Policies for the Renewal

Policies for the renewal and key approaches are presented in the guidelines to solve the challenges in the renewal of Tama New Town and realize the future vision while responding to social changes expected in the 2040s.

Issues to be addressed

Realize the future vision for Tama New Town

Concept: A sustainable town that flexibly responds to diversifying lifestyles and allows people to live and work with a sense of security in rich greenery

Aspect	Policies for the renewal	Key approaches
Basic infrastructure	Transform Tama New Town into a more comfortable town to live, by locating urban functions in an appropriate manner, including moving facilities that support daily life to areas around stations and other key areas, as well as addressing elevation differences created by the hilly terrain to improve accessibility for seniors	• Relocate urban functions through such means as land exchange utilizing public land • Address elevation differences to improve accessibility for seniors • Utilize former school sites and vacant land created through the rebuilding of housing complexes
Renewal of housing blocks	Rebuild aged housing complexes and utilize existing housing stock through renovation and other means to promote the creation of a town where people of different generations can live with a sense of security	• Encourage rebuilding and renovation of aged public rental housing complexes • Encourage rebuilding and renovation of condominiums in tandem with local area development • Secure on-site parking at housing complexes for at home nursing care service providers
Aging population	Attract more young people to create a population with a more evenly distributed age range and respond to the diversification of lifestyles to realize a town where people raising children, as well as seniors, can live with a sense of security while interacting with people in their community	• Create systems that encourage people to live with,or close to, their aging parents • Build a comprehensive regional care system by utilizing vacant facilities and other means • Enhance day-to-day services for families raising children
Management and maintenance	Properly maintain and manage existing greenery in parks, roadside trees, pedestrian-only streets, and other basic infrastructure, and continue to use them in a sensible way	• Efficiently maintain and manage basic infrastructure to facilitate use long into the future • Maintain and manage attractive roadside trees and parks appropriately • Provide a barrier-free environment to secure comfortable pedestrian areas
Disaster preparedness	Enhance disaster response capabilities by further strengthening the functions of basic infrastructure and other means so that people can continue their lives even in the event of a major disaster, and create a town where residents can live in a safe and secure environment	• Promote efforts to remove utility poles • Encourage the seismic retrofitting of buildings • Enhance disaster response capabilities of communities to prepare for major disasters
Innovation	Realize a town where people can live close to their workplace by encouraging businesses that generate innovation to set up offices and other establishments in Tama New Town, promote urban development that supports internationalization of colleges and universities, and create new values	• Attract business establishments that contribute to the creation of innovation • Provide an environment for creating new businesses • Secure housing for international students and create places for engaging with community
Environment	Utilize an environment rich in greenery, as well as energy-efficient technologies and other new technologies, to build a city headed toward realizing a low-carbon society	• Use renewable energy and untapped energy sources • Make buildings more energy-efficient • Promote the utilization of unused or underused land on the grounds of housing complexes for farming and other purposes
Transportation infrastructure	Promote the construction and extension of road and transportation networks, including arterial roads and public transport systems, in the new town and surrounding areas to realize a community full of vitality	• Promptly complete the Minami-Tama-One Trunk Road and promote the launch of commercial and industrial facilities • Build an improved transportation network through the extension of the Tokyo Tama Intercity Monorail and others • Reorganize the local transportation system in line with advances in infrastructure development
Technological innovation	Effectively utilize the high-quality infrastructure of Tama New Town, position the area as a suitable field for creating technological innovation, and introduce advanced technologies for urban development	• Provide a testing field that contributes to the introduction of advanced technologies • Repair, maintain, and manage infrastructure by utilizing advanced technologies • Consider for the realization of autonomous driving

Concept: A vibrant town that creates various innovations and continues generating new universal values

Initiatives for the Renewal

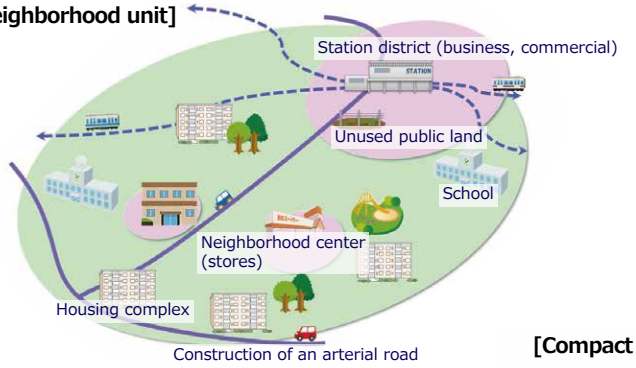
Tokyo Metropolitan Government's basic ideas for the renewal, as well as initiatives based on them, are presented in the guidelines.

Basic idea(1) **Renew the stocks such as the housing and basic infrastructure to make them meet the needs of the times**

■ Initiative 1 Relocate urban functions through such means as land exchange utilizing public land

- Relocate urban functions to areas around stations and alongside roads through such means as utilizing public land, and reorganize the city structure to create a more comfortable community
- Replace stairs with slopes and remove other barriers to improve accessibility
- Renovate vacant units of housing complexes and vacant facilities, updating them to meet the needs of the times, to realize a town where people can live with a sense of security

[Neighborhood unit]



Barrier-free community easily accessible to all ages

Relocate urban functions

[Compact city structure]

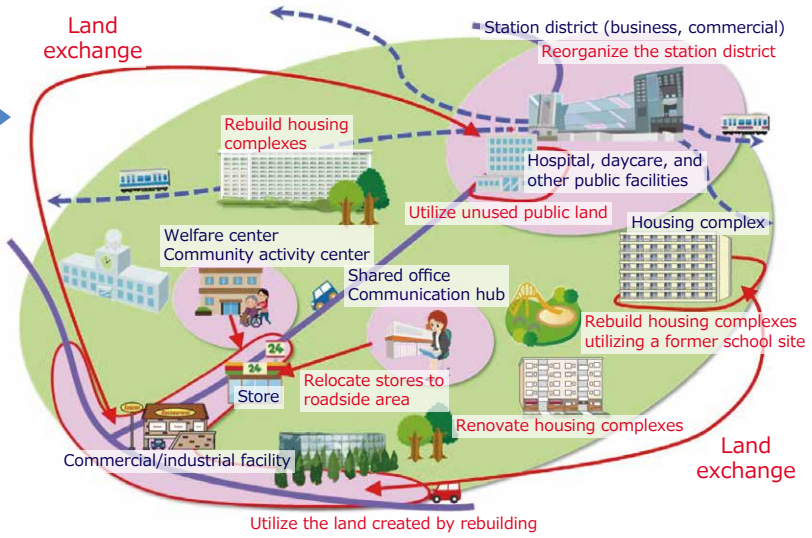


Image of stores relocated to a roadside area

■ Initiative 2 Renew housing complexes

- Encourage the rebuilding and renovation of housing complexes, in addition, secure facilities such as elder care and childcare through the redevelopment
- Realize the change of residents' age composition considering the proper ratio of population and the circulation from generation to transform the area into a vibrant community with diverse ages.
- Create a layout of housing blocks that makes effective use of existing rich greenery, to secure relaxing green spaces

■ Initiative 3 Utilize former school sites and vacant land created through the rebuilding of housing complexes

- Shorten the entire rebuilding period for housing complexes and reduce the burden on residents by utilizing former school sites, making it unnecessary to relocate to temporary residences
- Adopt barrier-free design with rebuilding, in addition, develop facilities for the disabled and elderly in cooperation with local cities
- Use the land created by rebuilding as sites for commercial and industrial facilities to revitalize the local community