

Public Comment

~ Summary of “Re-evaluation of development/architectural rules for the Resort area” ~



January 2023

Kutchan Town, Town Planning and
Shinkansen Division

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Review on the land use and landscape rules associated with resort investment and development

1 Purpose of review

[In the present Quasi-City Planning Areas (black-outlined area)]

- Resort investment and development focusing on skiing sites have been promoted. In particular, since increase in the number of accommodation facilities of which development has been promoted may lead to excessive supply, burden on the natural environment including the loss of water resources or forests may be caused, and deterioration in the quality of the entire resort is forecasted.
- In the tourist site master plan formulated by public-private partnership (formulated in March, 2020), "Leading of high-quality development" is stated, and the development investment will be focused on the areas near skiing sites by limiting the development density in the areas of bountiful forests.
- Taking into consideration the above, we are going to review the landscape districts and the special use restriction areas for the maintenance of the resort quality, focusing on the land use for the conservation of the land of bountiful forests.

[Expanding Quasi-City Planning Areas (red-outlined area)]

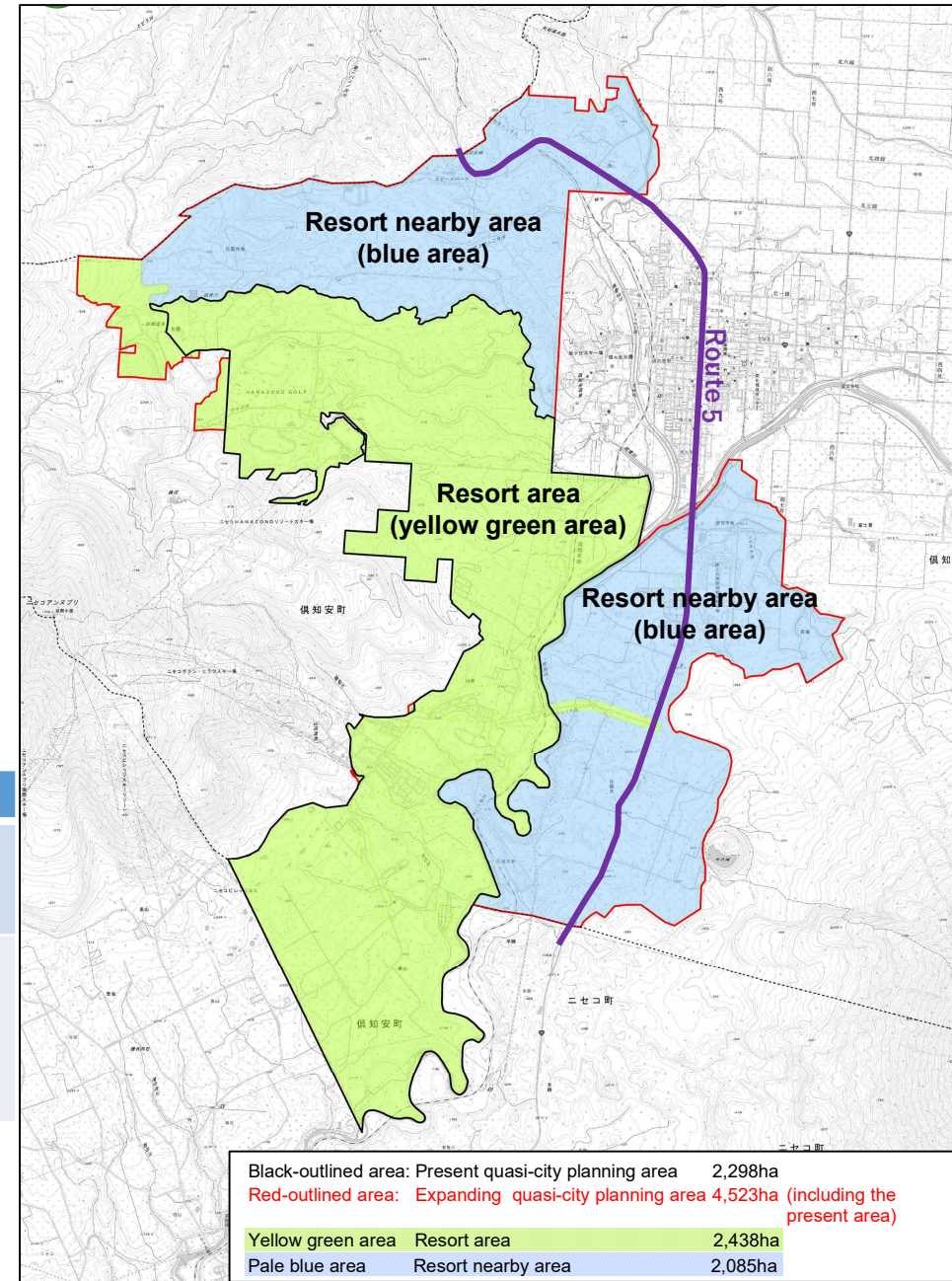
- Movement of resort development is expanding toward the outside of the quasi-city planning areas, and the movement has been shown in the areas of Route 5 roadside and the foot of Mt. Youteizan, remotely related with the formation of resort areas.
- As a result of the questionnaire to the target residents and business persons implemented in February 2021, it was found that many people wished the present life could be maintained also in the future.
- The restriction on the expansion of resort development based on the land use to support the life and industry in local communities will lead to the sustainable town planning in the future. Thus, we are going to expand the quasi-city planning areas, and arranging the land use in order by the special use restriction areas.

2 Directionality of land use

Category	Directionality	Method
Resort area (yellow green area)	The area is defined to be the present quasi-city planning area that is slightly expanded, and the land use mainly related to resort is accepted.	<ul style="list-style-type: none"> •Review of the restriction on Landscape districts •Review of Special use restriction districts
Resort nearby area (pale blue area)	The area covers the almost all area of the expanding quasi-city planning area, land use associated with resort is restricted, but land use deeply rooted in the present resident life and industry is introduced.	<ul style="list-style-type: none"> •Setting the restriction of form (building coverage ratio, floor area ratio, etc.) •Setting the special use restriction districts *No landscape districts is defined, but introduced by the notification based on the landscape plan

3 Notification of area review specification (schedule)

October 1, 2023



● Tourist site master plan

Important guideline to make tourist site by the cooperation of the government and the person concerned in tourism groups

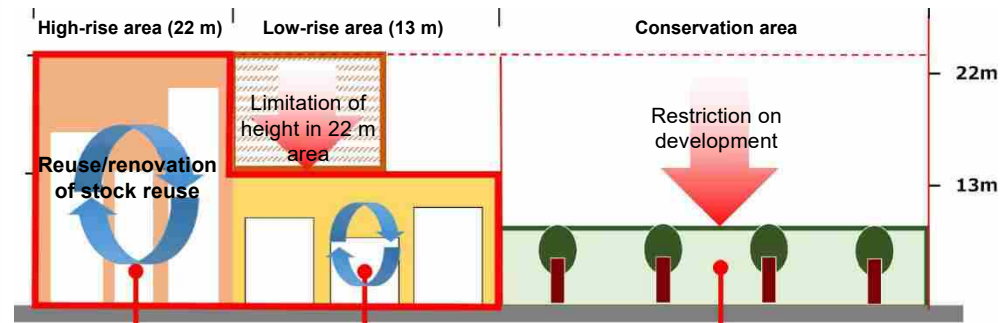
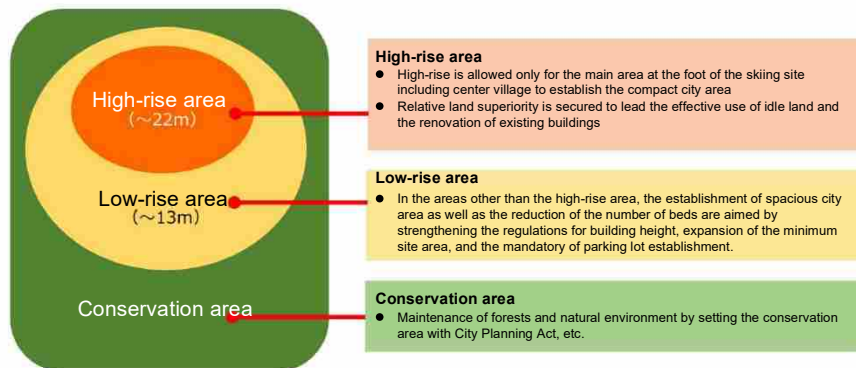
- Planning period: From FY 2020 to FY 2031 [for 12 years]
- Formulator: Kutchan Town, (General corporate judicial person) Kutchan Town Tourist Association, (General corporate judicial person) Niseko Hirafu Area management



“Introduction of high-quality development”-One of the important themes

[5] Coordination of development business (image of setting development density)

- It is hard to achieve the setting of the development capacity by only the present lax rules for land use.
- Thus, the more intensive city area is established, the nature to be conserved is conserved, the landscape is considered, and the avoidance of damage to the brand value is aimed by supposing the density concept below and introducing the method to achieve it.
- The avoidance of sprawl is discussed in the meeting of G20 Tourism Minister, and it contributes to the sustainable tourism, which is stated in “Declaration of Kutchan, Hokkaido”.



● Review on the rules (since 2020)

In Kutchan town, review on the rules for the development of and construction in the resort area has been started since 2020, with the review on the formulation of the landscape planning in the whole town, taking into consideration the tourist site master plan on the previous slide.

○ “Questionnaire of landscape” (on June, 2020)

Q. Future development in resort area (N=697)

A. Development quantity taking into consideration the natural environment

Restriction of development by strict rules: 35.4%

○ “Landscape districts Review Subcommittee”

It was established as the task force for landscape planning review, and the seven members nominated by the tourism groups and the area management groups in the area reviewed the rule plan.

Held for 13 times in total

<Purposes of land use in resort area>

present state

- investment to resort and expansion of development tend to promote.
- Buildings are gathered in the pension village area in a highly dense manner.
- Movement of large-scale development depending on the forest area.



matters of concern

- Large burden on the infrastructure including water, sewage, and roads
- Loss of the natural environment including greenness

- Plan to collect resort facilities around the skiing site, regarded as the base site.
- For other areas, generally limit the density from the viewpoint of “Improvement in quality” and remain greenness as much as possible.
- Investment and development from the viewpoint of sustainable management of tourist site

Vision

Attractive resort space, full of nature all the year round, loved by the local community

Land use policy

Value the comfortable resort staying environment and abundant nature
- Promotion of land use with the burden on greenness, water, and roads limited -

○ Opinion exchange with residents

[1] Round-table conference about landscape districts

On the drafts of rules

On March 3 and 4, 2022, 99 members participated in total (including on-line)

[2] Meeting of opinion exchange about the review of rules for construction in the resort area and the areas around it

On the rough plan of rules

On November 11, 14, and 30, 2022, 35 members participated in total (including on-line)

Members of Landscape district Review Meeting

Membership of organization member belongs	Name	Remarks
Member of Review Committee for Landscape Planning and Green Basic Plan (Landscape Council Member)	Satoshi Kasama	Chairman Civil Engineering Research Institute for Cold Region, Regional Landscape Team, Researcher
Member of Review Committee for Landscape Planning and Green Basic Plan (Landscape Council Member)	Hiroshi Yamada	(General corporate judicial person) Kutchan town Tourist Association, Vice President
Member of Review Committee for Landscape Planning and Green Basic Plan	Ben Kerr	(General corporate judicial person) Kutchan town Tourist Association
Member of Review Committee for Landscape Planning and Green Basic Plan	Minoru Okubo	(General corporate judicial person) Kutchan town Tourist Association
Nominee, ((General corporate judicial person) Niseko Promotion Board)	Ross Findlay	((General corporate judicial person) Niseko Promotion Board
Nominee, ((General corporate judicial person) Niseko Hirafu Area management)	Keiji Saito	((General corporate judicial person) Niseko Hirafu Area management Secretariat
Kutchan town Tourism, Industry, and Commerce Section. Section Head	Naoya Numata	

Chapter 1 Resort Area Progress and future developments

● Investment flows in resort areas.

1
favorable

From Circa 2003-

Condominiums as a new "quality" has been added and facilities updated around the ski resort.

<Phenomenon>

Renovation around the ski resort

<Effectiveness /Issues>

Restoration of ski resort vitality

2
concern

From Circa 2012-

The increased accommodation demands in the Asian market has lead to larger facilities and expansion of development areas.

Larger facilities
Development to the surrounding area

Transportation issues
Parking issues

+

3
crisis

From Circa 2017 to present

Strong buyer's market has led to further outward and large-scale developments by heavy investments.

Higher densification and large-scale investment in Lower Village Area
Growing sprawl

Congestion of the ski slopes
Water supply issues
Loss of nature



From 'quantity' of accommodation to 'quality' of service content

(Guiding investments and developments with awareness and coordination with the operational side, such as ski resorts)

○ Areas away from ski slopes.

Reducing sprawl and preserving the natural environment [Effective use of urban planning systems].

○ Around the ski slopes

Formation of a bustling area, in accordance with the bed numbers guidelines [Based on the use of the urban planning system, and consideration of guidelines and other guidance measures for details].



4
improvement

From now on

Reducing sprawl in high-risk 'suburbs' with poor linkages to ski resorts.

Guiding renovation around the ski resort and forming the resort that enhance circulation.

Inducing redevelopment around the ski resort
Reducing sprawl

Bustle around the ski resort
Comfortable accommodation environment

Chapter 1 Resort Area Scale of resort site

● Comparison of resort areas in Kutchan with those around the world



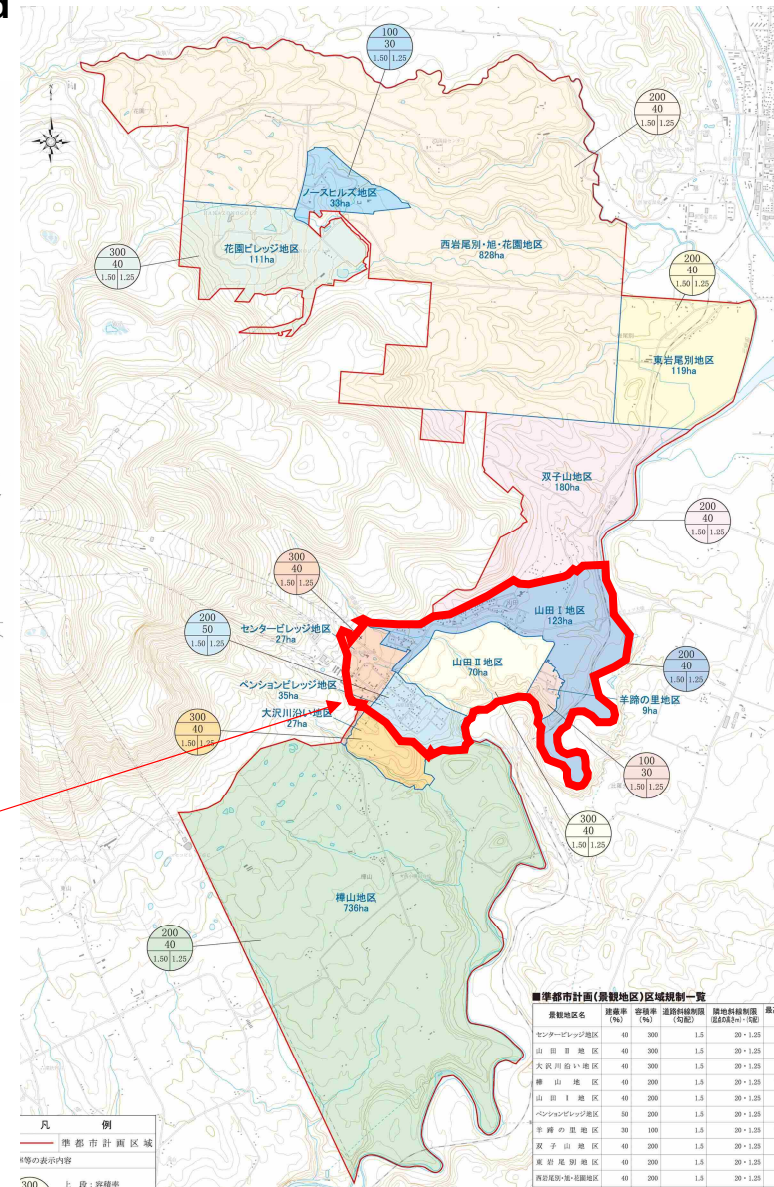
Source: Pia, F. (2019, page.241). Urbanizing the Alps: Densification Strategies for High-Altitude Villages. (Extract)

World-leading skiing resort site in a scale of approx. 200 to 300 ha is located around the skiing site

Niseko Hirafu Area (264 ha) has the same scale.

At present, development covers the entire landscape area (colored area in the picture on the right side, 2,298 ha).

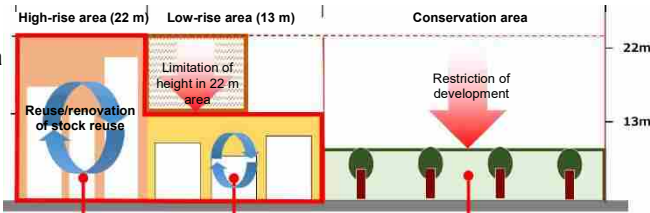
Gathering of the resort facilities around the skiing site and the restriction of sprawl are required for the establishment of sustainable resort areas



Chapter 1 Resort Area Directionality of future land use

Tourist site master plan

- Establish more collective city area
- Conserve the nature to be conserved
- Take into consideration the landscape
- Avoid the damage to brand value

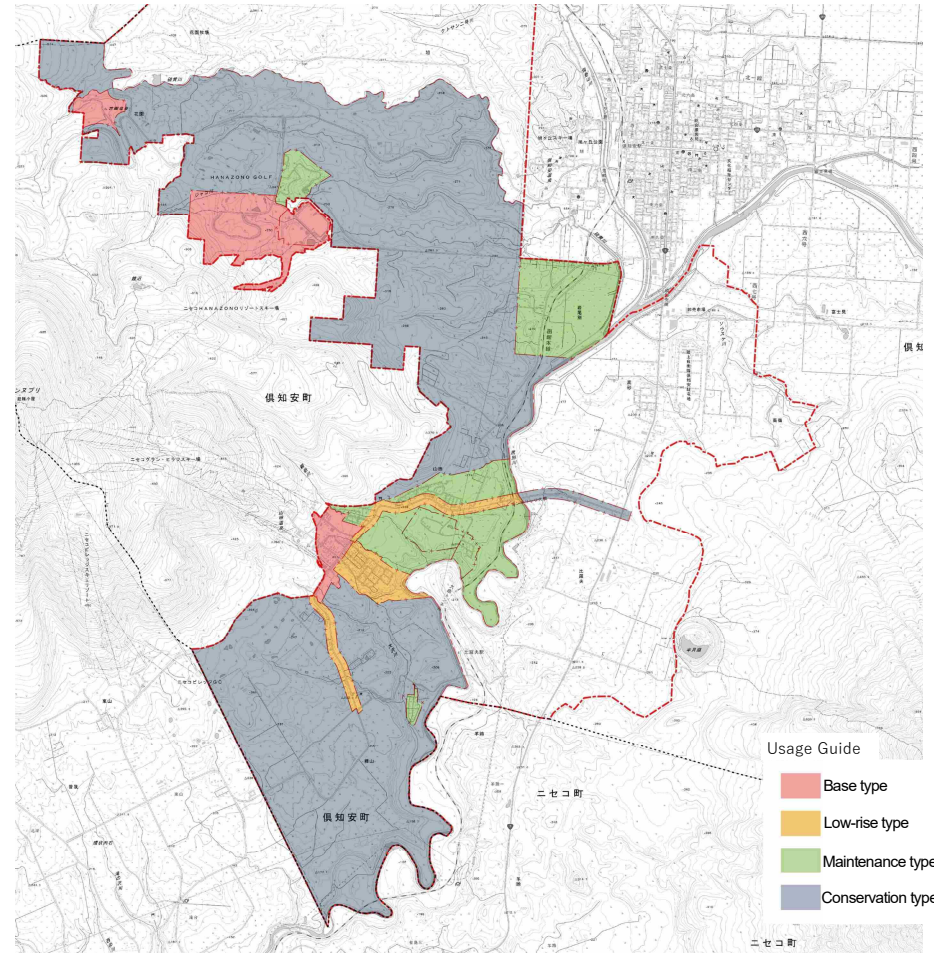


Value the comfortable resort staying environment and abundant natural environment
 - Promotion of land use with the burden on greenness, water, and roads limited -

Category	Policy of land use in each area
Base type	Base of high-quality resort areas Gathered middle- to high-rise accommodation facilities and shops
Low-rise type	Function to support the prosperity of resort areas Establishment of spacious resort areas
Maintenance type	Function to maintain the staying function of resort areas Establishment of quiet resort areas with less volume
Conservation type	Maintain abundant nature such as forests and agricultural areas (on the basis of the development action in accordance with the Forest Act) Staying environment with low density



Rule category	Directionality of review on rules
Landscape area [Page 9-16]	<ul style="list-style-type: none"> ○ Design suitable to the surrounding town ○ Make the site spacious ○ Building height suitable to the forming of resort area ○ Creation of land by taking the advantage of the natural geography ○ Remaining and layout of greenness
Special use restriction district [Page 17-22]	<ul style="list-style-type: none"> ○ Limitation of floor area of accommodation facilities ○ Purpose supporting the resort contents



Base type



Low-rise type



Maintenance type



Conservation type

Chapter 1 Resort Area Area to be reviewed selectively [Conservation type]

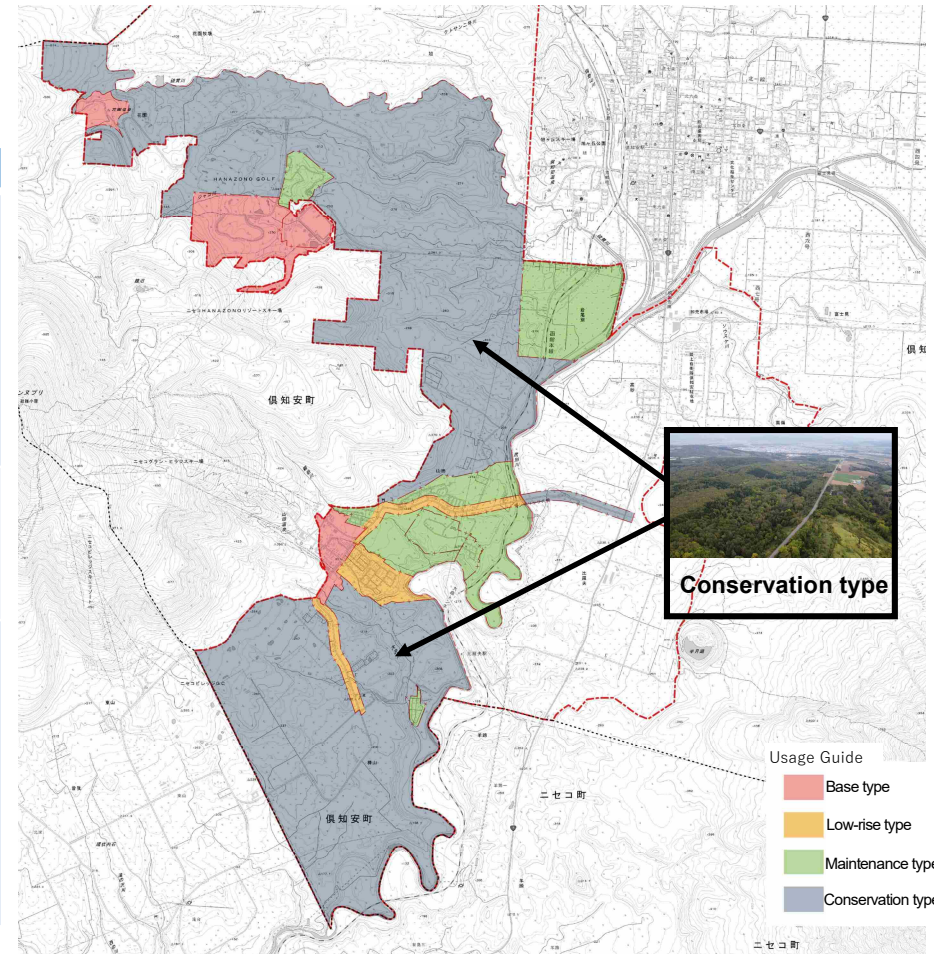
Conserving abundant nature based on the development action in accordance with the Forest Act

Summary of rules for conservation

Zoning district	Type	Summary of restriction (revised plan of main rules)
Landscape district	Building	○Minimum site area Unified to 1,000 m ² or more * Refer to the area of land for sale as a result of development action in accordance with the Forest Act (vacation house type) * Agricultural facilities and farmer houses are excluded ○Restriction on height Unified to 13 m * Covered with forests and integrated with the forests
	Development action * Including construction action	○Woodland area ratio (ratio of remained forests and developed forests by horizontal projection): 50% * Refer to the ratio of the remained forests as a result of development action in accordance with the Forest Act (accommodations) (50%)
Special use restriction district	Building	○Accommodation facilities Permitted only when the land use for conservation is allowed with the number of people to stay limited and less volume (Upper limit: Total floor area 10,000 m ² or less) * Refer to the examples of the accommodation facilities in the conservation area in the town and the country ○Shops Total floor area 1,000 m ² or less * Refer to the requirements for the notification in accordance with the Large-Scale Retail Stores Location Law



- Maintenance of good natural environment
- Reduce the burden on the surrounding environment
- Achievement of high-quality staying environment
- Reduction in the sprawl of resort investment and development



Secure the low-volume high-quality space in the vast area covered with greenness

Chapter 1 Resort Area Area to be reviewed selectively [Lower village area]

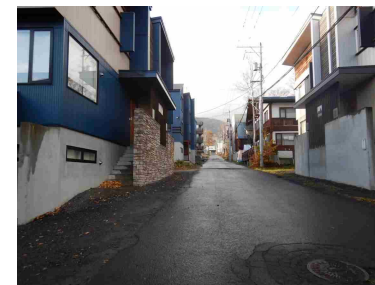
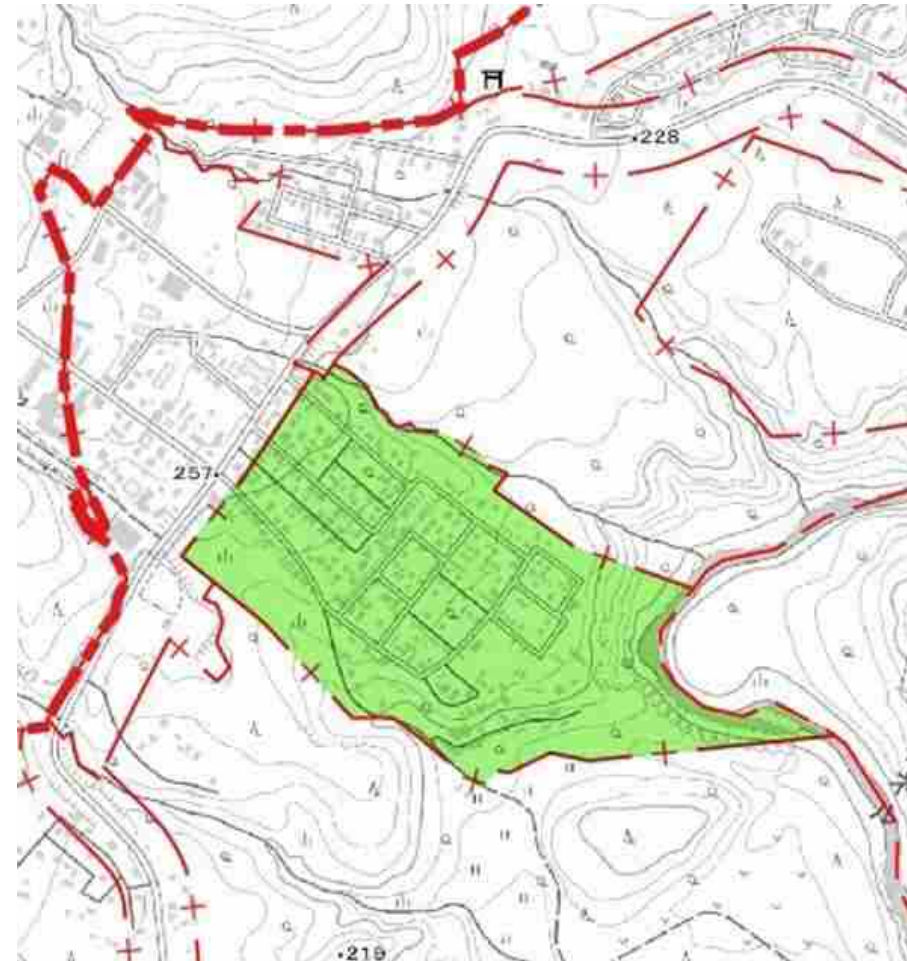
Forming the townscape in the resort area comprising small-scale buildings with securing the staying space of high-quality in a spacious site area and utilizing greenness

Summary of rules for the forming of townscape

Zoning district	Type	Summary of restriction (revised plan of main rules)
Landscape district	Building	<ul style="list-style-type: none"> ○Form design <ul style="list-style-type: none"> Security of the parking lot in the buildings of housing and accommodation facilities * Open space with the frontal road is secured enough and the control of traffic obstacles on narrow roads ○Restriction on height <ul style="list-style-type: none"> 13 m (maintained) * Maintenance of townscape in the sloping land ○Minimum site area <ul style="list-style-type: none"> 330 m² or more
	Development action * Including construction action	<ul style="list-style-type: none"> ○Ratio of greening <ul style="list-style-type: none"> 10% ○Green coverage (open space for control) <ul style="list-style-type: none"> 5% ○Others, restriction on height adjustment by construction (including retaining wall)
Special use restriction district	Building	* There is no particularly major review



Improvement in resort landscape by schematic layout of greenness
Improvement in landscape by the loss of parked vehicles outdoor space around the building
Security of space for lying snow in the site



Oppressive space



Spacious area with greenness



Chapter 1 Resort Area Review of “Landscape districts”

In the area, buildings, works, and development action are restricted to create the good landscape in accordance with the rules of the Landscape Act.

Restriction on buildings (type)

- Form design: External walls of building, roof color, and roof shape are restricted.
- Height: Building height can be restricted.
- Setback distance: Restriction can be provided so that the distance from roads and nearby sites to the external wall faces are secured.
- Site area: Minimally necessary site area can be specified.

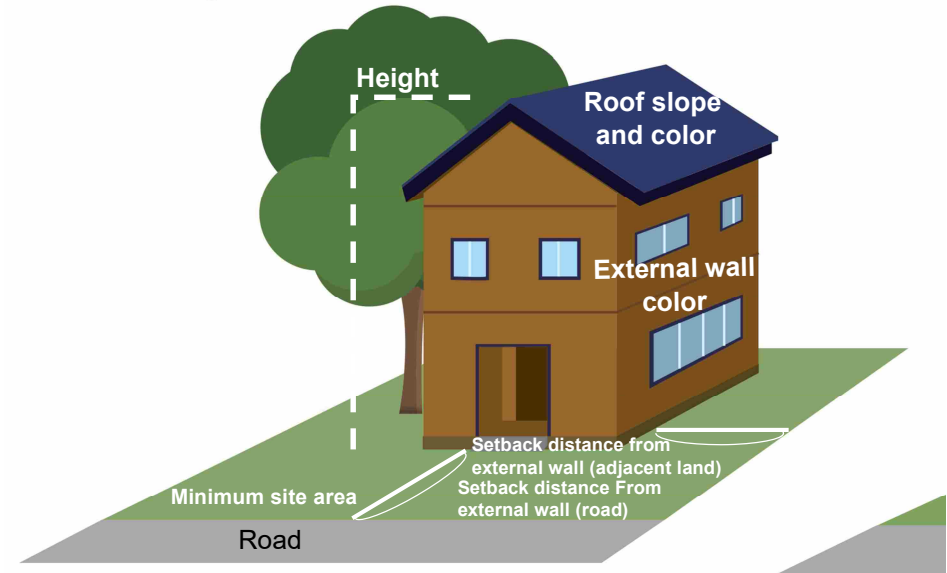
Restriction on works

- Form design
- Height
- Wall face setback area

Restriction on development action

- Height of cut earth and earth fill restricted by the law
- Minimum limit for the building site
- Conservation of trees and bamboo, the minimum limit of planted area

[Image of restriction on building in Landscape district]



In Kutchan town, “Landscape district” was specified in 2008, and the restrictions only on buildings were provided. With regard to the rules for buildings, the form design is evaluated by the acceptance application to Kutchan town, and other factors are evaluated by the confirmatory application for buildings.

By the review of rules this time, “Development action” is newly added to further improve the landscape.

[Topics of rule review]

Buildings

[Relaxed] Restrictions on external walls and roof color
 [Strengthened] Restrictions on design
 [Strengthened] Restrictions on height, setback, and the

minimum site area

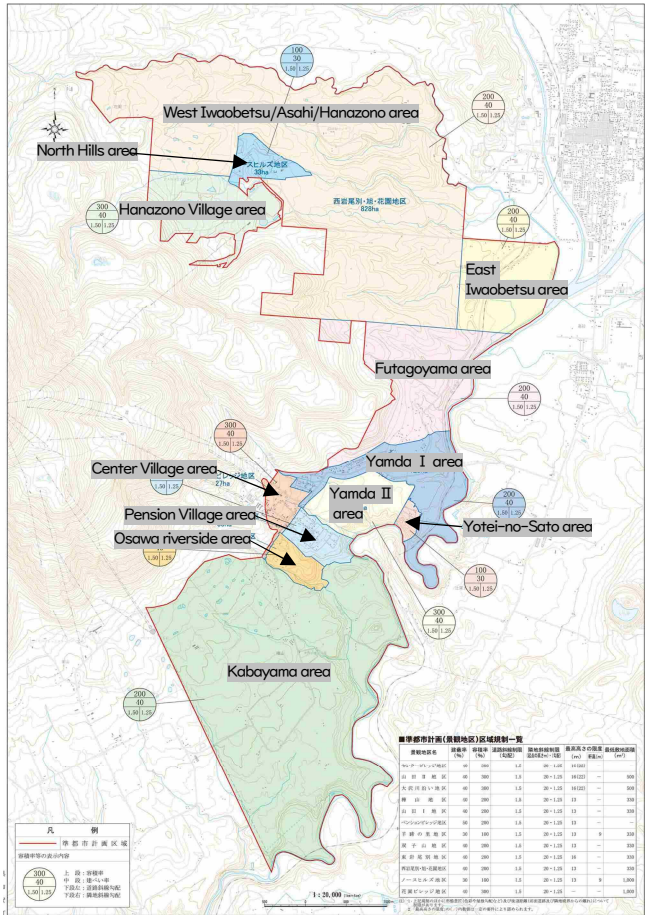
Development action

[New] Restrictions on the creation and sediment
 [New] Security of green coverage, greening

Chapter 1 Resort Area Prior and amended map of “Landscape districts”

12 Area

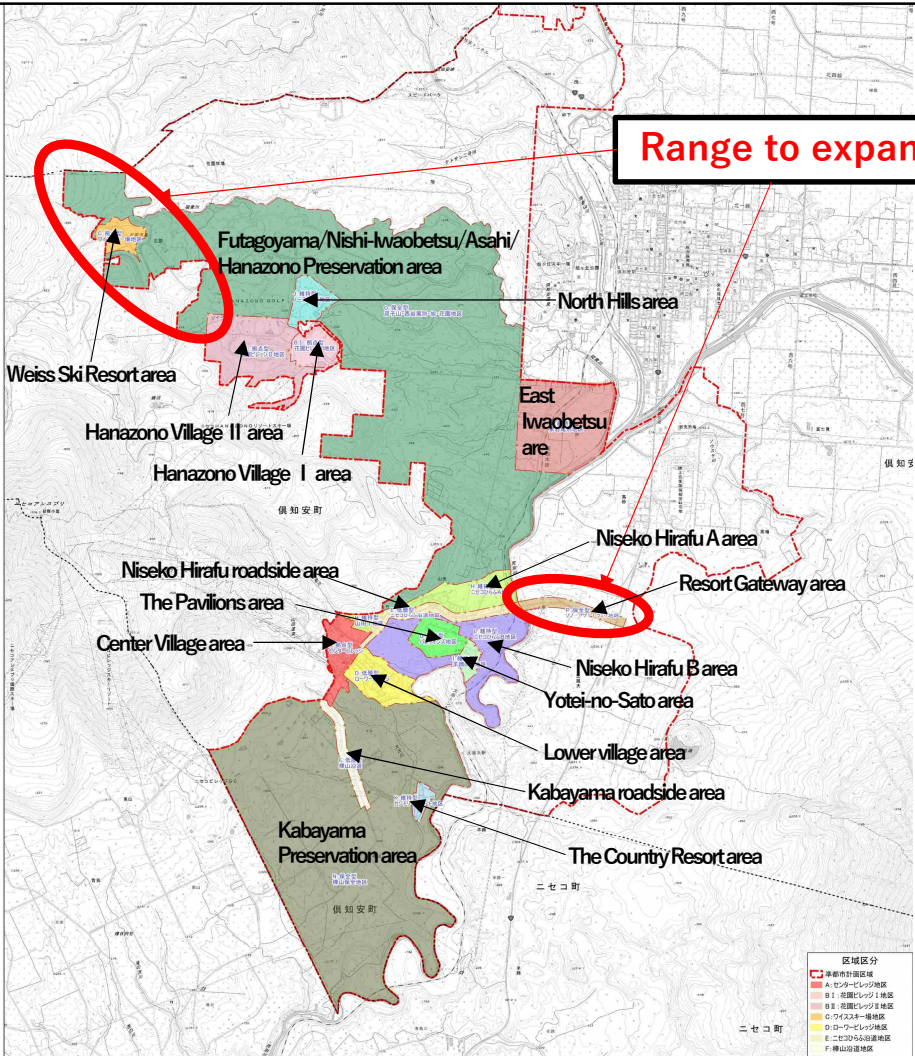
Center Village area
Pension Village area
Yamda I area
Yamada II area
Yotei-no-Sato area
Osawa riverside area
Kabayama area
Futagoyama area
East Iwaobetsu area
West Iwaobetsu/Asahi/
Hanazono area
North Hills area
Hanazono Village area



→

17 Area

Center Village area
Lower village area
Niseko Hirafu A area
Niseko Hirafu B area
Niseko Hirafu roadside area
Kabayama roadside area
The Pavilions area
Yotei-no-Sato area
Kabayama Preservation area
The Country Resort area
East Iwaobetsu area
Hanazono Village I area
Hanazono Village II area
Weiss Ski Resort area
North Hills area
Futagoyama/Nishi-Iwaobetsu/
Asahi/Hanazono Preservation area
Resort Gateway area



Range to expand

Chapter 1 Resort Area [ReviAew] Restrictions on building design

With regard to external walls, the approval of using dark colors with more versatility, including dark-brownish colors is reviewed.

* As for the details of the rules, refer to page 1 of "List of rules for the Landscape districts and special use restriction districts".

● Exterior colors

The color of the building exterior is evaluated by "Munsell value".

Ex.) **5YR** **6 / 3**

Hue
Present (external wall)

"Not too light or dark"
"Not gaudy"

Lightness Chroma

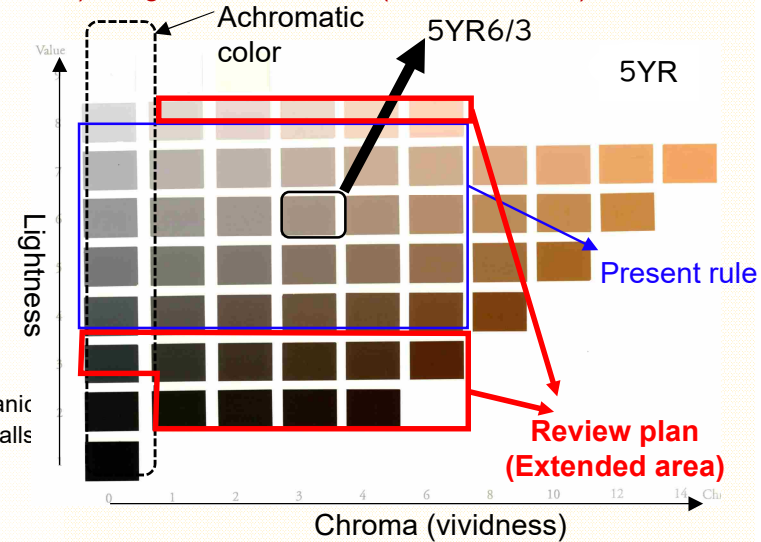
Review plan (external wall)

"Dark color: Acceptable"
"Not gaudy"

<Summary of review>

- Avoid to use the mirror finish items (common to external walls and roofs)
- Reduce the chroma of purplish colors not used (common to external walls and roofs)
- Set the lower limit of the lightness lower than that of present. For achromatic colors (N), since they give an inorganic impression, restrict the use of lower chroma that are hard to influence shadow rather than other hues (external walls) **[Relaxed]**
- Review on the basis of the use of ivory colors (YR, Y colors) that are easy to harmonize with the surroundings (external wall) **[Relaxed]**
- Rules for accent colors to be used by less than 1/5 should be applied to the area of respective elevation surfaces, except for the roof surface, taking into consideration the accent colors out of the criteria used for the external wall face.

Ex.) Image of rules for YR (brownish color) external wall



< roof >

	Hue	Lightness	Chroma
Roof color	R	6 or less	8 or less
	YR, G, B	6 or less	6 or less
	Y, GY, BG, PB, P, RP	4 or less	2 or less
	N	4 or more - 7.5 or less	-



[Relaxed]
[Strengthened]

	Hue	Lightness	Chroma
Roof color	R	6 or less	8 or less
	YR	6 or less	6 or less
	Y, GY, G, BG, B,	4 or less	4 or less
	PB, P, RP	4 or less	2 or less
	N	2 or more - 7.5 or less	-

< external wall >

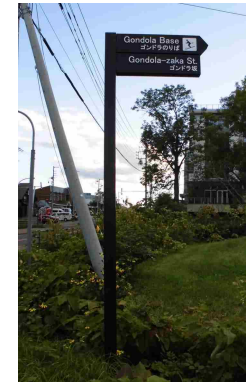
	Hue	Lightness	Chroma
external wall color	R	4 or more - 8 or less	8 or less
	YR, Y	4 or more - 7.5 or less	6 or less
	GY, G, BG, B, PB, P, RP	4 or more - 8 or less	4 or less
	N	4 or more - 7.5 or less	-



[Relaxed]
[Strengthened]

	Hue	Lightness	Chroma
external wall color	R	2 or more - 8 or less	8 or less
	YR, Y	2 or more - 8 or less	6 or less
	GY, G, BG, B	2 or more - 6 or less	4 or less
	PB, P, RP	2 or more - 6 or less	2 or less
	N	3 or more - 7.5 or less	-

Information sign in resort area



landscape color (dark brown) but currently not a color that can be used for external walls.

Chapter 1 Resort Area [Review] Restrictions on building design

Strengthening of rules for the appearance design is reviewed to make the townscape without oppressive feeling and make the landscape with the awareness of the harmonization with the surroundings

* For the details of the rules, refer to page 1 of "List of rules for the Landscape districts and special use restriction districts".

• Appearance design (including shape)

- [1] Restriction on the roof slope of 3-sun (approx.3.57 in.) or more
[Maintained]

The roof slope should be visible from the road.

Target areas

- Niseko Hirafu A area (part of former Yamada I area)
- Niseko Hirafu roadside area (former Yamada I area)
- Yotei- no-Sato area
- North Hills area
- Resort Gateway area (new)



Area with the restriction on 3-sun or more slope

- [3] Position of fences attached to a building [Added]

- Fences giving an oppressive feeling to the surroundings

Restrict the height and secure a fixed appropriate distance



Fence installed at the position near the site border with the nearby site

- [5] Kerosine tank and outdoor unit for home use [Strengthened]

- The townscape needs to be taken into consideration.

Place them at the positions out of the sight from roads or take measures including louvers to make them nonvisible from roads



Good example of blindfold to make nonvisible from roads in a manner integrated with a building

- [7] Establishment of simple container-like building [Added]

- Objects used without a change, including cargo containers

The design should be harmonized with the surroundings

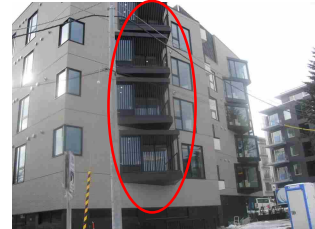


Example in full of view from road without any consideration for design

- [2] Projection from external wall [Added]

- Balcony to which "Restriction on the setback distance from external wall" is not applied
- Oppressive feeling to the surroundings

Secure a fixed appropriate distance



Projection that seems not to be applied to the external wall

- [4] Position of large machinery attached to a building
[Strengthened]

- Factor inhibiting the unified feeling of townscape

Basically, to be installed in a building or another building, or under the ground. If unavoidable, it may be installed under the ground or on the rooftop taking into consideration varied conditions

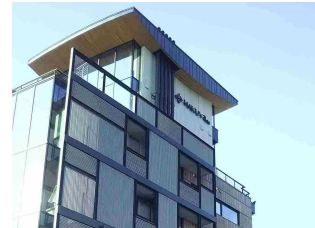


Outdoor unit in full view from outside (At present, measure to hide them is provided)

- [6] Handling of the rooftop of a building [Strengthened]

- Staircase that does not conflict with the building height restriction, etc.
- Penthouse part in center village area

Setback from roads
Upper limit of the floor area

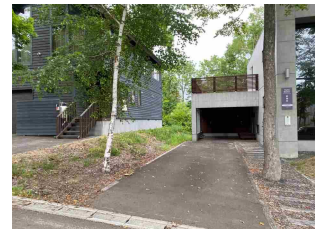


Example the set back from road is preferable

- [8] Security of parking lots in a building (lower village area) [Added]

- Narrow road, site space
- Security of parking space and snow-lying space in winter is a problem

Secure the parking lot in a building (only houses and accommodation facilities)



Built-in type garage

Chapter 1 Resort Area [Review] Building height, setback, minimum site area

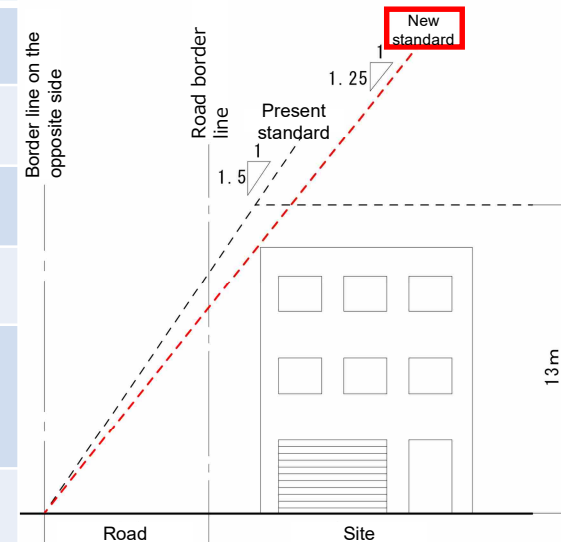
* As for the details of the rules, refer to page 1-3 of “List of rules for the Landscape districts and special use restriction districts”.

• Height restriction

- Building height is basically 13 m. In the accumulated base-type area, middle- to high-rise is acceptable, taking into consideration the landscape
- Hanazono Village area, Hanazono Village II area, and Weiss Ski Resort area will have a new height restriction. The restriction could be eased to maximum 33 meters, for those buildings with exceptional consideration and harmony with the natural environment. (current height remains the maximum height for existing buildings)
- The maximum height of those objects placed on the roof, which is not taken into calculation of the total height of the building must not exceed 4 meters.
- In the case of multiple buildings that are inseparably connected, the height may be calculated for each building only in the following cases;
 - the buildings are connected by an underground or ground level corridor.
 - each building have a “detached building” stated in “The setback regulations buildings facing neighboring land.”
- To reduce the oppressive feeling to roads, strengthen “Road slant line limitation” for the area of which floor area ratio was 200% or less (1.5 to **1.25**)
 - * Since the slant line limitation is the most strict settable standard, that from the adjacent land is not changed.

	Landscape area name	Height
Base	Center Village area	Up to 16m (Up to 22m depending on conditions.)
	Hanazono Village I area	Up to 16m (Up to 33m depending on conditions.)
	Hanazono Village II area, Weiss Ski Resort area	Up to 13m (Up to 33m depending on conditions.)
Low-rise	Niseko Hirafu roadside area, Kabayama roadside area, Lower village area	Up to 13m
Maintenance	Niseko Hirafu A area, Niseko Hirafu B area, The Pavilions area, Yotei-no-Sato area, The Country Resort area, North Hills area, East Iwaobetsu area	Up to 13m * Up to 16m in The Pavilion area
Conservation	Futagoyama/Nishi-Iwaobetsu/Asahi/Hanazono Preservation area, Kabayama Preservation area, Resort Gateway area	Up to 13m

Conceptual drawing of road slant line limitation



● Setback (setback distance from external wall)

- Reduce an oppressive feeling to roads and adjacent land, and make the townscape spacious.
- Maintain the present rules other than the following.

Strengthen the rule for the setback distance from the major arterial roads in the conservation area

* Major arterial roads: 6m or more from Route 5, respective routes of Prefectural Roads, Town Road Iwaobetsu Minami San Sen / 10m or more from Town Road Hanazono Resort should be secured.

● Minimum site area

- “Conservation type” area (330 m² or 500 m² or more → **1,000 m² or more**)
Reduce the excessive sprawling of development and make the high-quality space on the premise of the conservation of greenness and the surroundings.
- Center village area, lower village area (not specified yet → **330 m² or more**)
In the center village area, intensive land use is promoted with the minimum site as the center of resort.
In the lower village area, eliminate the status many buildings are gathered in a narrow space, and attempt to use land generously to allow to secure open space.
- Niseko Hirafu A area (former Yamada I Area) (330 m² or more → **500 m² or more**)
In the area, since the roof slant is restricted and there are many detached house type accommodation facilities of which floor area is relatively large, the site needs to be spacious.

Division of which area is less than the minimum site area

For the land with the division of which area is less than the minimum site area before the rules are provided (division registered to Regional Legal Affairs Bureau), it is acceptable only when a building is constructed in the area without parcel division or parcel consolidation.

Chapter 1 Resort Area [New] Restrictions on development action (creation, sediment)

Control the development action on varied components including the exterior with construction action by “Regulations” to harmonize the creation action with the surrounding townscape and the natural environment.

Secure open spaces positively and promote greening to establish the high-quality resort.

* Prior to the review on the rules, refer to “Greenness conserved creation area system” and “Scenic zone system” in Sapporo City.

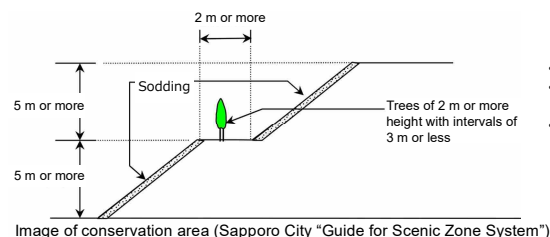
* For the details of the rules, refer to page 4 in “List of rules for the Landscape districts and special use restriction districts”.

●Restrictions on creation

[1] [New] Cut earth and earth fill with less oppressive feeling [including construction action]

- Cut earth should be avoided for the purposes other than the elimination of difference in elevation in the site. Basically, earth fill should not be higher than the contact road face.
- Slope finish should be used. If difference in elevation cannot be eliminated by slope, retaining wall may be provided.

○ Slope



- Earth fill 1:1.8 or more/Cut earth 1:1.5 or more
- Provide berms of 1 m or more width per 5 m height (in the conservation area, plant by 2 m or more width)
- Secure the horizontal distance by 1 m or more from the site boundary

○ Retaining wall



Ex.) Green retaining wall



Ex.) Flowerbed of box retaining wall



Oppressive vertical retaining wall of more than 2 m

- The height should be 2 m or less. For the slope of 5 arc-minutes or more, the height should be 5 m or less. Take into consideration the surrounding landscape.
- Also review the greening of the place with high visibility from a road.
- Approach to dry areas and underground car park is excluded.

[2] [New] Layout of parking lot that may influence the surrounding landscape [including construction action]

* Applied to the case of 5 or more cars parked

For the major arterial roads in the resort areas, the position should be out of the sight from the street (lead the security of space in the underground car park and the back of building, etc.).

However, only in the unavoidable cases including shops other than the case of “Hirafu-Zaka”, common name, positioning to the front of the road by improving the landscape by the layout of greenness.

[3] [New] Promotion of the elimination of utility poles by development action

- For the creation action by 3,000 m² or more, no utility pole should be in the area
- With the elimination of utility poles, take measures including the provision of electrical equipment including on-ground equipment at positions out of the sight from prefectural roads and town roads and the inclusion of it in a building.

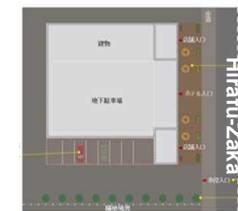
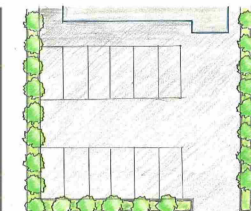


Image of “Hirafu-Zaka”



Improvement by planting

●Restrictions on sediment

[1] [New] Consideration for the landscape regarding the sediment of soil and stone

- Sediment should be 1:1.8 or more and have 5 m or less height. However, cases that influence the surrounding landscape is estimated to be small including sediment to the position lower than the front roads should be excluded.
- For the boundary of roads and adjacent land, secure the detached room depending on the sediment height. Basically, provide visual shield by planting.

[2] [New] Consideration for the landscape obstructed by accumulation of materials

- Accumulated on a level land, and the height should be 5 m or less. Secure the detached room depending on the sediment height for the boundary of roads and adjacent land. Basically, use the visual shield by planting.

Chapter 1 Resort Area [New] Restrictions on development action (sediment, open space)

* For the details of the rules, refer to page 5 in “List of rules for the Landscape districts and special use restriction districts”.

● Security of open space

[1] [New] Security of open space, etc.

- (1) Development action by 3,000 m² or more
Green space should be 5% or more. If the area is less than 1ha, it all should be open space, and if it is 1ha or more, open space of 500 m² or more should be secured.

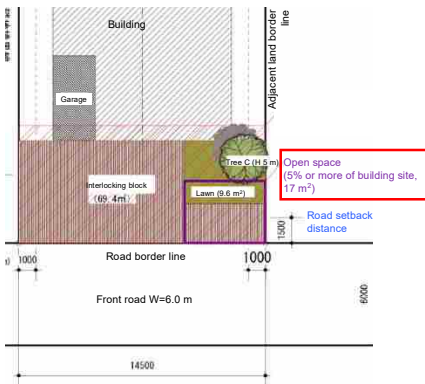
Layout conditions for green space are as shown below.

- Development action with the sale of land for housing
 - Open space should be located so that it can be easily accessed from respective divisions, and its form and arrangement should allow the function to lie snow temporarily after removing it from roads and secure the evacuation site in case of disasters.
 - Define the range of land, and it should be located at one place, basically. If two or more open spaces need to be placed inevitably, secure 500 m² or more for one space.
 - Works damaging the greening function should not be placed.
- Creation action of hotels and others
 - Open spaces should be gardens for sojourners, and their shapes and arrangement should be those allowing the function of evacuation site in case of disasters.
 - Works damaging the greening function should not be placed.

(2) Construction action

For the lands in the lower village area and those of which site area is less than 330 m², secure the open space also serving for the control of temporary snow lying (except for parking lots, vehicle paths, and places with trees) on the side of front roads.

Image of secured open space in building site (Lower village area)



● Promotion of greening

Categorize into “Ratio of greening” and “Woodland ratio” depending on whether the land corresponds to the forest area to secure greening.

* The forest area should be the specified target area of “Regional plan target private forest” in accordance with the Forest Law.

[1] [New] Setting ratio of greening and woodland ratio leading to the establishment of high-quality resort (site area: 330 m² or more)

- (1) Ratio of greening (Rate of greening based on the area calculated with using the coefficient value in the greening area conversion table out of the forest area)

$$\text{Greening area} \div \text{Site area} \times 100$$

<Selective layout>

- Twice the area in the case of the existing trees remained or transplanted.
- If greening area is provided in front of a road in the range by up to 30% of the depth length, twice the area.
- Greening facilities, to be provided for the area satisfying the following in the area of 10% ratio of greening, should not be included in the calculation target area.
 - Position back of road (except for the cases existing trees are conserved)
 - Range from 1 m outside the projection of eaves of building to the external wall (except for the front area of road)
- The upper limit of stone pavement should be 80% of the greening range, and the layout should be arranged so that greening can be viewed from the front road.

- (2) Woodland ratio (Ratio of greening based on the present and created woodland area in the forest area)

$$(\text{Horizontal projection area of the present woodland area} + \text{Horizontal projection area of the created woodland area}) \div \text{Site area} \times 100$$

< Selective layout >

- In the range of 10 m width from the border line, multiply the area by 1.2.
- Secure the detached room of snow flying distance from building between woodland area and building.

[2] [New] Tree trimming with the forest environment utilized

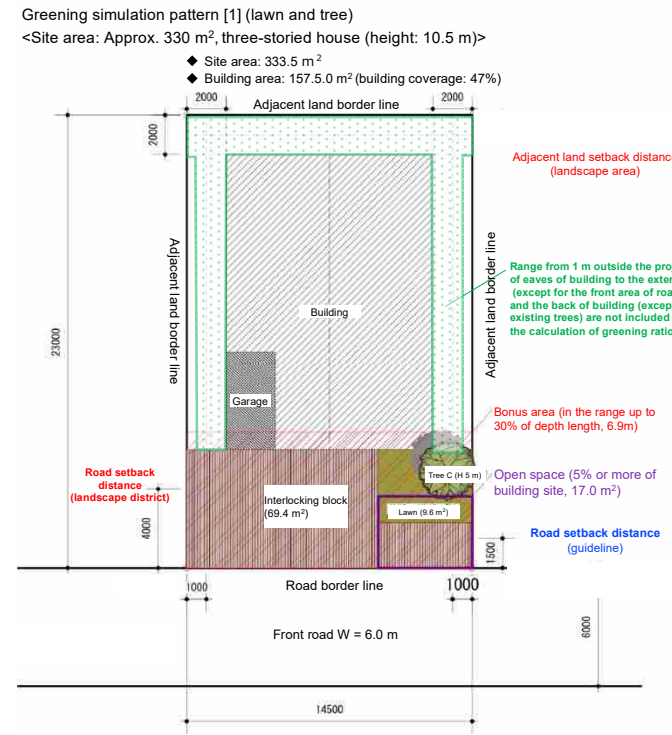
- Except for the cases with forest practice, in the area of regional plan target private forest in accordance with the Forest Law, cutting area should not exceed 70% in the land use scheduled area.
- Cutting should be limited to the minimum at the portions facing road, including entrance and exit, and the remained forests or forestation should be arranged not to influence the surrounding natural environment and landscape.

Category	Ratio of greening	Plantation ratio	Remarks
Base type area [1]	10%	30%	Center Village, Hanazono Village I
Base type area [2]	30%	50%	Hanazono Village II, Weiss skiing site
Low-rise type area	10%	30%	
Maintenance type area	15%	30%	
Conservation type area	50%	50%	

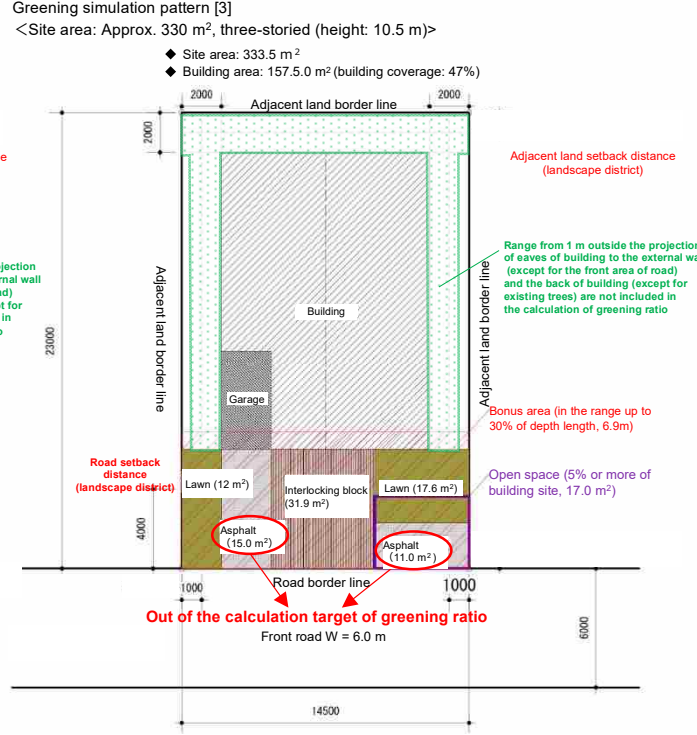
Greening area conversion table

Category	Application	Converted area	Remarks
Tree A	Per piece	25 m ²	Height: 10 m or more
Tree B	Per piece	10 m ²	Height: 6 m or more, less than 10 m
Tree C	Per piece	8 m ²	Height: 4 m or more, less than 6 m
Lower tree	Per piece	5 m ²	Height: 2m or more, less than 4 m
Shrub	Per piece	1 m ²	Height: Less than 2 m
Lawn	Per 1 m ²	0.8 m ²	
Greening block	Per 1 m ²	0.4 m ²	Secure greening area by 30% or more
Flowerbed	Per 1 m ²	0.4 m ²	
Garden stones	Per 1 m ²	0.2 m ²	
Pond, etc.	Per 1 m ²	0.2 m ²	
Stone pavement	Per 1 m ²	0.2 m ²	Interlocking, block, natural stone, etc.

Simulation of greening ratio (Lower village area)

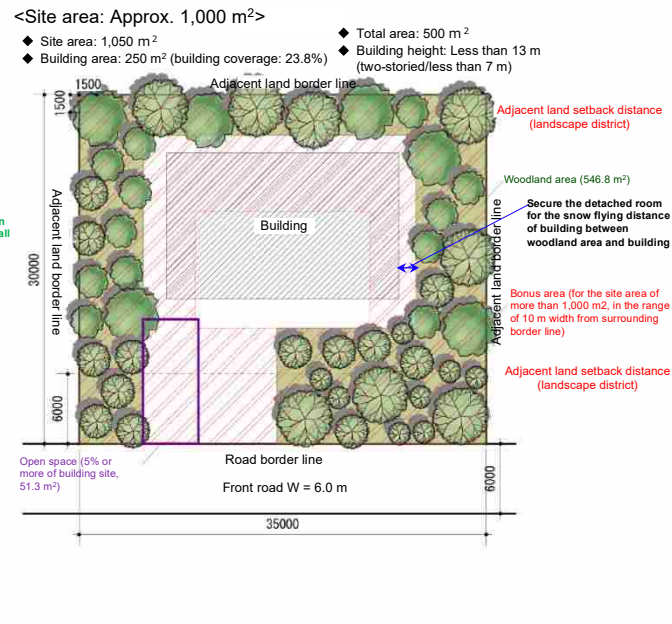


Natural aspect	Q'ty	Unit	Unit area	Magnification	Area	Unit	Remarks
Tree C	1	pce.	8.0	2	16.0	m ²	Site area: 333.5 m ²
Lawn	9.6	m ²	0.8	2	15.4	m ²	
Stone pavement	69.4	m ²	0.2	2	27.8	m ²	
Total					59.1	m ²	
Greening ratio					17.9	%	



Natural aspect	Q'ty	Unit	Unit area	Magnification	Area	Unit	Remarks
Lawn	29.6	m ²	0.8	2	47.4	m ²	Site area: 333.5 m ²
Stone pavement	31.9	m ²	0.2	2	12.8	m ²	
Total					60.1	m ²	
Greening ratio					18.0	%	

Simulation of greening ratio (Conservation area)



Items	Area	Unit	Magnification	Converted area	Unit	Remarks
Present woodland area + Created woodland	546.8	m ²	1.2	656.2	m ²	Site area: 1,050 m ²
Total					656.2	m ²
Greening ratio					62.5	%

Chapter 1 Resort Area Review on “Special use restriction districts”

In this area, buildings for special use are restricted so that land is used depending on the status of the area to make or maintain the good environment.

The rules are specified by the regulations in Kutchan Town.

Whether the rules are applicable to the restrictions or not is judged by the confirmatory application for buildings.

In the resort areas, “Special use restriction area” was defined in 2009.

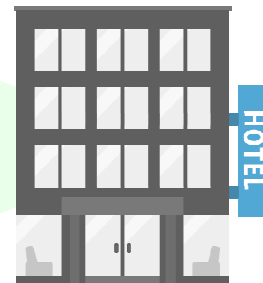
The table on the right side shows the current restricted items, and they are established depending on the statuses of the areas that are categorized into five types, including prohibition and the restriction of floor area.

<Target of restrictions on the current special use restriction district>
* Some purposes are not limited in some areas.

	Type	Purpose
Building	Industry	Factory Hazardous material disposal facility
	Commerce	Shops and restaurants
	Amusement	Skating rink (athletic facility) Theater, cinema, entertainment hall, or viewing site Karaoke box, etc. Mahjong parlor, pachinko parlor
	Adult entertainment	Cabaret, restaurant, etc. Public bath house related to private-room bathing industry
	Agricultural	Barn
	Others	Warehouse to operate warehousing
Work	Manufacturing	Mineral pulverizing facility
		Ready-mix concrete manufacturing facility
		Asphalt manufacturing facility

[Topics of rule review]

- **[Strengthened]** Addition of the restrictions on “Hotels or Japanese inns (accommodation facilities)” in the maintenance type and the conservation type
- **[Strengthened]** Restrictions on “Shops and restaurants” in the conservation type area
- **[Relaxed]** Partial relaxing of restrictions on factory
- **[Relaxed]** Partial relaxing of restrictions on facilities including skating rink
- **[Strengthened]** Addition of the restrictions on the overhead facility for amusement



Chapter 1 Resort Area Prior and amended map of "Special use restriction districts"

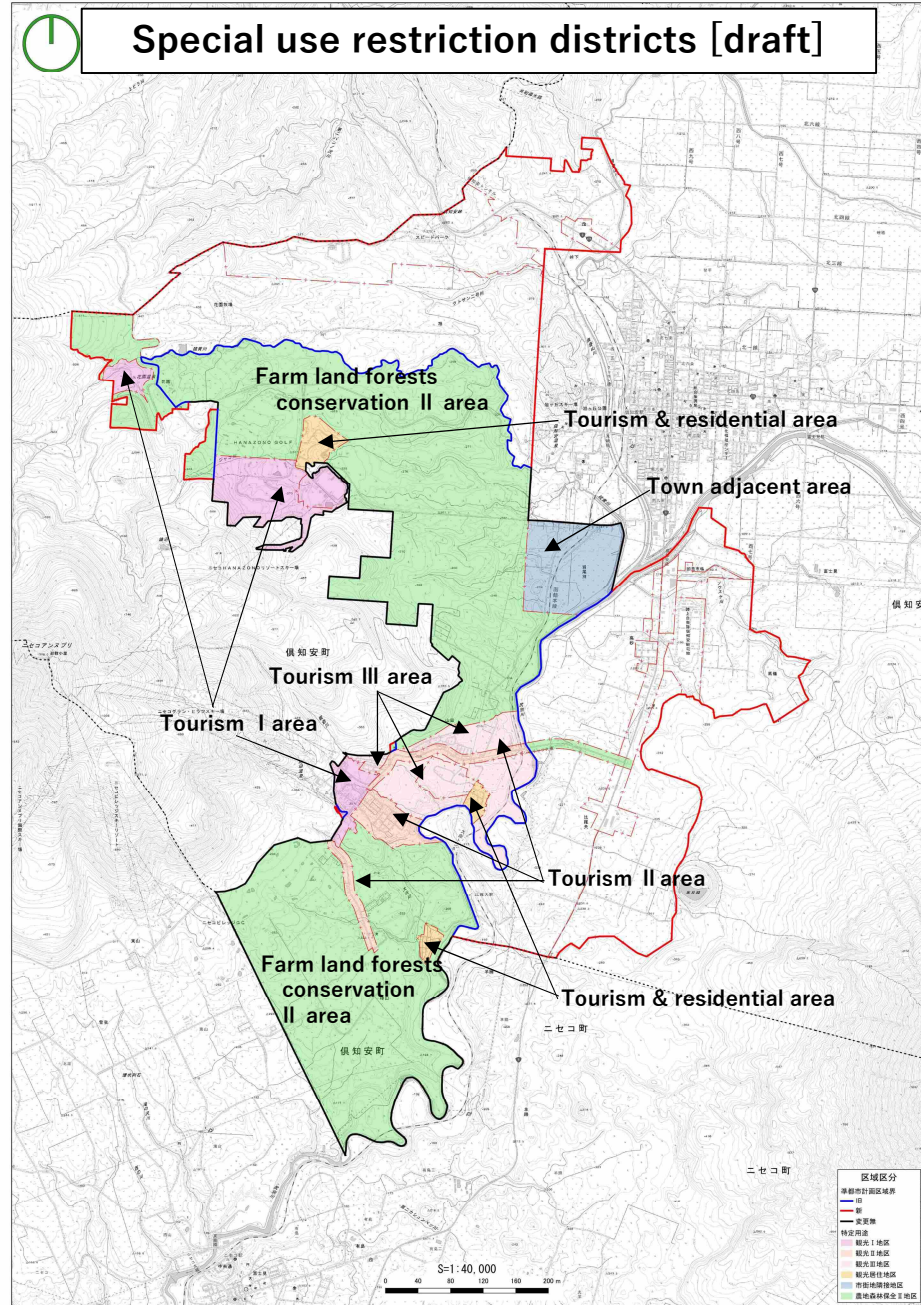
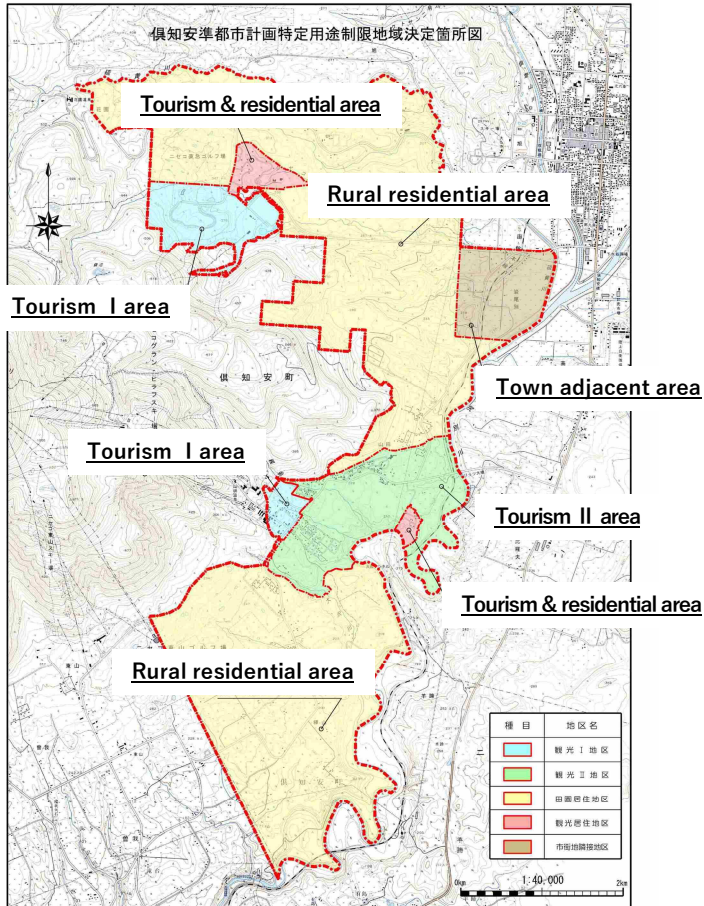
5 area



6 area

Tourism I area
Tourism II area
Tourism & residential area
Town adjacent area
Rural residential area

Tourism I area
Tourism II area
Tourism III area
Tourism & residential area
Town adjacent area
Farm land forests conservation II area



Chapter 1 Resort Area “Special use restriction districts” Accommodation facilities [1]

Promote the resort investment and development target for the surroundings of skiing site.
Change the area apart from the skiing site into the resort space harmonized with the natural environment and having less volume

Control the establishment of accommodation facilities

●Restrictions on floor area (target: Maintenance type, conservation type areas)

[1] Concept of restriction

- Detached type small buildings in the scattered areas covered with green are preferable.
- Large accommodation facilities like shelters and scattered with the limited number of guests taking into consideration the natural environment may be acceptable.

[2] Method of restriction

Method to “accept special cases” satisfying the examination standard by the exclusion of application

Examination standard

Restriction on development sprawl
Conservation of the surrounding natural environment
High-quality resort

Construction plan contributed by them

Acceptance of special cases by “Exclusion of application” (total floor area should be up to 10,000 m²)

- * Refer to the examples of domestic low-density and high-quality accommodation facilities
- * The total floor area in the tourism residential area should be 1,000 m² or less.

	Landscape district name	Special use restriction districts	Summary of restrictions on accommodation facilities
Base	Center Village area Hanazono Village I area Hanazono Village II area Weiss Ski Resort area	Tourism I area	No limit
	Niseko Hirafu roadside area Kabayama roadside area Lower village area	Tourism II area	No limit
Maintenance	Niseko Hirafu A area, Niseko Hirafu B area, The Pavilions area,	Tourism III area	Floor area is categorized into three levels. Acceptable up to 10,000 m ² by the exclusion of application
	Yotei-no-Sato area The Country Resort area North Hills area	Tourism & residential area	Floor area up to 1,000 m ² is acceptable by the exclusion of application
	East Iwaobetsu area	Town adjacent area	Floor area is categorized into three levels. Acceptable up to 10,000 m ² by the exclusion of application
Conservation	Futagoyama/Nishi-Iwaobetsu/Asahi, Hanazono Preservation Area Kabayama Preservation area Resort Gateway area	Farm land forests conservation II area	

Examination standard (Three stages depending on the total floor area)

(Total floor area: 1,000 m² or less)

- Capacity: Up to 10
- Three-storied above ground or lower
- * Buildings with site area of more than 1,000 m² should satisfy the following:
 - Building coverage: 30% or less
 - Floor area ratio: 50% or less
 - Capacity: up to 15
 - Three-storied above ground or lower
 - Secure the setback distance from the adjacent land to external wall by 5 m or more
- * Also in the case of multi-purposes including shops, the above standards should be satisfied.
- * For the tourism III area, refer to the descriptions on the right side

(Total floor area: more than 1,000 m² but 3,000 m² or less)

- * **Prohibited in the tourism residential area**
- Building coverage: 30% or less
- Floor area ratio: 50% or less
- Capacity: up to 50
(floor area × 50/3,000 should be the upper limit)
- Three-storied above ground or lower
- Secure the setback distance from road or the adjacent land to external wall by 15 m or more
- Minimum developed area: 3 ha or more
- Only one facility in the applicable development area
- * Also in the case of multi-purposes including shops, the above standards should be satisfied.
- * For the tourism III area, refer to the descriptions on the right side

(Total floor area: more than 3,000 m² but 10,000 m² or less)

- * **Prohibited in the tourism residential area**
- Building coverage: 30% or less
- Floor area ratio: 50% or less
- Capacity: up to 200
(floor area × 200/10,000 should be the upper limit)
- Three-storied above ground or lower
- Secure the setback distance from road or the adjacent land to external wall by 30 m or more
- Minimum developed area: 10 ha or more
- Only one facility in the applicable development area
- * Also in the case of multi-purposes including shops, the above standards should be satisfied.
- * For the tourism III area, refer to the descriptions on the right side

“Tourism III area” near the skiing site

Due to many unused lands, demands for lodging is expected.

However,

low density of accommodation facilities is required based on the status of the number of beds in the base-type and low-rise type areas.

On the other hand,

readiness for the land use with the improved migratory by the proximity to the skiing site should be provided.

For this purpose,

among examination standards,

Relaxation of the restrictions on the floor height and the setback distance from the external wall
Calculation of the building coverage, floor area ratio, and the total floor area limited to the portions related to the accommodation facilities only when the purposes of Building Standards Law can be categorized

Chapter 1 Resort Area “Special use restriction districts” Accommodation facilities [2]

Example of low-rise accommodations with reduced capacity (Floor area: 1,000m²~10,000m²)

ZABORIN (76-4 Hanazono Kutchan-cho, Abuta-gun, Hokkaido)

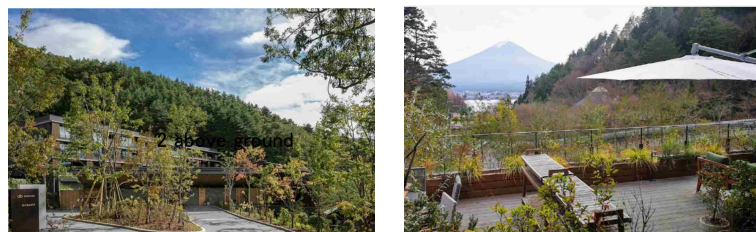
The word “Zabo” is a Zen meditation word which means “to sit still, forget worldly thoughts”. A ryokan surrounded by the primeval forest. There are only 15 rooms in the total site area of 40,000m², and each villa is 70~86m² floor area suite equipped with 2 private onsen – one inside and one outside.



completion	2015
site area	approx.40,000m ²
floor area	2928.18m ²
floor arae ratio	approx. 73%
room	15
floor	2 above ground

FUFU KAWAGUCHIKO (Fuji-Kawaguchiko-machi, Minamitsuru-gun,Yamanashi)

“Fufu Kawaguchiko” is located on the verdant shores of Lake Kawaguchiko. All rooms are suites with a view of Mount Fuji, and fully equipped with a spacious balcony and a private hot spring. The open-air bath in the guest room is a natural hot spring lined with volcanic stone from Mount Fuji. The hotel also provides you plenty of plans, such as marine activities and saunas, to make the most of the day.



completion	2018
site area	15,028m ²
floor area	4,669m ²
floor arae ratio	31%
room	32
floor	2 above ground

AMANEMU ISE-SHIMA (Shima-shi, Mie)

The villas are surrounded by the rich nature of the complex Rias coastline of the Osaki Peninsula. There are 24 suites and 4 two-bedrooms: all with onsen baths, spacious Aman Spa, restaurants, lounges, etc.



completion	2016
site area	approx.250,000m ²
floor area	6,361m ²
floor arae ratio	
room	24 & 4 villas
floor	1

• HOSHINOYA KARUIZAWA (Karuizawa-machi, Kitasaku-gun, Nagano)

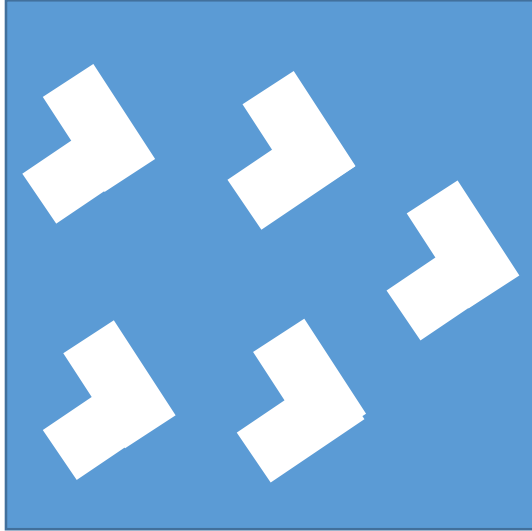
A hotel with the atmosphere of a mountain village wrapped in the air of the plateau. All the guest rooms are detached and surround a vast waterside garden, and you can enjoy the seasonal scenery from the terrace of the room. Spa programs that operate over several days are also available, so you can spend your time as you please.



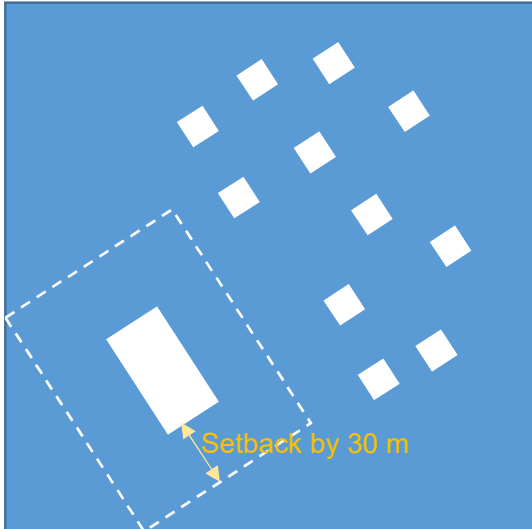
completion	2005
site area	73,688m ²
floor area	11,638m ²
floor arae ratio	16%
room	77
floor	2 above ground

<Case study (conservation area 10 ha)>

●Present possible status



●Image of conservation area



- Some hotels and condominiums with the total floor area of more than 10,000 m²

→ Capacity of thousands of people may be possible
Sprawl may be promoted



- One hotel or condominium with the total floor area of 10,000 m² or less

* One place per development action area

- Detached type condominium of the total floor area 1,000 m² or less around it

→ Achieve the high-quality space by limiting the density generally and conserving much greenness

Building volume with floor area of more than 1,000 m² (image)

Building other than accommodation facilities



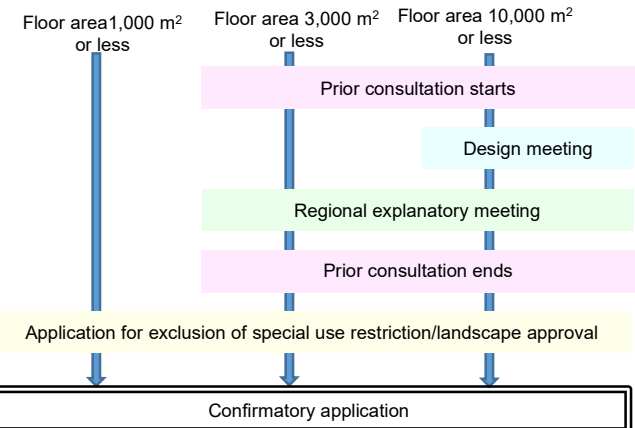
Maximally, building coverage 40%, floor area ratio 200%

Accommodation building (including integral purposes)



For three-storied high or lower, maximally building coverage 30%, floor area ratio up to 50%

[Examination flow (image)]



Chapter 1 Resort Area [Special USE restriction districts] other purposes

* For the details of the rules, refer to page 6 in “List of rules for Landscape districts and special use restriction districts”.

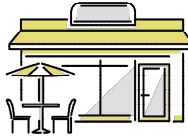
●Shops and restaurants [partially strengthened]

Farm land forests conservation II area

Limited to the total floor area
1,000 m² or less

Currently, most areas are “Rural residential areas”, and the standard specifies the floor area of 1,500 m² or less. Since the area does not intend to call in many people, match the condition to the notification requirements of Large-Scale Retail Stores Location Law.

* Area with no change; No limit in Tourism I area, Tourism II area and Tourism III area
1,500 m² or less in Town adjacent area
150 m² or less with conditions in Tourism & residential area



●Factory [partially, relaxed]

Farm land forests conservation II area

Town adjacent area

Relaxed to the total floor area
150 m² or less

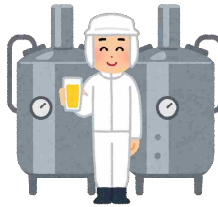
For agricultural area, relaxed to no
limitation of area

Currently, the standard specifies the floor area of 50 m² or less.

Since the area does not have the function of attracting customers for resort, allow to establish large-scale facilities.

In addition, since the area includes some farm lands, remove the restriction only on agricultural factories.

* Area with no change; 50 m² or less in No limit in Tourism I area, Tourism II area and Tourism III area
prohibition (excluding food manufacturing factories and ateliers & workshop with
an area of 50 m² or less) in Tourism & residential area



All areas

For ateliers and workshops, relaxed
the floor area
For food manufacturing factories,
relaxed the floor area

Currently, the standard specifies the floor area of 50 m² or less.

Relax the restriction on the floor area to 100 m² or less (for farm land forests conservation II areas and Town adjacent areas, 300 m² or less) to facilitate to establish the small-scale factories that lead to the improvement in the brand value of the areas where products and crafts to provide activity and farm crops are native to.

●Athletic facility [partially, relaxed]

Farm land forests conservation II area

Town adjacent area

Tourism III area

Skating rinks and swimming pools may
be established

Currently, it is prohibited to establish them.

Allow to establish them, since the establishment leads to the service contents to improve the staying environment.



●Amusement work [Strengthened]

All areas (except for tourism I area)

Overhead facilities including roller
coasters: Prohibited
Facilities including Ferris wheel:
Prohibited

Currently, no restriction is provided.

Prohibit amusement works in areas other than the areas that resort facilities are gathered, since they influence the landscape.



●Other purposes

For other amusement facilities and adult entertainment facilities, minute rules are reviewed. Refer to the reference materials.

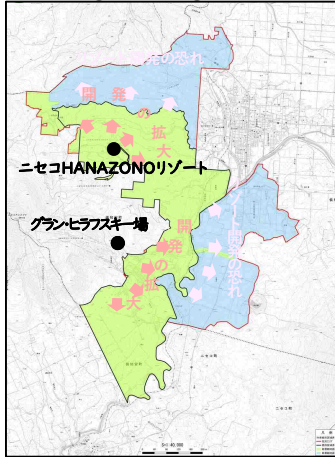
Refer to page 6 in “List of rules for Landscape districts and special use restriction districts”.

- Chapter 2 Resort nearby area Future Land Usage Ideas

Areas away from the Ski Resort, with existing businesses and residential homes. How the land is used in these areas have direct impact on the Town residents' everyday lives. **At the moment, no regulations on the type of buildable buildings.**

Current State

Development projects spreading to neighboring areas



Results from Resident Questionnaire (Feb 2021)

<Building Usages that should be "prohibited">

Pachinko parlors	61.8%
Industrial Factories	40.2%
Hotel, Condominiums	36.3%

<Future usage of the area>

Calm and safe residential area	30.4%
Nature preservation, forests	28.4%
Hotel, Condominiums	2.9%

Expanding the Quasi-City Planning Area

- Apply building restrictions (BCR, FAR, Diagonal limitations)
Set two types of rules based on current land usage.
- Apply Special Use Restriction Districts
Restrict the usage of buildings based on the current land usage and results from Resident Questionnaire.
- Not apply any Landscape Zones
Adjust building allocation, height, and designs based on Landscape Plan application.

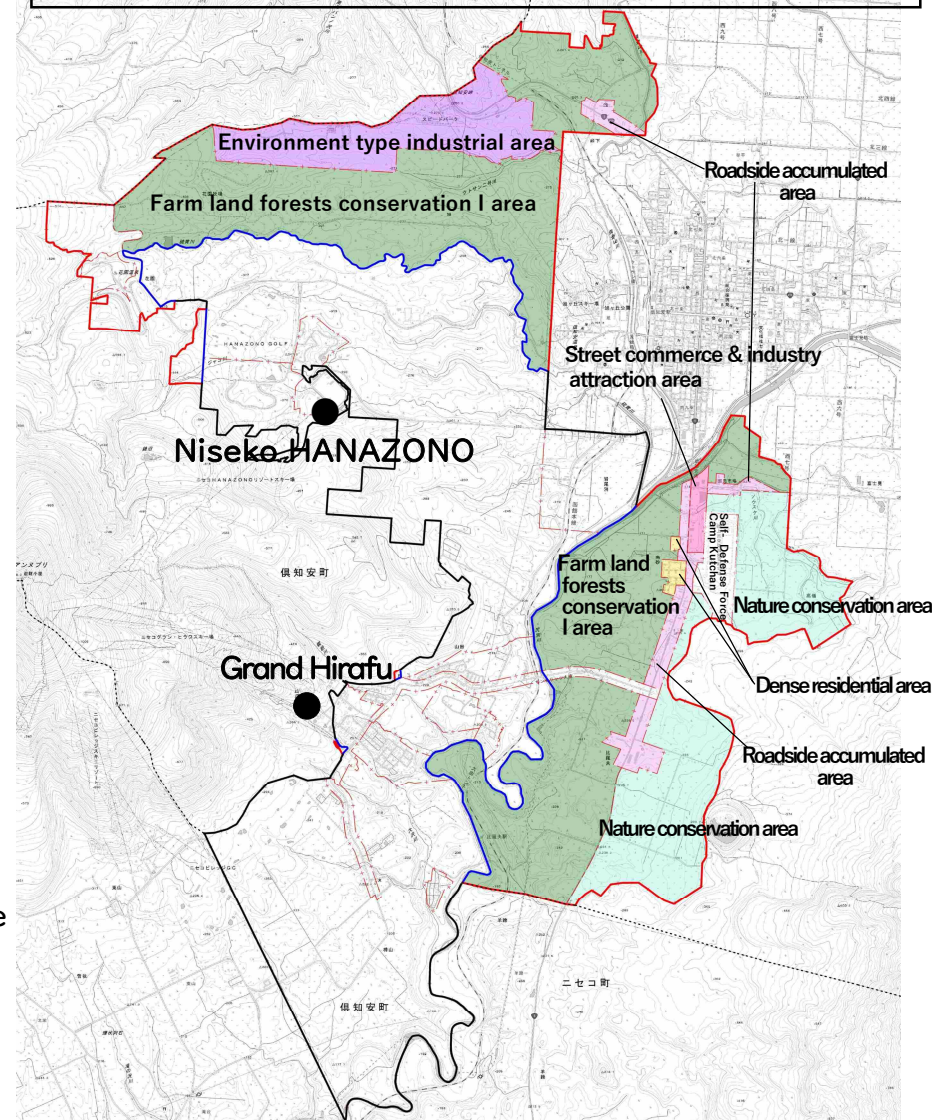
Takable actions

Goal

Control disordered developments, conserve natural environment and farmlands, upkeep the current residential and commercial status.

6 Areas

Street commerce & industry attraction area	Environment type industrial area
Roadside accumulated area	Farm land forests conservation I area
Dense residential area	Nature conservation area

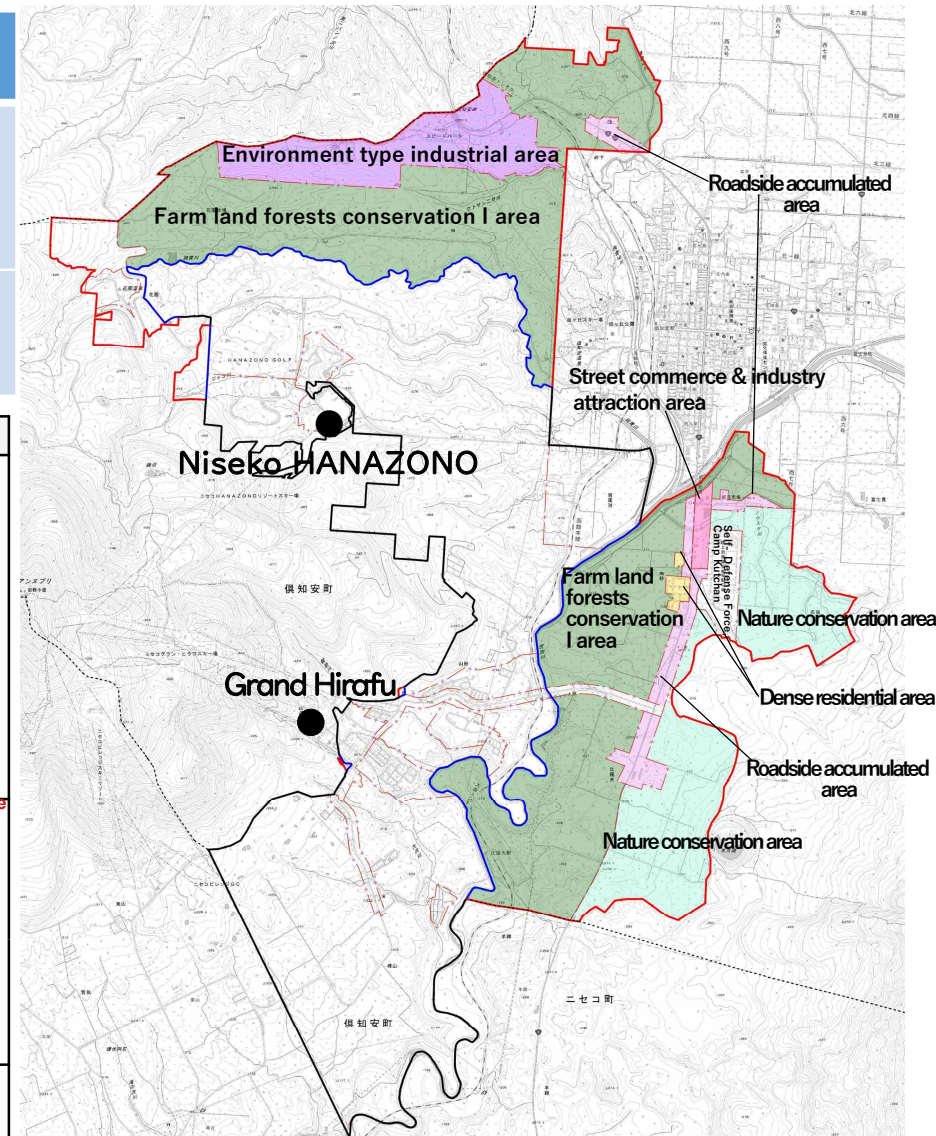


Chapter 2 Resort nearby area Setting rules for “Restrictions on form”

Restrain constructional volume considering the current land use situation, especially, farmland and forest areas as preservative use of the land.

area division	area name	Building coverage	Floor area ratio	Road slant line limitation	Adjacent land slant line limitation
around the main road	Street commerce & industry attraction district Roadside accumulated area *Self-Defense Force	40%	100%	1.25	1.25 (20m)
form residential areas	Dense residential area				
farmland and forest	Farm land forests conservation I area Nature conservation area Environment type industrial area	30%	50%	1.25	1.25 (20m)

Type of restriction	Details	Image of restriction
Building coverage	Ratio of building area to the site area	<p>Conceptual drawing</p> <p>Total floor area on each floor (total area) 200 m² ⇒ Capacity ratio 200%</p> <p>Site area 100 m² Building area 60m² ⇒ building coverage 60%</p>
Floor area ratio	Ratio of the total floor area of building to the site area	
Road slant line limitation	Building height is limited to secure the sky factor of road and protect the dwelling environment conditions including sunshine, lighting, and ventilation in blocks	<p>Road slant line</p> <p>Road Land (site)</p>
Adjacent land slant line limitation	Building height is limited to maintain the hygienic environment conditions including ventilation and lighting between adjacent lands.	<p>Adjacent land slant line</p> <p>Adjacent land Land (site)</p>
Obligation for a building site to have access to a public road	Rules to prohibit the construction of building at site areas unless they have access to roads in accordance with Building Standards Act	



Chapter 2 Resort nearby area **Setting rules for “Special use restriction districts”**

* For the details of the rules, refer to page 6 in “List of rules for Landscape districts and special use restriction districts”.

The rules should not influence the status of present buildings, the purpose should be based on the premise that the purposes support the life and industry of town people.

●Hotels or Japanese inns (accommodation facilities)

For all areas

Prohibited (except for type common to housing)

Prevent the expansion of resort development.

●Shops and restaurants

Nature conservation area
Dense residential area
Environment type industrial area

Total floor area 150 m² or less

Allow to establish small-scale shops selling commodities in residential areas.

Farm land forests conservation I area

Total floor area 1,000 m² or less

Since the area does not intend to call in many people, match the condition to the notification requirements of Large-Scale Retail Stores Location Law.

Roadside accumulated area

Total floor area 1,500 m² or less

Restrict the establishment of suburban large-scale facilities taking into consideration the locating status of the present shops.

●Factories

Nature conservation area
residential area

Basically prohibited. There are some Exceptions.

Since factories do not fit to the areas, establishment of them is prohibited. However, ateliers, workshops, food manufacturing factories having the floor area of 50 m² or less and motor of 0.75 kw or less are acceptable. In the nature conservation area, agricultural factories may be established.

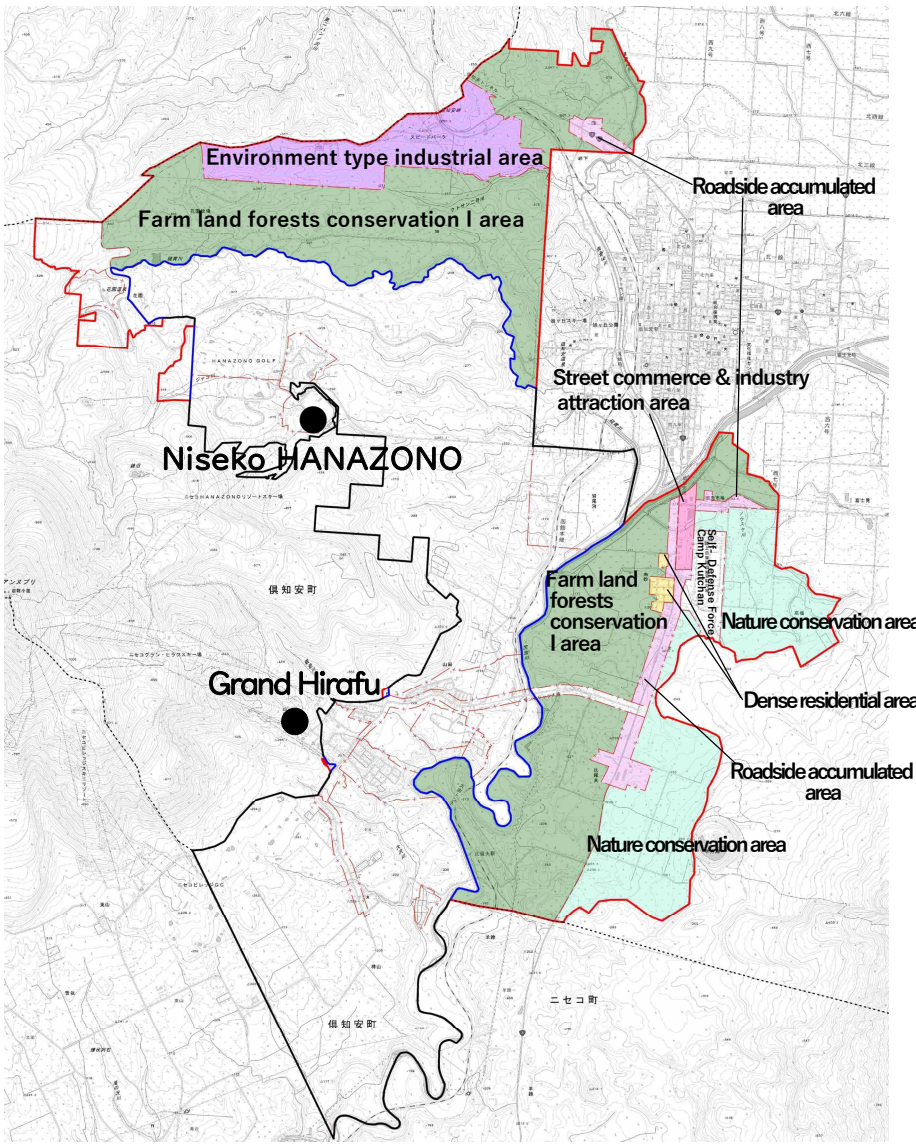
Farm land forests conservation I area

Total floor area 50 m² or less

Though the factories should be minimum, ateliers, workshops, food manufacturing factories having the floor area of 100 m² or less and motor of 1.5 kw or less are acceptable. Agricultural factories also may be established.

●Other purposes

Adult entertainment facilities, amusement facilities, and works will be restricted. For details, refer to the reference materials. Refer to page 6 in “List of rules for Landscape districts and special use restriction districts”.



Chapter 3 Area Common Items **Date rules to be applied**

This time review on rules are related to the varied legal procedures including “City Planning Act” and regulations of Kutchan Town. To prevent confusion accompanied with the enforcement of rules, the procedures are promoted so that the effective date (date of enforcement) of rules is unified

Rule category	Method of rule provision	Effective date	Start time of restriction on action	Postpone of effective date
Restriction on form (Building coverage, floor area ratio, slant line limitation, etc.)	Hokkaido notice	Date of notice	Action started after the effective date of rule ↓	Postpone not allowed
Landscape [building] (form design, height, setback, minimum site area)	Kutchan Town notice	Date of notice		Postpone not allowed
Landscape [development action] (ratio of greening, retaining wall height, slope face gradient, etc.)	Kutchan Town regulations	Date of enforcement		Postpone allowed
<u>special use restriction</u> [building, etc.] (shops, hotels, or Japanese inns, and play facilities, etc.)	Kutchan Town regulations	Date of enforcement		Postpone allowed

FAQ: Is it acceptable to construct a building under old rules if “Certificate for building confirmation complete” by the effective date of rule?

A: It is acceptable on the presupposition that “Certificate for building confirmation complete” was obtained, and the construction was launched.

Scheduled effective date of rule: October 1, 2023

*** It may be delayed depending on the later procedures.**

Postponement of the effective dates of the following will be provided.

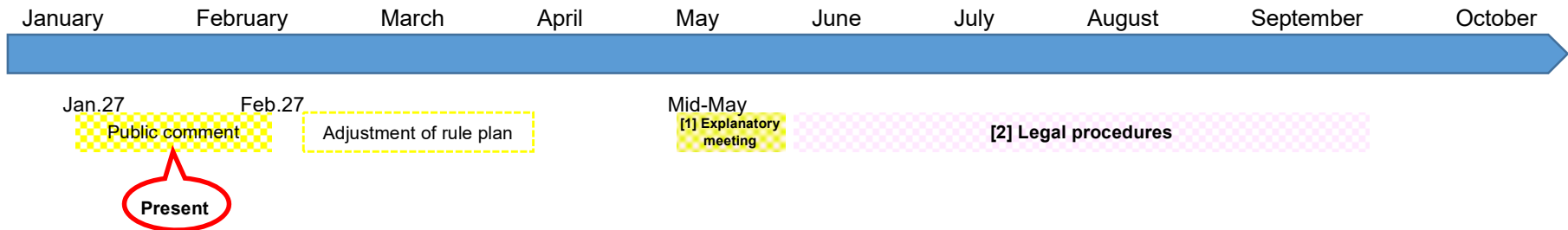
[1] Application for the approval of “**Development action**” related to landscape

Apply to development and buildings for which actions will be started from June 1, 2024 (application will be started to be received from April, 2024)

[2] Restrictions on the purposes of “**Accommodation facilities (hotels or Japanese inns)**” in the special use restriction districts

Only in the resort areas described in Chapter 1, the postpone period for about three years from the effective date of rule is provided for buildings including “hotels or Japanese inns” in the area the development action was launched by the effective date of rule (including the period within three years after the development action was completed).

Future Schedule



[1] Explanatory meeting for land owners

After rule plan is adjusted taking into consideration the public comment, hold the preliminary explanation meeting to start the procedures related to the City

Planning Act and varied town regulations for the enforcement of rules.

It is noticed to all the land owners by mail in advance.

Around the middle of May 2023

* Note: This explanation meeting intends the explanation by the town how the rule plan will be changed from the present rule plan and what kind of the rule will be.

Note that it is not the occasion of the opinion exchange about the rule plan. (Please give us your opinions by this time public comment)

[2] Legal procedures

The procedures will be provided in accordance with the City Planning Act.

For the expansion of the Quasi-City Planning Areas, Hokkaido specifies the areas, while Kutchan Town specifies the Landscape districts and the special use restriction districts.

Review by the City Planning Review Committee of Hokkaido and Kutchan Town is required.

In addition, the application of rules accompanied with the enforcement of the rules needs the provision of regulations by Kutchan Town, and the enactment action will be implemented in parallel.

From May to September 2023

Scheduled rule effective date: October 1, 2023

*** It may be delayed depending on the later procedures.**