Urban Development for Inclusive Growth

Naoki OMORI
Director General,
International Business Office
Urban Renaissance Agency (UR)

1, August 2018
Profile of UR

Independent Administrative Agency

- Date of establishment: July 1, 2004
- Foundational Laws:
  - Act on the Urban Renaissance Agency, Independent Administrative Agency
  - Act on General Rules for Independent Administrative Agency
- Supervising Ministry:
  - Minister of Land, Infrastructure, Transport and Tourism
- Number of Staff:
  - 3,199 as of April 1, 2017
- Capital:
  - JPY 1.0717 trillion = USD 9.6 billion
    as of the end of March, 2017
Principal Business of UR in Japan

Urban Renewal
UR promotes Urban Renewal in cooperation with private businesses and local authorities.
- To promote Urban Renewal
- To coordinate Vision, Planning and Conditions
- To complete promptly new town business

New Town Development
UR aims at building urban area that provides safe and comfortable life in the suburbs
- To advance safe, secure, and eco-friendly city building coping with aging population and lower birthrate
- To realize attractive suburban life or local living
- To complete promptly new town business

Rental Housing
UR properly manages rental housing and provides rich living space.
- To manage rental housing through cherishing trust relationship with 740,000 units
- To promote to live in the urban center, to secure stable rental housing for elderly, to improve child care environment

Disaster Restoration
UR supports the reconstruction of disaster hit area and the strengthening of urban disaster prevention function.
- To promote building disaster resilient urban area
Our Achievements

New Town

281 projects
41,500 hectares

Housing

Houses Supplied
1.58 million
Urban Redevelopment (Mostly TOD)

253 projects※

※Except for Suburban areas, and Disaster Redevelopment

Our Achievements

Representative Projects

Otemachi

Minato Mirai 21

Umekita

Number of projects

50～

10～49

1～9
Urban Development and Historical Background in Japan

- Rapid urbanization
  - Commuter rush, traffic congestion
- Environmental issues
  - Air pollution, waste problem, water pollution
- Declining birthrate and aging population
- Population decrease
- Disaster prevention / mitigation

Source: Japan-Indonesia Seminar for Urban Development and Housing 2017 Keynote Speech (Sep/5/2017)
Dr. Hiroto IZUMI, Special Adviser to the Prime Minister of Japan
Rapid Economic Growth Period

1. Decentralization of urban function

2. Provision of a large amount of residences

3. Legal system development for materializing the urban policies
Steady Growth Period

4. Improvement of the quality of housing
   Improvement of the peripheral / indoor environment of housing

5. Enhancement of public transportation
   Introduction of various transportation systems

6. Development of Brown Fields
   Redevelopment of harbor districts (ex. Harumi)

7. Natural Resources Conservation
   Introduction of resource recycling equipment (ex. Roppongi Hills)

Source: Japan-Indonesia Seminar for Urban Development and Housing 2017 Keynote Speech (Sep/5/2017)
Dr. Hiroto IZUMI, Special Adviser to the Prime Minister of Japan
Maturation Period

8. Development of Smart City
   Smart city realization in Kashiwa-no-ha Campus

9. Promotion of compact + network city
   Realization of compact city structure

10. Revitalization of the housing stock

11. Landscape protection

Source: Japan-Indonesia Seminar for Urban Development and Housing 2017 Keynote Speech (Sep/5/2017)
Dr. Hiroto IZUMI, Special Adviser to the Prime Minister of Japan
Example of Smart City project

Minato Mirai 21
Yokohama
Central District (39ha)
(Port facility improvement)

Shinko District (41ha)
(Port facility improvement)

Minato Mirai 21 area (total 186ha) excluding Kitanaka Area (11ha)

Coordination of Masterplan & Land Readjustment
TOD: Public Transportation & Pedestrian Network

Pedestrian Bridges Network

Queen axis

Pedestrian way
Pedestrian bridge
Stairs
Elevators

Urban Renaissance Agency
Resiliency --- Utility Tunnels

Typical Cross-Section

Notes

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>E</td>
<td>Electric power line</td>
</tr>
<tr>
<td>T</td>
<td>Telephone line</td>
</tr>
<tr>
<td>MG</td>
<td>Gas (medium pressure)</td>
</tr>
<tr>
<td>W</td>
<td>Water supply</td>
</tr>
<tr>
<td>P</td>
<td>Refuse collection</td>
</tr>
<tr>
<td>CS</td>
<td>Cool water (supply)</td>
</tr>
<tr>
<td>CR</td>
<td>Cool water (return)</td>
</tr>
<tr>
<td>ST</td>
<td>Steam (supply)</td>
</tr>
<tr>
<td>SR</td>
<td>Steam (return)</td>
</tr>
<tr>
<td>SC</td>
<td>Steam (drain)</td>
</tr>
<tr>
<td>LG</td>
<td>Cable television &amp; others</td>
</tr>
</tbody>
</table>
Designing Land Scape: Town-scape and Skyline Control

Maximum height of building

- 300m
- 180m
- 120m
- *Along Grand Mall, 20m or lower for a depth of 10m
- 100m
- 60m

MM21 Basic Agreement on Area Development
Mixed Use of Lands - Landmark, Office, Shops, Residence, Culture ...

- Landmark Tower
- Shopping Mall
- Residences
- Landmark Tower - Dockyard Garden
- Culture & Entertainment
Rail Integrated Urban Development

Direct access to the facilities and integrated station design enhanced visitor’s experience

Yokohama Station Area district

New City Core [MM21]

Minatomirai Station

Shin-takashima Station

Bashamichi Station

Nihon-odori Station

Motomachi-Chukagai Station

Kannai/Isezakicho District

B4: Station
Organizing Events, Conferences, and Inviting HQs
### Project Results - Offices & Visitors

<table>
<thead>
<tr>
<th></th>
<th>2016</th>
<th>2005</th>
<th>Increase</th>
<th>Increase ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Employees</td>
<td>103,000</td>
<td>56,000</td>
<td>47,000</td>
<td>1.84</td>
</tr>
<tr>
<td>Number of offices</td>
<td>1,760</td>
<td>1,140</td>
<td>620</td>
<td>1.54</td>
</tr>
<tr>
<td>Number of visitors/ year</td>
<td>81,000,000</td>
<td>47,000,000</td>
<td>34,000,000</td>
<td>1.72</td>
</tr>
</tbody>
</table>

#### Transition of Employment and Companies

Source: Yokohama city and YMM(2017), YOKOHAMA MINATO MIRAI 21 Information
Other Related Initiatives
Inclusive Development: Housing Complex Regeneration

Promoting the town development by renovating existing stocks, rebuilding facilities and consolidating lands for Inclusive Society.

- Renovated housing
- Installing the Promenade
- Elders & Parenting Facility
- School
- Reconstruction of housing complex
- Station front improvement
- Commercial facilities
- Disaster prevention park
- Development site (for the condominiums)
- Development site (detached housing)
- Installing Elevators to the mid-rise apartment
 Renovation, Reduction etc.
- Installment of City planning road
- Maintenance of disaster prevention park using the existing green

Current status

After the project (image)
What UR can do in your country?

- Enabler for Large-scale Urban Development -

Partner, Customer

Central Government

Local Government

Governmental Organization

Private Companies
  such as
  Developers
  Construction co.
  Manufacturer

Urban Renaisance Agency

as a (Government) Consultant

- Survey work (F/S etc.)
- Development of various plans
  City Master Plan,
  Area Master Plan,
  District Plan,
  Phased Development Plan, etc.

as a Coordinator

- Coordination between Partners in your country and Japanese Investors / Business Partners
- Providing Useful Information etc.

as a Advisor / Technical Assistant

- Advisory service
- Accepting trainees
- Sending engineers etc.

Provide knowledge and know-how acquired through extensive experience in urban development and housing supply in Japan.

Japanese Investors

Private Companies (Investors)

Japan Overseas Infrastructure Investment Corporation for Transport & Urban Development

First and only government-private sponsored fund in Japan that specializes in overseas infrastructure investment.

---

J-CODE

Japan Conference on Overseas Development of Eco-Cities

Purposes; organising “Japan Teams” for Eco-city development projects

Member; Approx. 60 Companies

MLIT

Ministry of Land, Infrastructure, Transport and Tourism

JICA

Japan International Cooperation Agency

Urban Renaissance Agency

Japan Overseas Infrastructure Investment Corporation for Transport & Urban Development

First and only government-private sponsored fund in Japan that specializes in overseas infrastructure investment.
Japan Conference on Overseas Development of Eco-Cities

Demands for overseas urban development

Interaction between National/Local Governments

Collaboration with JOIN and JICA

J-CODE Project team

Planning and design

Instrument and system supply

Construction

Real estate development

Financing

Energy supply

Project conception and planning

- Finding projects
- Urban development master plan
- Urban infrastructure planning and design
- Urban infrastructure improvement projects

Project operation and management

- Real estate development projects
- Marketing, facility operation, maintenance and facility management
Thank you for your attentions!

Urban Renaissance Agency