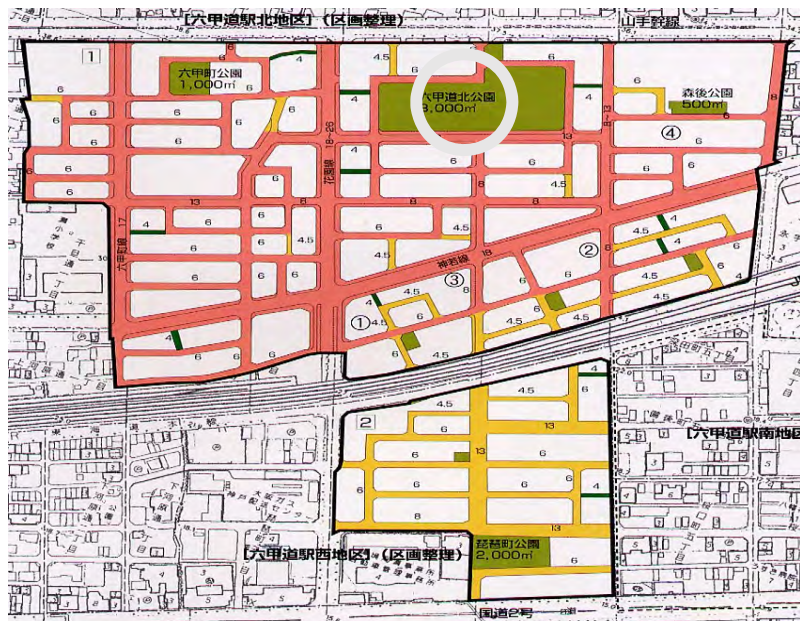
Rokkocho line "Stream" (Rokkomichi Station North Area)





Rokkomichi north park

(Rokkomichi Station North Area)



■ Community Association Studies Expert Committee



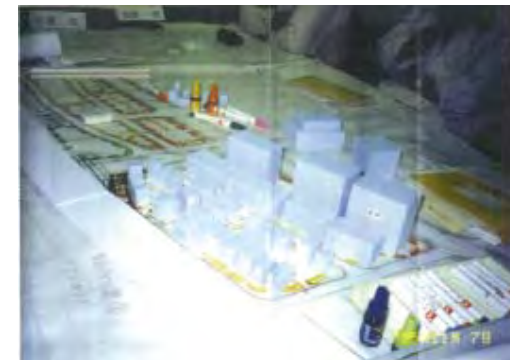
Northen Area of Rokkomichi station

How to Proceed with Collaborative Community Development

■ Forming Community Development Council

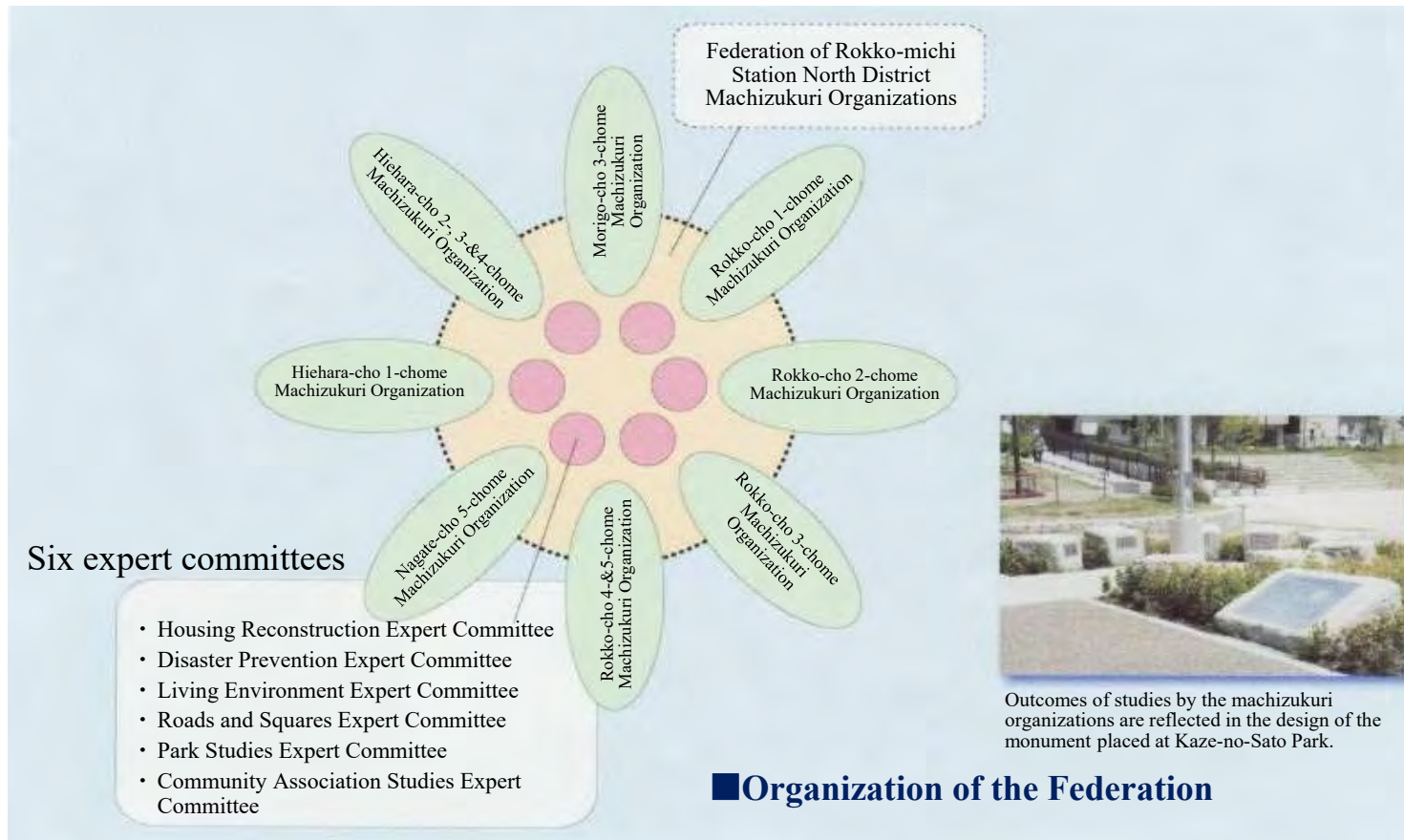


■ Discussing a Detailed Community Vision for the Future



■ Setting up a Community Development plan





■ Related chronological table

January 17, 1995	The Great Hanshin-Awaji Earthquake
August-November 1995	Eight Machizukuri organizations were established (held a study meeting every week)
April 1996	Each organization submitted the first Machizukuri proposal
April 27, 1996	Federation of Rokko-michi Station North District Machizukuri Organizations was established
November 1996	Project plans were finalized
February 1997	Regional plans were finalized; designation of tentative re-plotting started; expert committees were established in the federation
2002	Three town squares and Rokko Seseragi Road were completed
2004	Seseragi Koen Park and Kaze-no-Ie House were completed
March 2006	Rokko Kaze-no-Sato Park was completed; public notice was given on re-plotting

Federation of Rokko-michi Station North District Machizukuri Organizations

(Six expert committees)

■ Housing Reconstruction Expert Committee



■ Disaster Prevention Expert Committee



■ Living Environment Expert Committee



■ Roads and Squares Expert Committee

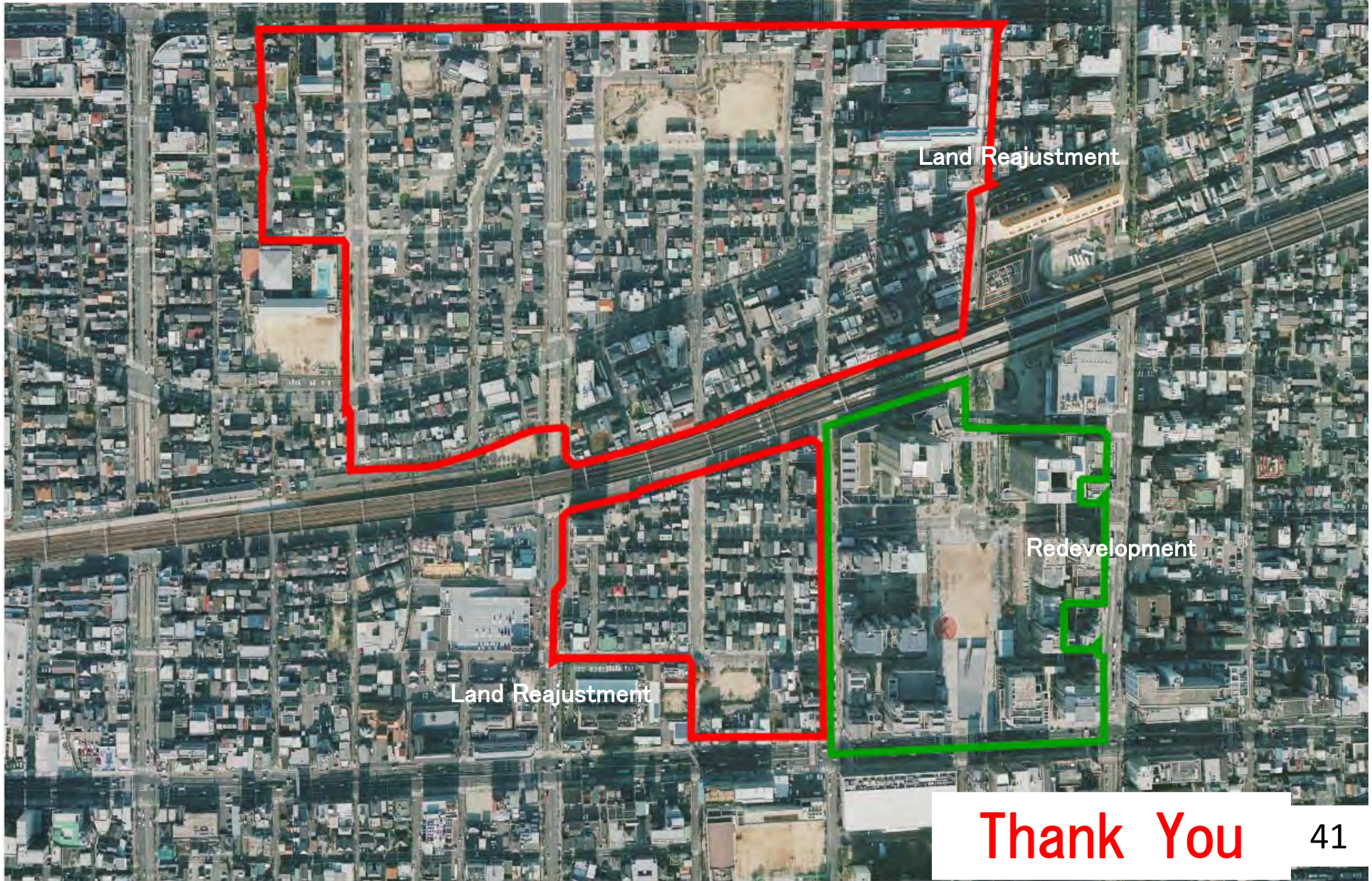


■ Park Studies Expert Committee



Rokkomichi Station Areas

Dec. 2011



Thank You