

Realizing Resident-Oriented Town Development by Two-Step Urban Planning

Region	Kobe City, Hyogo Prefecture	Important Aspects to Realize “Better Reconstruction”	Process of Consensus Building among Residents											
Overview of Efforts	<ul style="list-style-type: none"> Located about 7km south of Sannomiya station, which is the center of Kobe City, Takatori Higashi Daiichi Chiku is a district extending to the south-east of JR Takatori Station. Before the earthquake, while the district had a scenery of so-called “lower town” consisted of shops, pre-war row houses, etc., it also had problems, such as the accumulation of small and narrow houses, aging housing, the lack of public facilities such as roads and parks. In the earthquake, almost all of the buildings in the district were burned down. Earthquake Disaster Reconstruction & Land Readjustment Project was conducted to realize an early reconstruction and a town development reflecting residents’ opinions and develop a safe, secure and comfortable urban area, in order to prepare for future earthquakes. 													
Points of Efforts	<p>1. Two-Step Urban Planning</p> <ul style="list-style-type: none"> In order to achieve two goals of “planned early reconstruction” and “resident-oriented town development”, “two-step urban planning” was conducted. In the “1st step of planning”, the main framework of roads and others was defined. In the “2nd step of planning”, the specific development plan was decided by reflecting residents’ opinions. <div data-bbox="969 515 1321 793" style="border: 1px solid gray; padding: 5px; margin: 10px 0;"> <p style="text-align: center;">1st Step of Planning</p> <ul style="list-style-type: none"> Area determination Building restriction Framework of roads, etc. <p style="text-align: center;">↓</p> <p style="text-align: center;">2nd Step of Planning</p> <ul style="list-style-type: none"> Reflecting residents’ opinions Decision on town planning policy </div>	<p>Major Events</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Feb. 1, 1995</td> <td>Article 84 of Building Standards Law, construction restricted areas announced. (restricting construction in the relevant districts until March 16)</td> </tr> <tr> <td>March 17, 1995</td> <td>The 1st step of urban planning decided.</td> </tr> <tr> <td>July 2, 1995</td> <td>“Council of Reconstruction & Town Development Takatori Higashi” established.</td> </tr> <tr> <td>Nov. 30, 1995</td> <td>Project Plan decided.</td> </tr> <tr> <td>Nov. 5, 1996</td> <td>District Plan decided.</td> </tr> <tr> <td>Feb. 21, 2001</td> <td>Land Substitution and Readjustment Project completed.</td> </tr> </table>	Feb. 1, 1995	Article 84 of Building Standards Law, construction restricted areas announced. (restricting construction in the relevant districts until March 16)	March 17, 1995	The 1st step of urban planning decided.	July 2, 1995	“Council of Reconstruction & Town Development Takatori Higashi” established.	Nov. 30, 1995	Project Plan decided.	Nov. 5, 1996	District Plan decided.	Feb. 21, 2001	Land Substitution and Readjustment Project completed.
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<p>2. Practice of "Reconstruction & Town Development by Collaboration and Participation"</p> <ul style="list-style-type: none"> In order to reflect the residents’ opinions in the town development, Town Development by Collaboration and Participation was promoted with three pillars such as “organization of town development council”, “dispatch of town development experts” and “installation of local advisory office”. In particular, the Town Planning Council repeatedly held study sessions with the support of town development experts. The Council effectively functioned as a mechanism to create a future image of the Town and propose it to the major. 	<div data-bbox="1332 839 2047 1015" style="border: 1px solid gray; padding: 5px;"> </div>													
<p>3. Devising Town Development for Disaster Mitigation</p> <ul style="list-style-type: none"> Since most of the district was burned down due to the earthquake, and the importance of helping each other in the event of a disaster was reconfirmed, the development of “community road” and “pocket park (small-scale park)” was promoted. Wakamatsu Takatori Park was designed so that an integrated use of two parks with a road running in the middle was possible. In the Park, a 100-ton earthquake-resistant fire protection water tank and a disaster prevention material warehouse are installed. 	<p>Example of Pocket Park Development</p> <div data-bbox="990 1096 1301 1268" style="border: 1px solid gray; padding: 5px;"> </div> <p style="text-align: center; font-size: small;">鷹取東第一地区 大橋10丁目</p>	<p>View of Wakamatsu Takatori Park</p> <div data-bbox="1373 1096 2047 1268" style="border: 1px solid gray; padding: 5px;"> </div> <p style="text-align: center; font-size: small;">Source: Kobe City, Brochure “Town Development by Collaboration and Participation”</p>												

Realizing Early Reconstruction and Development of a Safe, Secure and Comfortable Urban Area

Statuses Before & After the Earthquake

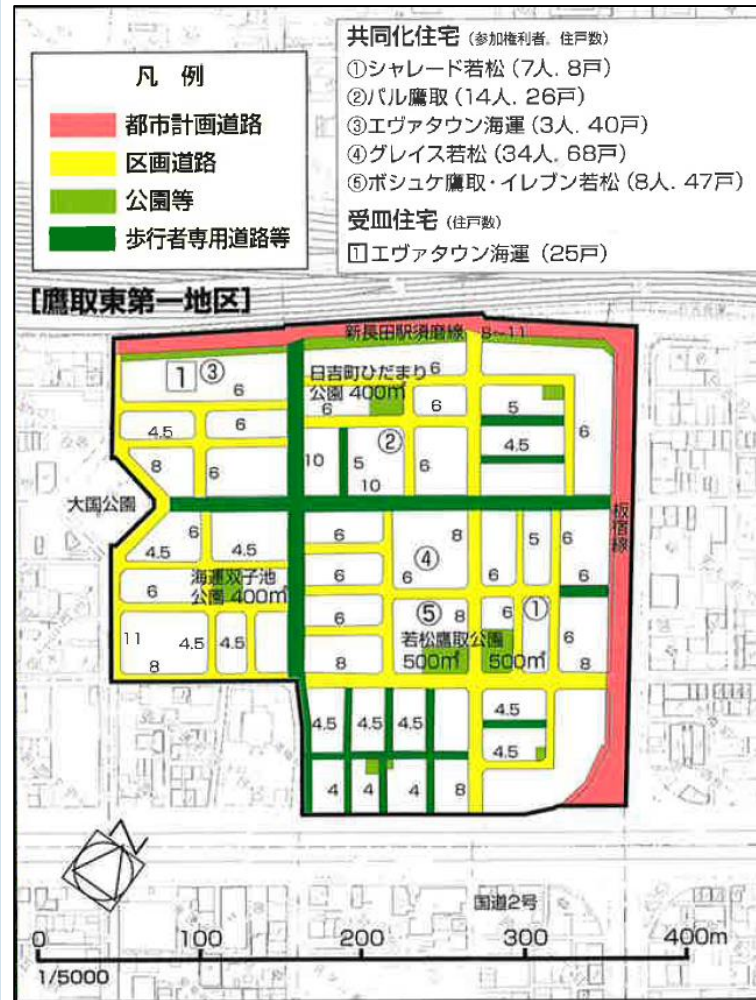
Before the Earthquake (May 1994)



After the Earthquake (May 1995)



Map of Project Plan



Source: Kobe City, Brochure "Town Development by Collaboration and Participation"

Change in Cityscape from immediately after the Earthquake

Takatori Shopping Street immediately after the Earthquake (1995)



Cityscape after Project Completion (2001)

