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Urban Renaissance Agency

Peruvian Urban Development Officials Learnt About Hikifune's Urban Redevelopment Project

11 Peruvians, who are officials and council members managing urban development in Lima and Callao, visited the Hikifune stations area where UR had planned and implemented the urban redevelopment project. They were invited as counterpart of JICA project.

Director Ms. AKASAKA Kaori, Department for Global Affairs, explained in chronological order that the Hikifune stations area was densely built-up, had traffic and disaster prevention issues, and that it was necessary to redevelop it, and that UR engaged in the formulation of the district plan and implementation. The concept of redevelopment was to create a new base with excellent disaster prevention and people friendly by making the high-level use of land to provide highly convenient urban housings and green spaces, and attract a large-scale commercial facility.



She emphasized that UR took much time to discuss with rights holders and drew the redevelopment plan included the adjacent factory to be relocated, and built residential towers first to reduce the burden on the relocating rights holders.

After the lecture, participants toured on foot the redevelopment area where were not only the blocks implemented by UR, but also the traffic square developed by Sumida Ward and the tower condominiums constructed by the private sector, which have been carried out a chain of development based on the district plan.



Left and Center: Participants listening intently to explanations in the block implemented by UR.
Right: The gift from participants.

The participants asked questions such as the planners of the district plan, the method of the rights conversion, the landowner of the tower condominium leased by UR and a recipient of rental income.

One of the debates was gentrification. Gentrification is when redevelopment increases rents and prices, making it impossible for low-income families and small shopkeepers to live in the area. She explained that UR fully understood the wishes of the previous rights holders and supported them in rebuilding their lives by arranging community housing, relocating to small unit shops prepared along the newly constructed roads through the rights conversion, securing alternative sites for those who moved out.

The redevelopment of the Hikifune Stations area was a good example for the participants because it was similar to the on-going redevelopment plans for the urban railway's area in the municipalities of Lima and Callao.

End



In front of East Core Hikifune