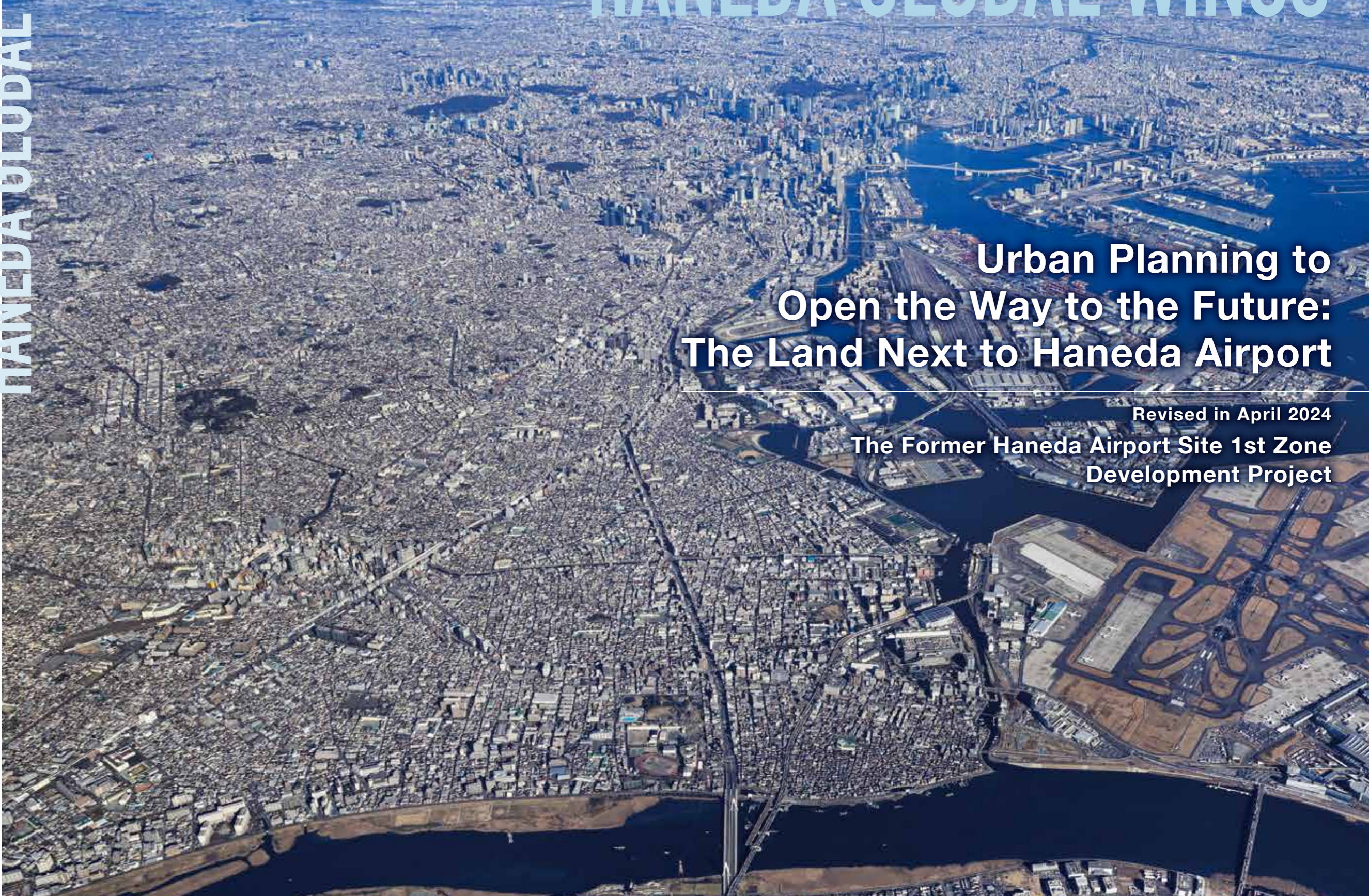




HANEDA GLOBAL WINGS

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Urban Planning to Open the Way to the Future: The Land Next to Haneda Airport

Revised in April 2024
The Former Haneda Airport Site 1st Zone Development Project



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Haneda Airport and Ota City connect to the world

The Former Haneda Airport Site 1st Zone is adjacent to Haneda Airport, a 24-hour international airport, and located along the Keihin waterfront, where small- and medium-sized enterprises with sophisticated manufacturing technologies are concentrated.

Adding international flights has led to significant increases in the number of overseas visitors to Haneda Airport. It is expected to play a greater role as a gateway that connects the world with Japan's various regions and to further enhance domestic and international exchanges of people, things, and information.

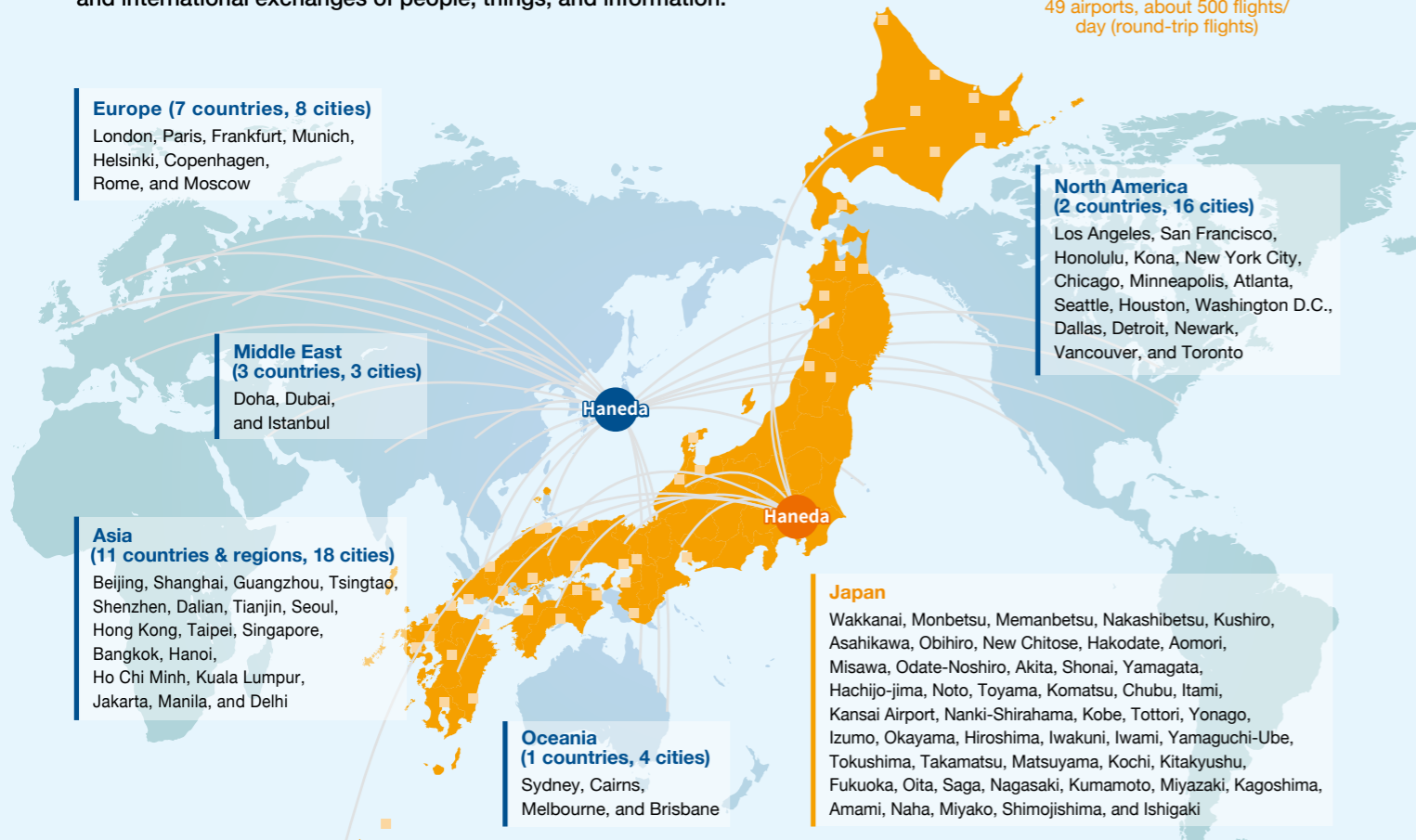
Annual number of passengers (2023)

78.3 million

Source: Passenger Traffic Statistics; Ministry of Land, Infrastructure, Transport and Tourism.

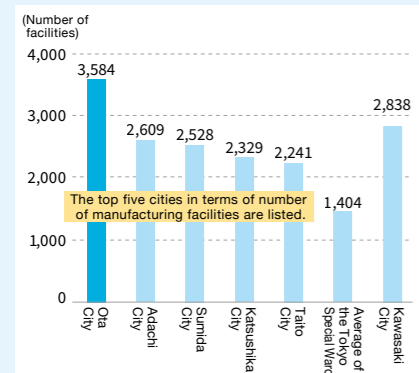
International routes:
24 countries & regions, 49 cities Up to 150 flights/day (round-trip flights)

Domestic routes:
49 airports, about 500 flights/day (round-trip flights)



Number of manufacturing facilities in Ota City

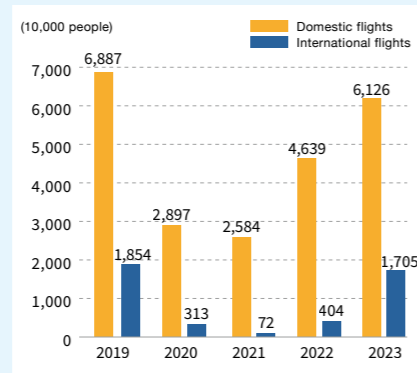
Companies engaged in sophisticated manufacturing are concentrated in the Keihin waterfront, and Ota City is home to 3,584 manufacturing facilities. Many of these are R&D and other companies with sophisticated base technologies that support leading industries, such as cutting and plating. More manufacturing facilities are located in Ota City than in the Tokyo Special Wards or Kawasaki City.



* Source: 2016 Economic Census for Business Activity, Ministry of Internal Affairs and Communications

Changes in the number of passengers at Haneda Airport

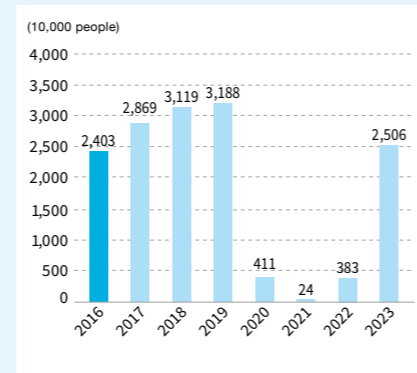
In and after 2020, the number of arriving and departing passengers, on both domestic and international routes, declined dramatically under the impact of the COVID-19 pandemic. These numbers are now gradually rising, with the total for 2023 recovering to about 90% of 2019 levels.



* Source: Records of Airport Management Status by Calendar Year and Fiscal Year, Ministry of Land, Infrastructure, Transport and Tourism

Trends in the numbers of foreign visitors to Japan

Under the impact of the COVID-19 pandemic, the number of foreign visitors to Japan dropped significantly in and after 2020, but in 2023 this figure was on a recovering trend. In its "Tourism Nation Promotion Basic Plan," the Japanese government set a target to exceed the inbound-tourism level of 2019 by 2025.



* Source: "Number of foreign visitors to Japan," Japan National Tourism Organization (JNTO)

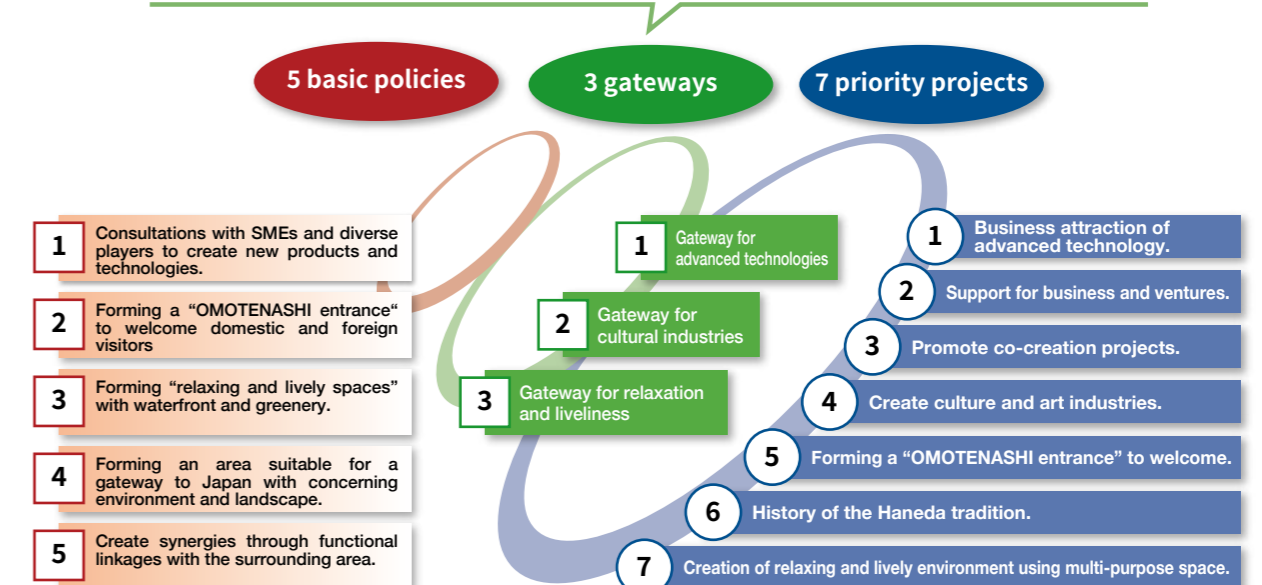
History of and development policies for The Former Haneda Airport Site

History of The Former Haneda Airport Site 1st Zone Development Project

- 2010 Promotion Plan for The Former Haneda Airport Site Planning**
The Haneda Airport Relocation Issue Council (the Ministry of Land, Infrastructure, Transport and Tourism; Tokyo Metropolis; Shinagawa City; and Ota City) determined a plan to develop industrial and cultural interaction facilities, a multipurpose square, and others with the aim of developing 1st Zone as a creation and interaction zone that makes the most of its proximity to the airport and urban districts.
- 2011 Special Zone for Asian Headquarters**
Based on the Act on Comprehensive Special Zones, an area including 1st Zone was designated as a Special Zone for Asian Headquarters, which is an international strategic comprehensive special zone.
- 2014 Tokyo Area National Strategic Special Zone**
Based on the Act on National Strategic Special Zones, an area including Ota City was designated as the Tokyo Area National Strategic Special Zone.
- 2015 Development policies for The Former Haneda Airport Site 1st Zone**
For town planning of 1st Zone, Ota City developed the concept of developing a "New Industrial and Creative Promotion Base" that connects the world with Japan's various regions.
- Basic Agreement on Implementation of the Land Readjustment Project**
A basic agreement that specifies policies, the division of roles, and other matters was concluded among the Ministry of Land, Infrastructure, Transport and Tourism; Tokyo Metropolis; the Urban Renaissance Agency; and Ota City.
- 2016 Decision on city planning under the national strategic special zone framework**
Taking advantage of the special provisions in the City Planning Act, a decision was made on city planning, including a land readjustment project as well as road and park development.
- Minister's authorization of the plan and implementation rules for the land readjustment project**
The plan and implementation rules for the land readjustment project were authorized by the Minister.
- Special Urban Regeneration Emergency Development Area**
Based on the provisions of the Act on Special Measures concerning Urban Regeneration, an area including 1st Zone was designated as a larger Special Urban Regeneration Emergency Development Area.
- 2017 Determination of companies to entrust to develop and operate The Former Haneda Airport Site 1st Zone (phase 1 project)**
A proposing group of companies represented by Kajima Corporation was determined to be prospective companies to engage in the project.
- Decision on a plan to sell the national asset The Former Haneda Airport Site 1st Zone (site for the phase 1 project)**
The Kanto Local Finance Bureau of the Ministry of Finance decided on a plan to sell to Ota City the national asset that constitutes the site of 1st Zone, which is covered by the phase 1 project.
- 2018 Conclusion of a contract for The Former Haneda Airport Site 1st Zone Project (phase 1 project)**
Haneda Mirai Kaihatsu Co., Ltd., which consists of nine companies represented by Kajima Corporation, and Ota City concluded a contract for the project.
- Acquisition of The Former Haneda Airport Site 1st Zone (site for the phase 1 project)**
Ota City acquired the site of 1st Zone covered by the phase 1 project from the government and the Urban Renaissance Agency.
- Private urban regeneration project plan**
Based on the provisions of the Act on Special Measures concerning Urban Regeneration, the project was approved as a private urban regeneration project plan.
- 2020 Opening of 1st Zone (phase 1 project)**
Haneda Innovation City opened on July 3, 2020. Full-scale operation commenced on September 18.
- Smart city model project**
The project, which was selected as a priority commercialization promotion project by the Ministry of Land, Infrastructure, Transport and Tourism the previous year, was upgraded to a leading model project.
- 2023 Grand opening of Haneda Innovation City**
With construction of zones A, B and C complete, Haneda Innovation City held its grand opening on November 16, 2023.

The Former Haneda Airport Site 1st Zone Development policies

Develop a "New Industrial and Creative Promotion Base" that connects the world with Japan's various regions
—HANEDA gateway—



HANEDA GLOBAL WINGS

Area covering The Former Haneda Airport Site 1st and 2nd Zones



- 1 The Former Haneda Airport Site Land Readjustment Project P5
- 2 The Former Haneda Airport Site 1st Zone Development Project (phase 1 project) Haneda Innovation City P6
- 3 The Former Haneda Airport Site 1st Zone Development Project (Park development and operation) P11



- 4 The Former Haneda Airport Site 2nd Zone Haneda Airport Garden

Haneda Airport Garden supports the functions of the airport and leverages its potential. Facilities include a 1,700-suite hotel, a natural geothermal spa with panoramic view, MICE facilities (event hall and conference rooms), a bus terminal providing direct access to major tourist destinations across the country, and a shopping area featuring approximately 80 restaurants and shops, as well as a service center offering tax reimbursement, shipping services, and information services in multiple languages.



- 5 Soramunado Haneda Green Space

The space also features a relaxation & observation terrace with panoramic views, a walking path, and green space 2 km in length. Visitors can relax and look out over the banks of the Tama River or watch the airplanes take off and land from close up. In the future, we will leverage the vitality of the private sector to further enhance the liveliness of the area.



- 6 Water transportation project using Haneda Airport Tenkubashi Pier

Private-sector operators are continuously opening new sightseeing routes, including those by boat, and offering regular transportation services. These services showcase the attractions of the lush green spaces and waterside areas surrounding Haneda Airport, making it a more enticing destination for excursions and strengthening airport access.



- 7 Development of the entire town of Haneda-Asahicho

A number of facilities have been built close to the airport, leveraging the advantages of the location. These include Haneda Chronogate, one of Japan's largest logistics terminals; ANA Blue Base, the world's most state-of-the-art general flight-related training facility; and Mitsui Fudosan Industrial Park Haneda, a mixed-use facility with advanced logistical features. Ota City is also building an industrial support facility on the site of the former Haneda Asahi Elementary School, by means of a public-private partnership (with completion scheduled for 2027).

- 8 Development of National Route 357 Tamagawa Tunnel

To improve access to the Haneda Airport area and the Keihin waterfront, to strengthen collaboration among sites, and to resolve traffic issues in the waterfront area, the Ministry of Land, Infrastructure, Transport and Tourism has been promoting shaft construction work to build a shield tunnel.

- 9 Development of Tamagawa Sky Bridge

As infrastructure to support the development of business functions and bases for growth strategies in the Tokyo area, a connecting road between The Former Haneda Airport Site area and the Tono-machi area was developed by Tokyo Metropolis, Kawasaki City, and the Ministry of Land, Infrastructure, Transport and Tourism. It opened in March 2022.



- 10 King Sky Front, a base for Tono-machi international strategies

In Kawasaki City's Tono-machi area, King Sky Front, a base for Tono-machi international strategies that creates new industries based on research and development in the fields of life science and the environment, is being developed.

The Former Haneda Airport Site 1st Zone Development Project

The former Haneda Airport site is land resulting from carrying out Haneda Airport offshore development and re-expansion projects. It is adjacent to Haneda Airport and located along the Keihin waterfront, where small- and medium-sized enterprises skilled in sophisticated manufacturing are concentrated.

Ota City positions The Former Haneda Airport Site 1st Zone as a gateway that makes the most of the location's advantages to connect the world with various regions of Japan. Through public-private collaboration, the land is being developed as a "New Industrial and Creative Promotion Base" that attracts people, things, and information and creates new industries as well as communicates Japan's manufacturing technologies and the charms of the country's regions domestically and internationally from Haneda.



The Former Haneda Airport Site Area Land Readjustment Project

In the Former Haneda Airport Site Area Land Readjustment Project, in order to introduce various functions and to realize planning of a lively town, we promote the proper placement and development of urban infrastructure facilities, such as urban planning roads, including a traffic square that helps people to travel, and urban planning parks, by making the most of the rich natural environment including the Tama River and the Ebitori River.

Image of development of urban infrastructure facilities

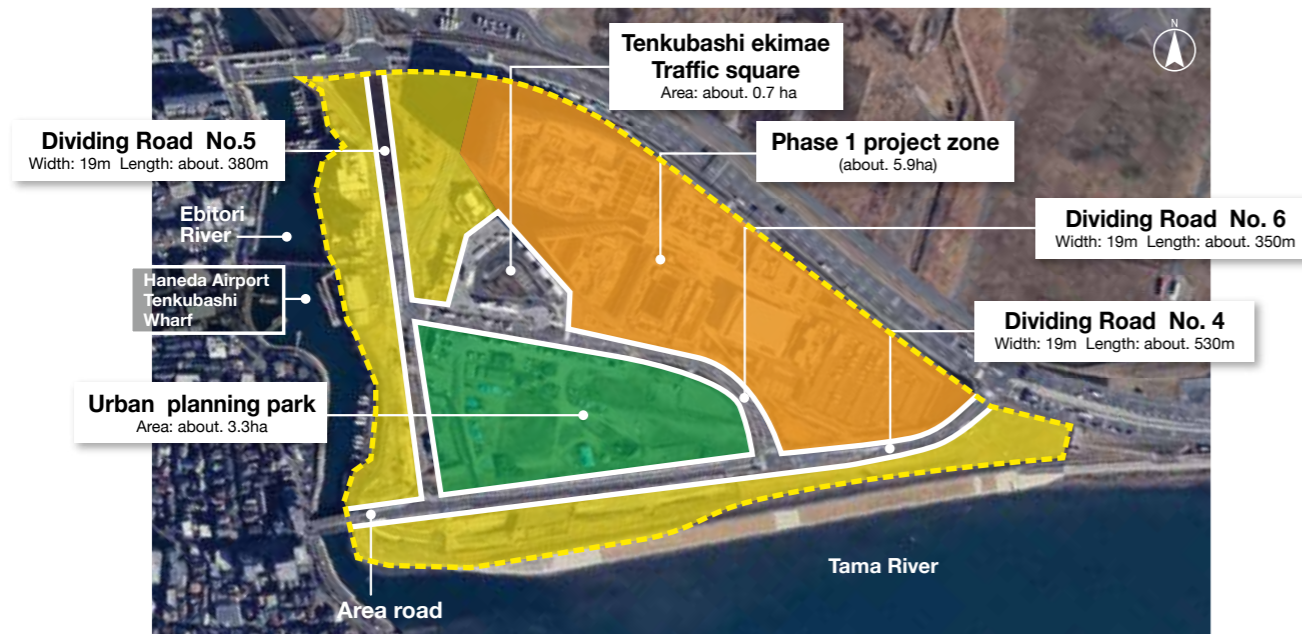


photo from the Urban Renaissance Agency

Project overview

Project name	: Tokyo Urban Planning Land Readjustment Project, The Former Haneda Airport Site Area Land Readjustment Project
Constructor	: Urban Renaissance Agency
Construction location	: Parts of Haneda Kuko 1 Chome and 2 Chome, Ota City, Tokyo
Construction area	: About 16.5 ha
Project period	: From October 5, 2016 to March 31, 2026
Key parts of development	: Development of land for housing, a park, and roads, including a traffic square, within the construction area
Date of project authorization	: October 5, 2016

Development of urban planning roads

In conjunction with the opening of Haneda Innovation City, Dividing Road 4 and Dividing Road 6, including the traffic square in front of Tenkubashi Station (on the Keihin Kyuko Airport Line and Tokyo Monorail Line), were partially put into service. The traffic square functions as a traffic hub and has bus stops and taxi stands. To make the square appealing, pavement with special designs as well as benches and other resting facilities have been installed.



Traffic square in front of Tenkubashi Station



Dividing Road 6

The Former Haneda Airport Site 1st Zone Development Project (phase 1 project)

Haneda Innovation City

In The Former Haneda Airport Site 1st Zone Development Project (phase 1 project), we are promoting urban planning through public-private collaboration in order to develop a “New Industrial and Creative Promotion Base” that rejuvenates the regional economy, helps to increase international competitiveness in manufacturing technologies, and realizes rural revitalization.



provide: FOTORECA

City name	: Haneda Innovation City (abbreviation: HICity)	Height restriction under the Civil Aeronautics Act	: Horizontal surface: AP + 52.5 m, transition surface slope: 1/7, approach surface slope: 1/50
Business operators	: Haneda Future Development Co., Ltd. (The company consists of the following nine companies.) Representative company: Kajima Corporation Member companies: Airport Facilities Co., Ltd.; Keikyu Corporation; Daiwa House Industry Co., Ltd.; Tokyo Monorail Co., Ltd.; Japan Airport Terminal Co., Ltd.; Nomura Real Estate Partners Co., Ltd.; East Japan Railway Company; FUJIFILM Corporation (Listed in Japanese syllabary order.)	Gross floor area	: About 130,000 m ²
Location	: 1-1-4 Haneda Kuko, Ota City	Land lease method	: Fixed-term land leasehold system (ordinary fixed-term)
Area	: About 5.9 ha	Lease period	: Until July 2070 (fixed-term land leasehold period: 50 years)
District with designated use	: Semi-industrial district (building coverage ratio: 60%, floor-area ratio: 200%)	Details of invitation	: Businesses in advanced industries, cultural industries, or industries involving both types implemented by private business operators with their own funds and know-how
		Method of invitation	: Public invitation-based proposal system (Business operators are selected based mainly on proposal content.)
		Method for checking implementation status	: Checked by monitoring based on business contracts, etc.

Business details (Business operator: Haneda Future Development Co., Ltd.)

Goals	Business policies
Gather people, things, and information from around Japan and the world as a gateway that connects the world with Japan's various regions, promote interaction between domestic and overseas organizations gathering here to help create new businesses and innovation, and develop a “New Industrial and Creative Promotion Base” that communicates Japan's manufacturing technologies and the charms of the country's regions domestically and internationally.	<ul style="list-style-type: none"> Beyond gathering companies as needed for an international industrial hub, gather needs and seeds from around the world by making the most of the proximity to Haneda Airport. In addition to matching needs with seeds, foster matching and interaction among different technologies, thoughts, and cultures. Build a stable operating structure and financial foundation over 50 years based on the consortium of nine companies and achieve permanent growth.

Details of businesses

Businesses in advanced industries	Businesses in cultural industries	Businesses involving both types
<p>Haneda Social Innovation</p> <p>Advanced technologies to build a better future and craftsmanship inherited from the old days realize better lives for people around the world.</p> <ul style="list-style-type: none"> Mobility Health & medical care Robotics 	<p>Haneda Japan Presentation</p> <p>The city abundant with art, music, and other culture enriches the minds of visitors and increases affinity among Ota City and Japan's various regions.</p> <ul style="list-style-type: none"> Traditional culture Tourism Food Hot springs culture Music, etc. Art 	<p>Haneda Future Branding</p> <p>To continue enriching the lives of all people who support this city, create a place of relaxation and activity, and enhance networks in the region.</p> <ul style="list-style-type: none"> Haneda area management Enhancement of function as a traffic node Blending of advanced and cultural industries into a new community



HANEDA INNOVATION CITY

abbreviation: HICity

Innovation for all who come

Haneda Innovation City contains commercial facilities, offices, and many characteristic functions with a focus on advanced industries and cultural industries. It provides a place where visitors can encounter future-oriented new experiences and value.

A concert hall and experienced-based culture & commercial facilities enable people from around Japan and the world to enjoy themselves. Innovation Corridor is lined with restaurants and cafes. Drop by a co-working space to work, or enjoy a foot spa or the lawn while watching airplanes come and go. The city also has accommodation facilities for a leisurely stay before or after using Haneda Airport. Spend time just as you like at Haneda Innovation City under the wide-open sky.

Access a detailed outline of HICity.

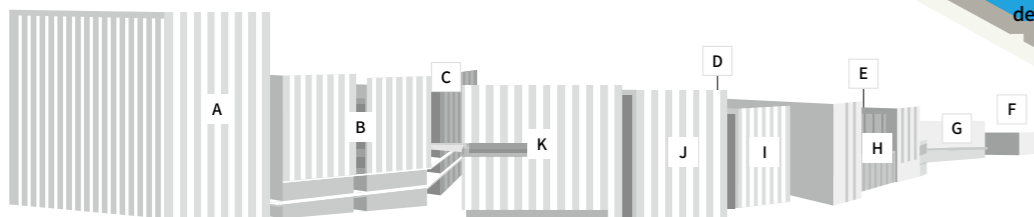


Haneda Innovation City website
「HANEDA INNOVATION CITY」

Learn what makes HICity great.



Ota City promotional website
「Unique Ota」



Relaxation



Foot Spa & Sky Deck
Enjoy the foot spa facility free of charge. In an open space, you can enjoy a foot spa while taking in the blue sky, airplanes, and the airport.

Activity



Innovation Corridor
The main street from which you can access various facilities. The many events held on this street transform it into a place that communicates Japanese traditional cultures, a market, or other enjoyable space. At night, the street is illuminated to create a fantastic atmosphere that differs from that during daytime.



Play



Artist Village
A lawn featuring artistic playground equipment. Play on playground equipment designed in the motif of fishing nets. Artists can use the field as a space to present their works.



Innovation base established by Ota City

In addition to companies in Ota City, companies, universities, research institutions, and startups gather from around Japan and the world, interacting with each other to create and produce new industries. We expect such activities to positively impact industries in Ota City. The innovation base is divided into two zones: the tenant zone, home to companies enthusiastic about resolving social issues and creating new businesses, and PiO PARK, an interaction zone designed to promote interaction and foster innovation. PiO PARK can be used in many ways, including for co-working, events, and showcases.



These are all photos of PiO PARK.



Showcasing
Showcases can be used to advertise products made in Ota City, "one and only" technologies, and others.



Event space
Workshops and other events can be held in PiO PARK, which has distribution facilities.



Co-working space
A variety of working spaces can be used depending on the task type and number of workers.

Interaction

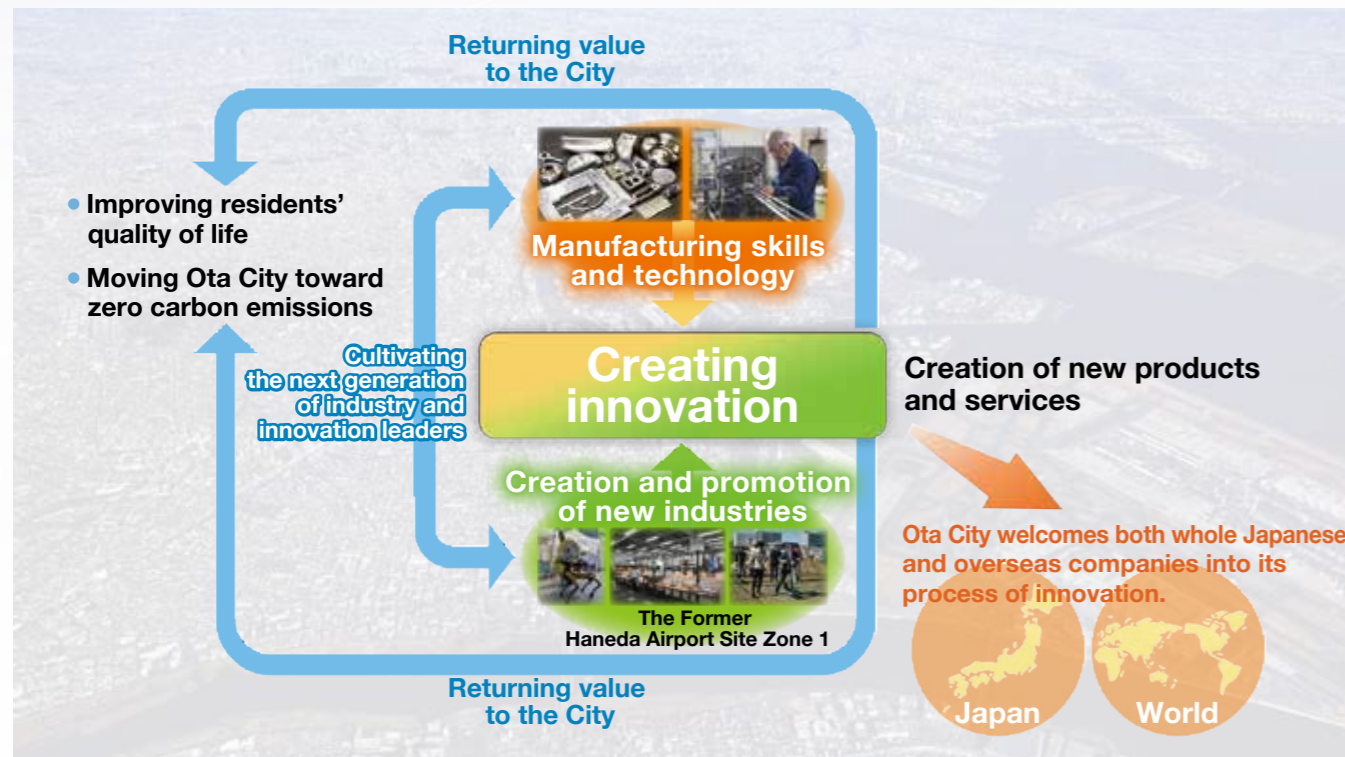
A springboard for open innovation and smart city

With Haneda Innovation City as its springboard, Ota city is becoming a new industrial and creative promotion base. It is also a city where the art of manufacturing flourishes, through the concentration of manufacturing industries applying state-of-the-art technology. By further enhancing these two aspects of Ota City and binding them closer together, Haneda Innovation City aims to give rise to even greater innovation, make living in Ota City more convenient than ever before and generating products and services that offer solutions to regional issues, improving quality of life for City residents. Ota City welcomes both Japanese and overseas companies to join this process of innovation, reaffirming its position as a model city for innovation that fuses new industries with artisanal skills.



Ota City original SDGs logo

Taking flight from Haneda into the future: Making SDG's Future City



Creating open innovation

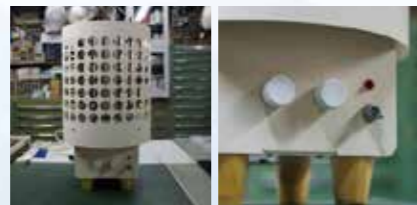
After learning about PiO PARK, an industrial park in Haneda Innovation City, many companies developed products utilizing the artisanal skills of companies in Ota City.

An Ota City company that specializes in precision metal processing partnered with a select retailer at "New Collaboration @ PiO PARK" to develop and market a series of outdoor gear including open-flame grills and lampshades.



Products made in collaboration with Ota City company and select retailer
Open-flame grills and lampshades

Thanks to a business exchange event held at PiO PARK, a company in Ota City partnered with a startup company on the joint development of electric heaters for saunas.



Products made in collaboration with Ota City company and startup company
Electric heaters for saunas

An Ota City company and a startup began manufacturing dedicated parts for a robot developed by the startup through their partnership. The improved robot design is now in use throughout Japan, including in PiO PARK.



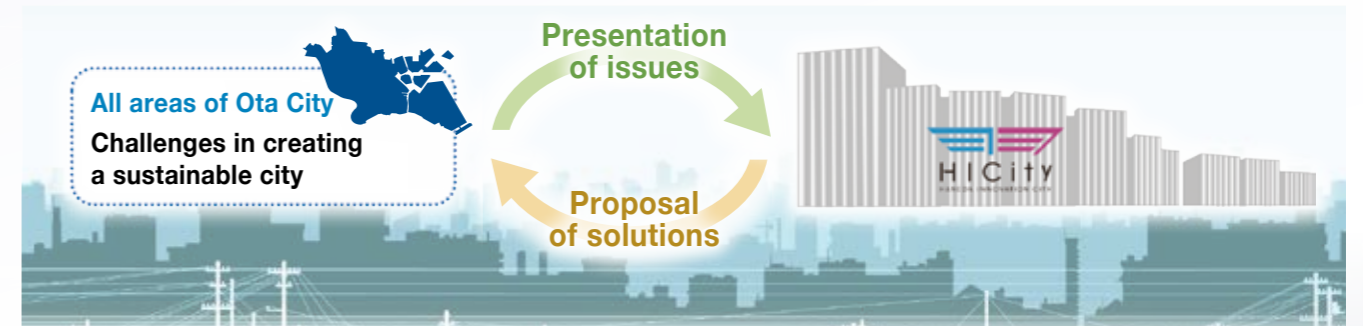
Products made in collaboration with Ota City company and startup company
Speaker holders for robots

Smart City Initiatives

Haneda Innovation City is positioned as a testbed for solutions to regional issues. Among other activities, proof-of-concept tests for a wide range of leading-edge technologies are conducted here.

Building smart cities that support Ota as a sustainable city

To devise solutions to some of society's most intractable problems, Ota City is building a smart city that will serve as a testbed, where, proof-of-concept tests are conducted using leading-edge technologies.



Proof-of-concept test for a self-driving bus

Repeated proof-of-concept tests for a self-driving bus under routine operation within Haneda Innovation City led to multiple proof-of-concept tests on public roads. Proof-of-concept tests are continuing at automated driving level 4: completely automated driving under controlled conditions.



Proof-of-concept tests using battery-less devices

A proof-of-concept test was conducted using a battery-less device to visualize congestion by gathering data on the use of facilities such as the exchange space in Haneda Innovation City. Thanks to this test, Ota City was able to conduct proof-of-concept tests for the remote monitoring of landslide sites in the city.



Proof-of-concept tests using CO2 sensors

In a room in Haneda Innovation City, proof-of-concept tests were conducted to monitor the reduction of electricity consumption through the automatic control of ventilation. These efforts led, in partnership with the Tokyo Metropolitan Government, to proof-of-concept tests at a larger facility in Ota City.

	CO2	湿度	室温	PM2.5	
4F 事務所 (光レ ストラン)	525 ppm	25.8 %	39.0 °C	-	良好
1F PiOフロント (旧喫茶店・画廊)	486 ppm	28.3 %	38.1 °C	-	良好
FE-17 給気ファ ン_ATOM RS485	461 ppm	12.3 %	38.7 °C	36	良好
FE-100 排気ファ ン_ATOM RS485	473 ppm	11.6 %	41.8 °C	37	良好
HEI-4 全熱交換 機_ATOM RS485	504 ppm	17.8 %	34.2 °C	58	良好

The Former Haneda Airport Site 1st Zone Development Project (Park Development & Operation)

We are proceeding to develop and operate the park in 1st Zone in order to create a place of relaxation and liveliness. We have prepared the "The Former Haneda Airport Site 1st Zone Urban Planning Park Concept Book," which summarizes the basic concepts for developing the park, such as the directions to take, public-private collaboration, and flexible operation, etc.

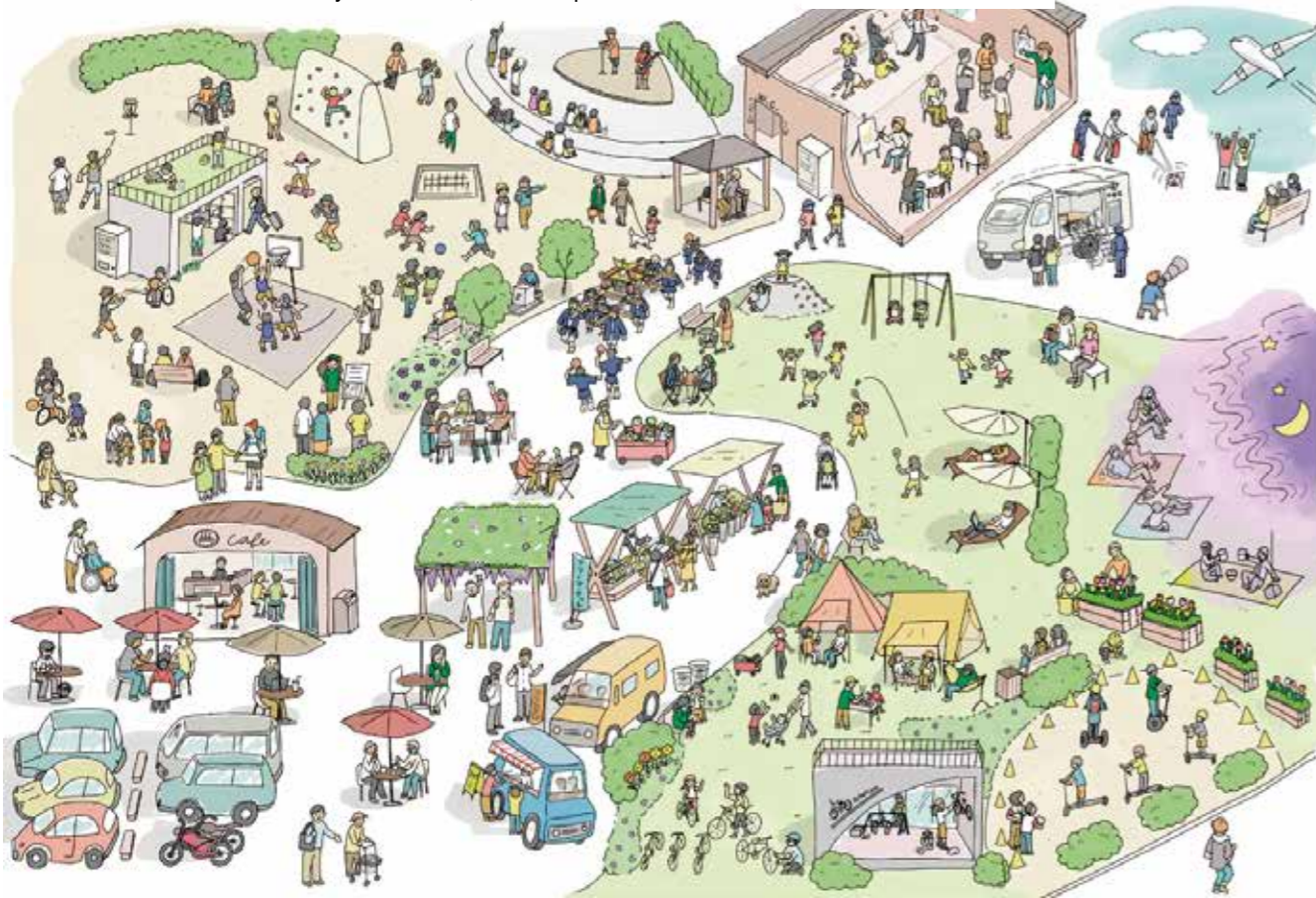


Concept Book

Learn more about development and operation of the park.

Image of the park usage

Based on the needs of Ota City's residents, how the park is to be used is illustrated.



Five directions to take

Based on the needs of Ota City's residents and the Former Haneda Airport Site history and location, we set five directions to take that will also help to resolve regional issues.



Steps toward the park development and operation

We will develop and operate the park as a public-private collaborative project according to the following steps.



Haneda's historical legacy

The former site of Haneda Airport (created by offshore development and re-expansion projects at the airport) was formerly the site of three towns developed at the end of the Edo period: Haneda-suzuki, Haneda-anamori and Haneda-edomi. Until the Pacific War, many people lived in these towns, which flourished as a tourist resort. However, after the war, Allied forces requisitioned the land on which these towns were situated, and the towns' roughly 3,000 inhabitants were given only 48 hours to vacate the area.

The poignant history and memory of these former residents served as the starting point for the city's "airport measures" and underpin efforts to develop the Former Haneda Airport Site Zone 1.



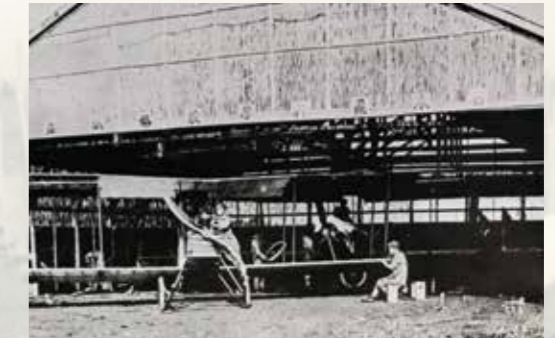
Eight Views in the Environs of Edo: "Geese at Haneda"
Utagawa Hiroshige



Approach to Anamoriinari Shrine
(mid-Meiji period)



Haneda Anamori Memorial Beach



Haneda airfield

Source: Folk Museum of Ota Borough

Initiatives by Ota City

For Ota City, preserving the historical legacy of Haneda is a key objective of the plan to refurbish the Former Haneda Airport Site Zone 1. Working with regional partners, Ota City is taking steps to pass on the history of Haneda to the next generation.



Stone monument honoring the inhabitants of the three former towns of Haneda (Tenkubashiekimae Traffic Plaza)



Refurbished tile from the three former towns of Haneda (Tenkubashiekimae Traffic Plaza)



Historical artifact display area using aerial displays (at Haneda Innovation City)