

Yukihisa TOKUNAGA

Deputy Director-General for Engineering Affairs,
City Bureau

2017 Director of Urban Development Division

2003–06 Senior Officer

1994–97 Deputy Director

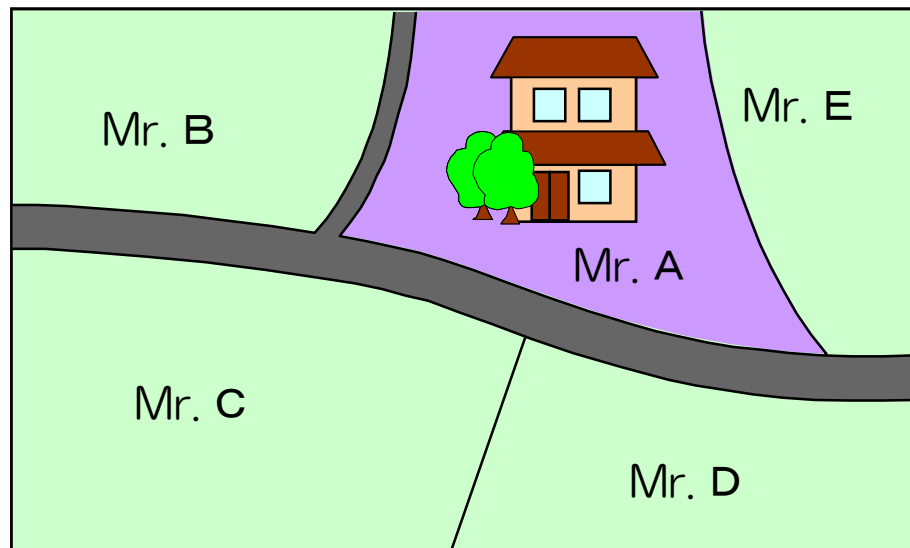
2015–16 Executive Director,
Urban Renaissance Agency

1991–93 First Secretary, Embassy of Japan in Brazil

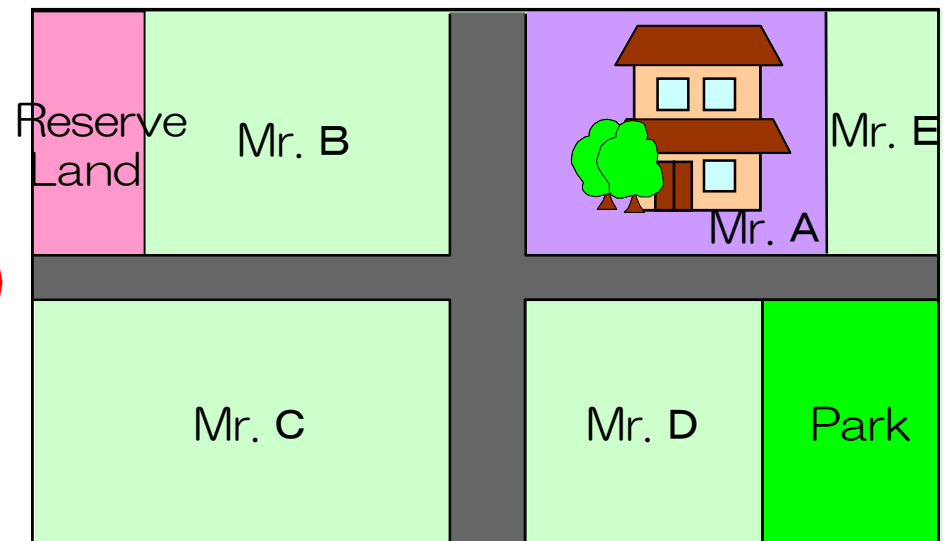
Framework of L/R Project in Japan

- Development of public facilities and building lots
- Replotting

Before



After



Characteristics of L/R Project in Japan

- Fair distribution of development benefits and costs
- Maintenance of existing communities
- Democratic approach based on participation of landowners and leaseholders
- Impartial procedures
- Comprehensive urban development

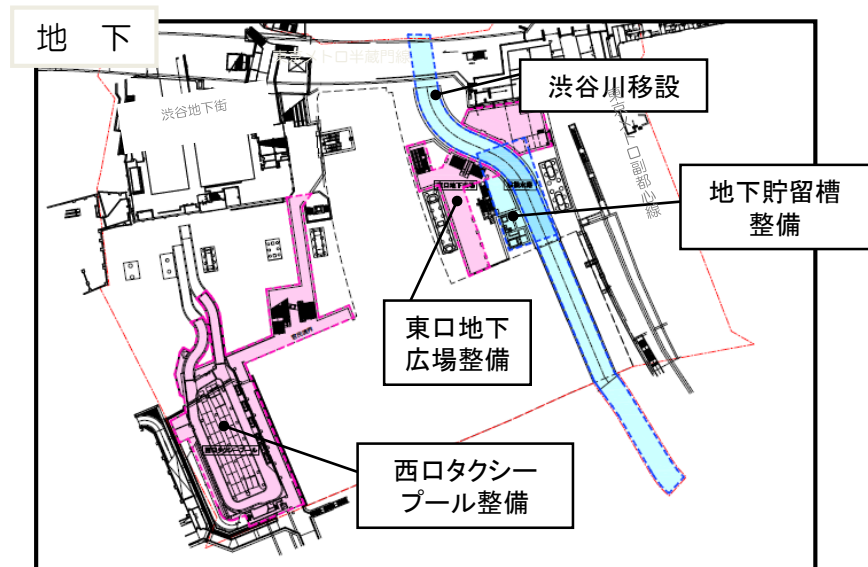
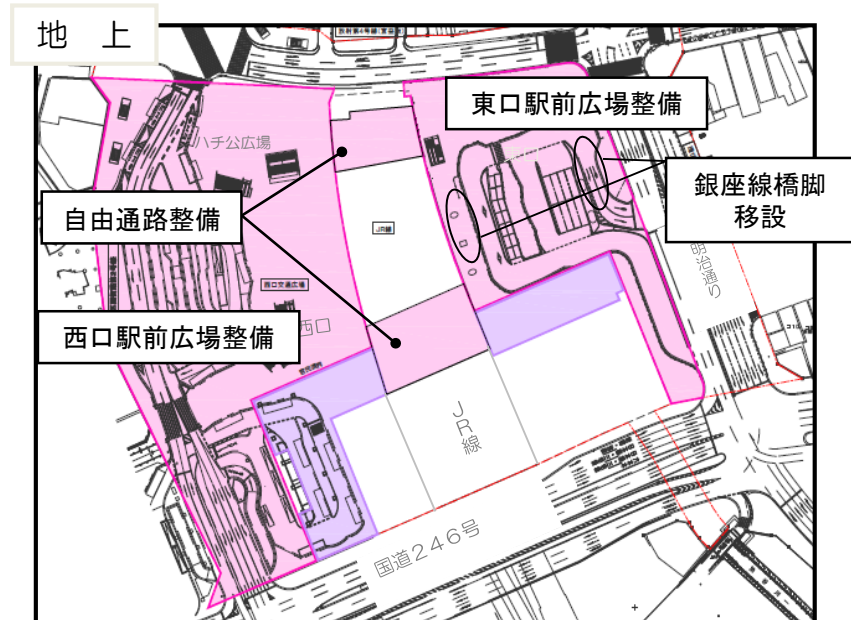
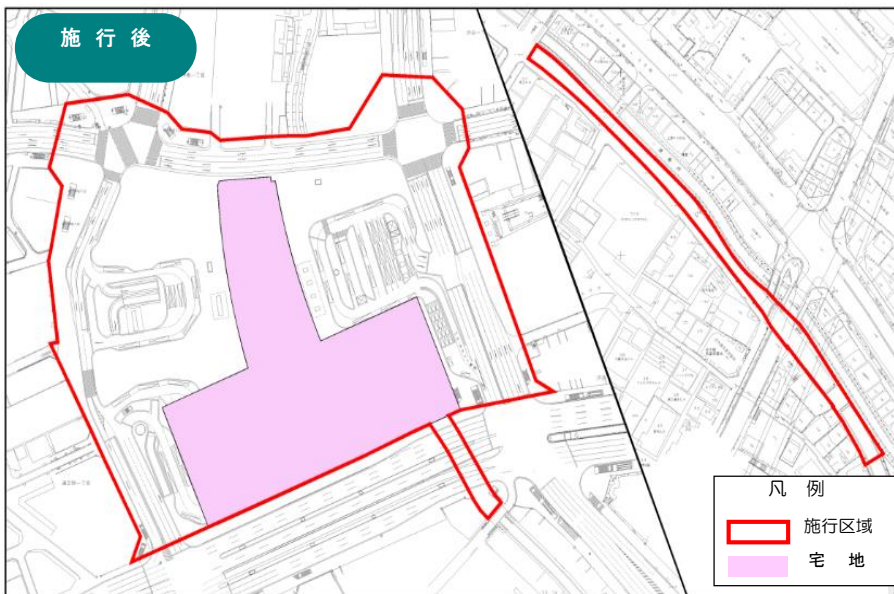
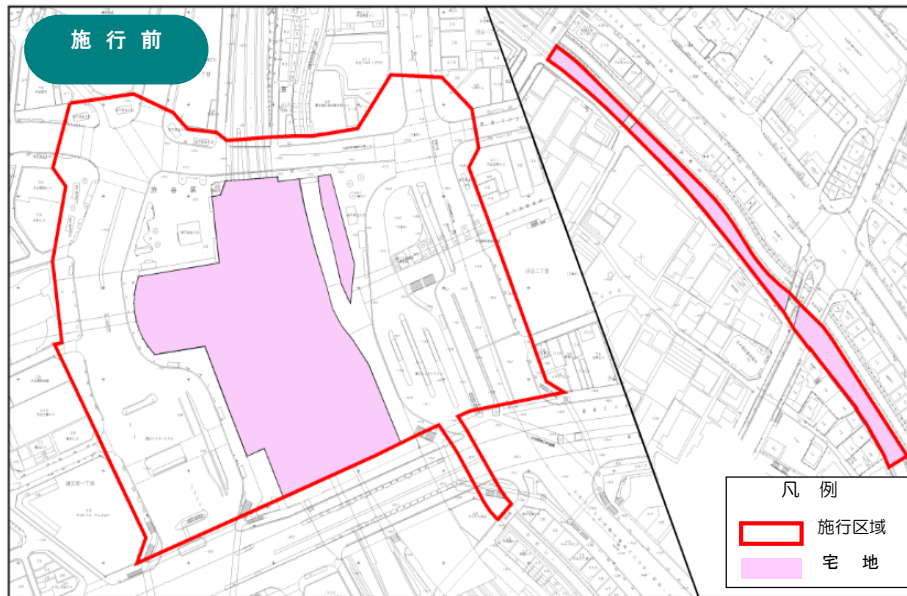
Supportive Measures of L/R Project in Japan

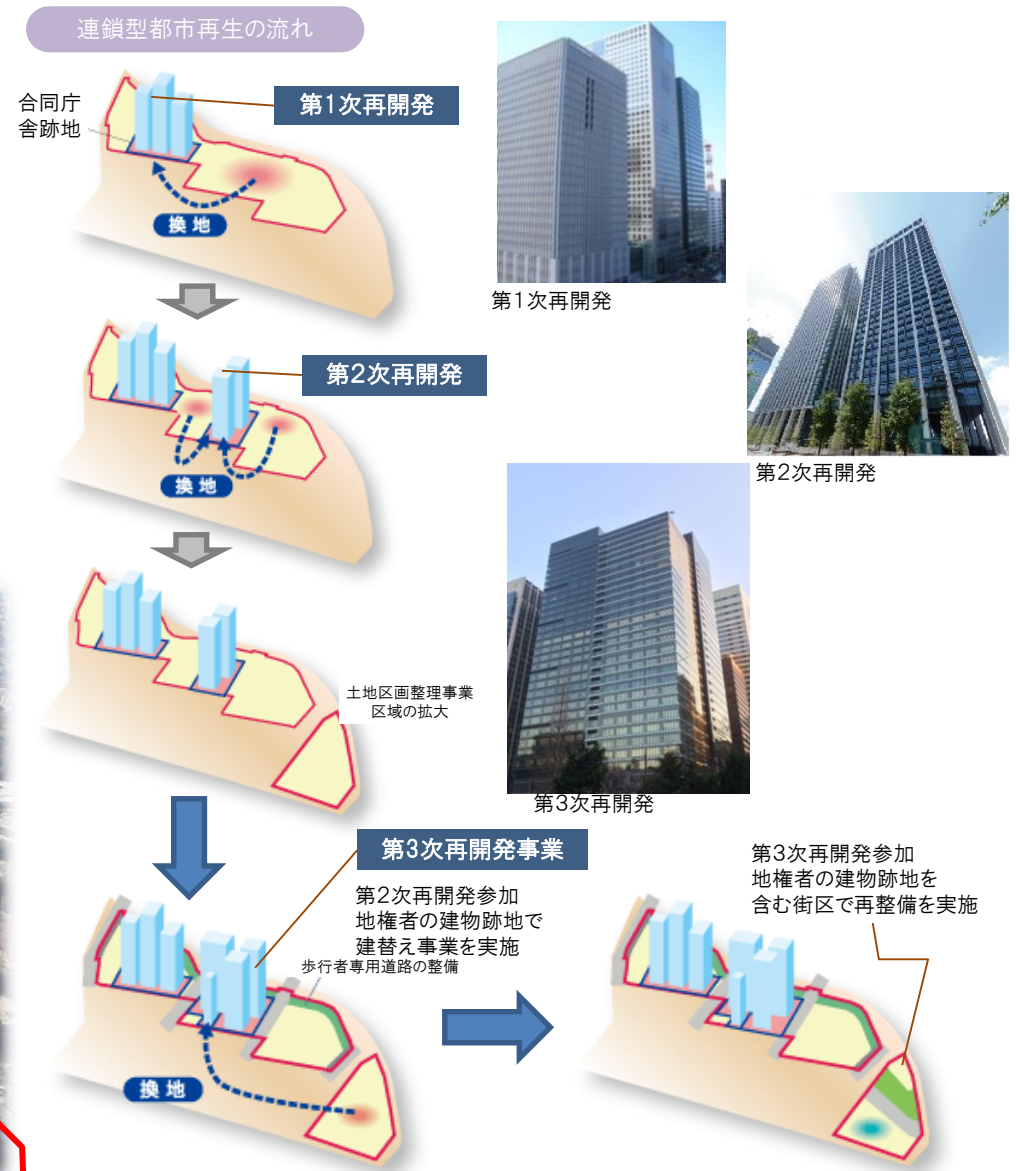
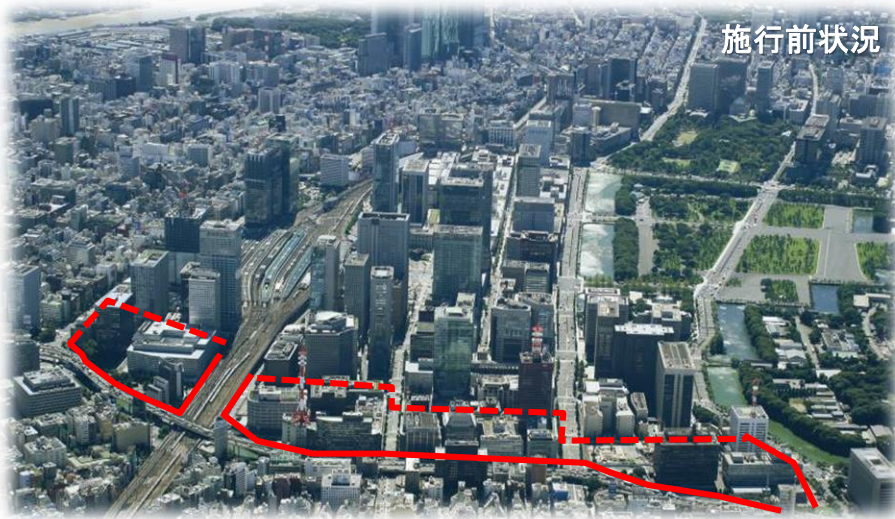
- City planning
 - Research→Plan→Implementation
- Tax free
 - Transfer of land, Registration of land
- Subsidy
 - Public facility development
- Private company
 - Finance, Expertize, Expert

Types of L/R Project in Japan

- New Town
- Sprawl Prevention
- Urban Renewal
- Urban Center Development
- Urban Reconstruction

- Shibuya
- Otemachi
- Itoigwa







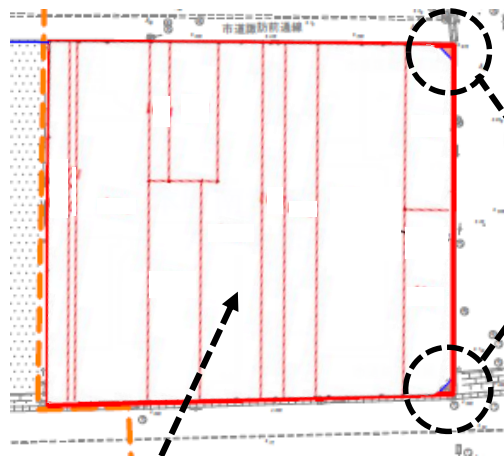
施行者:糸魚川市(同意施行)
※地権者の同意を得て市が施行



＜本町北地区＞ 0.29ha 施行期間 約6ヶ月



＜本町南地区＞ 0.25ha 施行期間 約6ヶ月



公共施設整備は
区画道路の隅切り
整備のみ

不整形な敷地を区画整理により整序

- Export → Adapt
- Framework and supportive measures corresponding to social, economical and political situation
- Share of Information
- Exchange of Opinion