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.
【Before the earthquake】

Rokkoumichi Station Southern Area

(Around 1993)

30 years ago
(around 1980)
Rokkoumichi Station Southern Area
State of damage

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
Zoning Map

Land reallocation project of northern area of Rokkomichi station

Land reallocation project of western area of Rokkomichi station

Redevelopment project of southern area of Rokkomichi station

JR Rokkomichi station

Hanshin Hachiman line

Hanshin electric railway

Route 2
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
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.)
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
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

<table>
<thead>
<tr>
<th></th>
<th>At time of earthquake</th>
<th>As of Dec. 31, 2004</th>
</tr>
</thead>
</table>
| 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
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

Proposal of the Community Development Plan

Formulate Rules

Community Development Agreements

Determination of Detailed District Plan

Realization of Community Development

Infrastructures

Creating Basic plan

Examination feasibility of projects

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

Landowners or rightful Persons of lands except E

9Landowners or rightful Persons of lands except E

(to be used for roads, park)

Purchase with compensation for devaluation

Reduced land

H’s land after exchange

H’s former land

E’s former land

System of Land Readjustment (Rearrangement of Old Urban Areas)
Rokkomichi Station North and West Areas (Jul.1995)
## Post-Quake Land Readjustment Projects for Recovery from Earthquake Damages

### In, Rokko-michi Ekikita

**July 2011**

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

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

情報提供

震災復興まちづくりニュース
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情報提供
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
Proposal of the Community Development Plan
Six expert committees
- Housing Reconstruction Expert Committee
- Disaster Prevention Expert Committee
- Living Environment Expert Committee
- Roads and Squares Expert Committee
- Park Studies Expert Committee
- Community Association Studies Expert Committee

**Organization of the Federation**

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