

※ English texts are abridged translation. Should there be any ambiguity, the Japanese texts prevails.

List of rules for Landscape area and Special use restriction districts

Name Area		Hirafu Highland Landscape District						January 2023 Public Comment Materials																					
District category		Approx.      ha						Center Village	Hanazono Village I	Hanazono Village II	Weiss Ski Resort	Lower Village	Niseko Hirafu Roadside	Kabayama Roadside	Niseko Hirafu A	Niseko Hirafu B	The Pavilions	Yotei-no- Sato	The Country Resort	North Hills	Higashi- Iwaobetsu	Kabayama Preservation	Futagoyama/ Nishi- Iwaobetsu/ Asahi/ Hanazono	Resort Gateway					
Area		Approx.      ha																											
Restrictions on the design and aesthetics of buildings (Exterior color)		1 The color shall be as specified in the table below according to the Munsell color system. Provided, however, that this shall not apply to parts coming under any of the following items: A color notation including hue, value (or lightness), and chroma shall conform to the rules specified in Japanese Industrial Standards (JIS) Z8721. (1) Range up to less than 1/5 of the area of each elevation surface (excluding roof surfaces) (2) Parts made of materials produced or used in the local region (excluding those with colored surfaces)						Common to all districts																					
		Classification			Hue			Brightness			Saturation			Classification			Hue			Brightness			Saturation						
		Roof color			R			6 or less			8 or less			External wall color			R			2 – 8			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 – 7.5			—																		
		2 Materials with a mirror finish shall not be used to reduce luster.																											
		3 The color of the equipment installed on external wall surfaces such as air vents shall be in harmony with the external walls when the equipment is located in places of high visibility from roads.																											
4 In the case of additions to buildings that are not subject to the provisions of the preceding three paragraphs pursuant to the provisions of Article 69, paragraph (2) of the Landscape Act, the preceding three paragraphs shall not apply to parts other than the added parts, notwithstanding the provisions of paragraph (3), item (ii) of that Article of the same Act.																													
Restrictions on the design and aesthetics of buildings  (Exterior design)		1 Projections from external walls shall ensure the distances as specified below. (1) Balconies, bay windows, and other structures similar thereto shall ensure a distance equal to or longer than one meter from the boundary line of the road and the adjacent land lot or 1/2 of the distance specified in “Restrictions on the location of wall surfaces,” whichever is the longer. (2) Eaves, overhangs, and other structures similar thereto shall ensure a distance of one meter or more from the boundary line of the road and the adjacent land lot.																											
		2 Fences, etc. attached to buildings shall be up to two meters in height except for each item in the paragraph (6). Also ensure a distance of one meter or more from the boundary line of the road and the adjacent land lot or 1/2 of more of the value specified in “Restrictions on the location of wall surfaces”, whichever is larger.																											
		3 Garages, storage areas, and garbage collection points attached to buildings shall be designed in harmony with the buildings.																											
		4 Roofs shall have a slope of about nine centimeters or more, and the slope shall be positioned so as to be visible from road surfaces. Provided, however, that this shall not apply when roofs do not impair the design of overall buildings including their lower parts.																											
		5 Parking lots used for houses, hotels, or inns shall have parking spaces that can accommodate the number of vehicles specified in the “Guidelines for Buildings, etc. in Kutchan Town” within the buildings.																											
		6 Electrical equipment, mechanical (air conditioning) equipment, storage facilities, etc. attached to buildings shall be installed inside the buildings or in separate buildings, or buried underground. However, in unavoidable cases, such as when ventilation is required, the following conditions shall be ensured. ● Ground installation: Equipment and fences, etc. to be installed shall be located out of sight from the street and shall be kept low in height and a distance of at least 1 m from the boundary line of the adjacent property or 1/2 of the value specified in the "Restrictions on the location of wall surfaces", whichever is larger. When installed in a location where it can be seen from roads, the building must be screened by a fence or other blindfold of the same color or a color that is consistent with the external walls used at the location. The fence or other blindfold shall be kept a distance of at least 1 m from the street or the boundary line of the adjacent property or 1/2 of the value specified in the "Restrictions on the location of wall surfaces", whichever is larger. ● Rooftop installations: The equipment shall be hidden by louvers, etc. of the same color as or a color in harmony with external walls. The equipment and louvers, etc. installed shall be up to four meters in height. The installation area shall be less than 1/8 of the floor area on roofs, and shall not be located on the roadside. ● The terrace portion of the uppermost floor exceeding 16 m in height (18 m if there is a height difference of 2 m or more around the building) shall be hidden with louvers of the same color or integrity as the external walls installed on the top floor (or the roof of the floor directly below the top floor). The equipment and louvers, etc. installed shall be up to four meters in height. The area of installation shall be less than 1/8 of the floor area of the floor immediately below the top floor, and shall not be located on the roadside. The equipment must not be installed on the roofs of the top floor. ● Installation of terraces: The equipment shall be hidden by louvers, etc. of the same color as or a color in harmony with external walls. The equipment and louvers, etc. installed shall be up to four meters in height. The layout shall be carefully considered for impressions when viewed from roads.																											

**List of rules for Landscape area and Special use restriction districts**  
(New Landscape District) Setback [Draft] **January 2023 Public Comment Materials**

Classification	Area name	Front road			Boundary of adjacent land lot	
		Classification	General road	National/prefectural road	Classification	Adjacent land
Hub-type (Accumulation)	1 Center Village area	200 m <sup>2</sup> > S 200 m <sup>2</sup> ≤ S < 700 m <sup>2</sup> 700 m <sup>2</sup> ≤ S	2.0 m or more 4.0 m or more 6.0 m or more	4.0 m or more 4.0 m or more 6.0 m or more	14.0 m > H 14.0 m ≤ H	2.0 m or more H/3.5 × 0.5 m or more
	2 Hanazono Village I area 3 Hanazono Village II area 4 Weiss Ski Resort area		6.0 m or more	6.0 m or more	14.0 m > H 14.0 m ≤ H	2.0 m or more H/3.5 × 0.5 m or more
	5 Lower Village area *Former Pension Village area	200 m <sup>2</sup> > S 200 m <sup>2</sup> ≤ S < 700 m <sup>2</sup> 700 m <sup>2</sup> ≤ S	2.0 m or more 4.0 m or more 6.0 m or more	4.0 m or more 4.0 m or more 6.0 m or more	7.0 m > H 7.0 m ≤ H	1.5 m or more 2.0 m or more
	6 Niseko Hirafu Roadside area *Part of former Yamada I area		5.0 m or more (other side: 3 m)	5.0 m or more (other side: 3 m)	7.0 m > H 7.0 m ≤ H	1.5 m or more 2.0 m or more
Low-rise type (Openness)	7 Kabayama Roadside area	200 m <sup>2</sup> > S 200 m <sup>2</sup> ≤ S < 700 m <sup>2</sup> 700 m <sup>2</sup> ≤ S	2.0 m or more 4.0 m or more 6.0 m or more	4.0 m or more 4.0 m or more 6.0 m or more	7.0 m > H 7.0 m ≤ H	1.5 m or more 2.0 m or more
	8 Niseko Hirafu A area *Part of former Yamada I area		5.0 m or more (other side: 3 m)	(N/A)	7.0 m > H 7.0 m ≤ H	1.5 m or more 2.0 m or more
	9 Niseko Hirafu B area *Part of former Yamada II area		6.0 m or more	(N/A)	7.0 m > H 7.0 m ≤ H	1.5 m or more 2.0 m or more
Maintenance-type (Calmness)	10 The Pavilions area *Part of former Yamada II area		6.0 m or more	(N/A)	14.0 m > H 14.0 m ≤ H	2.0 m or more H/3.5 × 0.5 m or more
	11 Yotei-no-Sato area		5.0 m or more (other side: 3 m)	(N/A)	7.0 m > H 7.0 m ≤ H	1.5 m or more 2.0 m or more
	12 The Country Resort area	200 m <sup>2</sup> > S 200 m <sup>2</sup> ≤ S < 700 m <sup>2</sup> 700 m <sup>2</sup> ≤ S	2.0 m or more 4.0 m or more 6.0 m or more	(N/A)	7.0 m > H 7.0 m ≤ H	1.5 m or more 2.0 m or more
	13 North Hills area	Town Road Hanazono Resort Line Other roads	10.0 m or more 5.0 m or more	(N/A)		5.0 m or more
	14 Higashi-Iwaobetsu area	200 m <sup>2</sup> > S 200 m <sup>2</sup> ≤ S < 700 m <sup>2</sup> 700 m <sup>2</sup> ≤ S	2.0 m or more 4.0 m or more 6.0 m or more	4.0 m or more 4.0 m or more 6.0 m or more	7.0 m > H 7.0 m ≤ H	1.5 m or more 2.0 m or more
	15 Resort Gateway area		6.0 m or more	6.0 m or more		5.0 m or more
	16 Kabayama Preservation Area	200 m <sup>2</sup> > S 200 m <sup>2</sup> ≤ S < 700 m <sup>2</sup> 700 m <sup>2</sup> ≤ S	2.0 m or more 4.0 m or more 6.0 m or more	6.0 m or more 6.0 m or more 6.0 m or more	7.0 m > H 7.0 m ≤ H	1.5 m or more 2.0 m or more
Preservation-type (Low density)	17 Futagoyama/Nishi-Iwaobetsu/Asahi, Hanazono Preservation area	Town Road Hanazono Resort Line Town Road Iwaobetsu Minami 3 Line 200 m <sup>2</sup> > S 200 m <sup>2</sup> ≤ S < 700 m <sup>2</sup> 700 m <sup>2</sup> ≤ S	10.0 m or more 6.0 m or more 2.0 m or more 4.0 m or more 6.0 m or more	  6.0 m or more 6.0 m or more 6.0 m or more	7.0 m > H 7.0 m ≤ H	1.5 m or more 2.0 m or more

(New Landscape District) Restrictions on Building Design and Aesthetics, Height, and Minimum Site Area [Draft] January 2023 Public Comment Materials

		Building coverage ratio	Floor area ratio	Road diagonal restrictions	Adjacent land diagonal restrictions	Height	Minimum site area
Hub-type	1 Center Village area	40%	300%	1.5	20 m (1.25)	16 m (22 m)	330 m <sup>2</sup>
	2 Hanazono Village I area	40%	300%	1.5	20 m (1.25)	TBD	1000 m <sup>2</sup>
	3 Hanazono Village II area *Part of former Hanazono Village area	40%	200%	1.25	20 m (1.25)	TBD	1000 m <sup>2</sup>
	4 Weiss Ski Resort area *New	40%	200%	1.25	20 m (1.25)	TBD	1000 m <sup>2</sup>
Low-rise type	5 Lower Village area *Former Pension Village area	50%	200%	1.25	20 m (1.25)	13 m	330 m <sup>2</sup>
	6 Niseko Hirafu Roadside area *Part of former Yamada I area	40%	200%	1.25	20 m (1.25)	13 m Roof slope of 9 cm or more	330 m <sup>2</sup>
	7 Kabayama Roadside area *Part of former Kabayama area	40%	200%	1.25	20 m (1.25)	13 m	330 m <sup>2</sup>
Maintenance-type	8 Niseko Hirafu A area *Part of former Yamada I area	40%	200%	1.25	20 m (1.25)	13 m Roof slope of 9 cm or more	500 m <sup>2</sup>
	9 Niseko Hirafu B area *Part of former Yamada I area	40%	200%	1.25	20 m (1.25)	13 m	500 m <sup>2</sup>
	10 The Pavilions area *Part of former Yamada II area	40%	200%	1.25	20 m (1.25)	16 m	500 m <sup>2</sup>
	11 Yotei-no-Sato area	30%	100%	1.25	20 m (1.25)	13 m (eave height: 9 m) Roof slope of 9 cm or more	330 m <sup>2</sup>
	12 The Country Resort area *Part of former Kabayama area	40%	200%	1.25	20 m (1.25)	13 m	330 m <sup>2</sup>
	13 North Hills area	30%	100%	1.25	20 m (1.25)	13 m (eave height: 9 m) Roof slope of 9 cm or more	1000 m <sup>2</sup>
	14 Higashi-Iwaobetsu area	40%	200%	1.25	20 m (1.25)	13 m	330 m <sup>2</sup>
Preservation-type	15 Resort Gateway area	30%	50%	1.25	20 m (1.25)	13 m (eave height: 9 m) Roof slope of 9 cm or more	1000 m <sup>2</sup> *Excluding agricultural facilities and farmhouses
	16 Kabayama Preservation area *Part of former Osawa Riverside area was incorporated	40%	200%	1.25	20 m (1.25)	13 m	1000 m <sup>2</sup> *Excluding agricultural facilities and farmhouses
	17 Futagoyama/Nishi-Iwaobetsu/Asahi/Hanazono Preservation area	40%	200%	1.25	20 m (1.25)	13 m	1000 m <sup>2</sup> *Excluding agricultural facilities and farmhouses

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Area		Approx.      ha																	
District category	Name																		
	Area	Approx.      ha																	
		Center Village	Hanazono Village I	Hanazono Village II	Weiss Ski Resort	Lower Village	Niseko Hirafu Roadside	Kabayama Roadside	Niseko Hirafu A	Niseko Hirafu B	The Pavilions	Yotei-no-Sato	The Country Resort	North Hills	Higashi-Iwaobetsu	Kabayama Preservation	Futagoyama/ Nishi-Iwaobetsu/ Asahi/ Hanazono	Resort Gateway	
Restrictions on land																			
(1) Shape of fill and cut slopes	1 No fill shall be made except to eliminate the difference in elevation on the site, and in principle, the fill shall not be higher than the surface of the road to which it abuts.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
	2 In principle, the finish shall be a slope. However, retaining walls may be installed only when level differences cannot be eliminated by slopes or higher priority is placed on forest preservation.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
- Slope	3 The shape of slopes shall be as follows:																		
	●The gradient of fill slopes shall be at a ratio of 1:1.8 or more. When a fill slope is five meters high or more, small steps with a width of one meter or more must be provided at every five meters in height.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				
	●The gradient of fill slopes shall be at a ratio of 1:1.8 or more. When a fill slope is five meters high or more, small steps with a width of two meters or more must be provided at every five meters in height, and trees must be planted within these small steps.															<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
	●The gradient of cut slopes shall be at a ratio of 1:1.5 or more. When a cut slope is five meters high or more, small steps with a width of one meter or more must be provided at every five meters in height.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>				
	●The gradient of cut slopes shall be at a ratio of 1:1.5 or more. When a cut slope is five meters high or more, small steps with a width of two meters or more must be provided at every five meters in height, and trees must be planted within these small steps.															<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
- Retaining wall	4 The upper and lower ends of fill and cut slopes shall ensure a horizontal distance of one meter or more from each site boundary.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
	5 Retaining walls shall be up to two meters in height. If they are easily viewed from roads, surface treatment shall be applied in harmony with the surrounding scenery. Provided, however, that the height requirement does not apply to retaining walls satisfying the following conditions: (1) Retaining walls that ensure a gradient at a ratio of 1:0.5 or more and to which surface treatment in harmony with the surrounding scenery is applied may be up to five meters in height. In particular, greening shall be carried out on retaining walls installed in places with high visibility from roads. (2) Those that do not impact dry areas, approaches to underground parking, or other landscaping. However, if approaches to underground parking lots are easily viewed from roads, surface treatment in harmony with the surrounding scenery shall be applied.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
(2) Location of parking lot	6 The upper and lower ends of retaining walls shall ensure a horizontal distance of one meter or more from each site boundary.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
	7 When a parking lot accommodating five cars or more is provided, it shall be located out of view from the major roads in the resort area (prefectural road lines, Town Road Iwaobetsu Minami 3 Line, and Town Road Hanazono Resort Line) by means such as installing the parking lot underground and using a space behind the building. In addition, aboveground parking lots shall ensure a distance of 50 centimeters or more from the adjacent land lot as buffer zones. However, parking lots may be located adjacent to front roads on the condition that they are in harmony with the surrounding landscape by providing green buffer zones or arranging landscape, except for the “Hirafu-zaka” section of Prefectural Road Route 631.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
(3) Removal of utility poles	8 For development activities on land with an area of 3,000 square meters or larger, no utility poles shall be installed within the zone.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
	9 Without utility poles, aboveground electrical equipment and other facilities shall be placed in a location out of view from prefectural and town roads or inside buildings.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Restrictions on depositions																			
(1) Soil, stones, etc.	1 Depositions shall have a gradient at a ratio of 1:1.8 or more and be five meters or less in height. Provided, however, that this shall not apply to depositions formed below front roads and other cases for which it can be determined that the effects of depositions on the surrounding landscape are insignificant (small steps with a width of one meter or more shall be provided at every five meters in height).	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
	2 Distances corresponding to the height of depositions shall be ensured from the boundaries of roads and adjacent land lots. In addition, visual blocking shall be prepared by planting in principle.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
(2) Materials, etc.	3 Materials shall be piled on flat land up to five meters high.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
	4 Distances corresponding to the height of depositions shall be ensured from the boundaries of roads and adjacent land lots. In addition, visual blocking shall be prepared by planting in principle.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	



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Preparation of open spaces, etc.	(1) Development activities in land with an area of 3000 m <sup>2</sup>  - Sale of building lots  - Hotels, etc.	1 Green space shall be 5% or more of the total site area. If the area is less than 1ha, it all shall be used as open space, and if it is 1ha or more, at least 500㎡ of green space shall be secured as open space. Requirements for green spaces are as follows:	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○																																											
		2 (1) Open spaces shall be located in easily accessible areas from each separated area and have shapes and design features that can ensure functions as temporary snow-dumping sites for snow removed from roads and disaster evacuation areas. (2) The boundaries of open spaces shall be clearly defined and the number of open spaces provided shall be one in principle. If two or more open spaces are prepared for unavoidable reasons, 500 square meters or larger shall be ensured for each open space. (3) No structures impairing greening functions must be installed.	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○																																											
		3 Open spaces shall be used as event squares, gardens, etc. for hotel guests and satisfy the following requirements: (1) Open spaces shall be used as gardens, etc. for hotel guests and have shapes and design features that can ensure functions as disaster evacuation areas. (2) No structures impairing greening functions must be installed.	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○																																											
		4 For the Lower Village Area and land with a site area of less than 330 square meters, open spaces for temporary snow dumping and other management uses (excluding spaces for parking lots, driveways, and trees) shall be prepared on the front roadside.	△	△	△	△	○	△	△	△	△	△	△	△	△	△	△	△																																											
Promotion of greening	(1) Green coverage ratio	1 For building activities in sites with an area of 330 square meters or larger, the specified green coverage ratio or the forest coverage ratio to the site area excluding agricultural facilities shall be ensured. The green coverage ratio applies to areas other than forest regions and the forest coverage ratio applies to forest regions. *The forest regions refer to designated regions of privately owned forests subject to regional planning under the Forest Law.	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○																																											
		2 The greening ratio shall be the ratio shown on the right for each district, and the greened area shall be calculated based on the following conversion area table, divided by the site area, and then multiplied by 100.	10%	10%	30%	30%	10%	10%	10%	15%	15%	15%	15%	15%	15%	15%	50%	50%	50%																																										
		<table><tr><th>Classification</th><th>Summary</th><th>Converted area</th><th>Remarks</th></tr><tr><td>Tall tree A</td><td>Per tree</td><td>25 m<sup>2</sup></td><td>Height: ≥ 10 m</td></tr><tr><td>Tall tree B</td><td>Per tree</td><td>10 m<sup>2</sup></td><td>Height: 6 ≤ h &lt; 10 m</td></tr><tr><td>Tall tree C</td><td>Per tree</td><td>8 m<sup>2</sup></td><td>Height: 4 ≤ h &lt; 6 m</td></tr><tr><td>Medium tree</td><td>Per tree</td><td>5 m<sup>2</sup></td><td>Height: 2 ≤ h &lt; 4 m</td></tr><tr><td>Low tree</td><td>Per tree</td><td>1 m<sup>2</sup></td><td>Height: &lt; 2 m</td></tr><tr><td>Lawn</td><td>Per 1 m<sup>2</sup> area</td><td>0.8 m<sup>2</sup></td><td rowspan="5">30% or more green area ensured</td></tr><tr><td>Greening block</td><td>Per 1 m<sup>2</sup> area</td><td>0.4 m<sup>2</sup></td></tr><tr><td>Flowerbed</td><td>Per 1 m<sup>2</sup> area</td><td>0.4 m<sup>2</sup></td></tr><tr><td>Garden stone, etc.</td><td>Per 1 m<sup>2</sup> area</td><td>0.2 m<sup>2</sup></td></tr><tr><td>Pond, etc.</td><td>Per 1 m<sup>2</sup> area</td><td>0.2 m<sup>2</sup></td></tr><tr><td>Stone path</td><td>Per 1 m<sup>2</sup> area</td><td>0.2 m<sup>2</sup></td><td>Interlocking block, brick, natural stone, etc.</td></tr></table>	Classification	Summary	Converted area	Remarks	Tall tree A	Per tree	25 m <sup>2</sup>	Height: ≥ 10 m	Tall tree B	Per tree	10 m <sup>2</sup>	Height: 6 ≤ h < 10 m	Tall tree C	Per tree	8 m <sup>2</sup>	Height: 4 ≤ h < 6 m	Medium tree	Per tree	5 m <sup>2</sup>	Height: 2 ≤ h < 4 m	Low tree	Per tree	1 m <sup>2</sup>	Height: < 2 m	Lawn	Per 1 m <sup>2</sup> area	0.8 m <sup>2</sup>	30% or more green area ensured	Greening block	Per 1 m <sup>2</sup> area	0.4 m <sup>2</sup>	Flowerbed	Per 1 m <sup>2</sup> area	0.4 m <sup>2</sup>	Garden stone, etc.	Per 1 m <sup>2</sup> area	0.2 m <sup>2</sup>	Pond, etc.	Per 1 m <sup>2</sup> area	0.2 m <sup>2</sup>	Stone path	Per 1 m <sup>2</sup> area	0.2 m <sup>2</sup>	Interlocking block, brick, natural stone, etc.															
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- Scheme to promote greening	3 To strategically promote greening, the following standards shall apply to the calculation of converted areas. (1) When existing trees are maintained or transplanted, twice the converted area for such spaces shall be used. (2) When green spaces are provided adjacent to front roads, twice the converted area for such spaces shall be used in a region up to 30% of the total length of the space perpendicular to the road. (3) For regions requiring a green coverage ratio of 10%, green facilities installed in locations coming under either of the following shall not be included in the calculation of green areas. - Locations on the back side of the road (excluding cases where existing trees are conserved) - Range from one meter outside the eave overhang of the building to the external wall (excluding spaces adjacent to front roads)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○																																												
	(4) When green spaces are not ensured from roads or adjacent land lots, e.g., courtyards, such places shall not be subject to the calculation of the green coverage ratio. (5) Stone paths shall be up to 80% of the green space and located so as to allow the green space to be viewed from the front road.	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○																																												
	4 The following must be considered: (1) Plants (excluding existing trees) shall be placed adjacent to front roads in principle, and consideration must be given to ensure a distance from roads, adjacent land lots, and buried objects according to a forecast length of branches after they grow. (2) Indigenous vegetation shall be planted.	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○																																												
	(2) Forest coverage ratio	5 The ratio of wooded area shall be the ratio shown on the right for each district and shall be the sum of the horizontal projected area of the existing wooded area and the horizontal projected area of the created wooded area, divided by the site area, and multiplied by 100. (1) The current forest spaces shall refer to zones where four or more trees (with a height of five meters or higher) grow per 100 square meters. (2) The developed forest spaces shall refer to zones where trees of 1.5 meters or more in height are newly planted to obtain ten or more trees in total per 100 square meters in a location in which only three or fewer trees have grown or clear-cut logging has been carried out for land development.	30%	30%	50%	50%	30%	30%	30%	30%	30%	30%	30%	30%	30%	50%	50%	50%																																											
	- Scheme to promote greening	6 To strategically promote greening, the following standards shall apply to the calculation of the forest coverage ratio. (1) To strategically promote greening, 1.2 times the converted area of a current forest space or a developed forest space shall be used in a region with a width of 10 meters from the boundary line surrounding the site. (2) A distance shall be ensured between forest spaces and buildings considering flying of snow falling from buildings.	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○																																											
(3) Logging		7 In an area of privately owned forests subject to regional planning under the Forest Law (hereinafter referred to as “forest area”), the logging area must not exceed 70% of the planned land use area, except for cases where logging is involved in forestry work. 8 In areas facing roads, logging shall be limited to entrances and other similar places only, and trees must be maintained or planted to prevent adverse effects on the surrounding natural environment and scenery.	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○																																											

Restrictions on Specific Use Restricted Districts [Draft]

January 2023 Public Comment Materials

Classification	Item	Hub-type	Low-rise type	Maintenance-type			Preservation-type	Other than landscape district (mainly expanded quasi-city area)					
		Tourism I area	Tourism II area	Tourism III area	Town Adjacent area	Tourism & Residential area	Farmland and Forestry Preservation II area	Street commerce & industry attraction area	Roadside area	Environmental Industrial area	Residential area	Farmland and Forestry Preservation I area	Nature Preservation area
		Center Village Hanazono Village I Hanazono Village II Weiss Ski Resort	Lower Village Niseko Hirafu Roadside Kabayama Roadside	Niseko Hirafu A Niseko Hirafu B The Pavilions	Higashi-Iwaobetsu	Yotei-no-Sato North Hills The Country Resort	Futagoyama/Nishi-Iwaobetsu/Asahi/Hanazono Preservation Kabayama Preservation Resort Gateway	Building coverage 40% Floor area ratio 100%	Building coverage 40% Floor area ratio 100%	Building coverage 30% Floor area ratio 50%	Building coverage 40% Floor area ratio 100%	Building coverage 30% Floor area ratio 50%	Building coverage 30% Floor area ratio 50%
Structures	1 [Prohibited] Factories [Prohibited] Factories that use prime movers and where the total floor area of the work area exceeds 50 square meters. [Prohibited] Factories using prime movers where the total floor area of the work area exceeds 150 square meters. [Excluded] Those specified in Article 130-6 of the Order for Enforcement Bakeries, rice shops, tofu shops, candy stores, and others similar thereto engaged in the food manufacturing industry. - Those whose total floor area of the workplace is 50 square meters or less. - Those with a total output of 0.75 kw or less if a prime mover is used. [Excluded] Bakeries, rice shops, tofu shops, candy stores, and others similar thereto engaged in the food manufacturing industry - Those with a workshop floor area of 100 square meters or less. - Those with an engine output of 1.5 kw or less. [Excluded] Bakeries, rice shops, tofu shops, candy stores, and others similar thereto engaged in the food manufacturing industry - Those with a workshop floor area of 300 square meters or less. [Excluded] Factories for producing works of art or crafts - Those whose total floor area of the workplace is 50 square meters or less. - Those with a total output of 0.75 kw or less if a prime mover is used. [Excluded] Factories for producing works of art or crafts - Those with a total workshop floor area of 100 square meters or less. - Those with a total output of 1.5 kw or less if a prime mover is used. [Excluded] Factories for producing works of art or crafts - Those with a total workshop floor area of 300 square meters or less. [Excluded] Those offered for production, collection, treatment, or storage of agricultural products No restrictions on factories, etc.	●	●	●	●	●	●				●	●	●
	2 [Prohibited] Those to be used for storage or treatment of hazardous materials [Prohibited] Buildings to be used for storage or treatment of hazardous materials and exceeding the amount listed in the “Quasi-residential District” column of the list in Article 130-9 of the Order for Enforcement [Prohibited] Buildings to be used for storage or treatment of hazardous materials and exceeding the amount listed in the “Commercial District” column of the list in Article 130-9 of the Order for Enforcement [Prohibited] Buildings to be used for storage or treatment of hazardous materials and exceeding the amount listed in the “Quasi-industrial District” column of the list in Article 130-9 of the Order for Enforcement [Excluded] Column (h), items (ii) and (iii) of Appended Table 2 of the Act *Agriculture-related No restrictions on hazardous material storage facilities.	●	●	●	●	●	●	●	●		●	●	●
	3 [Prohibited] Those offered for use as stores, dining facilities, or other purposes similar thereto, and not specified in Article 130-5-2 of the Order for Enforcement [Prohibited] Those offered for use as stores, dining facilities, or other purposes similar thereto, and where the total floor area offered for these purposes exceeds 1,000 square meters [Prohibited] Those offered for use as stores, dining facilities, or other purposes similar thereto, and where the total floor area offered for these purposes exceeds 1,500 square meters [Excluded] Those specified in Article 130-5-2 of the Order for Enforcement, and where the total floor area is 150 square meters or less [Excluded] Ateliers or craft centers producing works of art or crafts for private sale - Those whose total floor area of the workplace is 50 square meters or less. - Those whose total output is 075 kw or less, if a prime mover is used. No restrictions on stores, dining facilities, etc.				●	●	●		●	●	●	●	●
	4 [Prohibited] Hotels or inns [Excluded] Those annexed to houses [Exemption] Those coming under permission based on review standards *Refer to P.19 of Public Comment Explanation Material for details. No restrictions on hotels and inns.			●	●	●	●	●	●	●	●	●	●
	5 [Prohibited] Karaoke boxes and others similar thereto *Including nightclubs (with over 10 lux) [Excluded] Facilities annexed to accommodation facilities No restrictions on karaoke boxes, etc.		●	●	●	●	●		●	●	●	●	●
	6 [Prohibited] Mahjong parlors, pachinko halls, shooting galleries, betting windows (for horse racing), off-track betting windows (for bicycle/motorecycle racing), and off-track betting windows (for boat racing) No restrictions on mahjong parlors, etc.	●	●	●	●	●	●		●	●	●	●	●
	7 [Prohibited] Bowling alleys [Prohibited] Skating rinks, swimming pools, and ski resorts [Prohibited] Golf driving ranges and batting cages No restrictions on bowling alleys, etc.	●	●	●	●	●	●			●	●	●	●
	8 [Prohibited] Cabarets, dining facilities, and others similar thereto	●	●	●	●	●	●	●	●	●	●	●	●
	9 [Prohibited] Public bathhouses related to bathroom businesses providing private rooms, and others similar thereto specified in Article 130-9-5 of the Order for Enforcement	●	●	●	●	●	●	●	●	●	●	●	●
	10 [Prohibited] Commercial warehouses	●	●	●	●	●	●	(No restrictions)	(No restrictions)	●	●	●	●
	11 [Prohibited] Livestock sheds	●	●	●	(No restrictions)	●	(No restrictions)	●	(No restrictions)	(No restrictions)	●	(No restrictions)	(No restrictions)
	12 [Prohibited] Theaters, movie theaters, entertainment halls, or grand-stands *Including dance halls [Excluded] Facilities annexed to accommodation facilities No restrictions on theaters, etc.		●	●	●	●	●		●	●	●	●	●
	1 [Prohibited] Structures used in prime mover applications in the crushing of minerals, rocks, earth, concrete, asphalt concrete, sulfur, metals, glass, bricks, ceramics, bones or shells	●	●	●	●	●	(No restrictions)	●	(No restrictions)	(No restrictions)	●	●	●
	2 [Prohibited] Structures used for the manufacture of ready-mix concrete or the bagging of cement using a prime mover with a total output exceeding 2.5 kW	●	●	●	●	●	(No restrictions)	●	(No restrictions)	(No restrictions)	●	●	●
	3 [Prohibited] Structures offered for manufacture using asphalt, coal tar, wood tar, petroleum distillates, or their residues as raw material	●	●	●	●	●	●	●	(No restrictions)	(No restrictions)	●	●	●
	4 [Prohibited] Water chutes, roller coasters, and other elevated amusement facilities similar thereto	(No restrictions)	●	●	●	●	●	●	●	●	●	●	●
	5 [Prohibited] Merry-go-rounds, Ferris wheels, octopus rides, flying towers, and other similar revolving amusement facilities that use prime movers	(No restrictions)	●	●	●	●	●	●	●	●	●	●	●