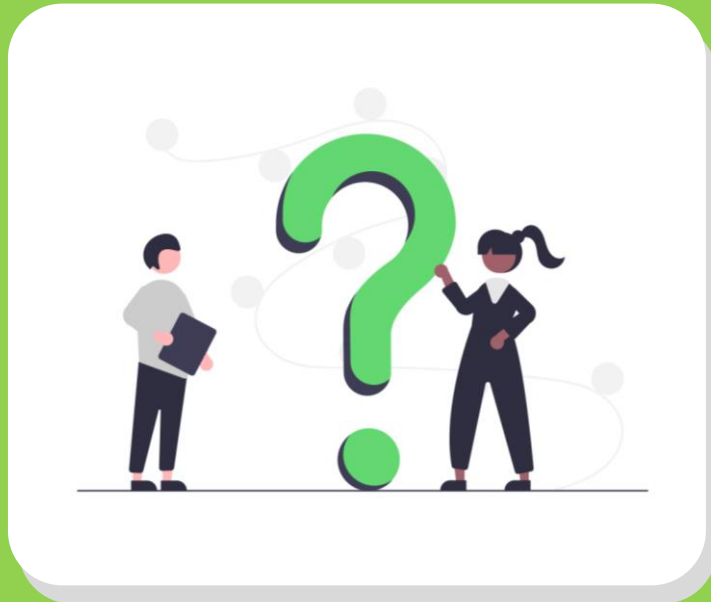


FAQ on the Redevelopment of the Jingu Gaien District



The content of discussions that took place at the relevant councils and other bodies concerning questions received from the citizens of Tokyo



The Tokyo Metropolitan Government (TMG)

Issued on August 18, 2022

Roles of The Tokyo Metropolitan Government (TMG), private developers, and the Environmental Impact Assessment Council for the Redevelopment Project of the Jingu Gaien District

The Tokyo Metropolitan Government (TMG)

Taking into account the discussions with the concerned parties, the TMG formulates urban development guidelines, presented a desirable future vision for the district, and implemented regulations and guidelines based on the City Planning Act.

In addition, the TMG conducts environmental impact assessment procedures, based on the Environmental Impact Assessment Ordinance, to ensure that appropriate environmental considerations are given when private developers carry out urban redevelopment projects.

Private developers (Mitsui Fudosan Co., Meiji Jingu, a religious corporation, JAPAN SPORT COUNCIL, an independent administrative agency, and ITOCHU Corp.)

The Redevelopment of the Jingu Gaien District is undertaken by private developers as urban redevelopment projects on privately owned land, with the aim of creating a bustling, lush, and green sports center.

In accordance with the Environmental Impact Assessment Ordinance, the urban redevelopment project is carried out by conducting a preliminary study, forecasting and assessing the environmental impact of the project in accordance with the Environmental Impact Assessment Ordinance, while taking into account the preservation of trees, the formation of a favorable landscape, and the surrounding environment, as described in the assessment report.

Environmental Impact Assessment Council

The Environmental Impact Assessment Council is an entity that deliberates on the draft environmental impact assessment, compiled by private developers from a professional and technical standpoint upon consultation with the Tokyo governor, and makes a report, with members consisting of those who are well-informed of various environmental areas, such as biology, ecology, noise, and vibration.



Questions on the Redevelopment of the Jingu Gaien District

1 [Regarding the number of trees]

- Has any review been made concerning the preservation of trees?

Answer

Of the existing trees, the private developers have reduced the number of trees to be cut down from 971 to 556.

In the draft evaluation report, on the basis of past records, a certain percentage of withered trees, were included in the number of trees to be cut down as their removal could ensure the safety of vehicles running on the road and pedestrians during the project period.

Since the removal of dead or damaged trees is considered different to removal of trees for development purposes, the developers reexamined the number of trees to be cut down. In the future, the developers will try to preserve as many trees as possible in the area.

In addition to having studied the possibility of transplanting the 19 ginkgo trees that line the road leading to the rugby stadium, following comprehensive examination by arborists, the developers have also decided to transplant those 85 trees that were previously recommended for removal. This decision was made by taking into account the results of a detailed survey of trees conducted anew, starting in April, 2022.

(Explanatory materials presented by the private developers at a subcommittee meeting of the Environmental Impact Assessment Council on August 16, 2022)

2.

[Management of Trees]

According to the explanation given by the private developers at the assessment committee's meeting, some trees were removed under the routine management of the Jingu Gaien District from a viewpoint of safety management and maintenance of the area. How many trees have been removed for such a reason?

Answer

According to Meiji Jingu, many of the trees and greenery in the area have weakened because of their age. From the perspective of thoroughly maintaining and ensuring the safety of its visitors, measures are taken daily to prevent trees and broken branches from falling. In the past 15 years, approximately 300 dead and damaged trees were removed to ensure the safety of pedestrians and vehicles running on the road.

(Explanatory materials presented by the private developers at a subcommittee meeting of the Environmental Impact Assessment Council on August 16, 2022)



3. [Further preservation of the existing trees] Is there any prospect of further preservation of the existing trees?

Answer

The private developers have indicated the following approaches:

--Working in unison with arborists and planners/builders, when placing the order for urban redevelopment, we will have environmental preservation measures stipulated in the particular specification, and ask the designer/builder to ensure the implementation of measures that pay attention to the preservation of the environment and trees.

--In the planning and designing processes, consideration for the tree preservation will be incorporated into the facility design specifications. The developers will take the shape of the buildings into consideration, including making changes to the cornering and modifying the outlines of facilities such as the cultural exchange facility building by speeding up the detailed design process, for instance.

--During the redevelopment/construction process, we will have construction yards be set up so as not to allow heavy machinery to pass near existing trees and damage them, while asking operators of heavy machinery to secure enough space away from the trees.

(Explanatory materials presented by the private developers at a subcommittee meeting of the Environmental Impact Assessment Council on August 16, 2022)

4. [Regarding the rows of ginkgo trees leading to the rugby stadium] Will the rows of ginkgo trees along the road leading to the rugby stadium be preserved?

Answer

The developers will conduct detailed research and consider the possibility of having them transplanted.

(Explanatory materials presented by the developers at a subcommittee meeting of the Environmental Impact Assessment Council on August 16, 2022)



5. [Preservation of the four rows of ginkgo trees] What is being considered for the preservation of the four rows of ginkgo trees?

Answer

As to one of the western rows of ginkgo trees, working in unison with project planners/designers and arborists, the developers plan to examine the root systems of the trees and assess the building foundations and construction methods closely, in line with the condition of the trees roots.

In light of the inspection of the root systems, there would be cases in which the shape of the building foundations would need to be changed or the scale-down of the underground structure would be needed.

There would also be such cases in which redevelopment will require the cutting of multiple number of trees' roots which will likely have an adverse impact on the healthy growth of ginkgo trees. In these instances, we will take measures such as modifying the facility plan, for instance, by setting back the wall of the structure in question to avert the roots, thus preserving the trees.

(Explanatory materials presented by the developers at a subcommittee meeting of the Environmental Impact Assessment Council on August 16, 2022)

6. [Restoration of forest land] As those "100-year-old" giant trees will be cut down and be replaced with young trees, even if the overall number of trees may not change, won't the volume of standing trees as a whole be reduced, thus transforming the quality of the greenery in the area?

Answer

The developers plan to plant not only tall trees but also shrubs and groundcovers in the areas surrounding the cultural exchange facility building, by using transplanted trees as the base tone while planting new trees. By creating an ecosystem, the developers can develop and maintain a cohesive green environment to pass down for the next 100 years.

(Explanatory materials presented by the developers at a subcommittee meeting of the Environmental Impact Assessment Council on August 16, 2022)



Questions on the Redevelopment of the Jingu Gaien District

7. [The follow-up]
Given that the construction period is more than ten years, how will a follow up be conducted on the preservation measures put forward by developers at present?

Answer

To steadily implement the preservation measures incorporated in the report presented at the general meeting of the Council on August 18, 2022, the following decisions were made.

In the Urban Redevelopment Project of the Jingu Gaien District, the developers are to attend the Council meeting and explain the progress of the project at the request of the Council.

(The decision was made by the Environmental Impact Assessment Council on August 18, 2022)

8. [Regarding the scenery of the four rows of ginkgo trees]
Will the symbolic view of the Meiji Memorial Picture Gallery seen from the four rows of ginkgo trees be preserved, even when the ball stop safety net is installed at the baseball stadium?

Answer

As to the ball stop nets, a detailed study is slated to be held, to examine such aspects as their permeability in consideration of safety.

(Explanatory materials presented by the developers at a subcommittee meeting of the Environmental Impact Assessment Council on August 16, 2022)

For more information, please visit our website

[Jingu Gaien Redevelopment Project](https://www.metro.tokyo.lg.jp/english/topics/2023/0206_01.html)

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