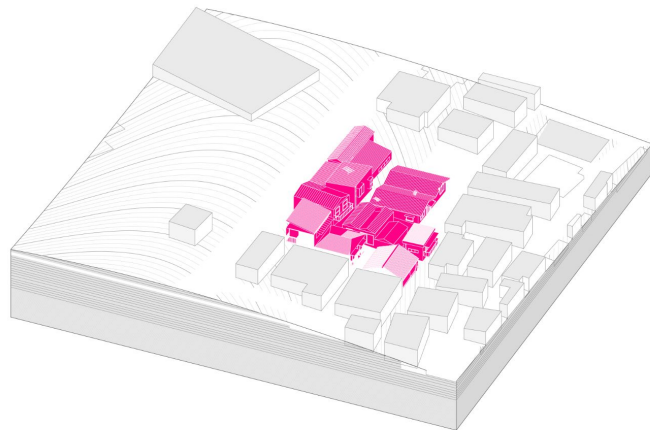




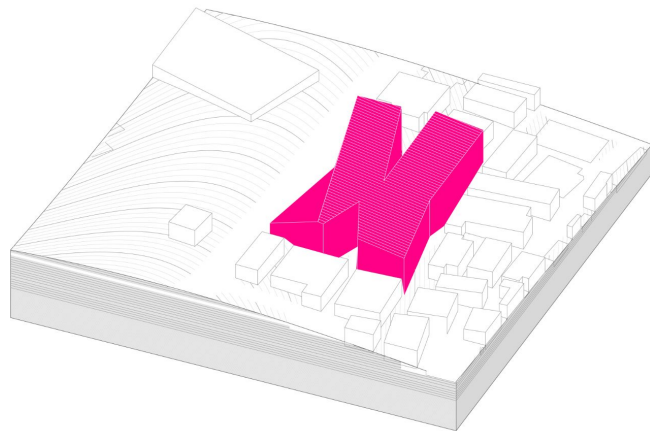
Nagasaki Dankan

長崎ダンカン





9 Single Family Houses
9戸の一戸建て住宅

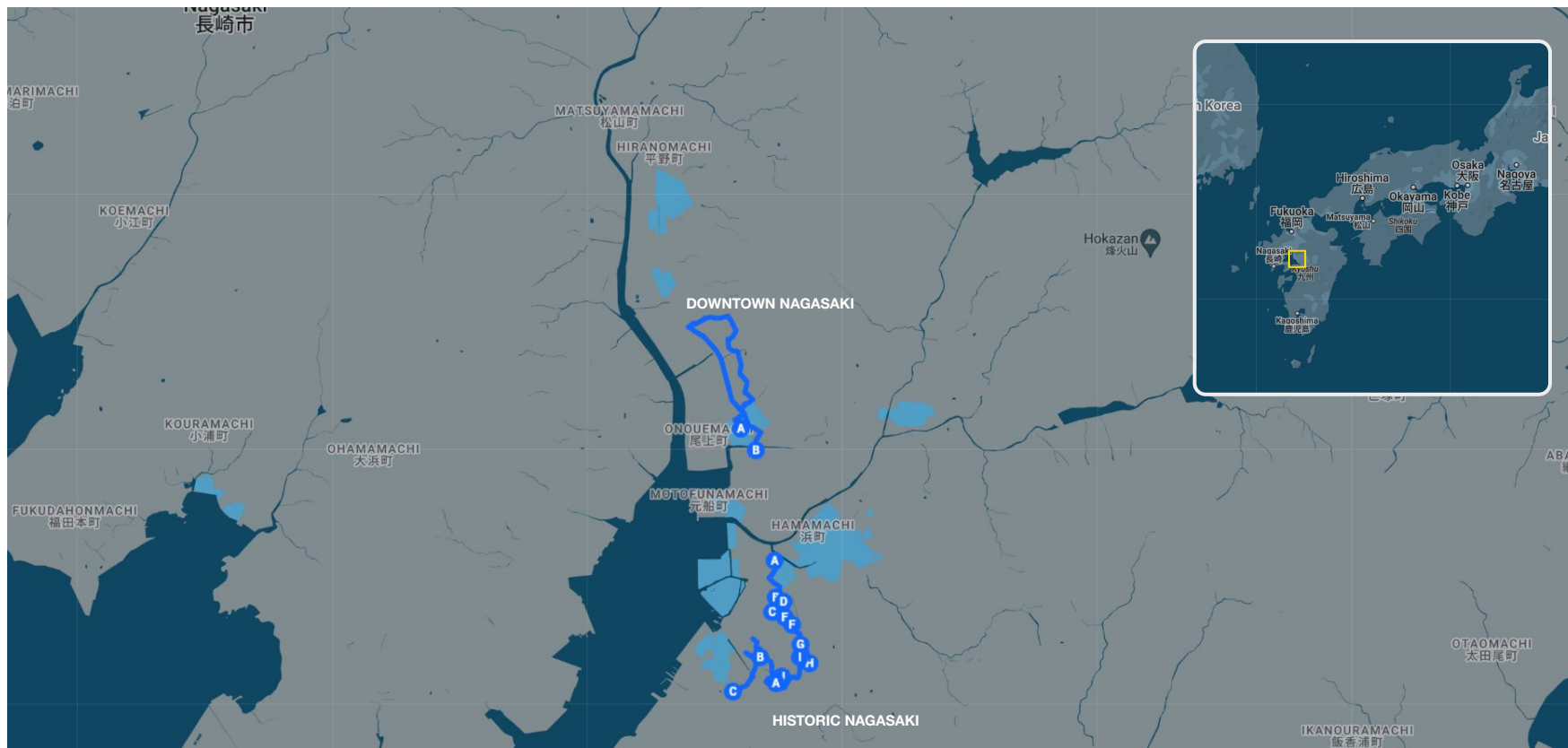


20 Unit Hotel+Co-op housing
20 ユニットのホテル + 生協
住宅

Nagasaki Dankan "Re-densifying" Hillside Neighborhood Diagram
長崎暖簾「再密集」ヒルサイド周辺図



Nagasaki Hillside Walking Tour with Professor Kurose
黒瀬教授と行く長崎丘陵ウォーキングツアー



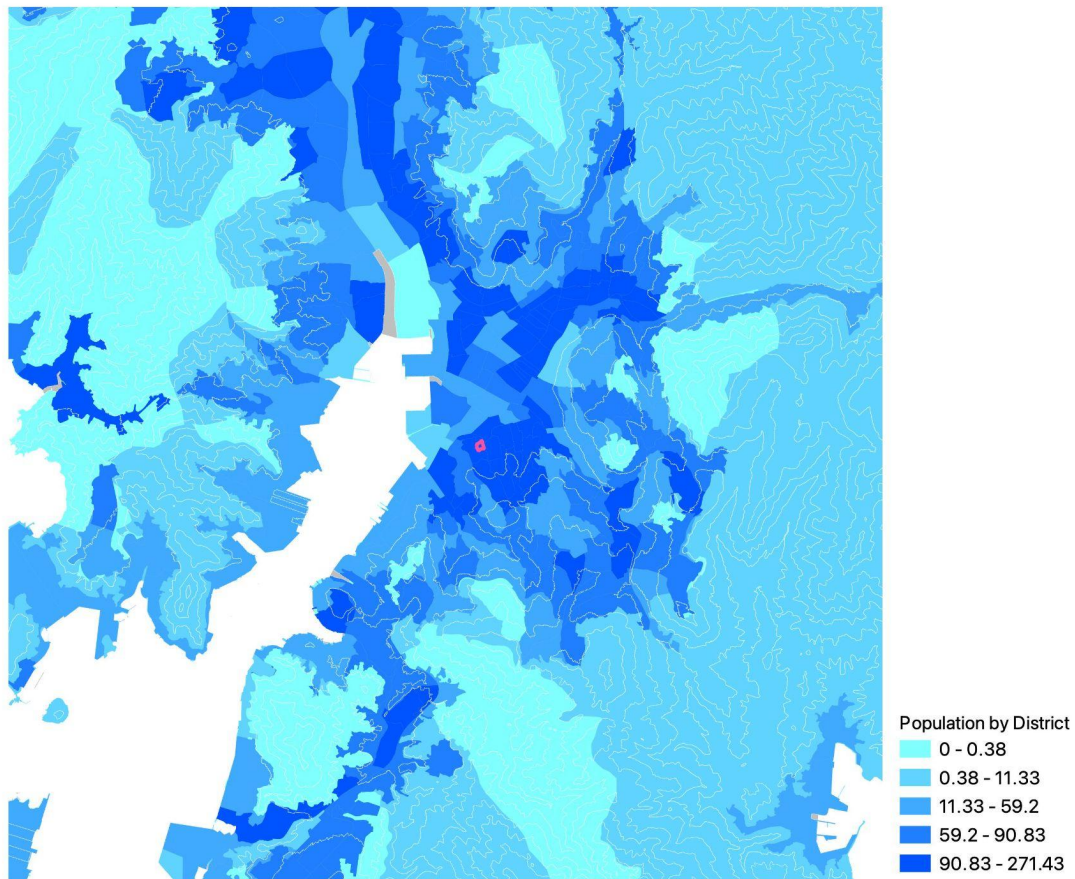
Nagasaki Hillside Walking Tour Route with Professor Kurose
黒瀬先生と巡る長崎丘陵ウォーキングツアールート



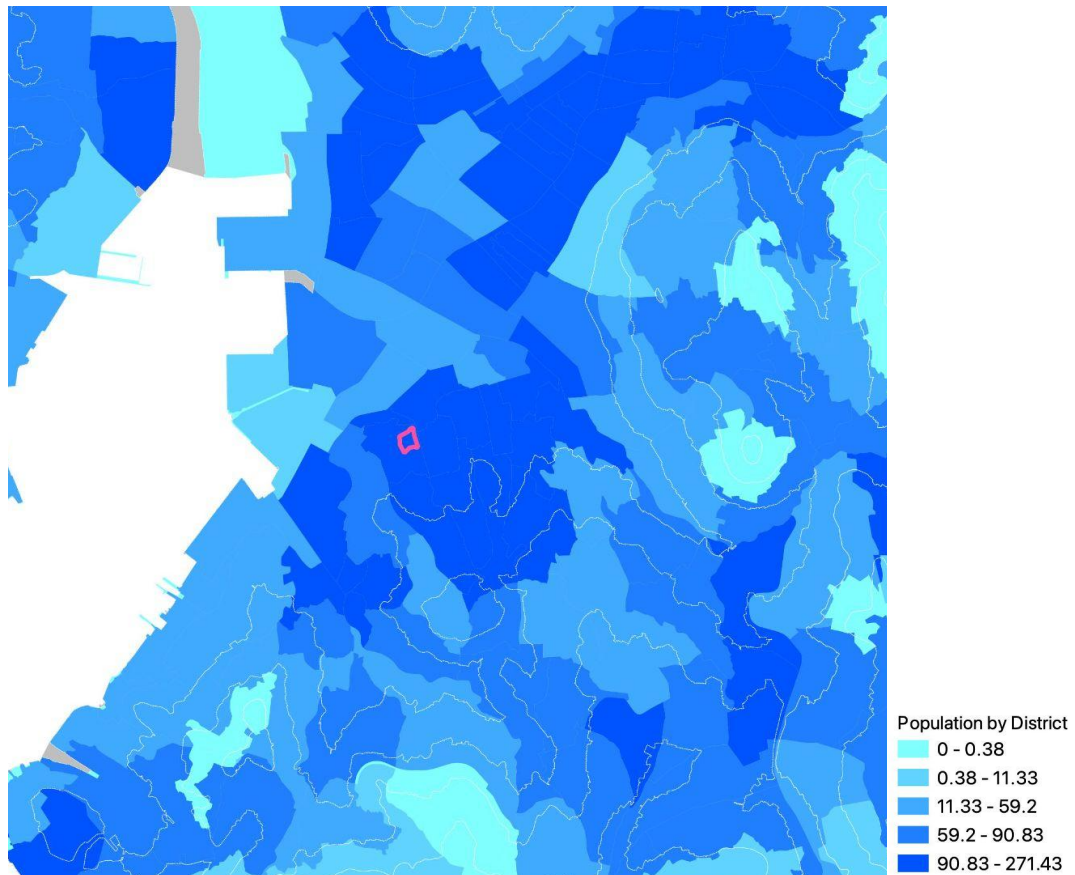
Nagasaki Historical District
長崎歴史地区

©(社)長崎県観光連盟
※写真はイメージです。掲載の事とは異なる箇所もございます。ご了承ください。

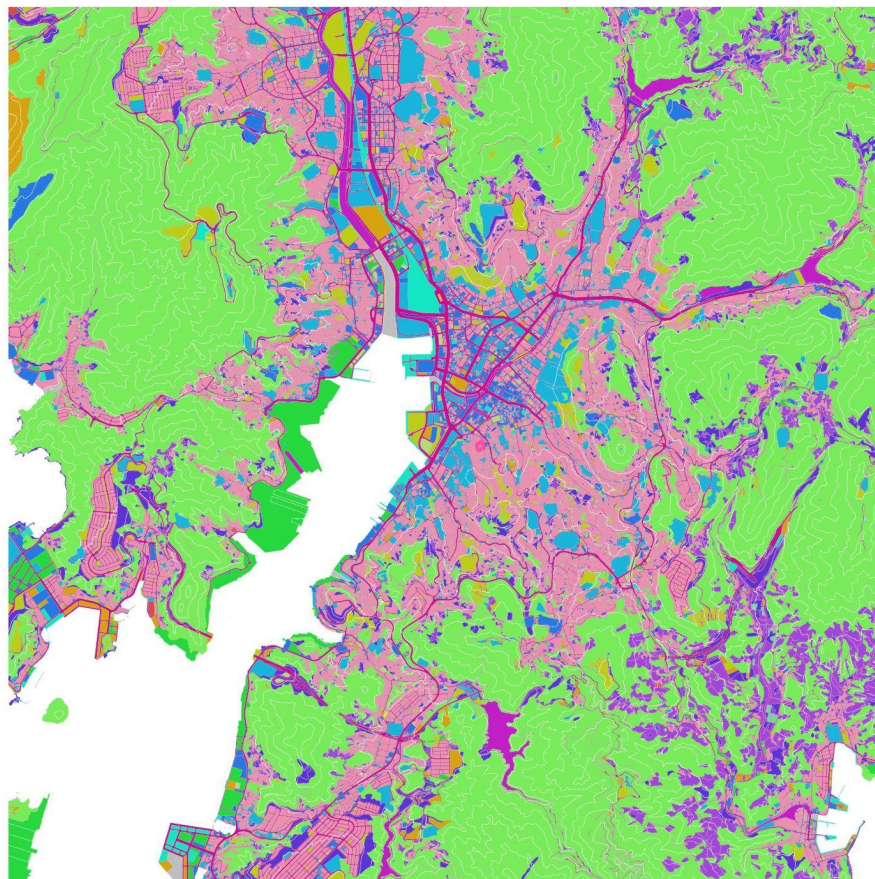




Population Analysis
人口分析



Population Analysis
人口分析



土地利用

- 201
- 202
- 203
- 204
- 205
- 211
- 212
- 213
- 214
- 215
- 216
- 217
- 219
-

Land Use
土地の使用



土地利用

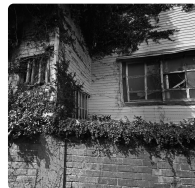
- 201
- 202
- 203
- 204
- 205
- 211
- 212
- 213
- 214
- 215
- 216
- 217
- 219
-

Land Use
土地の使用

LANDSLIDES
地滑り



ABANDONED HOMES
放棄された家



SHRINKING CITY
縮小する都市



SYMPTOMS & ISSUES

症状と問題

- Danger to life
生命の危険
- Danger to neighboring structures
隣接する建物への危険
- Underutilized land
十分に活用されていない土地
- Decaying homes at fire risk
火災の危険にさらされる朽ちた家
- Tax burden for families
家族の税負担
- Shrinking economy
経済の縮小
- Single, elderly population
独身高齢者人口
- Lack of amenity and accessibility
設備やアクセスの不足



Location Optimization Plan in Nagasaki
 P15, City Planning in the Slope City of Nagasaki
 長崎県立地適正化計画
 P15 長崎市坂の都市計画

ARCHITECTURAL OUTCOMES 建築上の成果

Identify sites based on risk factors, population, demographics, and availability.

リスク要因、人口、人口統計、可用性に基づいてサイトを特定します。

Develop **flexible architectural space** to meet current and future needs.

現在および将来のニーズを満たす柔軟な建築空間を開発します。

1-2 Years 年

Conduct **comprehensive survey** of current residents to identify project participants.

現在の居住者に対する包括的な調査を実施し、プロジェクトの参加者を特定します。

Initiate detailed **review process for construction of mixed-use residential housing** in sloped areas.

傾斜地における複合住宅の建設について詳細な検討プロセスを開始する。

Oversee construction of mixed-use residential housing.

複合住宅の建設監理

Expand the program beyond one neighborhood.

プログラムを1つの地域を超えて拡大する

3-5 Years 年

Implement mechanisms for land acquisition and relocate single elderly residents to concentrated areas.

用地取得の仕組みを導入し、単身高齢者を集中地域に移転する。

Monitor community feedback and adapt strategies accordingly.

コミュニティからのフィードバックを監視し、それに応じて戦略を適応させます。

Continuously assess community needs.

コミュニティのニーズを継続的に評価します。

Make architectural adjustments accordingly.

それに応じてアーキテクチャを調整します。

5-10 Years 年

Foster community engagement and collaboration during the multifamily housing establishment.

集合住宅の建設中にコミュニティの関与と協力を促進します。

Support forming a community for the residents

住民のコミュニティ形成を支援

Repurpose housing units into cultural centers, museums, art residencies, and a tourism hub.

住宅ユニットを文化センター、美術館、アートレジデンス、観光拠点として再利用します。

Ensure transformed areas enhance Nagasaki's cultural and economic value.

改造された地域が長崎の文化的および経済的価値を高めることを保証します。

10-20+ Years 年

Assess the success of the project in terms of population migration and community development.

人口移動とコミュニティ開発の観点からプロジェクトの成功を評価します。

Refine long term strategies based on the project's impact.

プロジェクトの影響に基づいて長期戦略を洗練します。

CITY PLANNING OUTCOMES 都市計画の成果

ARCHITECTURAL OUTCOMES 建築上の成果

Identify sites based on risk factors, population, demographics, and availability.

リスク要因、人口、人口統計、可用性に基づいてサイトを特定します。

Develop **flexible architectural space** to meet current and future needs.

現在および将来のニーズを満たす柔軟な建築空間を開発します。

1-2 Years 年

Conduct **comprehensive survey** of current residents to identify project participants.

現在の居住者に対する包括的な調査を実施し、プロジェクトの参加者を特定します。

Initiate detailed **review process for construction of mixed-use residential housing** in sloped areas.

傾斜地における複合住宅の建設について詳細な検討プロセスを開始する。

Oversee construction of mixed-use residential housing.

複合住宅の建設監理

Expand the program beyond one neighborhood.

プログラムを1つの地域を超えて拡大する

3-5 Years 年

Implement mechanisms for land acquisition and relocate single elderly residents to concentrated areas.

用地取得の仕組みを導入し、単身高齢者を集中地域に移転する。

Monitor community feedback and adapt strategies accordingly.

コミュニティからのフィードバックを監視し、それに応じて戦略を適応させます。

Continuously assess community needs.

コミュニティのニーズを継続的に評価します。

Make architectural adjustments accordingly.

それに応じてアーキテクチャを調整します。

5-10 Years 年

Foster community engagement and collaboration during the multifamily housing establishment.

集合住宅の建設中にコミュニティの関与と協力を促進します。

Support forming a community for the residents

住民のコミュニティ形成を支援

Repurpose housing units into cultural centers, museums, art residencies, and a tourism hub.

住宅ユニットを文化センター、美術館、アートレジデンス、観光拠点として再利用します。

Ensure transformed areas enhance Nagasaki's cultural and economic value.

改造された地域が長崎の文化的および経済的価値を高めることを保証します。

10-20+ Years 年

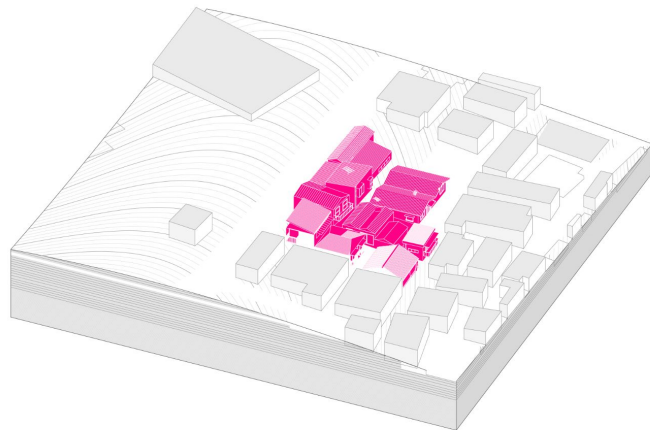
Assess the success of the project in terms of population migration and community development.

人口移動とコミュニティ開発の観点からプロジェクトの成功を評価します。

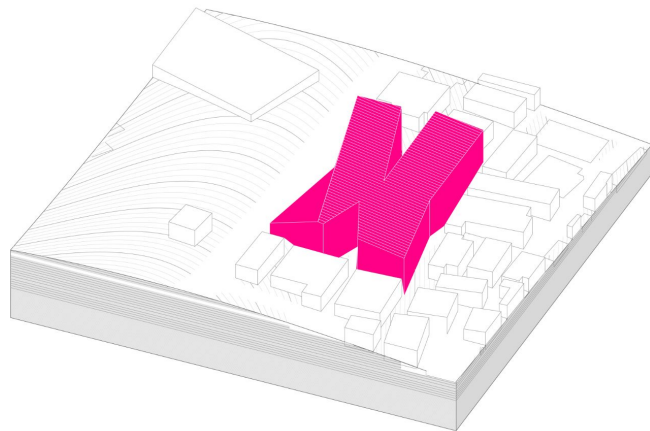
Refine long term strategies based on the project's impact.

プロジェクトの影響に基づいて長期戦略を洗練します。

CITY PLANNING OUTCOMES 都市計画の成果

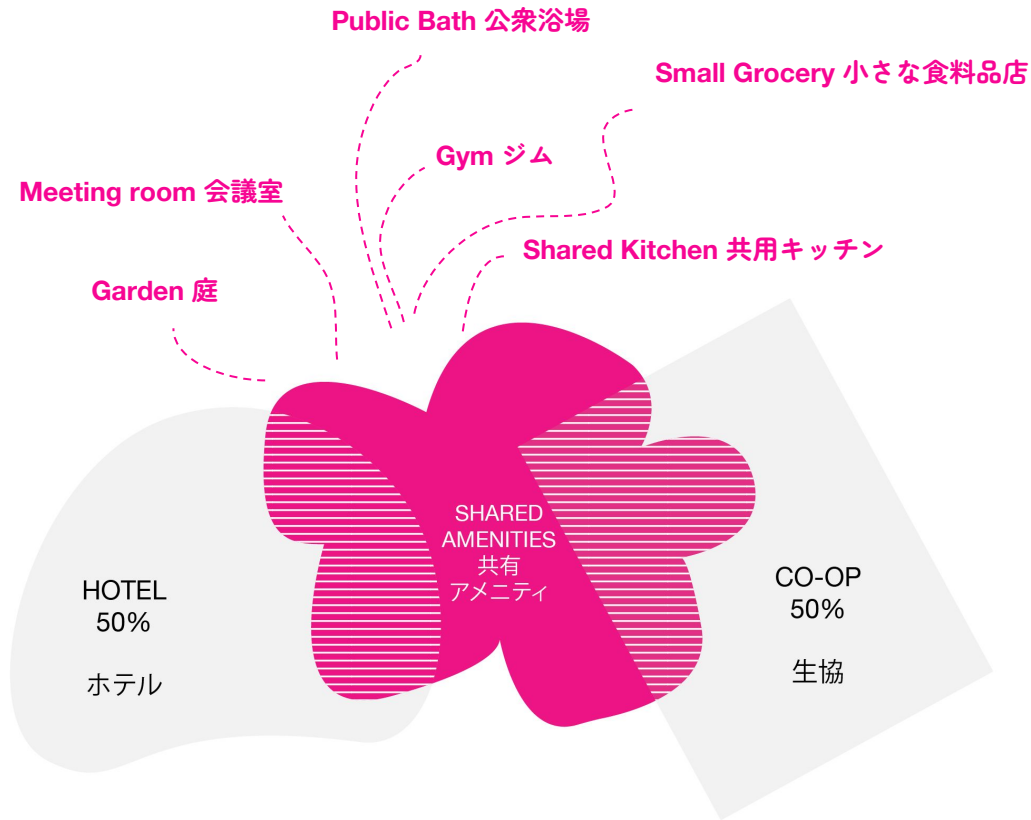


9 Single Family Houses
9戸の一戸建て住宅



20 Unit Hotel+Co-op housing
20 ユニットのホテル + 生協
住宅

Nagasaki Dankan "Re-densifying" Hillside Neighborhood Diagram
長崎暖簾「再密集」ヒルサイド周辺図

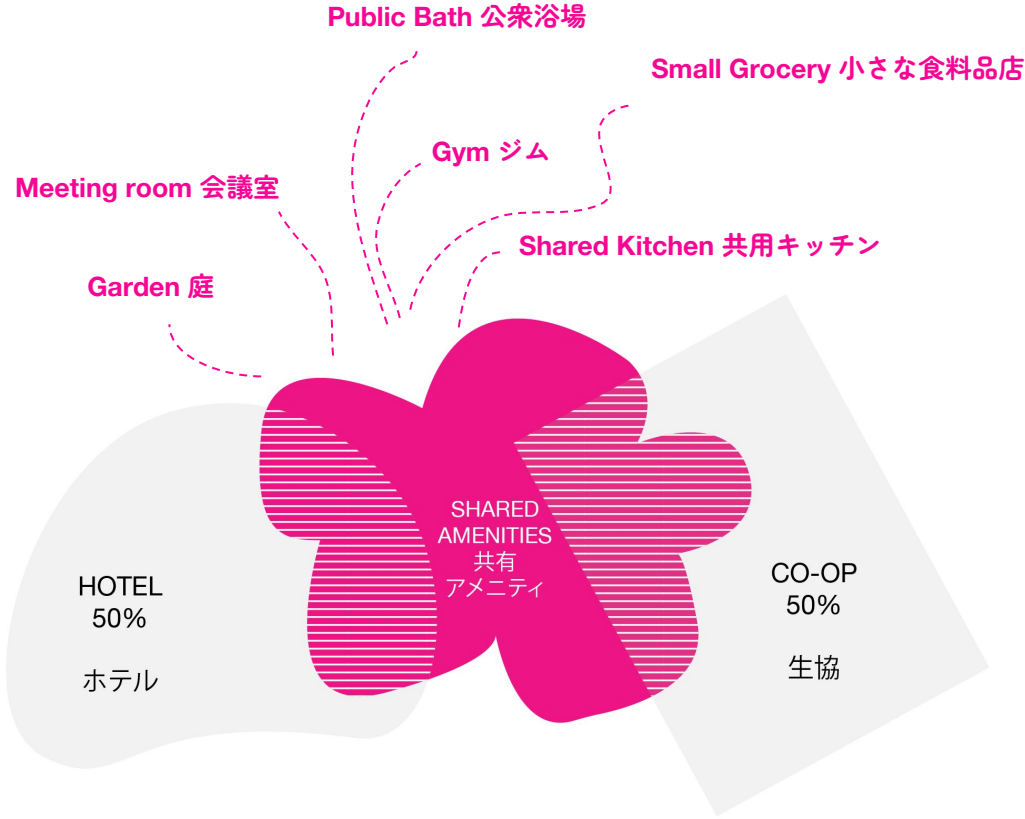


Pros:

- +Unconventional room layout
型破りな部屋のレイアウト
- +Boutique hotel experience
ブティックホテル体験
- +Strong connection with local residents
地域住民との強いつながり
- +Spacious amenities area
広々としたアメニティエリア
- +Ideal for long-term stay
長期滞在に最適

Cons:

- Shared amenities space with local residents
地域住民との共用アメニティスペース
- Location is not close to the main street
場所は大通りに近くない
- Limited commercial activity in the neighborhood
近隣での商業活動が制限されている



Small Grocery 小さな食料品店

Public Bath 公衆浴場

Gym ジム

Meeting room 会議室

Shared Kitchen 共用キッチン

Garden 庭

SHARED AMENITIES 共有アメニティ

HOTEL 50%

ホテル

CO-OP 50%

生協

Pros:

- +Free Amenities space
無料アメニティスペース
- +Proximity to new grocery/shop space
新しい食料品店/店舗スペースに近い
- + New construction
新築
- + Small community
小さなコミュニティ

Cons:

- Shared amenities space with hotel guests
宿泊者と共用のアメニティスペース
- Less private space
プライベートスペースが少なくなる
- Less private outdoor space
プライベートな屋外スペースが少なくなる
- Smaller units
より小さな単位



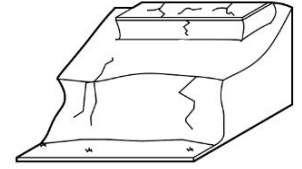
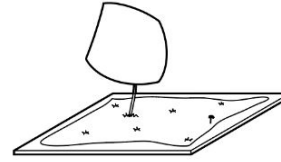
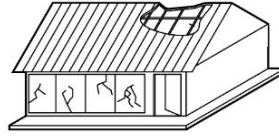
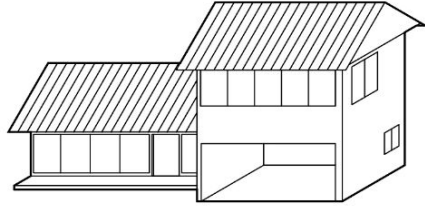
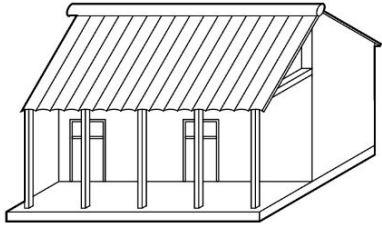
九十人町



Proposed Site Location 9 Juninmachi
予定地の位置 9 十人町



Existing Site Condition at 9 Juninmachi
既存の敷地状況 九十町



Businesses

Occupied Homes

Vacant + Abandoned Homes

**Community Gardens
Open Plots**

Landslide Risk

Anchors the banchi

Incentivized sales
Incentivized donations

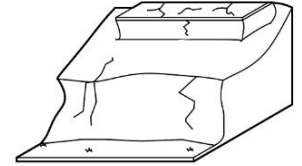
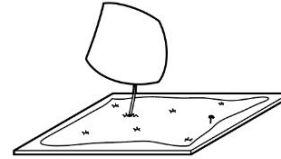
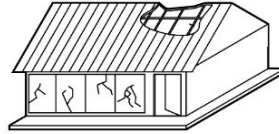
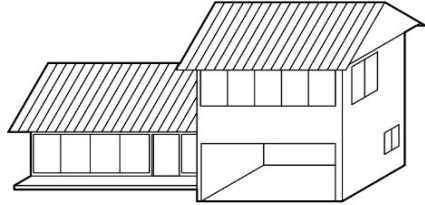
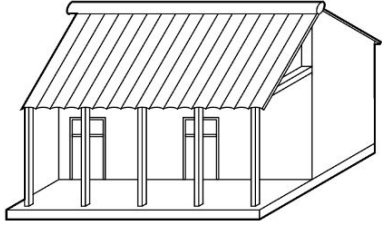
Government land requisitions
Incentivized donations

Already city owned

Government land requisitions

ダンカン

The acquisition of land, rehabilitation and strengthening of sloped areas and buildings, and construction should be funded by a mixture of public, private, and corporate funds.



Businesses

Occupied Homes

Vacant + Abandoned Homes

**Community Gardens
Open Plots**

Landslide Risk

Anchors the banchi

Incentivized sales
Incentivized donations

Government land requisitions
Incentivized donations

Already city owned

Government land requisitions

Hotels, AirBnB, and other tourism industries can participate in the renovation and take on partial ownership of the new build. Corporations and businesses can own 50% of the new building.

ダンカン

Donating land within machis can be incentivized by offering a portion of the new ownership of the building to families. Co-operative ownership of the residential portion (50%) of the land could be used for either AirBnB or for housing families.

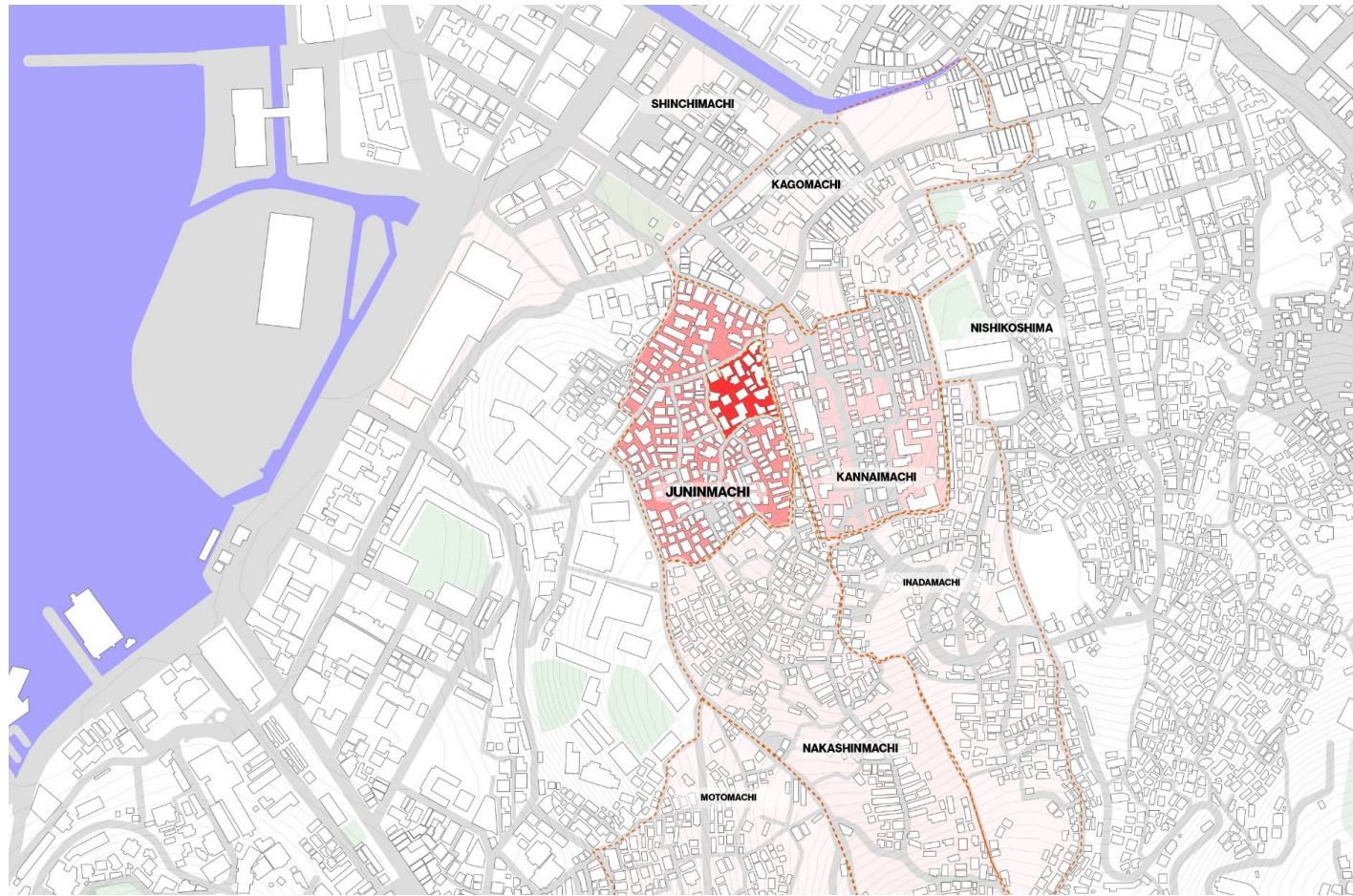
Incentive Zones

The development of opportunistic banchi-based dankans is supported by incentive zones.

For each dankan and the banchi that it is focused in, there will be an incentive zone that prioritizes local relocation and densification.

For 9 Juninmachi, homes and land within 9 Juninmachi are most prioritized for incentives that encourage land sale and donation.

Next is the wider Juninmachi, followed by nearby machis based on slope, danger, and distance to nearby roads.



Proposed Incentive Zones
予定地の位置 9 十人町

Governments already subsidize up to 500,000 YEN to renovate houses and clear dangerous houses. Governments will have to incentivize moving and densifying through these subsidies, but only for these new developments.

Migration Support Vacant House Renovation Subsidy

The total amount is equivalent to 50% of the renovation work eligible for the subsidy, and the maximum amount is 500,000 yen

Nagasaki City Specified Vacant House Removal Subsidy

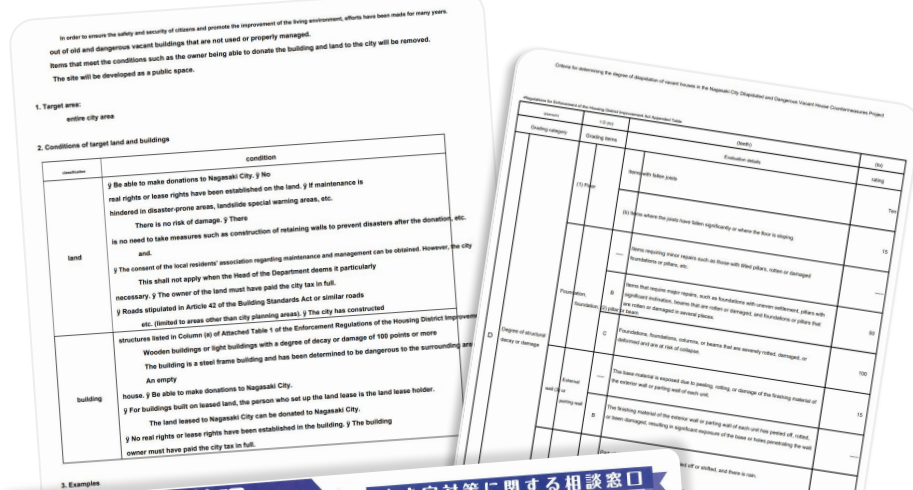
Nagasaki City provides a portion of the removal costs (up to 500,000 yen) to those who remove specified vacant buildings that are dilapidated and dangerous, or that are likely to become dangerous.

Childcare Housing Construction Support Subsidy

Subsidies for home renovation work for households with children (400,000 yen), for households wishing to raise children (200,000 yen), and new construction for households with children (200,000 yen).

Nagasaki Living House/Housing Performance Subsidy

Subsidizing a portion of renovation aimed at improving bathrooms, toilets, and energy saving through heat-shielding and heat-insulating paint (100,000 yen).



空き家の管理 お困りではありませんか

使ってくれる移住者を見つけない
改修する費用が足りない
定住促進空き家活用補助
老朽危険空き家除却補助
老朽危険空き家対策事業
困ったな...
地域の公共空間として活用できない

空き家を処分するとさまざまな問題が発生します。

建物の倒壊
経年外装材等の落下・飛散
こみの放散や換気機との絡み
不審火等による火災

そこで、長崎市では長崎市空き家等対策計画を策定し、さまざまな支援を行っています。

空き家対策に関する相談窓口

長崎市長官舎2階 建設部 建築課
建設部 4-1 (長崎市役所5階)

相談内容	担当部署	電話 (直通)
空き家に関する連絡・相談	建築指導課 (空き家相談窓口)	829-1174

受付時間: 金 - 土 9:15 - 17:30 (土日祭日、12月29日 - 1月3日を除く)

お知らせ

1. 住みよしの住宅でもご利用可能な補助金
ながさき住みよ家・住宅性能向上リフォーム補助金
空き家等対策のバリアフリー化及び高齢者の暮らし、移動支援に資する住宅性能向上リフォーム補助金
ながさき住みよ家・住宅性能向上リフォーム補助金
補助金上限額 10万円/件

2. 長崎市子育て住みよづくり支援費補助金
認定3世代で市内に居住又は転居するための住宅の新築や改築工事及び住宅の取壊を行う方に取壊費用の一部を補助します。
長崎市子育て住みよづくり推進補助金 補助金上限額 40万円/件
子育て世代の住宅性能向上リフォーム補助金 20万円/件
子育て世代の住宅性能向上リフォーム補助金 20万円/件

3. 活用可能な空き家の調査を行います。
長崎市の空き家、空き地に関する情報を収集し、活用可能な空き家の調査を行います。調査の結果、調査員の空き家情報へ今後の空き家活用に向けて、お問い合わせをいたします。ご協力をお願いします。
また、市内に持ち込まれた空き家を売却したり、貸したりとお気軽にご相談ください。

建設部 建築課 TEL 829-1189



Studio Mumbai Hotel
 Attracts Architecture and art professional



House in Kyushu Island
 OFEA renovated existing house to expand spaces



Minatonoyado Hotel
 Traditional Japanese house turned into boutique hotel

Onomichi guesthouse
 ANAGO no NEDOKO

Japanese Français

Yeah, this is the Guesthouse of Onomichi

zowie

In the beginning...
 Explore the NEDOKO
 Rate & Facility
 Let's book! YEAH!
 Check the access →
 Contact the ANAGO
 AKUBI CAFE
 Facebook

MIHARASHI-TEI

Onomichi vacant housing renewal project

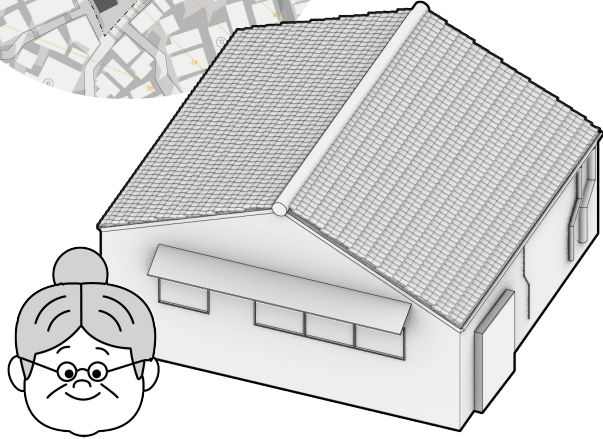
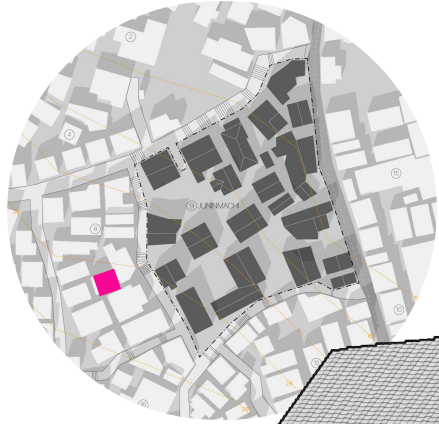
Have a good dream

722-0035 広島県尾道市土堂二丁目4-9

Onomichi Housing Renewal
 Shipyards industries diversity their economic holds



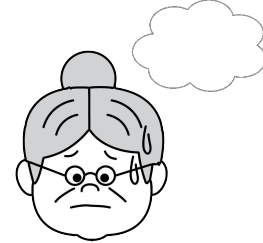
Mrs. Suzuki (72)
鈴木さん(72)



Mrs. Suzuki has been living in 8 Juninmachi for 20 years. This was a home for her 5 family. Now she has been living alone for 5 years.

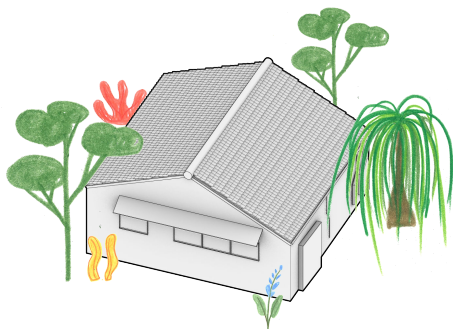
鈴木さんは十二人町8に20年住んでいる。ここは彼女の家族5人のための家でした。現在、彼女は一人暮らしを始めて5年になります。

Local Resident Persona
地域住民のペルソナ



Closest grocery and hospital is quite far away from her house, so she always find difficulty to go down to the hill

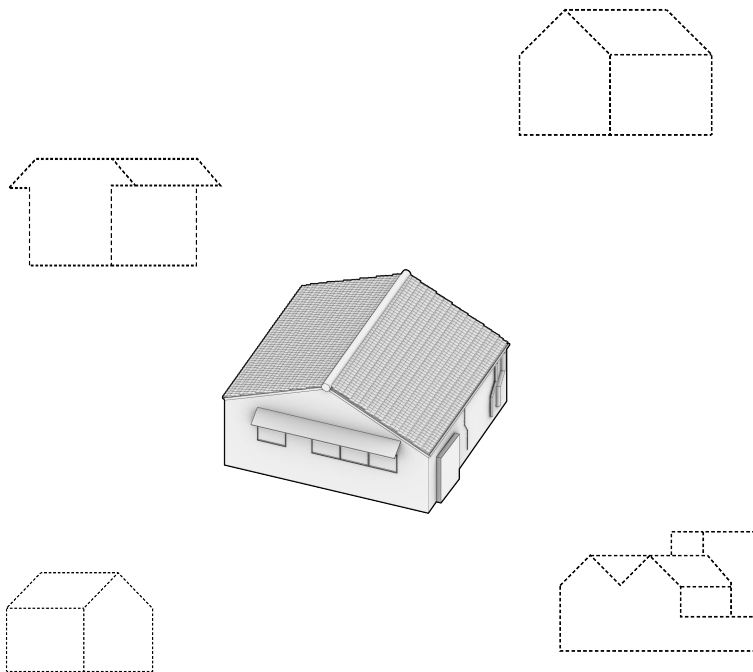
最寄りの食料品店や病院は彼女の家からかなり離れているため、彼女はいつも丘まで降りるのが困難です。



Although she had her private space with balcony, and garden, the house is too big to take care of herself.

彼女にはバルコニーと庭のあるプライベートスペースがありましたが、家は自分自身の世話をするには大きすぎます。

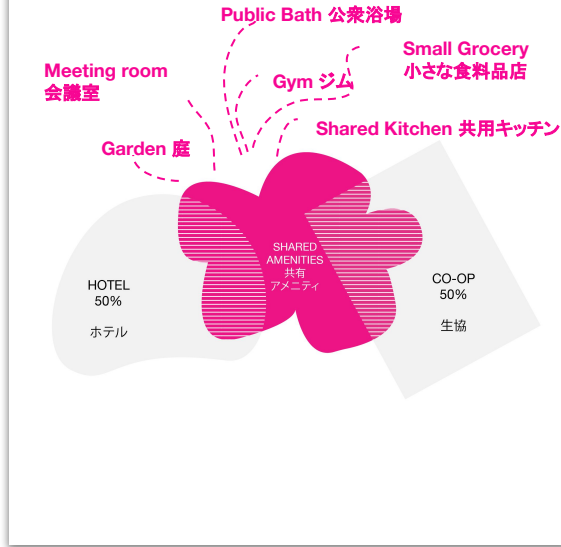
Local Resident Persona
地域住民のペルソナ



Also, her neighbors have been leaving the town lately, and the neighborhood has been empty

また、彼女の近所の人たちは最近町を去り始めており、近所は空き家になっています

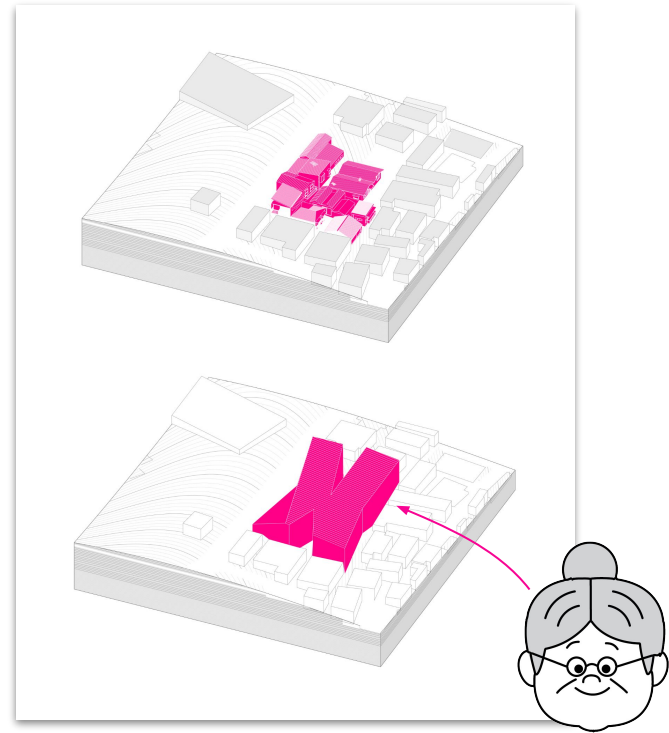
NAGASAKI DANKAN



She received invite from a new development initiative. “Nagasaki Dankan! New model of co-op housing, please join to become the first owner of this place!” If you are within the ‘machi’ you will receive incentive. Please contact the agent

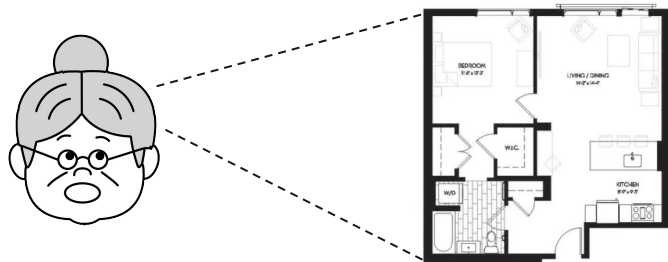
彼女は新しい開発イニシアチブからの招待を受けました。『長崎だんかん！新しいモデルの生協住宅、ぜひご参加いただき、この場所の最初のオーナーになってください！』『まち』内にいるとインセンティブがもらえます。代理店にご連絡ください

Local Resident Persona
地域住民のペルソナ



She was part of the ‘machi’ district, and she could potentially receive 15% discount on her unit. Although she can only afford 1 LDK unit by selling her home, she decided to be part in co-op

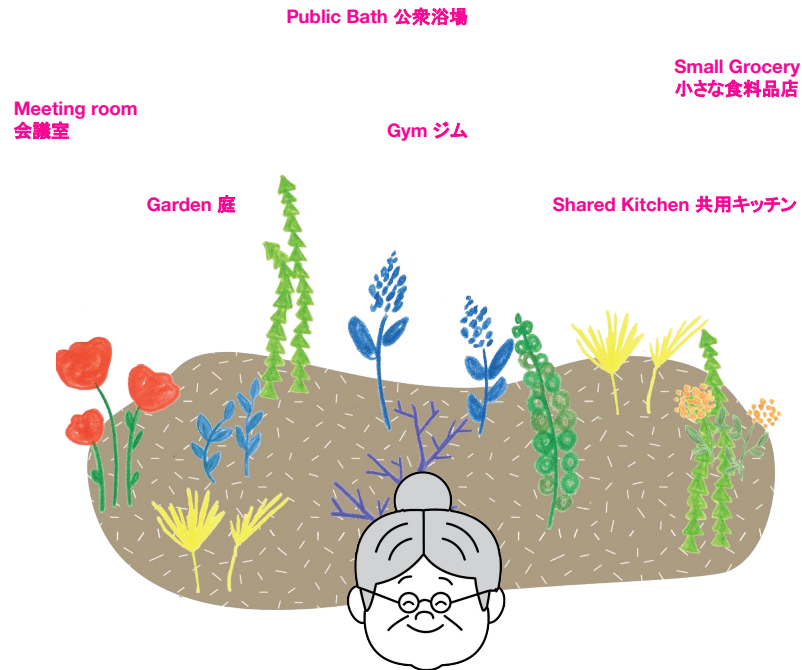
彼女は「町」地区の一員であり、ユニットの15%割引が受けられる可能性がありました。家売っても1LDKしか買えないが、生協に加入することにした。



The house was sold lower than the market value, therefore she decided to move in to 1 LDK unit at Nagasaki Dankan. When she first moved in, she was surprised that the unit was quite small for her.

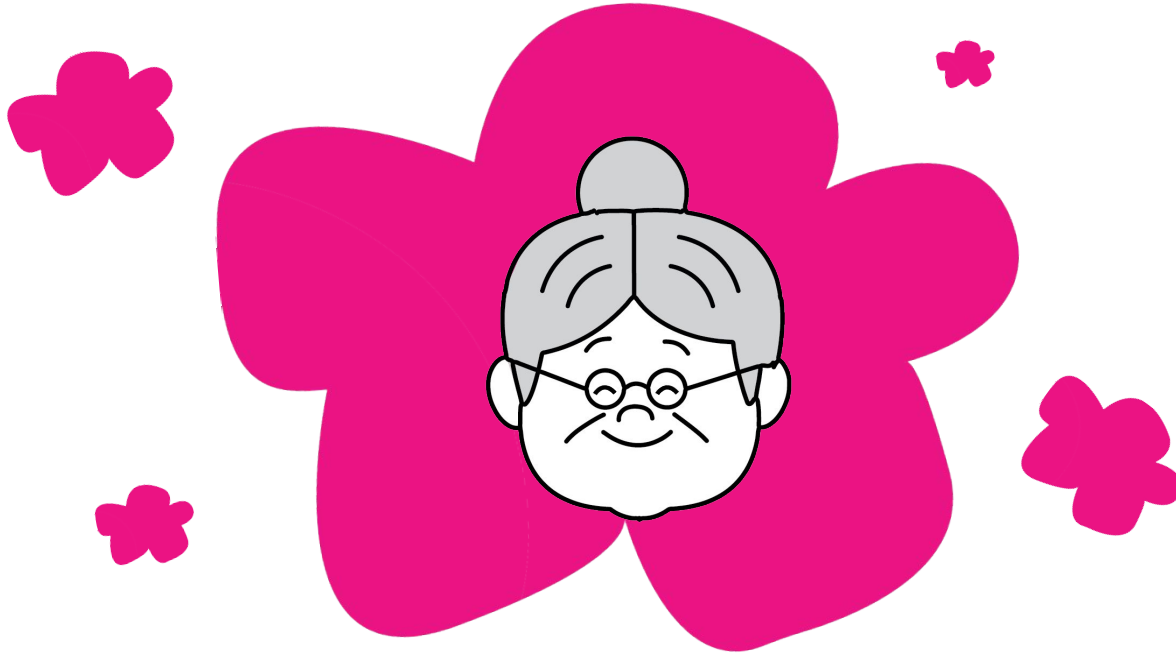
家が相場より安く売れたので、長崎暖館の1LDKに入居することにした。初めて引っ越したとき、彼女は部屋が自分にとってかなり小さいことに驚きました。

Local Resident Persona
地域住民のペルソナ



However, she found that there were many amenities that are very close to her unit. She especially liked big community garden

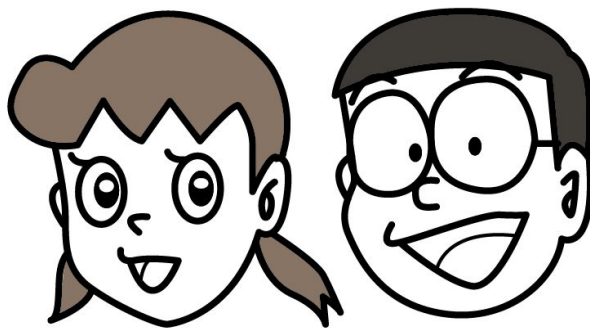
しかし、彼女はユニットのすぐ近くに多くの施設があることに気づきました。彼女は特に大きなコミュニティガーデンが好きでした



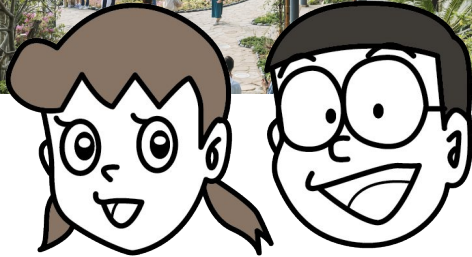
She usually wake up early to use shared amenities, so she doesn't have any issue with sharing facilities. Although, her place got smaller, she gets to talk to newcomers to the town, and made friends in co-op. She feels much more secure that she is nearby grocery!

彼女は共用アメニティを使用するために早起きすることが多いため、設備の共用には何の問題もありません。彼女の住む場所は小さくなりましたが、彼女は街に新しく来た人たちと話すことができ、協力プレイで友達もできました。彼女は食料品店が近くにあることで、より安心感を感じます。

Local Resident Persona
地域住民のペルソナ



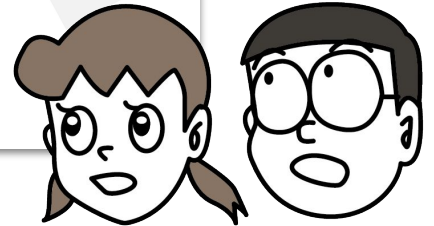
Ms. Shizuka & Mr. Nobita (28 & 31)
しずかさん & のびたさん (28 & 31)



Ms. Shizuka and Mr. Nobita are from Kitakyushu. They are planning a trip to Nagasaki this summer. They never been to this region so they wanted travel like a local.

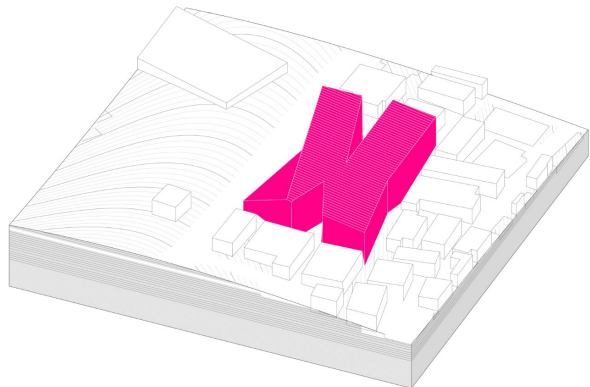
しずかさんとのび太さんは北九州出身。彼らはこの夏に長崎への旅行を計画しています。彼らはこの地域に行ったことがないので、地元の人のように旅行したいと考えていました。

Hotel Guest Persona
ホテルゲストのペルソナ



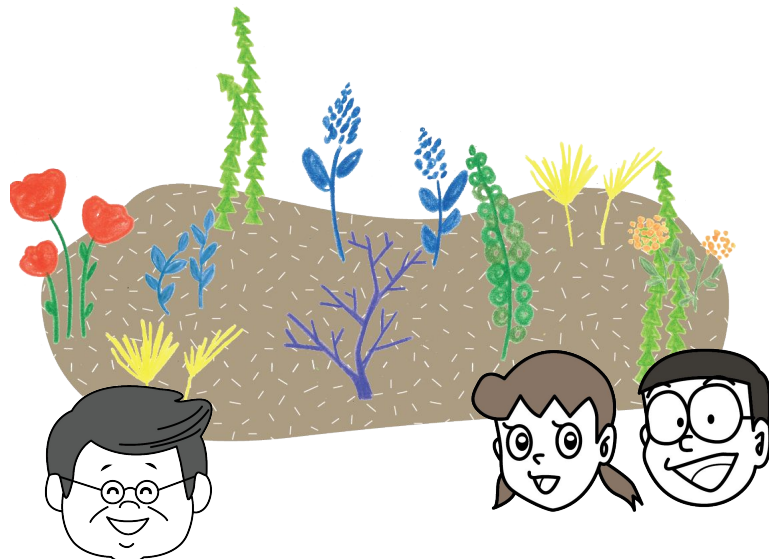
They saw advertisement about 'Nagasaki Dankan' Boutique hotel nestled in local hillside neighborhood. Experience co-living with local residents and beautiful views on the hillside.

彼らは、地元の丘の中腹にあるブティックホテル「長崎暖館」の広告を目にしました。地元住民との共生と丘の上の美しい景色を体験してください。



At first, they both hesitated about this hotel because they were not sure what it mean by 'co-living' with local residents. However, by checking the website with great reviews from travelers, they decided to go for Dankan.

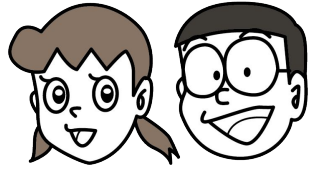
最初は、地元住民との「共同生活」が何を意味するのかよくわからず、二人ともこのホテルに躊躇していました。しかし、旅行者の口コミが高かったウェブサイトをチェックして、ダンカンに行くことに決めました。



Mr. Sato (67)
佐藤さん(67)

They were little surprised by how far the hotel is from the city center but they thought it's perfect to be in quiet place. The hotel had diverse amenities and while they were looking at community garden, they met Mr. Sato

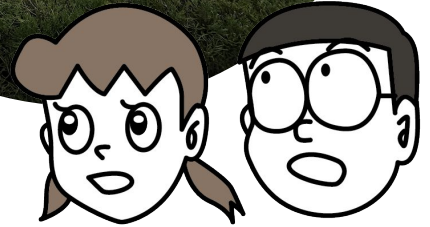
彼らは、ホテルが市内中心部からどれほど離れているかには少し驚きましたが、静かな場所に滞在するのに最適だと考えました。ホテルには多彩なアメニティがあり、コミュニティガーデンを眺めていると佐藤さんと出会いました。



Mr. Sato was planting cabbage for his wife. He said he inherited an old house from his father and it was vacant for a while. He decided to sell it to land bank and bought unit here at Dankan with his wife. So far he has been enjoying meeting and talking with newcomers.

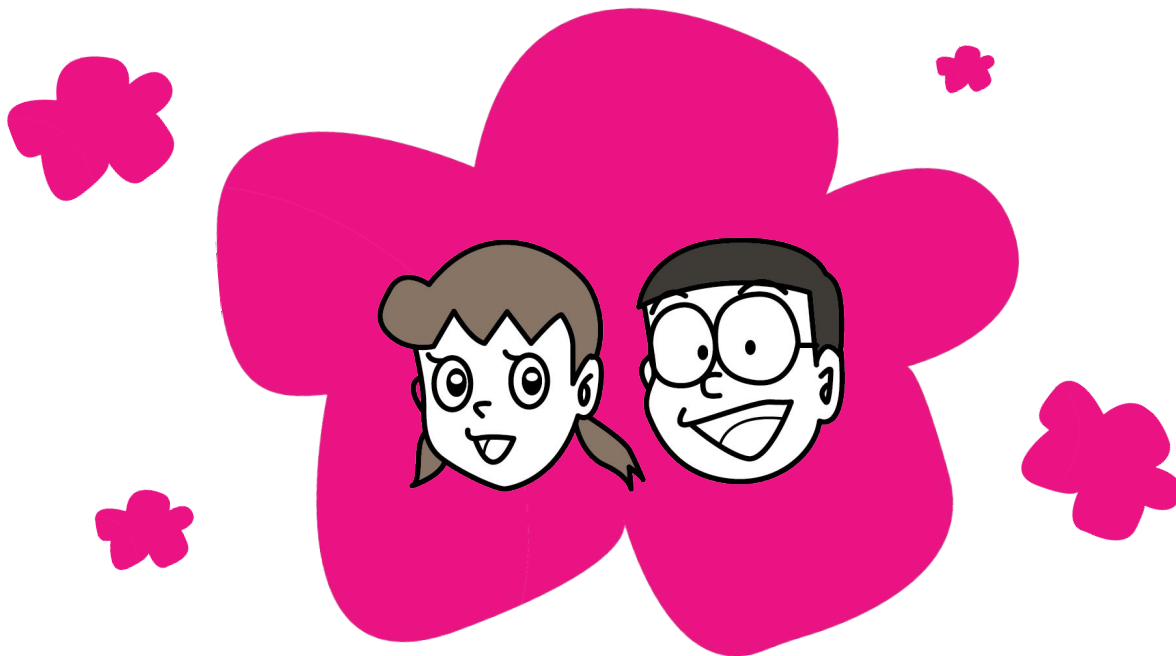
佐藤さんは妻のためにキャベツを植えていました。父親から古い家を相続し、しばらく空き家になっていたという。彼はそれを土地銀行に売却することを決め、妻と一緒に団館でこのユニットを購入しました。これまでのところ、彼は新人たちと会って話をするを楽しんでいます。

Hotel Guest Persona
ホテルゲストのペルソナ



After five days of staying in Nagasaki Dankan, they realize the co-op housing price was very affordable. Especially for young couple. They begin to think if this could be their vacation house.

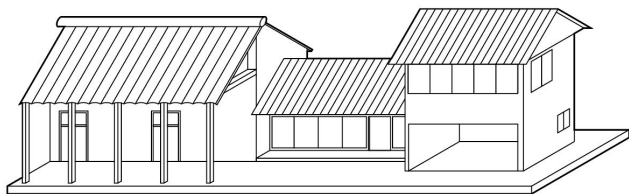
長崎暖館に5日間滞在した後、彼らは生協の住宅価格が非常に手頃だったことに気づきました。特に若いカップルに。彼らは、ここが自分たちの別荘になれるのではないかと考え始めます。



Ms. Shizuka and Mr. Nobita begin to think possibility to finance to purchase to be part of the co-op. It is only 2 hour train ride, and they really enjoyed the quietness and facility.

しずかさんとのび太さんは、生協に加入するために資金を調達できないか考え始めます。電車でわずか2時間ですが、彼らはその静かさと設備を本当に満喫しました。

Hotel Guest Persona
ホテルゲストのペルソナ



USM - Breakdown

Site Area 2,500 sqm

Coverage 70%

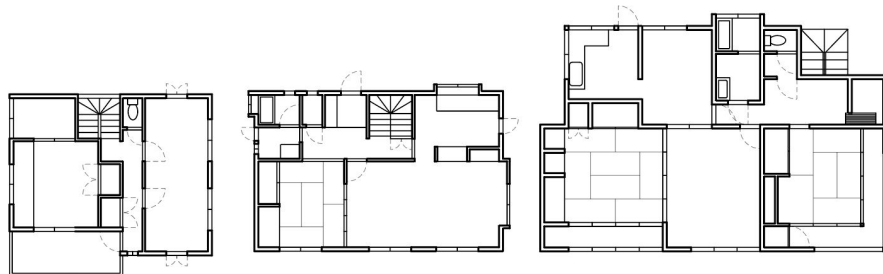
Usable SM 1,250 * 2 floors
2,500 sqm

Residential 900 sqm

Hotel 800 sqm

Circulation 200 sqm

Shared 600 sqm



1LDK
60 sqm

2LDK
100 sqm

3LDK
150 sqm

HOTEL

6 units
360 sqm

3 units
300 sqm

1 unit
150 sqm

CO-OP

5 units
300 sqm

3 units
300 sqm

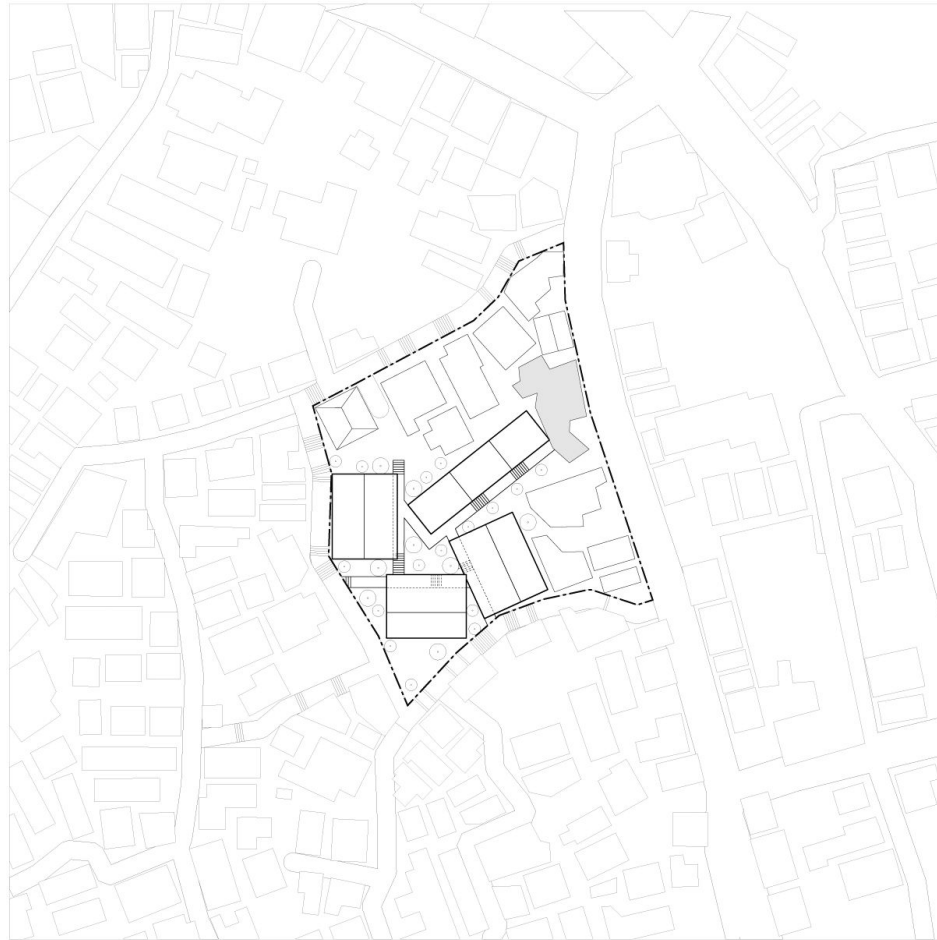
2 unit
300 sqm

TOTAL

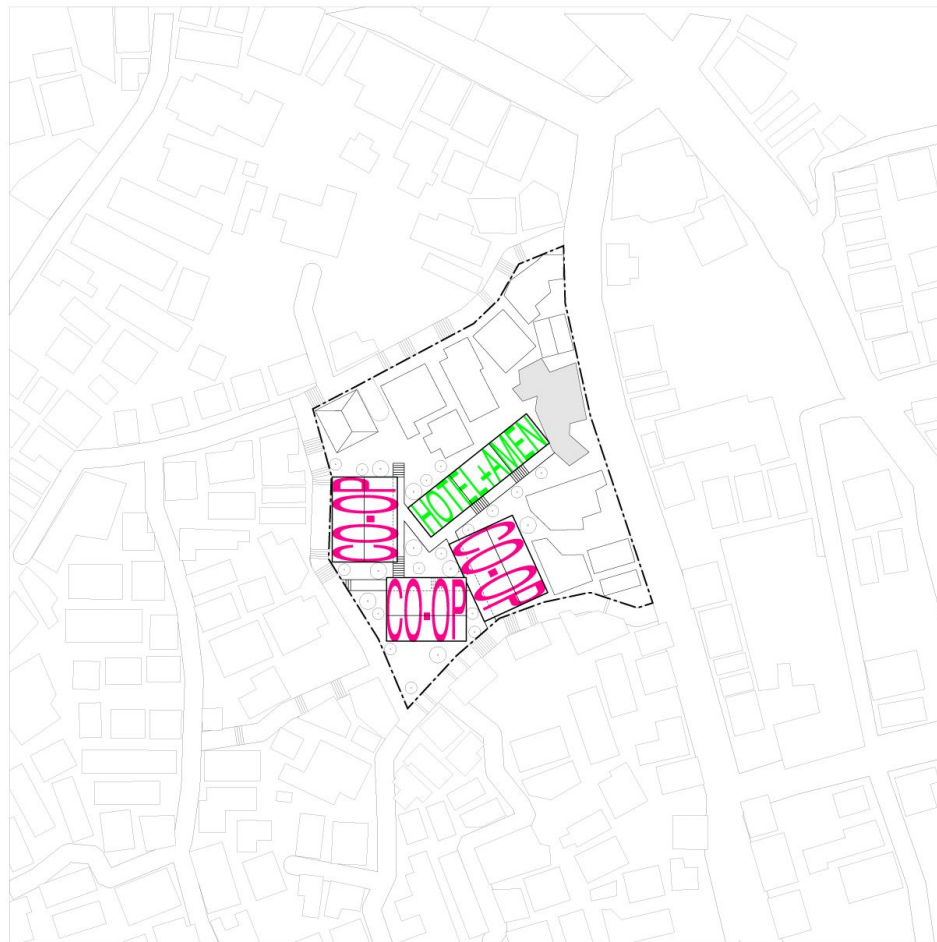
20 units
1,710 sqm



Proposed Architecture/Strategy
予定地の位置 9 十人町

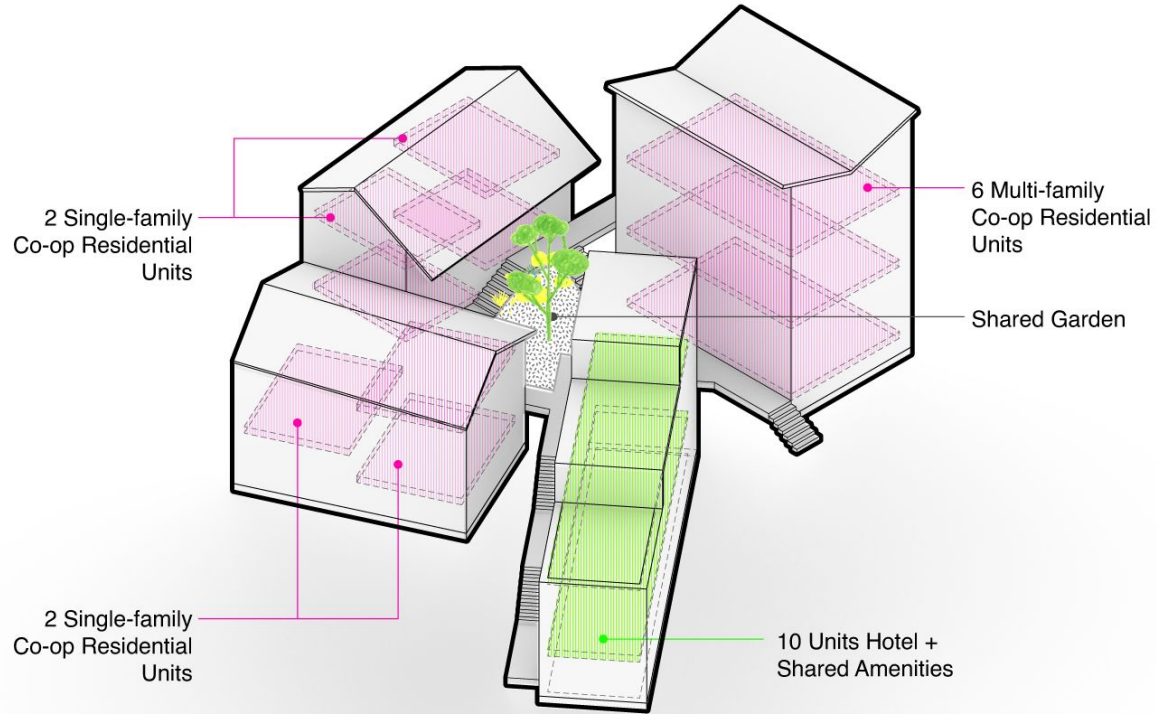


Proposed Architecture/Strategy
予定地の位置 90人町



Proposed Architecture/Strategy
予定地の位置 90人町

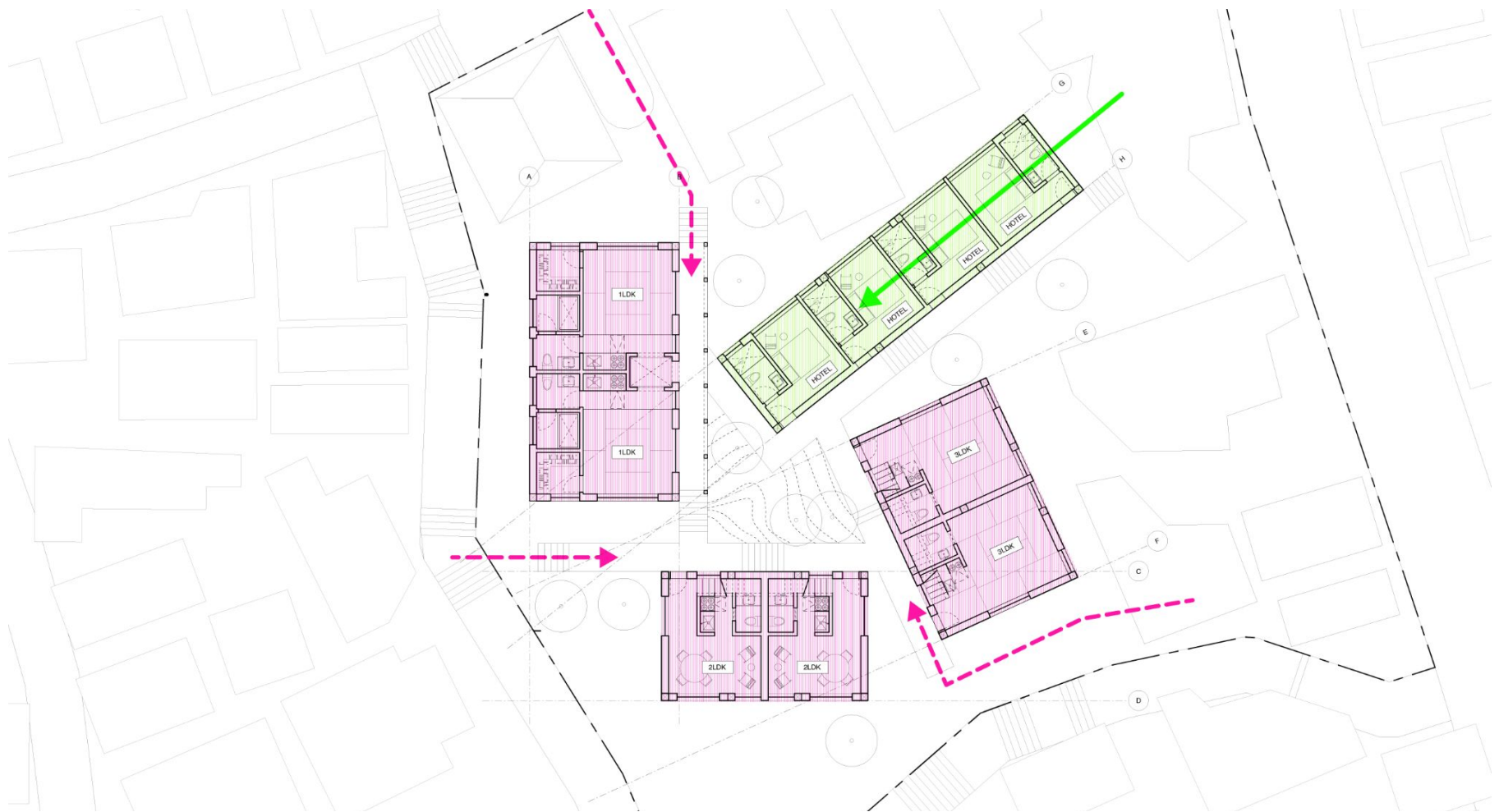
Architecture Program Distribution Diagram



Proposed Architecture/Strategy
予定地の位置 9 十人町



Proposed Architecture/Strategy
予定地の位置 九十人町



Proposed Architecture/Strategy
予定地の位置 九十人町



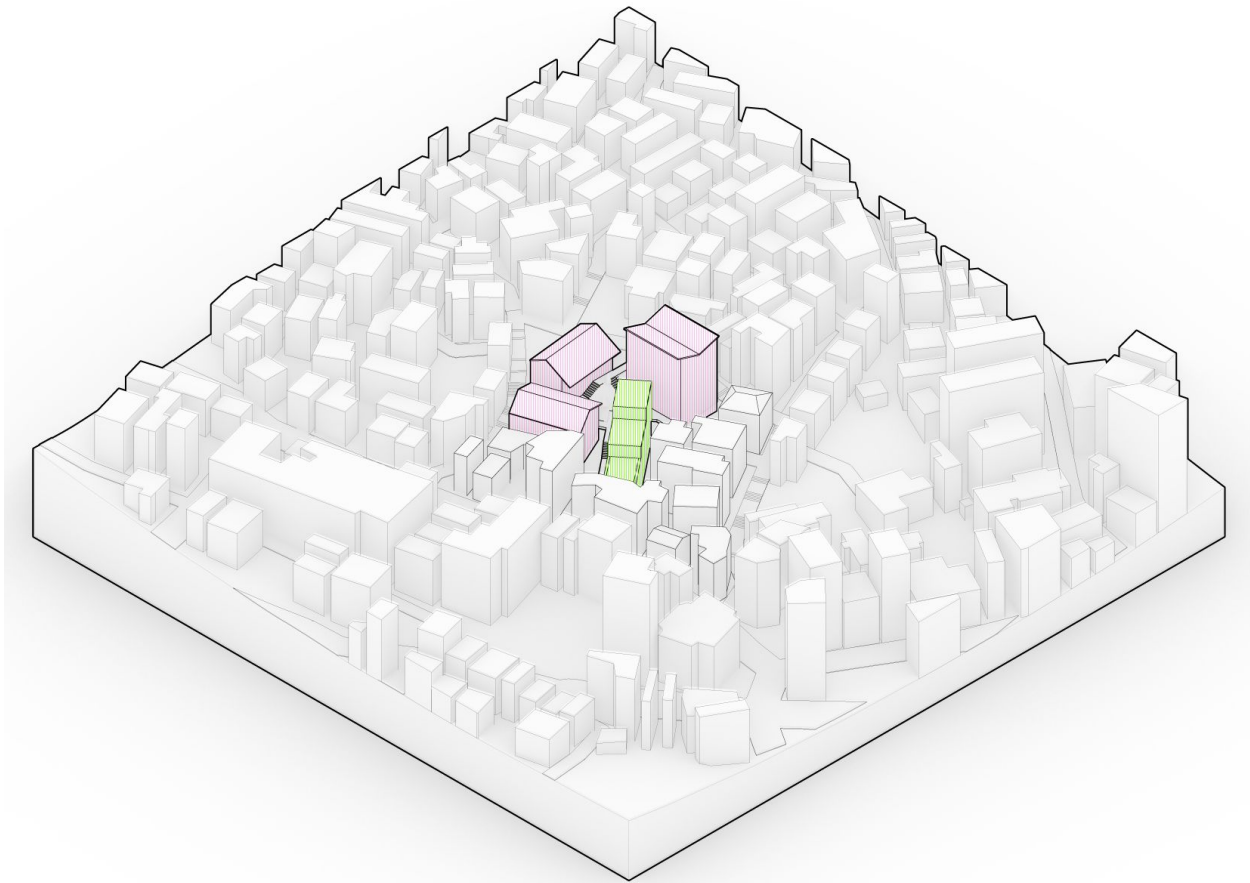
Proposed Architecture/Strategy
予定地の位置 9 十人町



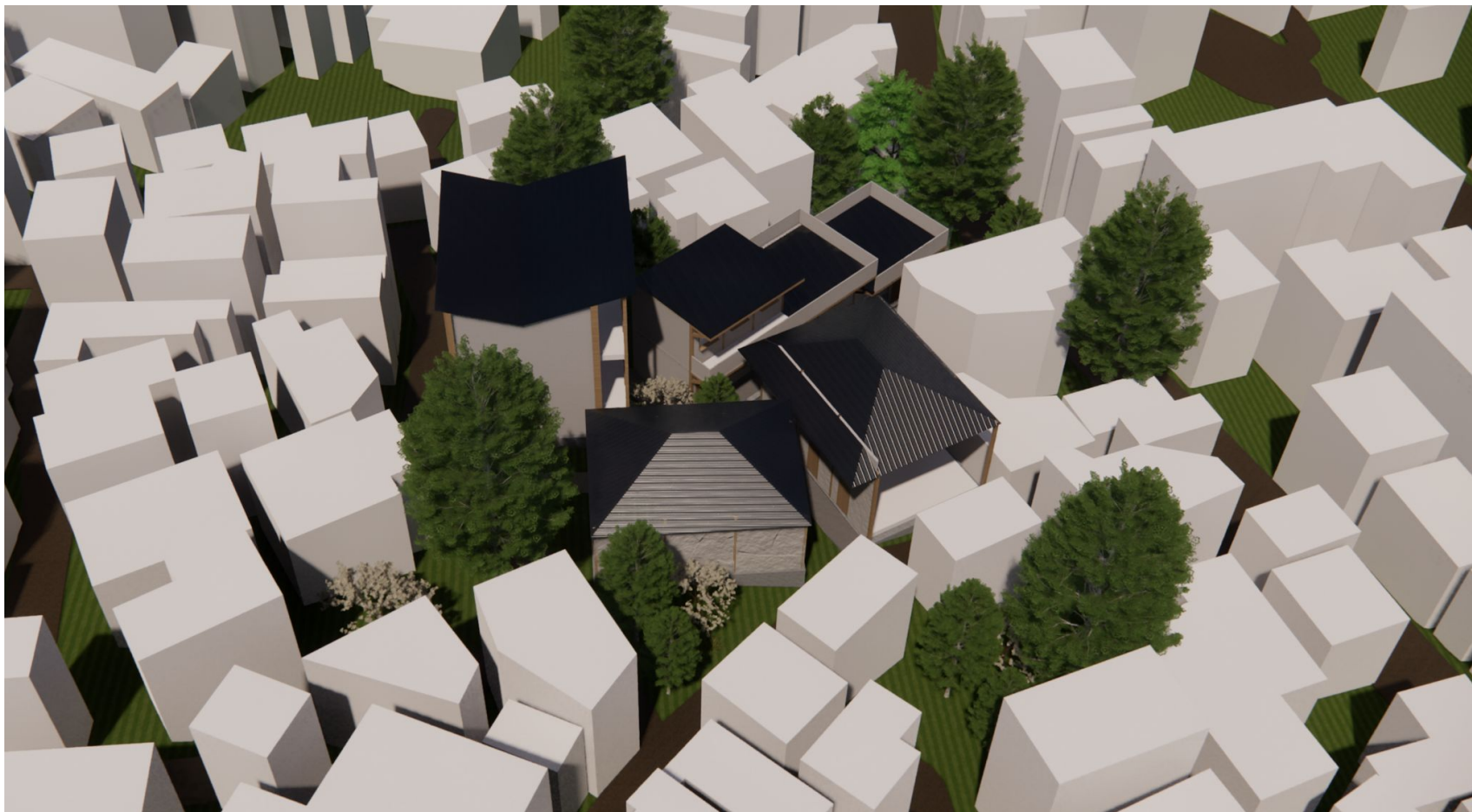
Proposed Architecture/Strategy
予定地の位置 9 十人町



Proposed Architecture/Strategy
予定地の位置 九十人町



Proposed Architecture/Strategy
予定地の位置 九十人町



Proposed Architecture/Strategy
予定地の位置 9 Juninmachi

Architectural Values & Desired Outcomes

1 Improving Housing Stock

Designing with a focus towards larger, more robust, and culturally relevant housing.

2 Providing New Housing

We build larger units and more densely to improve access to main roads and reduce infrastructural demands in the sloped areas.

3 Improving Tourism + Revitalization

Designing with a focus towards larger, culturally relevant hotels. This builds upon the historical context and tourism context closely.

4 Designing towards Transition

Since these homes are newly renovated and constructed, they can be converted into hotels when families wish to leave (selling it to the hotel or government). Alternatively, they can run the home as an AirBnB or other short-term vacation rental.

5 Building Community

By grouping homes and designing more shared outdoor and indoor spaces, this can also help relieve issues of loneliness and shrinking communities.

6 Scaling the Strategy

This can scale based on the machi/banchi systems and the opportunities around the hillside communities.

Existing CO-OP House in Yakushima island



PRECEDENT

Tsukasa Ono

Yakushima island Co-op house

The eight co-operators own Sumu Yakushima via a joint stock company, each having an equal share



Marketing and Affordable Housing: Co-op and co-ownership structures



PRECEDENT

MUJI & UR

MUJI House in collaboration with UR

Affordable housing with renovation of existing structure



UNIFIED FORMS



1

Acquire land

Through a joint venture between the hotel, government, and the residents of 9-banchi, we hope to acquire as much land as possible in each banchi.

The three possible ways to acquire land are:

- buyouts
- donation
- government requisition

These can be funded by:

- government subsidy
- hotel investment
- resident and family investment

2

Acquire land

Through a joint venture between the hotel, government, and the residents of 9-banchi, we hope to acquire as much land as possible in each banchi.

Acquiring Land + Investment

1 Acquire land

Through a joint venture between the hotel, government, and the residents of 9-banchi. We hope to focus on one banchi in each machi and incentivize densifying within each machi.

The three possible ways to acquire land are:

- buyouts
- donation
- government requisition

2 Funding Mechanisms

The acquisition of land, rehabilitation and strengthening of sloped areas and buildings, and construction should be funded by a mixture of public, private, and corporate funds.

These can be funded by:

- government subsidy
- corporate investment
- resident and family investment

3 Incentives for Investment

A Government Subsidy

Governments already subsidize up to 500,000 YEN to renovate houses and clear dangerous houses. Governments will have to incentivize moving and densifying through these subsidies, but only for these new developments.

B Corporate Investment

Hotels, AirBnB, and other tourism industries can participate in the renovation and take on partial ownership of the new build. Corporations and businesses can own 50% of the new building.

C Private Investment

Donating land within machis can be incentivized by offering a portion of the new ownership of the building to families. Co-operative ownership of the residential portion (50%) of the land could be used for either AirBnB or for housing families.

CURRENT SUBSIDIES

Migration Support Vacant House Renovation Subsidy

The total amount is equivalent to 50% of the renovation work eligible for the subsidy, and the maximum amount is 500,000 yen

Nagasaki City Specified Vacant House Removal Subsidy

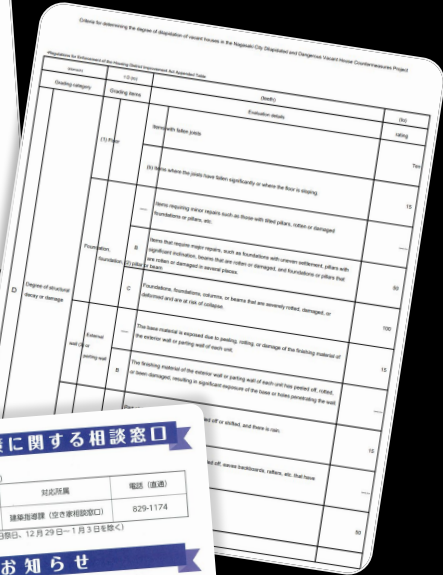
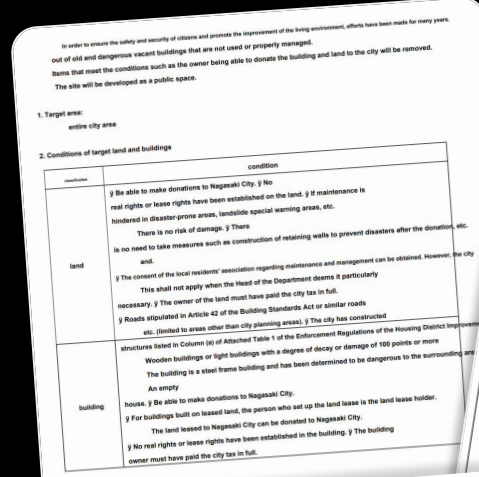
Nagasaki City provides a portion of the removal costs (up to 500,000 yen) to those who remove specified vacant buildings that are dilapidated and dangerous, or that are likely to become dangerous.

Childcare Housing Construction Support Subsidy

Subsidies for home renovation work for households with children (400,000 yen), for households wishing to raise children (200,000 yen), and new construction for households with children (200,000 yen).

Nagasaki Living House/Housing Performance Subsidy

Subsidizing a portion of renovation aimed at improving bathrooms, toilets, and energy saving through heat-shielding and heat-insulating paint (100,000 yen).



空き家の管理 お困りではありませんか

移住者も見つけない
使ってくれる
空き家地
備前10%

改修する費用が
足りない

定住促進
空き家
活用補助

老朽危険
空き家
除却補助

空き家対策
老朽危険
空き家
活用補助

困ったな～

地域の女性活躍と
して活用して欲しい

空き家を改修するとさまざまな問題が発生します。

建物の倒壊
経年外装材等の
落下・脱落

こみの設置や設置
後の騒音

不審火等による
火災

そこで長崎市では
長崎市空き家等対策計画を策定し、
さまざまな支援を行っています。

空き家対策に関する相談窓口

長崎市長官舎 建設部
建設課 空き家対策係

相談内容	担当部署	電話 (直通)
空き家に関する相談・相談	建設部建設課 (空き家相談窓口)	829-1174

受付時間: 金・45～17:30 (土日祭日、12月29日～1月3日を除く)

お知らせ

1. 住みやすい住宅でもご利用可能な補助金

ながさき住みよ家・住宅性能向上リフォーム補助金

空き家等のバリアフリー化及び高齢者の暮らし・移動支援
に資する住宅の改修・リフォーム工事の補助金として活用できます。

ながさき住みよ家・住宅性能向上リフォーム補助金
補助金上限額 10万円/件

2. 長崎子育て住まじづくり支援費補助金

認定3世代で市内に居住し希望するものの住宅の新築や改築工事及び住宅の取壊を行う
場合に費用の一部を補助します。

認定3世代で市内に居住し希望するものの住宅の新築や改築工事 補助金上限額
認定3世代で市内に居住し希望するものの住宅の取壊工事 20万円/件
認定3世代で市内に居住し希望するものの住宅の改修工事 20万円/件
認定3世代で市内に居住し希望するものの住宅の取壊工事 20万円/件

3. 活用可能な空き家の調査を行います。

長崎市の空き家・空き家に関する調査を実施しています。活用可能な空き家の調査を行います。
調査内容は、空き家の所有者や管理会社への調査や現地での調査です。
調査の結果、活用可能な空き家がある場合は、貸し出しやお買取りのご相談を行います。
ご質問は、建設部建設課までお問い合わせください。

長崎市 建設部 建設課 空き家対策係
TEL 829-1174

PROPOSED EXPANSIONS

Migration Support Vacant House Renovation Subsidy

The total amount is equivalent to 50% of the renovation work eligible for the subsidy , and the maximum amount is 500,000 yen

Nagasaki City Specified Vacant House Removal Subsidy

Nagasaki City provides a portion of the removal costs (up to 500,000 yen) to those who remove specified vacant buildings that are dilapidated and dangerous, or that are likely to become dangerous.

Childcare Housing Construction Support Subsidy

Subsidies for home renovation work for households with children (400,000 yen), for households wishing to raise children (200,000 yen), and new construction for households with children (200,000 yen).

Nagasaki Living House/Housing Performance Subsidy

Subsidizing a portion of renovation aimed at improving bathrooms, toilets, and energy saving through heat-shielding and heat-insulating paint (100,000 yen).

SHRINKING CITY: Lodging for tourism and new generation



PRECEDENT

TOTOTEI

Renovated House to boutique hotel

ABANDONED HOMES: Co-op and co-ownership structures

SHRINKING CITY: Lodging for tourism and new generation

LANDSLIDES 地滑り



SYMPTOMS & ISSUES

- _ Danger to life
- _ Danger to neighboring structures

MECHANISMS

- _ Government seizes unkept and vacant homes
- _ Rebuilding with stronger retaining walls

ABANDONED HOMES 放棄された家



SYMPTOMS & ISSUES

- _ Underutilized land
- _ Decaying homes at fire risk
- _ Tax burden for families

MECHANISMS

- _ Government seizes unkept and vacant homes
- _ Land donation
- _ Co-op and co-ownership structures
- _ Rehabilitating and renovating existing structures

SHRINKING CITY 縮小する都市



SYMPTOMS & ISSUES

- _ Shrinking economy
- _ Single, elderly population
- _ Lack of amenity and accessibility

MECHANISMS

- _ Revitalization for tourism and new generation
- _ Improving retail and transportation amenity
- _ Community building and organizing
- _ Palliative approaches to shrinking cities
- _ Temporary relocation for densification

Co-op + Tourism | Mixed Used

1 USM - Breakdown

Site Area	2,500 sqm
Coverage	70%
Usable SM	1,250 * 2 floors 2,500 sqm
Residential	900 sqm
Hotel	800 sqm
Circulation	200 sqm
Shared	600 sqm

2 Unit Area Breakdown

Residential	40%
Co-op Ownership	
1LDK	1.4% per unit
2LDK	2.3% per unit
3LDK	3.5% per unit
4LDK	4.6% per unit

Hotel **40%**

3 Program Breakdown

Residential

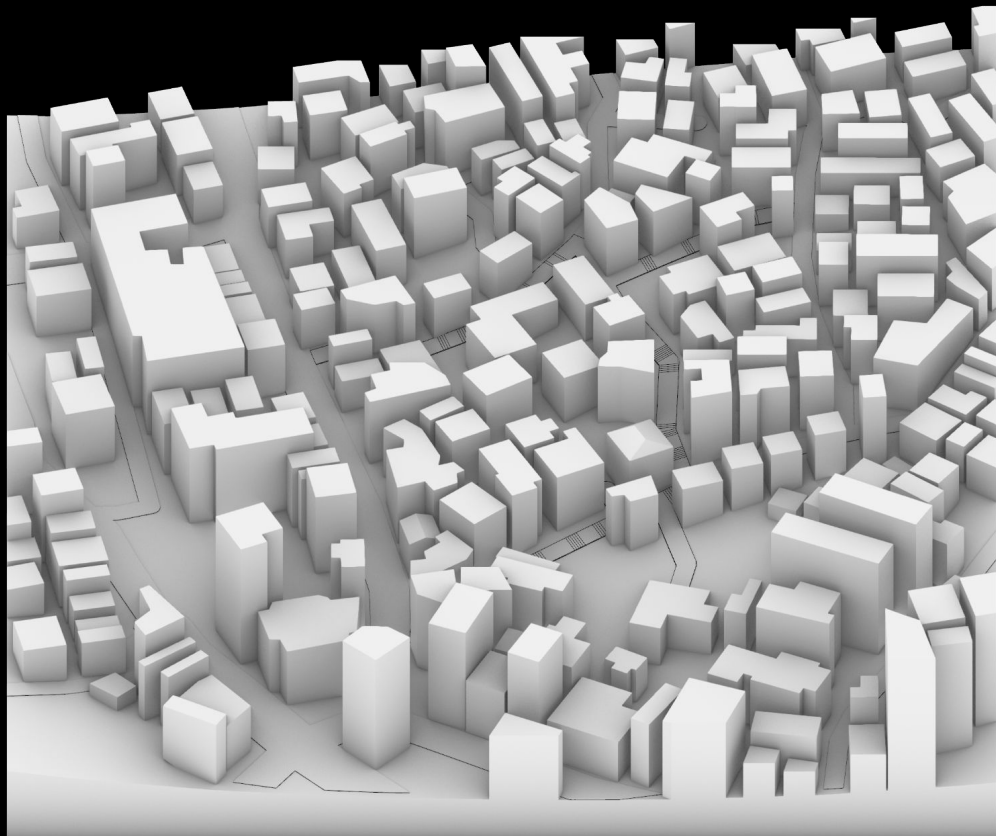
Size	Quantity	Per Unit	Total
1LDK	x 5	60	300
2LDK	x 3	100	300
3LDK	x 2	150	300
	10		900 sqm

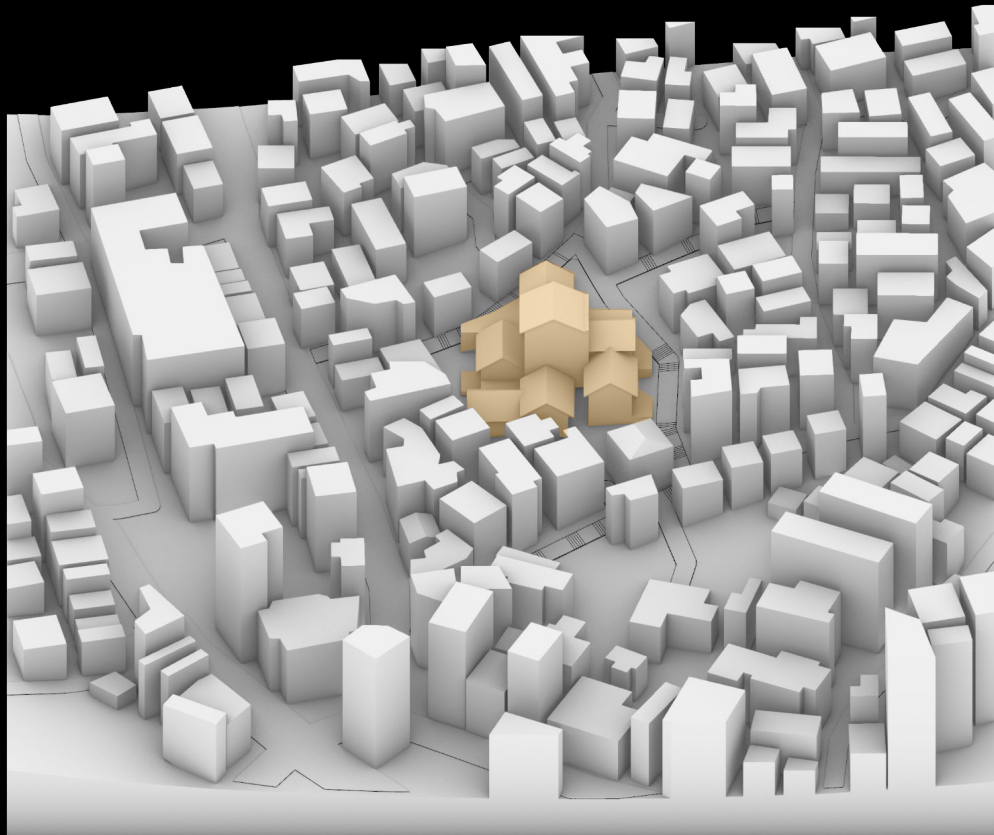
Hotel / AirBnB

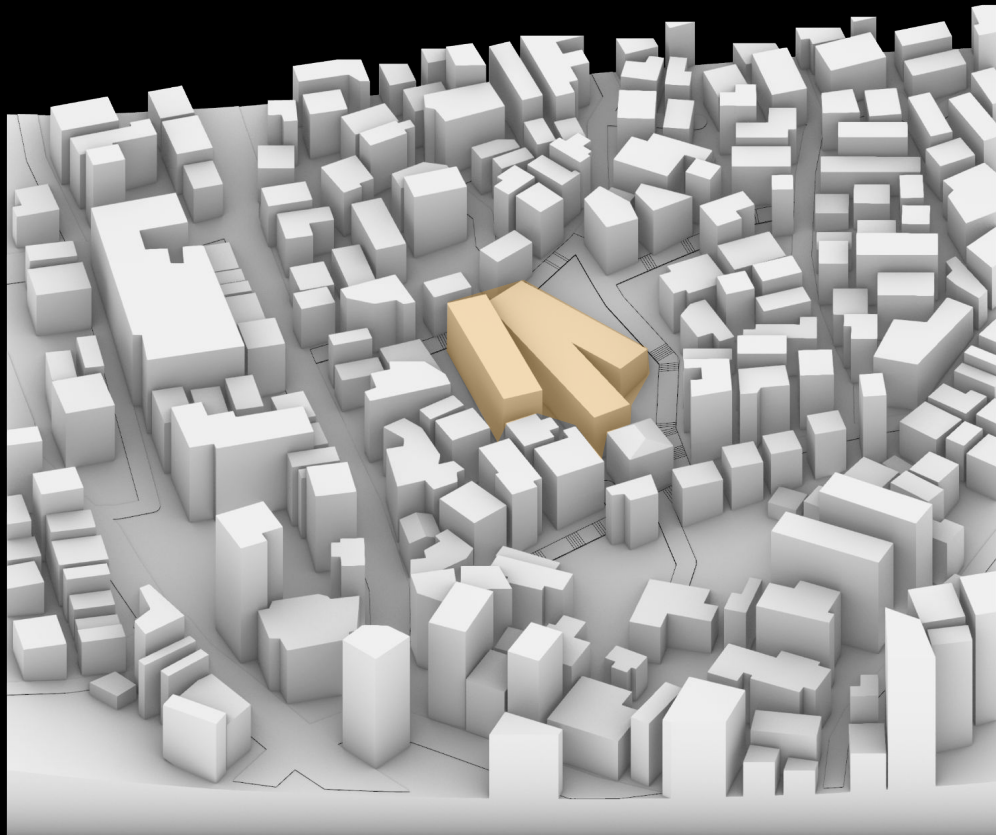
Size	Quantity	Per Unit	Total
1LDK	x 6	60	360
2LDK	x 3	100	300
3LDK	x 1	150	150
	10		810 sqm
	Total		1,710 sqm

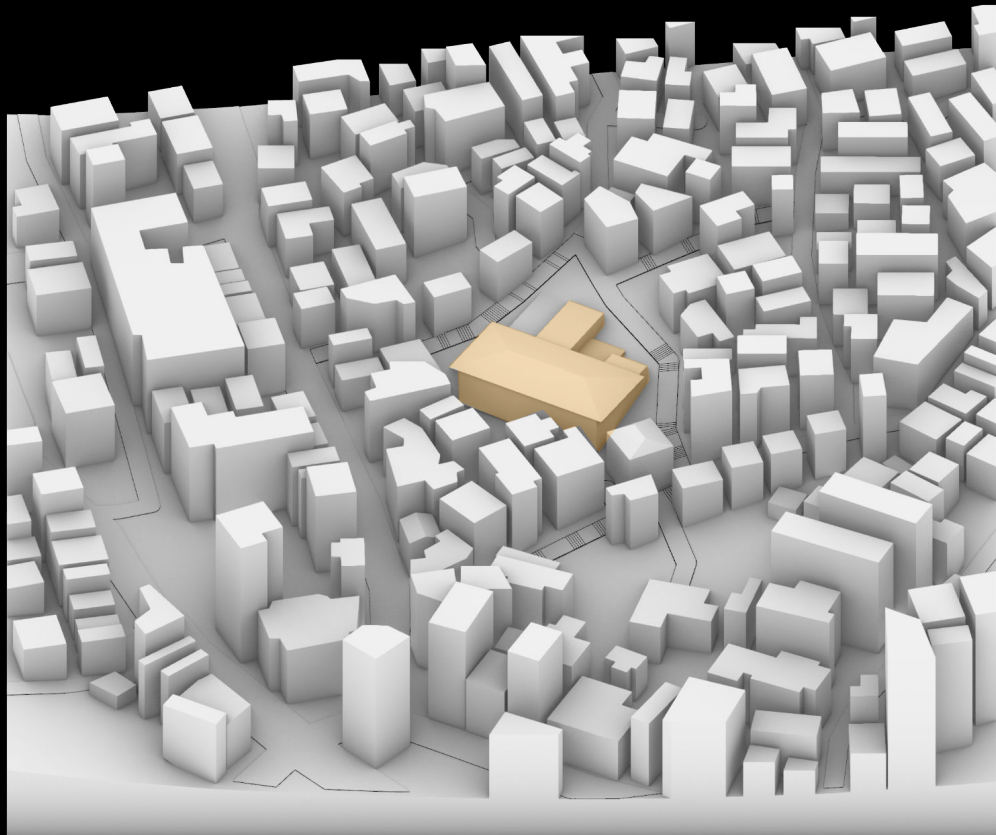
Misc

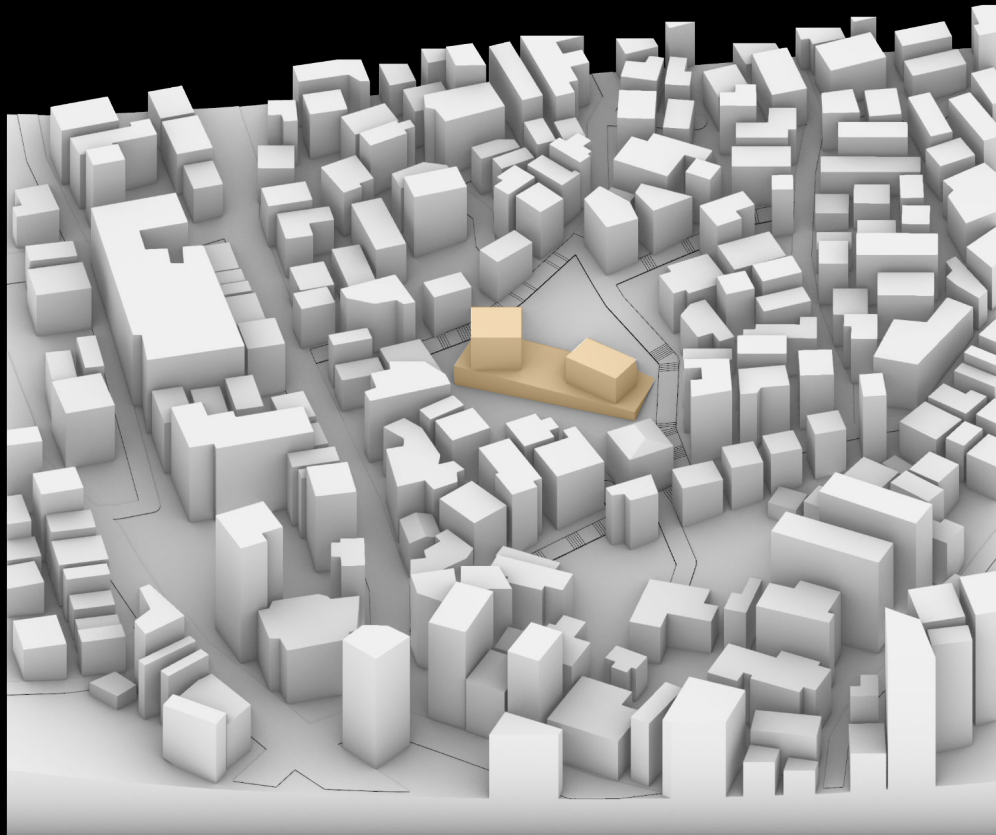
Shared indoor space	
Kitchen	
Gym	
Community center	
Circulation space	200 sqm

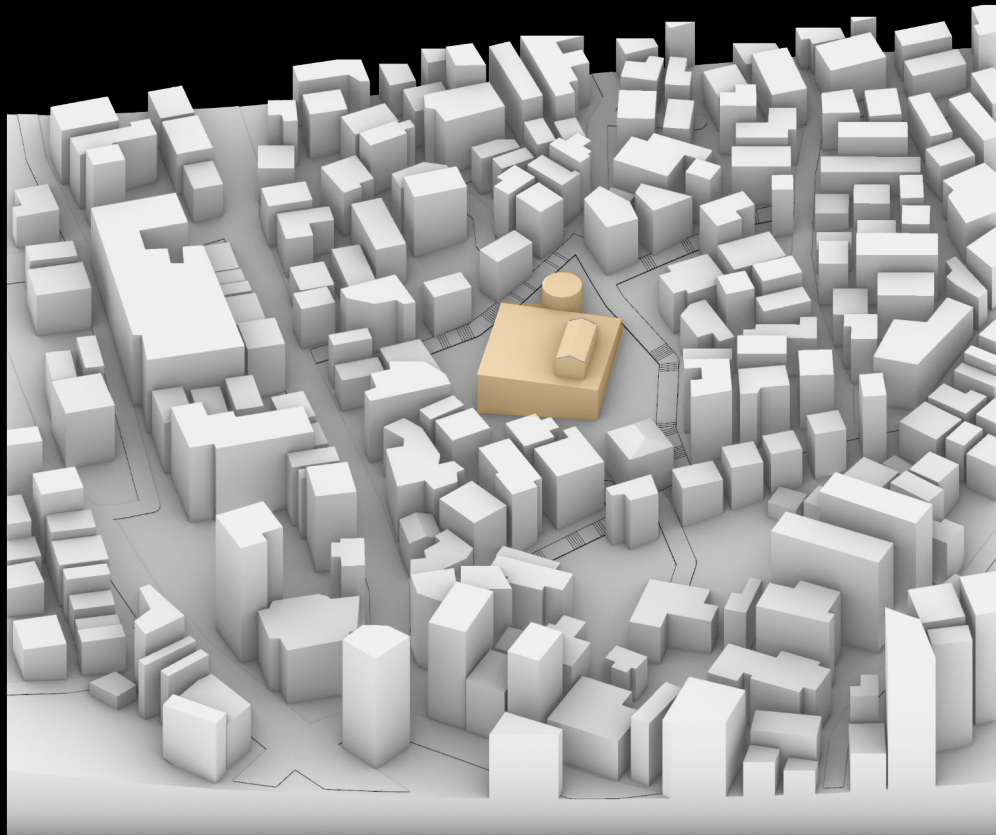


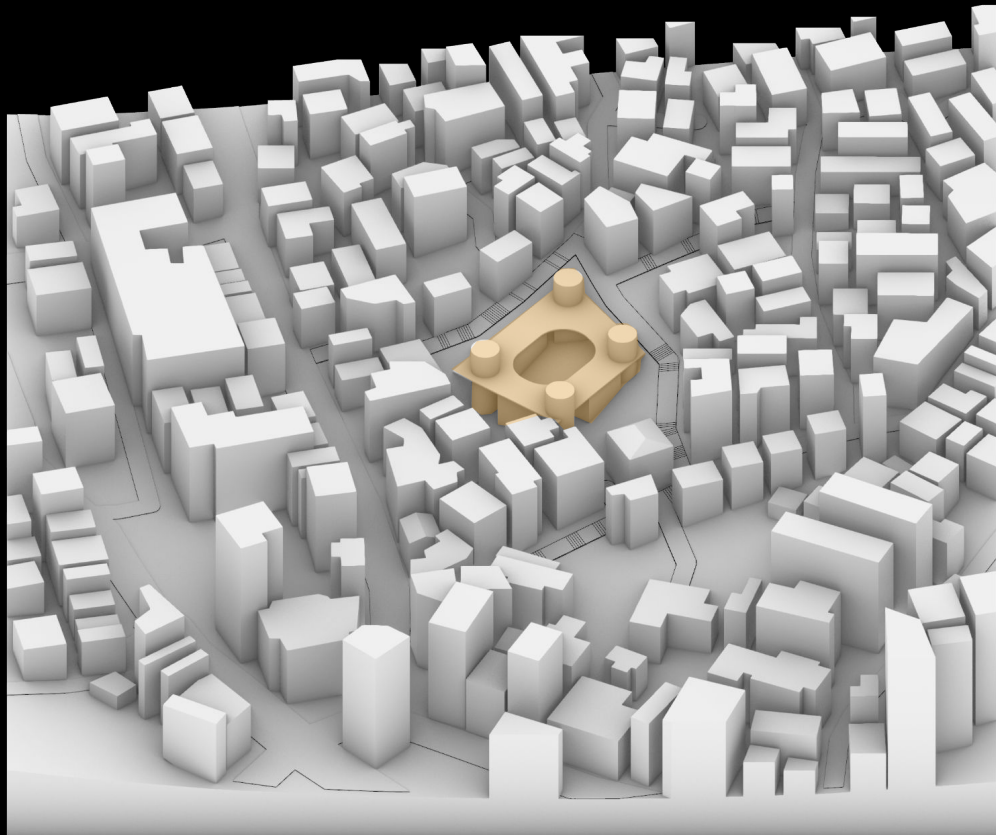












LANDSLIDES: Rebuild with strong retaining walls

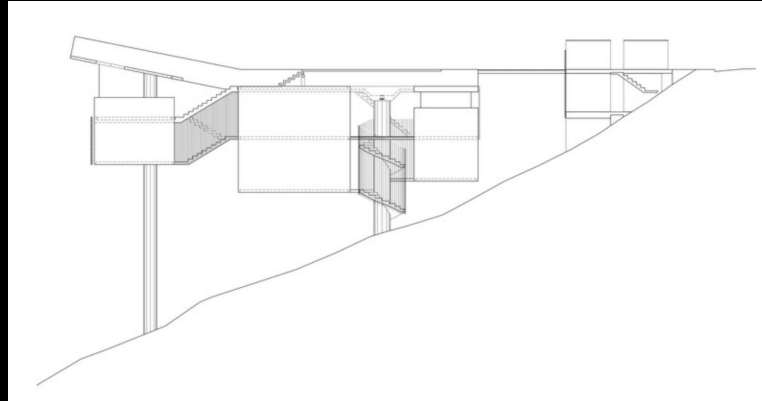


PRECEDENT

Kengo Kuma
Prostyle Sapporo

Retaining wall
Multi-tiered communal living

LANDSLIDES: Rebuild with strong retaining walls



PRECEDENT

Spbr arquitetos
Casa em Ubatuba

Very tall posts
Suspended space

LANDSLIDES: Rebuild with strong retaining walls



PRECEDENT

ZJJZ
Woodhouse Hotel

Disperse individual buildings

SHRINKING CITY: Lodging for tourism and new generation



PRECEDENT

TOTOTEI

Renovated House to boutique hotel

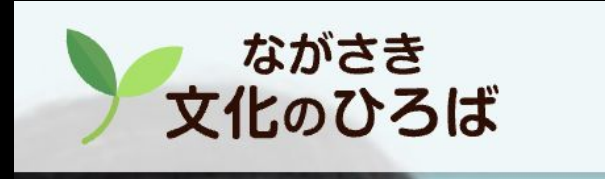
Next Steps

_Decide which mechanism to move forward with architectural design

- Define floor area, program, materiality, and structure

_Create a survey to reach out for “Nagasaki City Citizen Life Department Cultural Promotion” for more accurate survey of the project

- **WIP Survey questions includes:**
 - What is the most difficult part to reside in hillside neighborhoods?
 - How many times do you need to go out to get supplies?
 - Is there community center that is dedicated for elderly?
 - What do you imagine the town would look like in 10 years?
 - Would you like to move to a new location (housing) which is more convenient and closer to the city if you donate the land?
 - etc.



Architectural Values & Desired Outcomes

1 Improving Housing Stock

Designing with a focus towards larger, more robust, and culturally relevant housing.

2 Providing New Housing

We build larger units and more densely to improve access to main roads and reduce infrastructural demands in the sloped areas.

3 Improving Tourism + Revitalization

Designing with a focus towards larger, culturally relevant hotels. This builds upon the historical context and tourism context closely.

4 Designing towards Transition

Since these homes are newly renovated and constructed, they can be converted into hotels when families wish to leave (selling it to the hotel or government). Alternatively, they can run the home as an AirBnB or other short-term vacation rental.

5 Building Community

By grouping homes and designing more shared outdoor and indoor spaces, this can also help relieve issues of loneliness and shrinking communities.

6 Scaling the Strategy

This can scale based on the machi/banchi systems and the opportunities around the hillside communities.

旅館
團地
團館
