

Materials for information session for residents

- Rules for buildings, etc., in the review of quasi-city planning areas -



May 2023

Kutchan Town, Town Planning and
Shinkansen Division

Contents

Introduction

Review on the land use and landscape rules associated with resort investment and development.....	1
---	---

Chapter 1 Resort Area

Progress of review on the rules for development and construction.....	2
Directionality of future land use	6
“Review on Landscape districts”.....	9
“Review on special use restriction districts”.....	20
Future schedule	27

Chapter 2 Resort nearby areas

Directionality of land use in the future.....	29
Scope of area and regional classification/policy.....	34
Setting rules for “Restriction on form”	37
Setting the rules for “Special use restriction districts”.....	38
Future Schedule.....	44

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 recourses 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)]

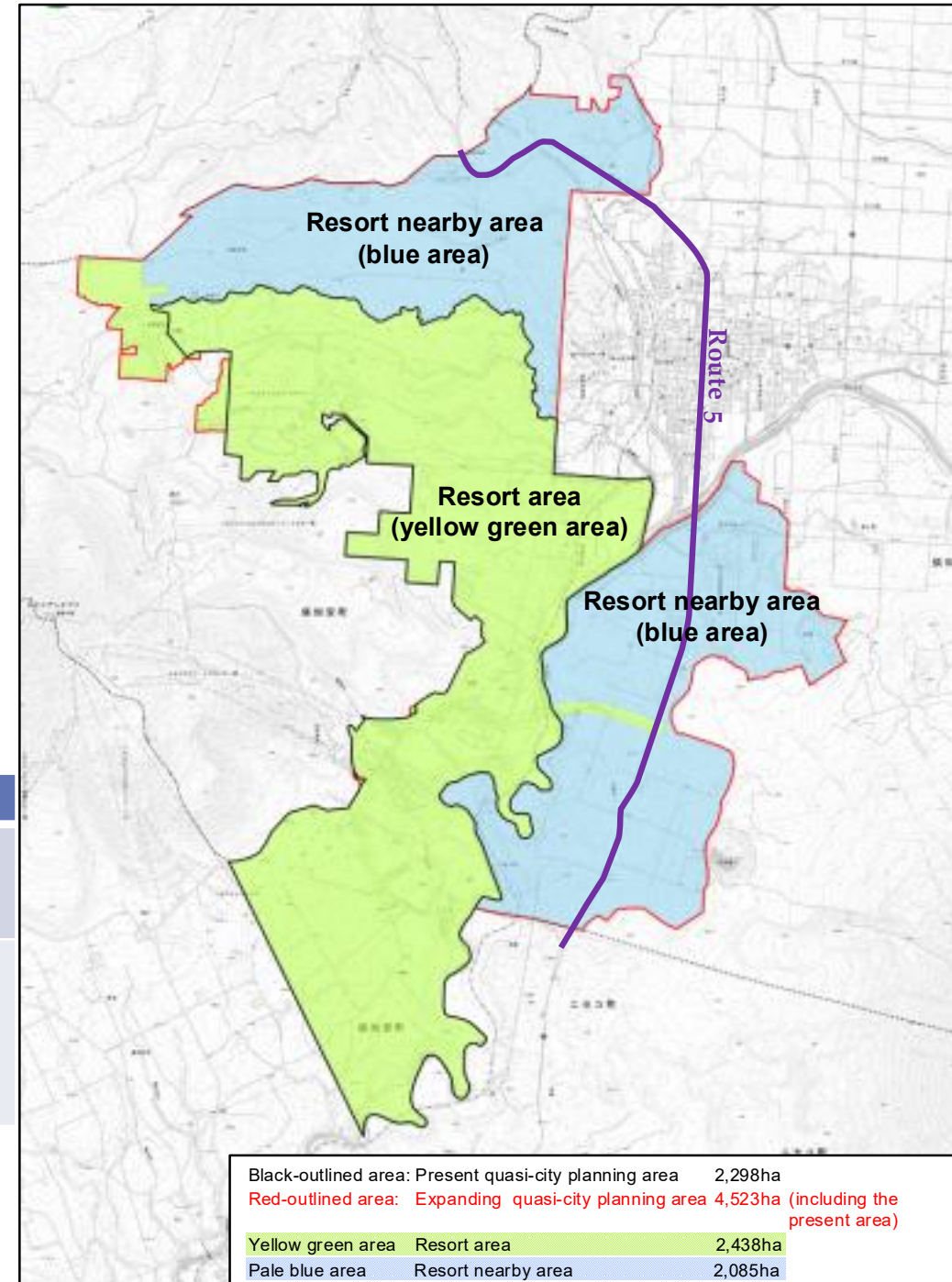
- Movement of resort development is expanding toward the outside of the quasi-city planning areas, and the movement has been shown in the areas of Route 5 roadside and the foot of Mt. Youteizan, remotely related with the formation of resort areas.
- As a result of the questionnaire to the target residents 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 review specifications for quasi-city planning areas (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

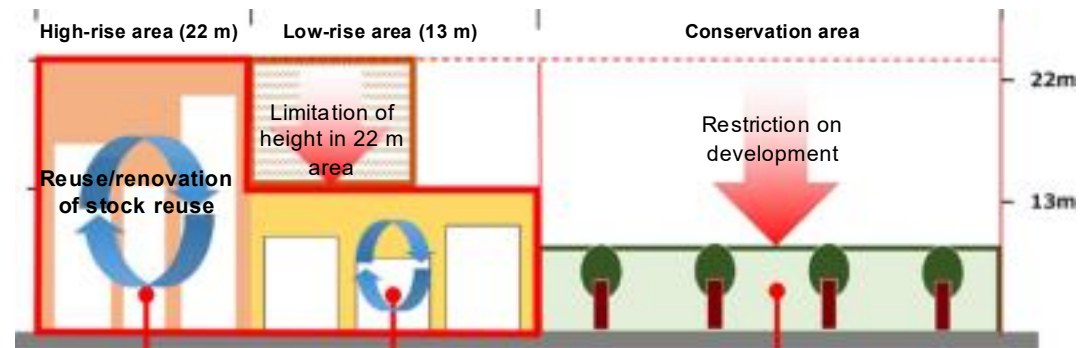
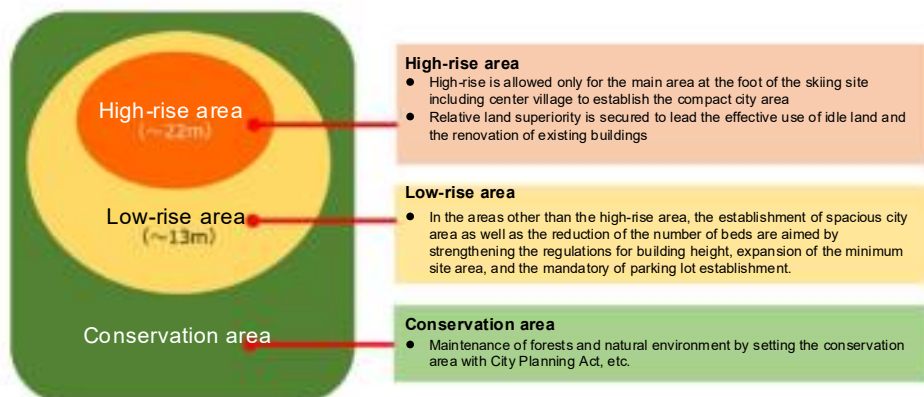
- Planning period: From FY 2020 to FY 2031 [for 12 years]
- Formulator: Kutchan Town, (General corporate judicial person) Kutchan Town Tourist Association, (General corporate judicial person) Niseko Hirafu Area management



“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”.



Chapter 1 Resort Area Progress of review on the rules for development and construction [2]

● 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.
- Attract investment and development from the viewpoint of sustainable tourist site management.

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)

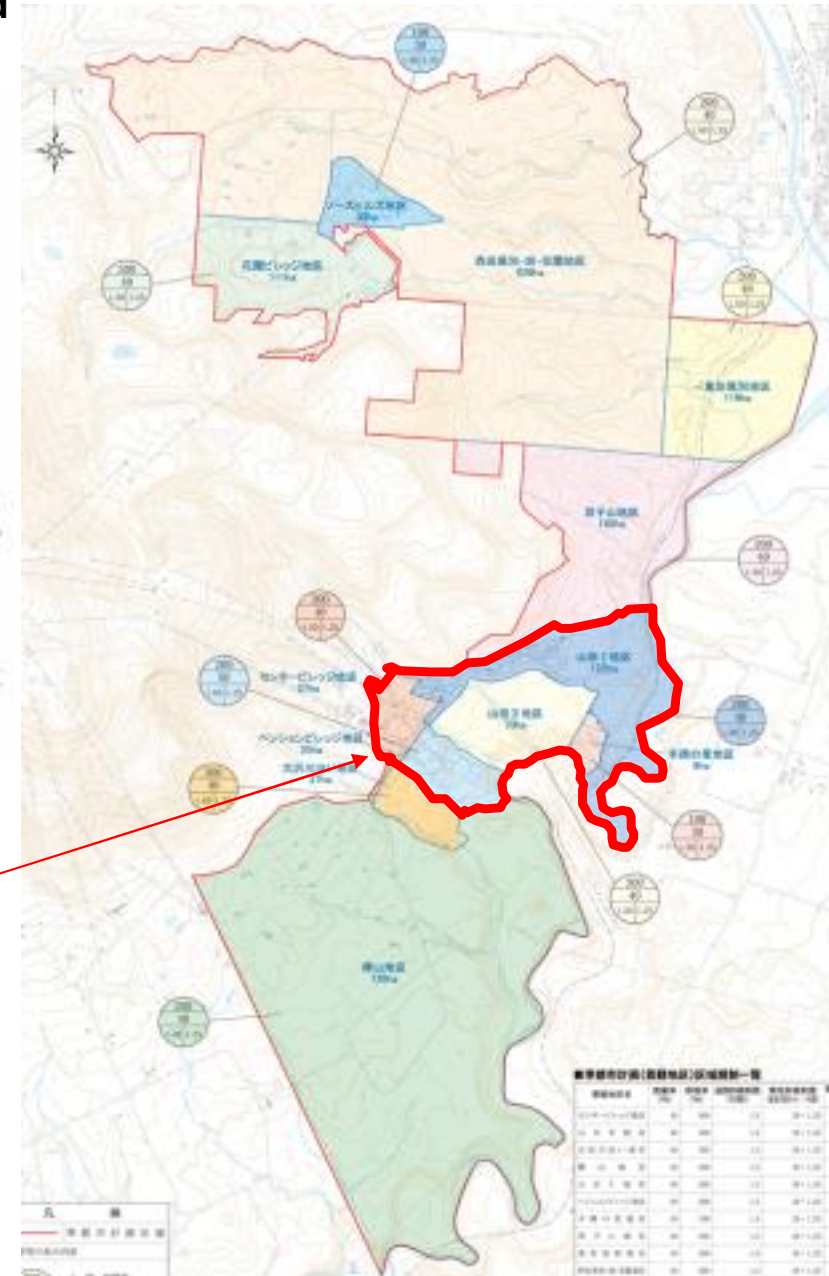
World-leading skiing resort site in a scale of approx. 200 to 300 ha is located around the skiing site

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).



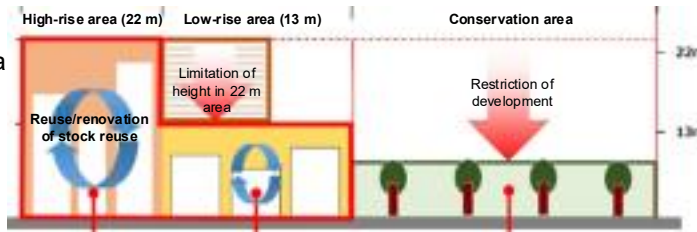
Gathering of the resort facilities around the skiing site and the restriction of sprawl are required for the establishment of sustainable resort areas



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

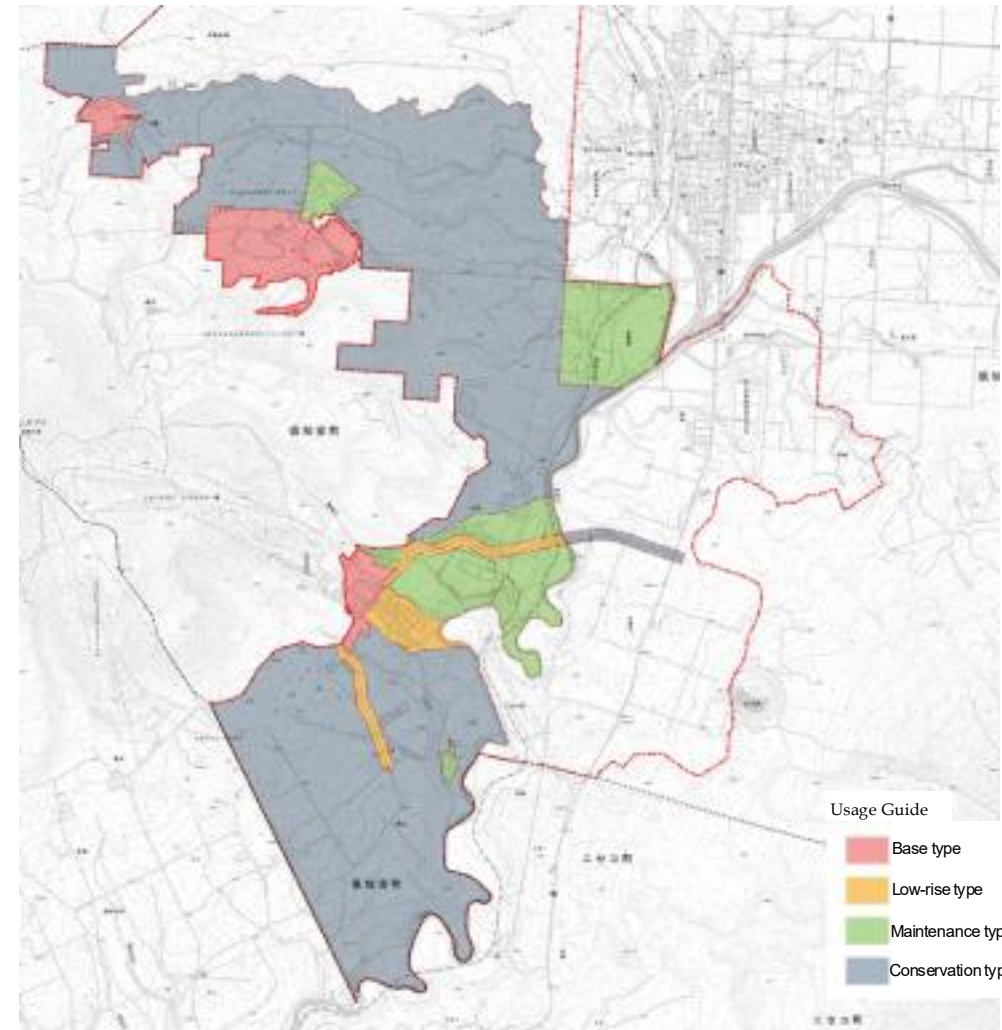


Value the comfortable resort staying environment and abundant natural environment
- Promotion of land use with the burden on greenness, water, and roads limited -

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]

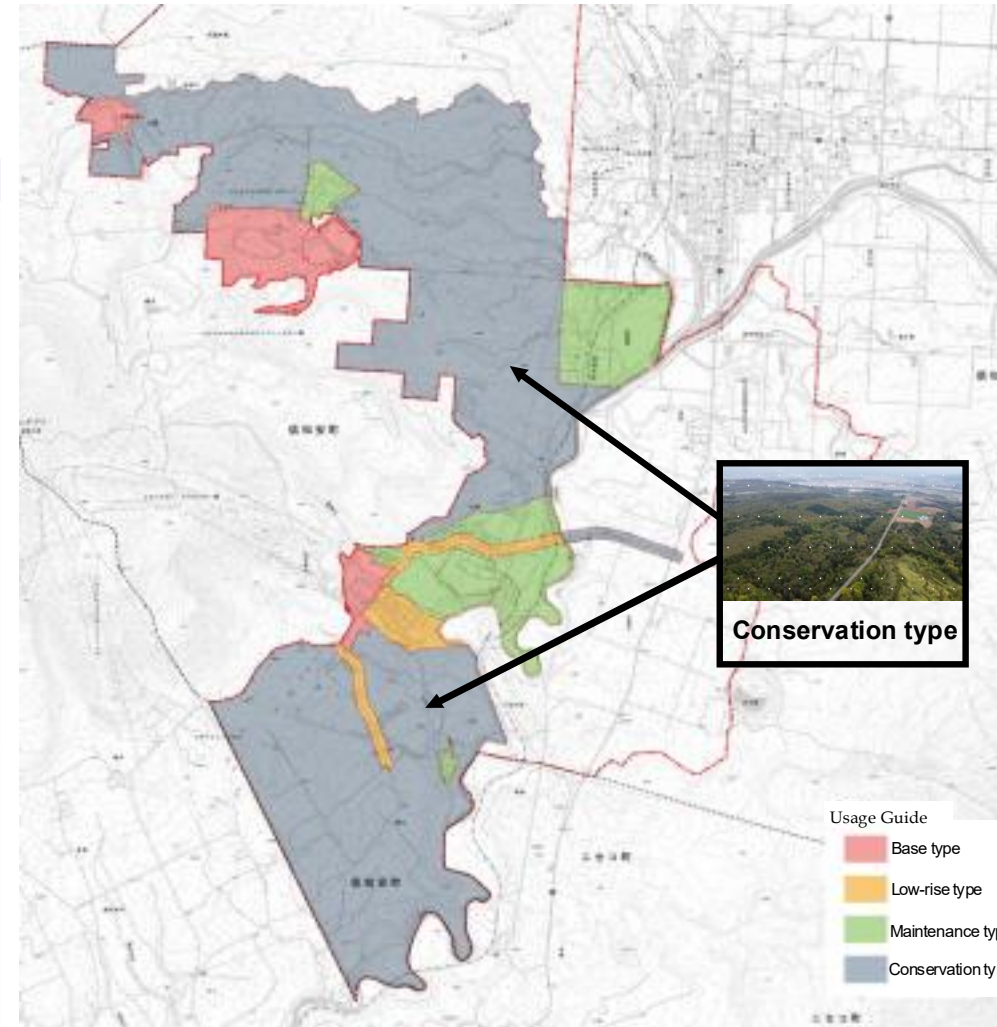
Conserving abundant nature based on the development action in accordance with the Forest Act

Summary of rules for conservation

Zoning district	Type	Summary of restriction (revised plan of main rules)
Formrestriction	Building	○Floor-arearatio should be less than 200%. (*At present, 300% in some areas)
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]

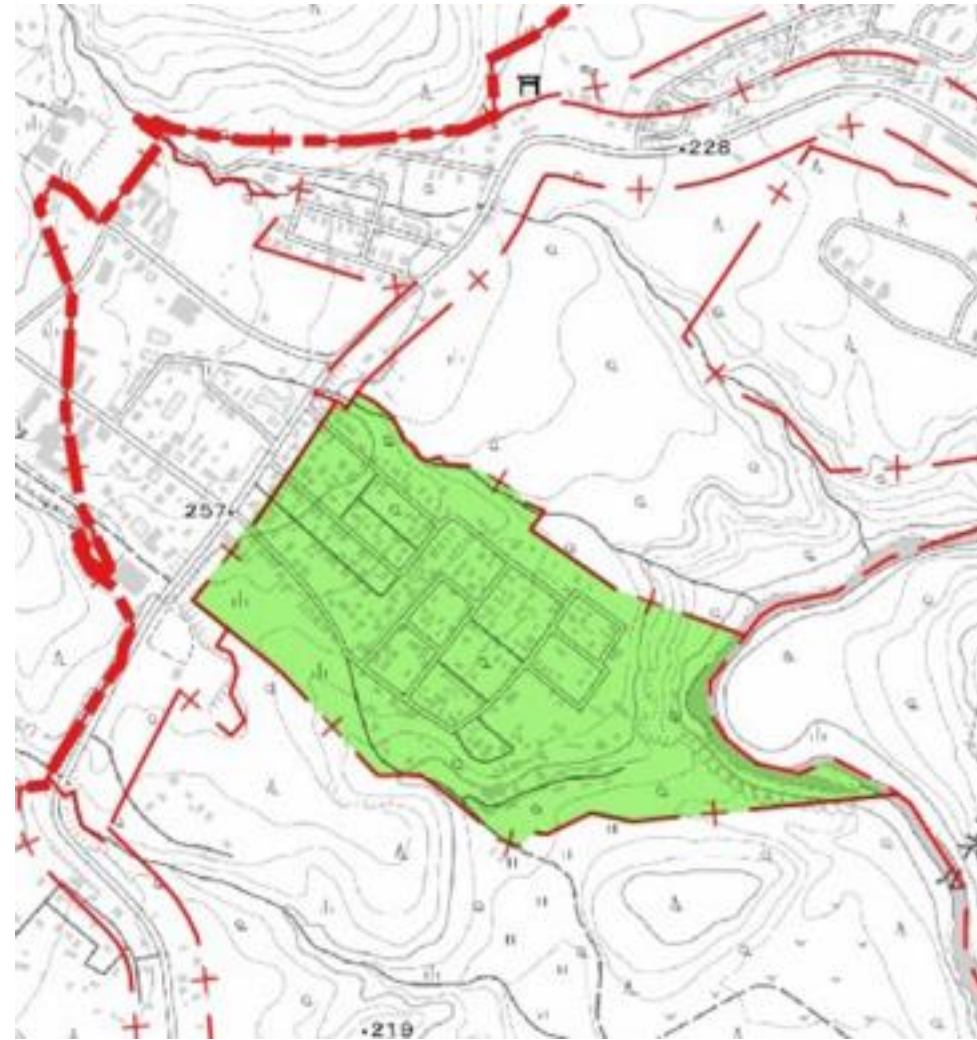
Forming the townscape in the resort area comprising small-scale buildings with securing the staying space of high-quality in a spacious site area and utilizing greenness

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 (site area of 330 m² or larger) <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



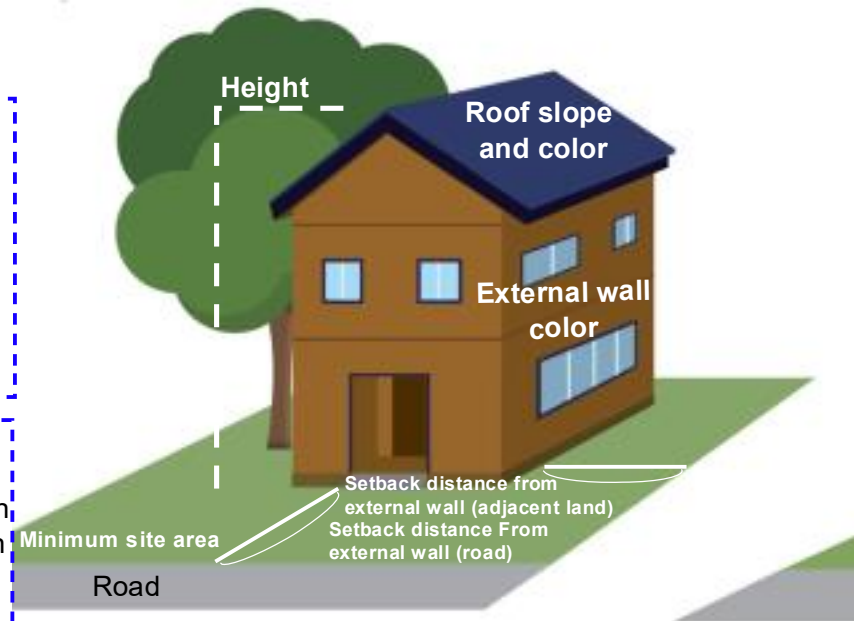
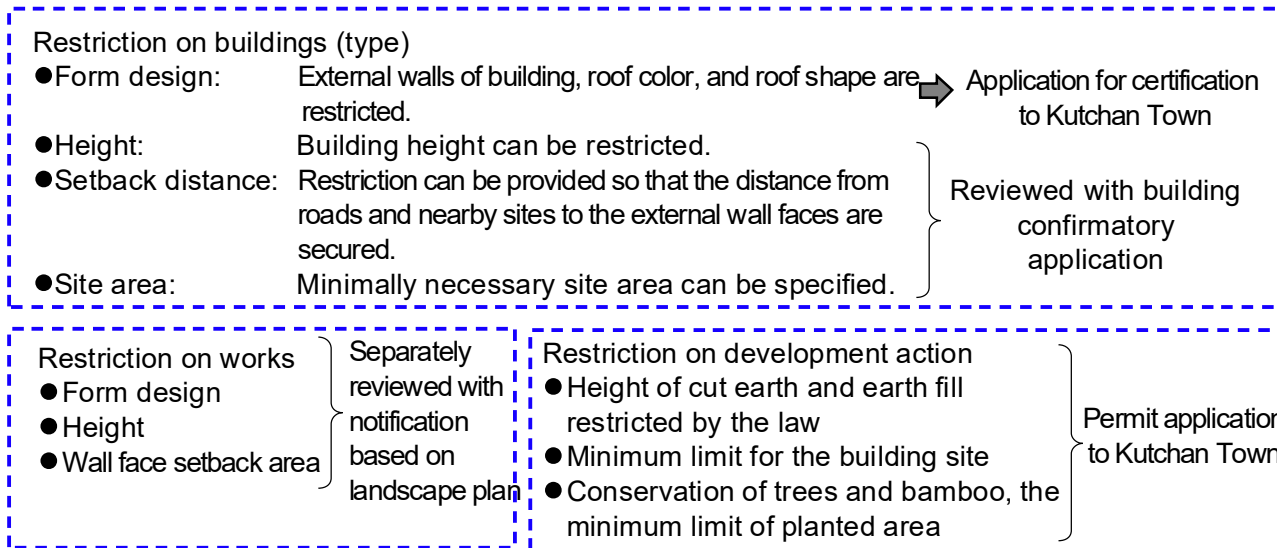
Spacious area with greenness



Chapter 1 Resort Area Review of “Landscape districts”

Landscape districts are districts in which buildings, structures, and development activities are restricted to create a good landscape in accordance with the rules of the Landscape Act. In Kutchan town, “Landscape district” was specified in 2008, and the restrictions only on buildings were provided.

[Image of restriction on building in Landscape district]



Aim of the review on landscape districts

To achieve a resort space that is rich in nature, attractive through the four seasons and loved by the region, create a comfortable resort environment in harmony with the surrounding area more than ever with development and construction on a scale appropriate for the current natural environment and geography.



In addition to the review of building rules on this occasion, new restrictions will be added for development activities such as construction and external work for further improved landscape development.

[Topics of rule review]

Buildings

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

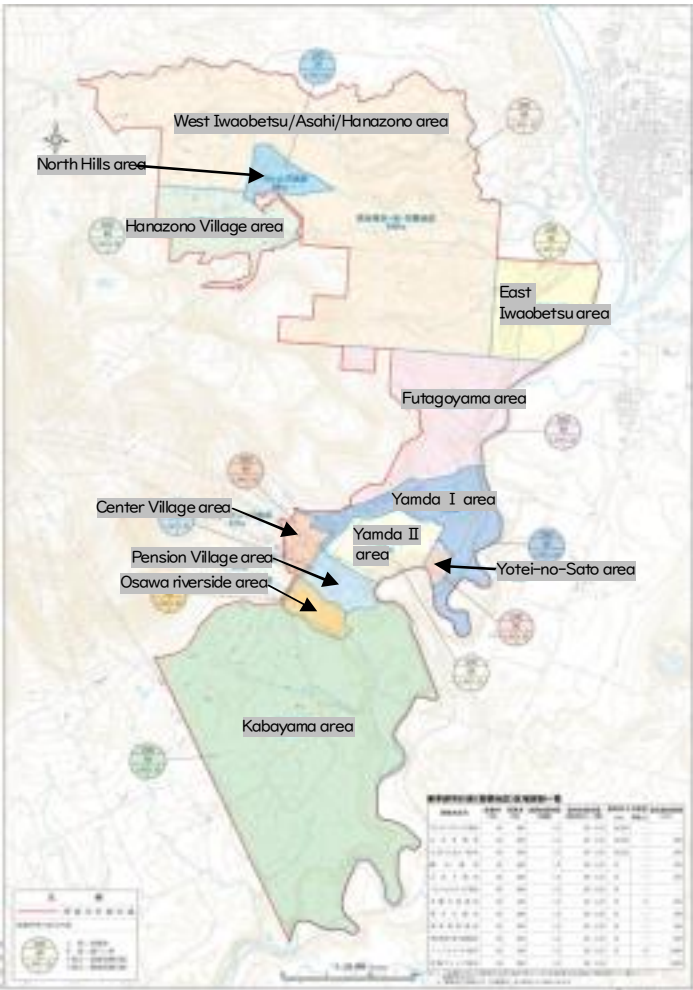
minimum site area
 Development action

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

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

I 2 Area

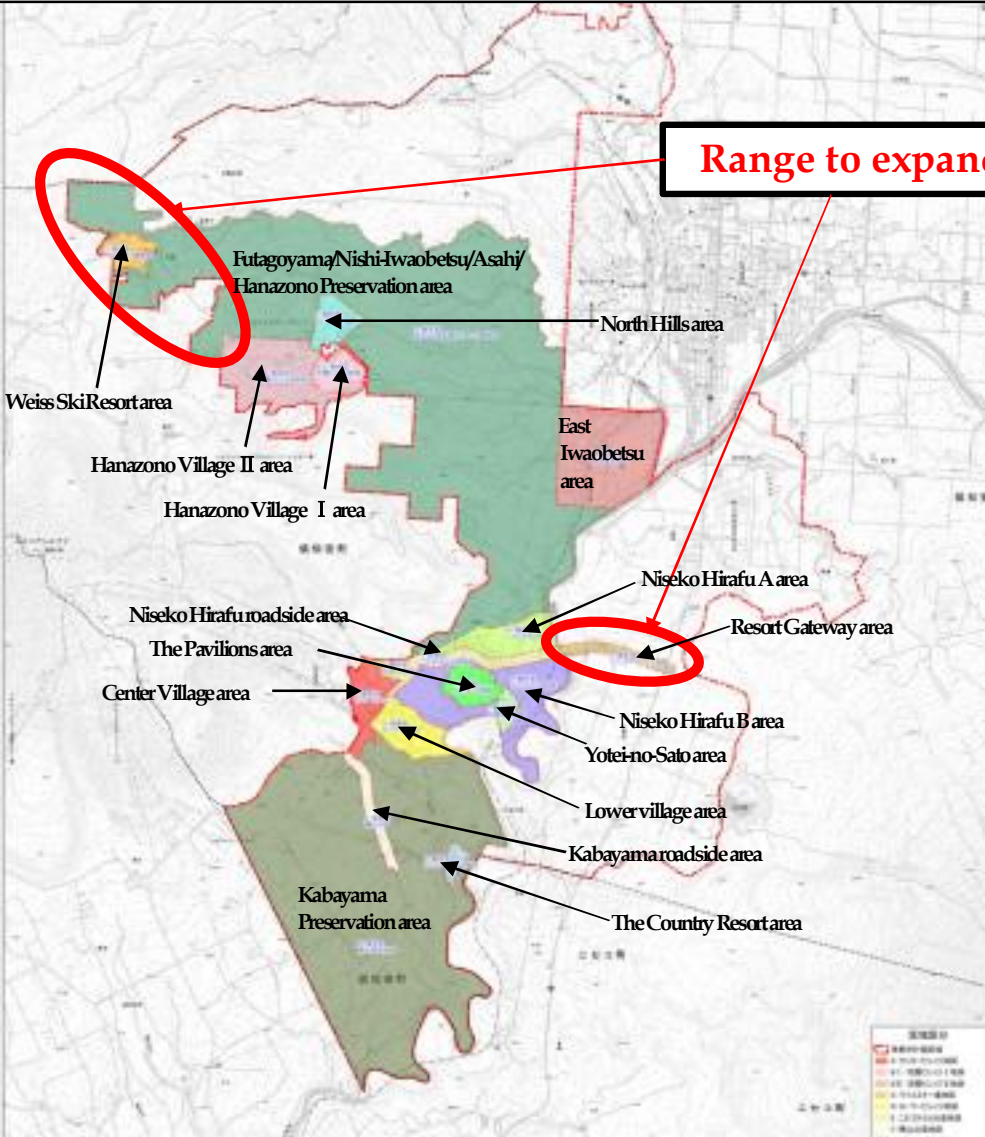
Center Village area	Kabayama area
Pension Village area	Futagoyama area
Yamda I area	East Iwaobetsu area
Yamada II area	West Iwaobetsu/Asahi/
Yotei-no-Sato area	Hanazono area
Osawa riverside area	North Hills area
	Hanazono Village area



→

I 7 Area

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

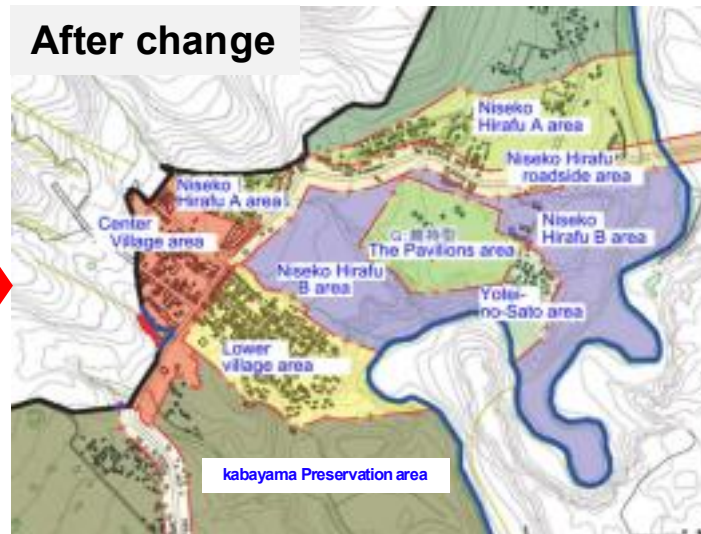


Range to expand

Niseko Hirafu District



After change



① **【Current】** Osawa riverside area
Resolve "Oosawa River District", the area along the Rankoshi-Niseko-Kutchan road is incorporated into "Center Village District", and the other area is classified as "Kabayama Preservation area".

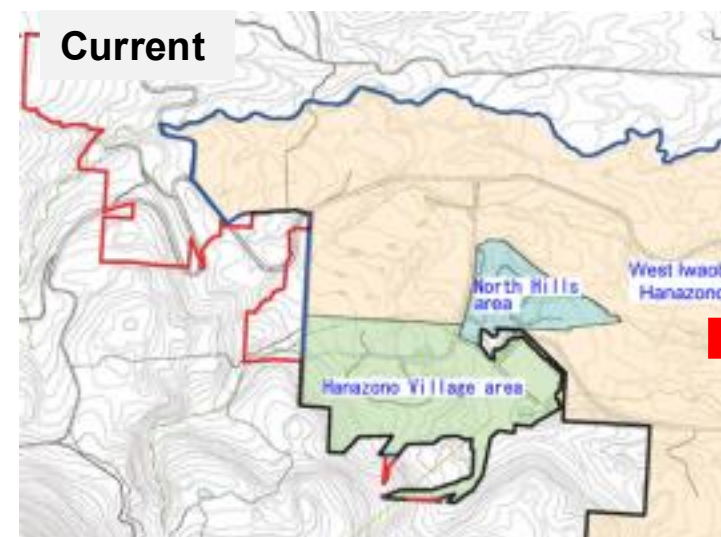
② **【Current】** Yamda I area
Renamed to Niseko Hirafu A District, the area along the Rankoshi-Niseko-Kutchan road route is classified into the Niseko Hirafu Roadside District and the south side is Niseko Hirafu B District. The districts have been changed based on the changes to the Oyaji River bank, which is the boundary with the Center Village District.

③ **【Current】** Yamda II area
Rename to "Niseko-Hirafu B Area" and subdivided the already developed "Pavilions District", and incorporated the south side of the Rankoshi-Niseko-Kutchan road in the current Yamada I area into the Yamada II District.

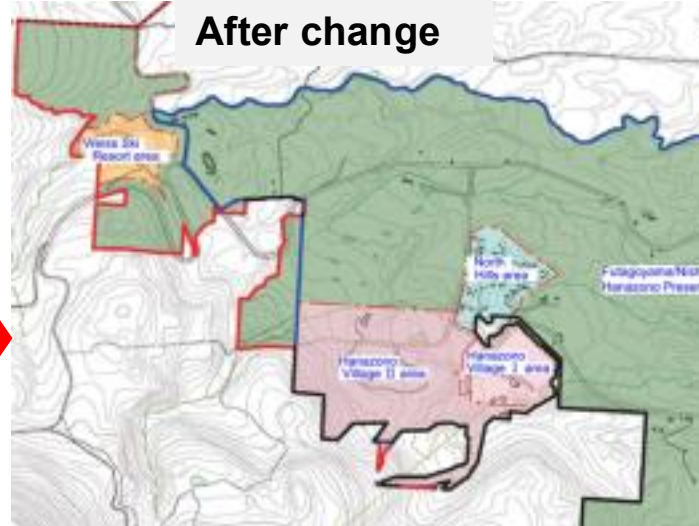
④ **【Current】** Pension Village area
Rename to "Lower Village Area". Expand its area considering the change of the riverbed of the Hiya Mizu River, the boundary with the current Yamada II area.

Hanazono District

Current



After change

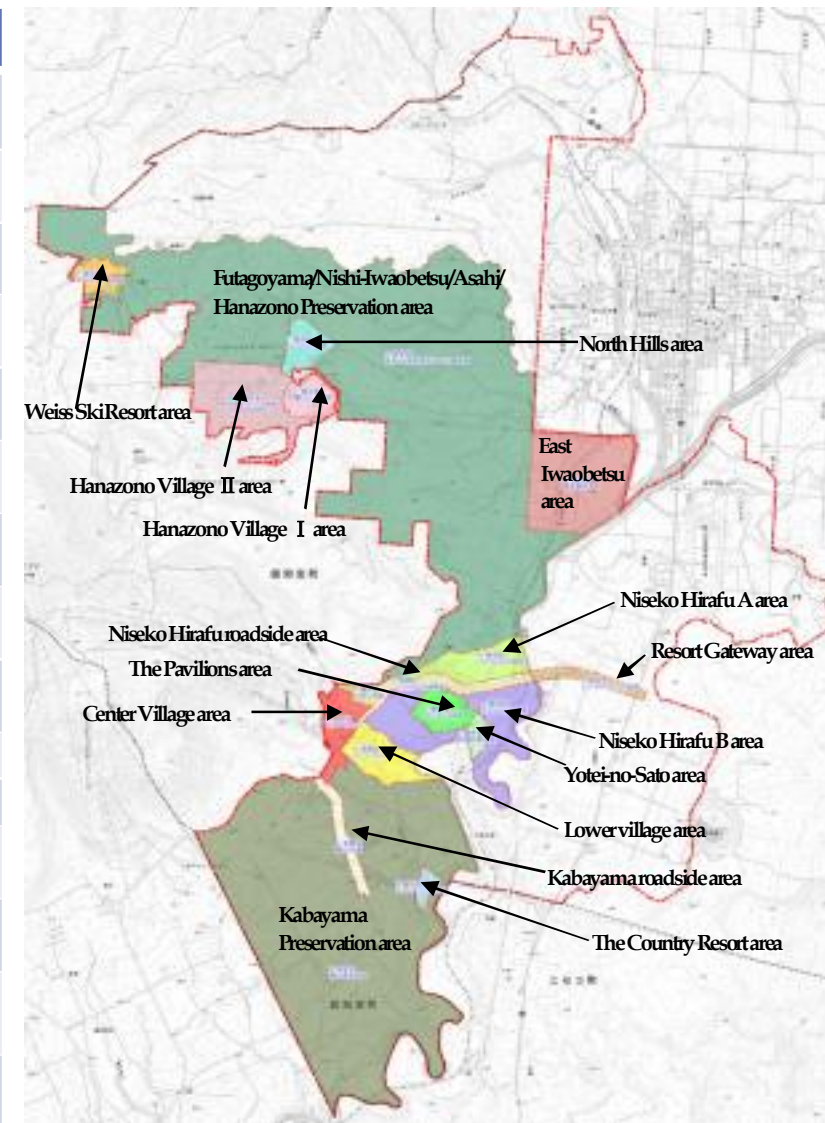


① **【Current】** Hanazono Village area
Considering the integrated resort development with the ski resort, separate the area into two districts (I and II). The area around the ski resort and forested area where future development is planned.

② **【Current】** West Iwaobetsu/Asahi/Hanazono area
Rename to "Futagoyama/Nishi-Iwaobetsu/Asahi/Hanazono Preservation area". A part of "North Hills area", a villa area for sale for tourism and residence, is incorporated into the preservation area as it includes outside the villa area. Expand into the area around Weiss Ski Resort the area is an undetermined area with no restrictions.

③ **【New】** Weiss Ski Resort area
Set up a new district as the area is an undetermined area with no restrictions.

Area		Landscape formation policy
Base type	Center Village area	Positioned as a district where medium-scale buildings such as hotels and condominiums can be built with the aim of creating an accessible and bustling town.
	Hanazono Village I area	Aim to create a high-quality landscape with large-scale buildings that increases scenic value and liveliness as a ski resort.
	Hanazono Village II area	Allowing relatively large-scale buildings to support the resort, the policy aims to create a harmonious landscape that utilizes the a forest-covered environment without imposing on its surroundings
	Weiss Ski Resort area	Allowing relatively large-scale buildings to support the resort, the policy aims to and seeks to create a harmonious landscape that blends with the surrounding forested environment without imposing on its surroundings.
Low-rise type	Lower village area	Leveraging the proximity to the ski resort, the policy aims to create high-quality, small-scale accommodation facilities that ensure ample spaces and green surroundings
	Niseko Hirafu roadside area	Support the bustling Niseko Ski Resort on the roadside of the Rankoshi-Niseko-Kutchan road route with the aim of creating a low-rise town that gives the feeling of a resort.
	Kabayama roadside area	Aim to create a calm resort area with low-rise accommodation facilities and shops along the Rankoshi-Niseko-Kutchan road
Maintenance type	Niseko Hirafu A area	Create a favorable townscape that fosters a comfortable, spacious feel, with sloped roofs continuing to serve as a defining feature amid verdant, high-quality nature.
	Niseko Hirafu B area	Based on its close proximity to the Grand Hirafu Ski Resort, aim to create a landscape with a sense of liveliness from low-rise buildings in harmony with high-quality nature.
	Yotei-no-Sato area	Aim to create a townscape as a low-rise residential and villa area incorporating greenery.
	The Pavilions area	Aim to create a resort area that blends in with nature by ensuring ample spaces.
	The Country Resort area	Aim to conserve low-rise and calm small-scale residential and villa environments.
	North Hills area	Aim to conserve a low-rise residential and villa area within spacious spaces that harmonize with nature.
	East Iwaobetsu area	Create a favorable landscape as the gateway to the ski resorts of the Hanazono and Niseko Hirafu areas.
	Kabayama Preservation area	Conserve and create greenery to mitigate environmental impact having higher development pressure.
Conservation type	Futagoyama/Nishi-Iwaobetsu/Asahi/Hanazono Preservation area	Conserve and create greenery to mitigate environmental impact having higher development pressure.
	Resort Gateway area	Aim to create a roadside landscape that serves as the gateway to the resort with low-rise buildings and greenery.



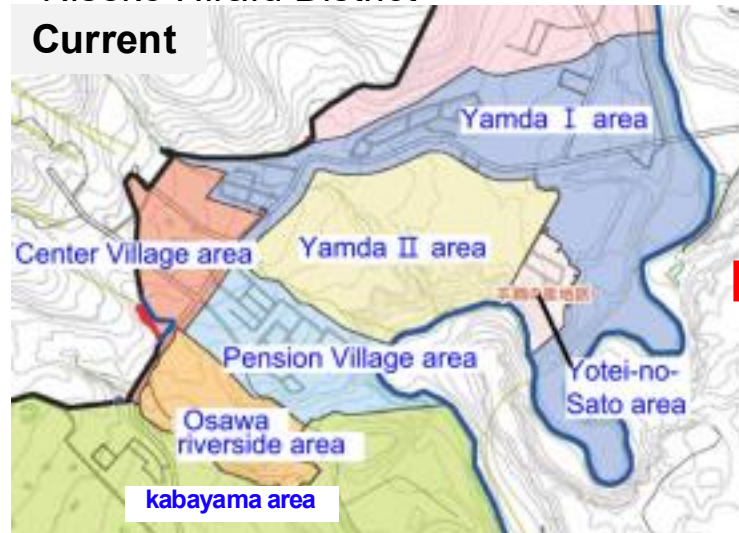
Chapter 1 Resort area Overview of changes to form restrictions in landscape districts

“Form restrictions on buildings” are set in accordance with the Building Standards Act and are mainly for building coverage ratio, floor area ratio and diagonal restrictions (for roads and adjacent land). In the resort areas, they are set for each landscape district.

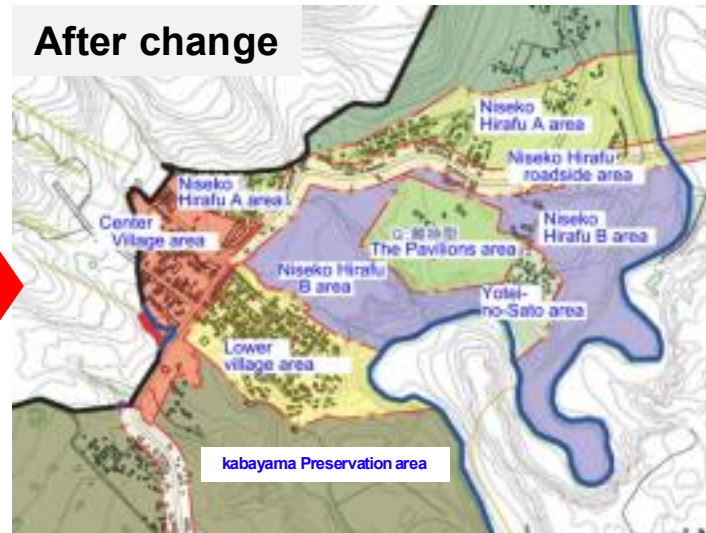
Some of them will change in line with the review on the district classifications for landscape districts.

Niseko Hirafu District

Current

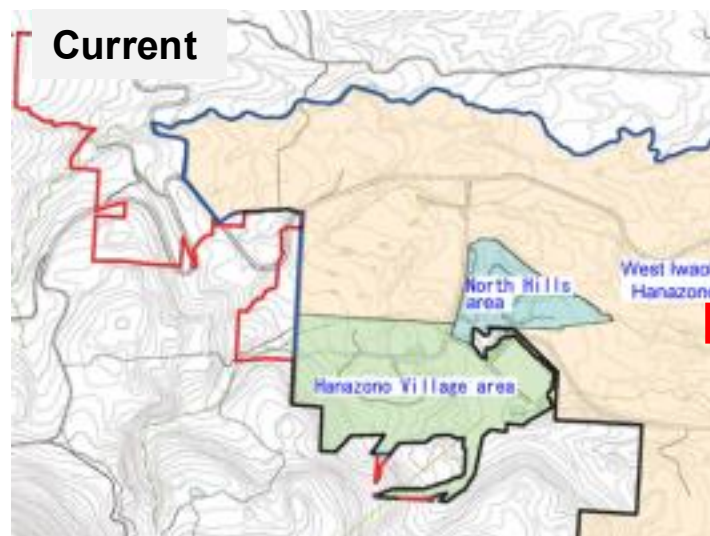


After change

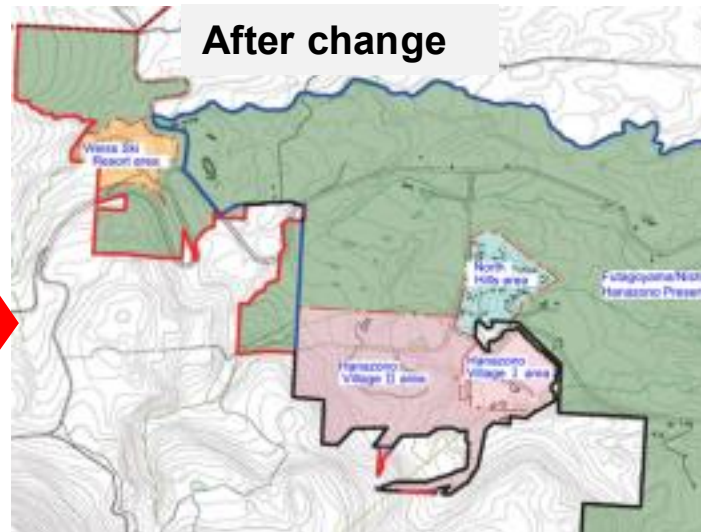


Hanazono District

Current



After change



1) Building coverage ratio

[Current districts]

- No change

[Expanded districts]

- Weiss Ski Resort District **40%**
- Resort Gateway District **30%**

2) Floor area ratio

[Current districts]

- The current Osawa River District (300%) to incorporated area of Kabayama Preservation District **200%**
- The current Yamada II District (300%) to **200%** (“Niseko Hirafu B District” and “Pavilions District” after change)
- The current Hanazono Village District (300%) to Hanazono Village II District after change **200%**

[Expanded districts]

- Weiss Ski Resort District **200%**
- Resort Gateway District **50%**

3) Diagonal restrictions

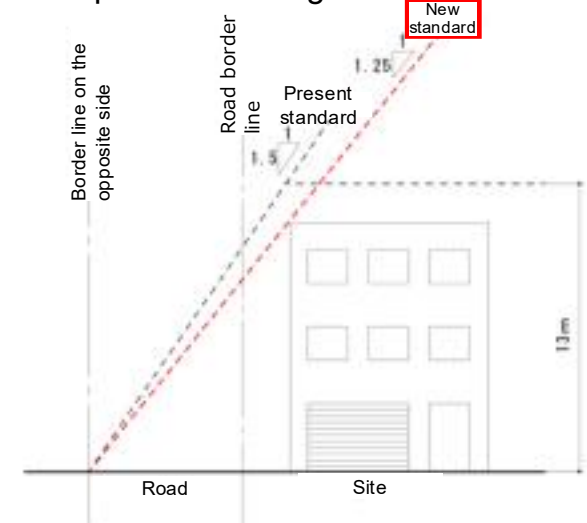
[Current districts]

- Revise the road diagonal restrictions of all districts excluding Hub-type Center Village District and Hanazono Village District from 1.5 to **1.25**
- No changes to diagonal restrictions for adjacent land

[Expanded districts]

- For Weiss Ski Resort District, revise the road diagonal restrictions to **1.25** and diagonal restrictions for adjacent land to **1.25 (20 m)**
- For Resort Gateway District, revise the road diagonal restrictions to **1.25** and diagonal restrictions for adjacent land to **1.25 (20 m)**

Concept for road diagonal restrictions



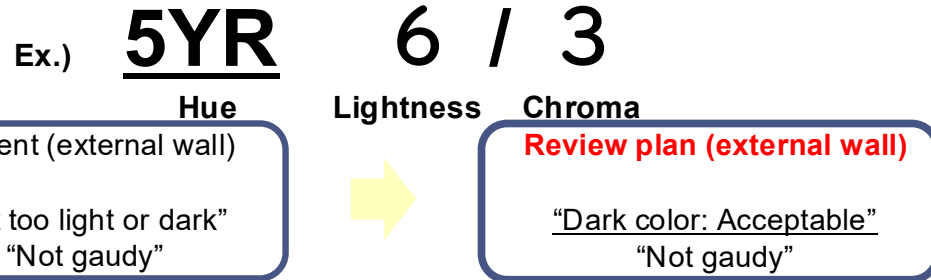
Chapter 1 Resort Area [ReviAew] Restrictions on building design

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”.

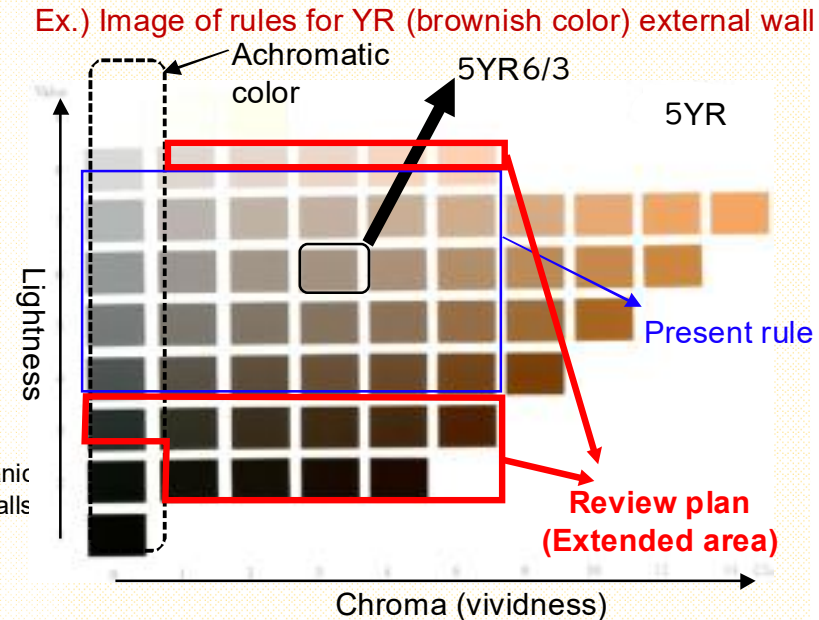
● Exterior colors

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



<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.



<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]

Gables, hipped roofs and shingles and similar forms

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)

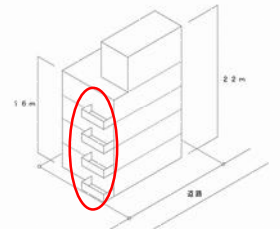


Area with the restriction on 3-sun or more slope

- [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

- [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

- [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)

- [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

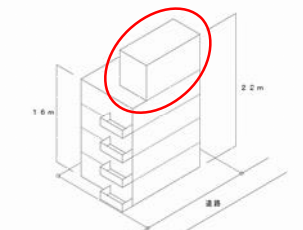


Good example of blindfold to make nonvisible from roads in a manner integrated with a building

- [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

- [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

- [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

- [9] Response to sites that straddle multiple landscape districts
- Have a townscape with a sense of unity.

Have the standard for each district, not a majority of the site.

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

In principle, building height is 13 m. In concentrated hub areas, middle- to high-rise is acceptable.

[Key changes]

- Have the Niseko Hirafu area restriction area of 16 m (22 m for penthouses) only for Center Village district. (at present, Osawa River District and Yamada II District have been changed to 13 m) (16 m for Pavilions District only)
- Have a new height restriction of 16 m (22 m for penthouses) for Hanazono Village I District, and 13 m for Hanazono Village II District and Weiss Ski Resort District (the upper limit for existing buildings). However, in special consideration of the landscape, the town should approve the creation of resort landscape value and a development concept in harmony with nature, with an upper limit of 33 m only for buildings constructed under this development concept.
- 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;
 - ① Be connected by a passageway (basement level or ground floor only) or lower part of the ground level.
 - ② 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

• 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

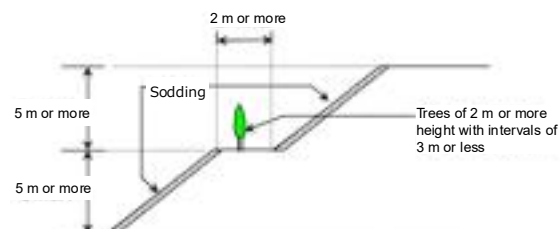


Image of conservation area (Sapporo City “Guide for Scenic Zone System”)

- 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 remaining 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.

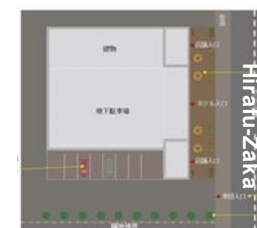


Image of “Hirafu-Zaka”



Improvement by planting

●Restrictions on sediment

[1] [New] Consideration for the landscape regarding the sediment of soil and stone (Sediment area of 330 m² or more)

- 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 (Sediment area of 330 m² or more)

- 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.

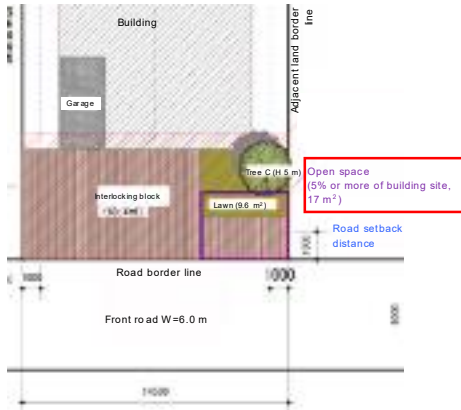
Layout conditions for green space are as shown below.

- 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 (site of 330 m² or larger associated with logging)

- 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	30%	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.

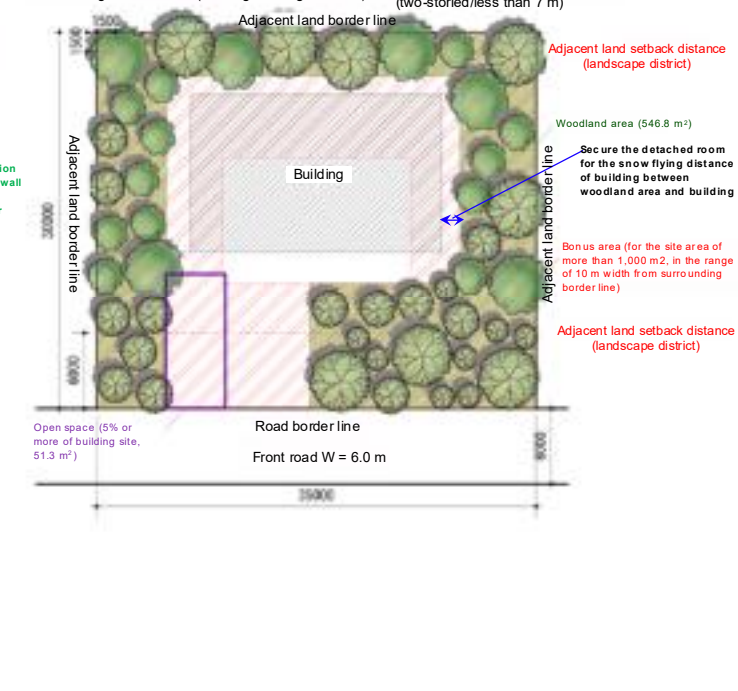
Simulation of greening ratio (Conservation area)

◆ Total area: 500 m²

%) ◆ Building height: Less than 13 m
(two-storied/less than 7 m)

%) ◆ Building height: Less than 13 m
(two-storied/less than 7 m)

(two-storied/less than 7 m)



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”

A “special use district” is a district where buildings or structures for special use are restricted so that land is used depending on the area condition 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 accordance with the Building Standards Act.

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

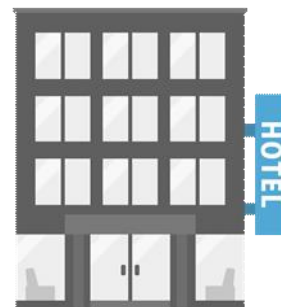
Aim of the review on special use restriction districts

In order to attract sustainable and high-quality development in the resort area, guide the use of buildings and the like that will lead to the concentration of resort facilities in the base ski resort area and increase the attractiveness of the resort area.



[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”

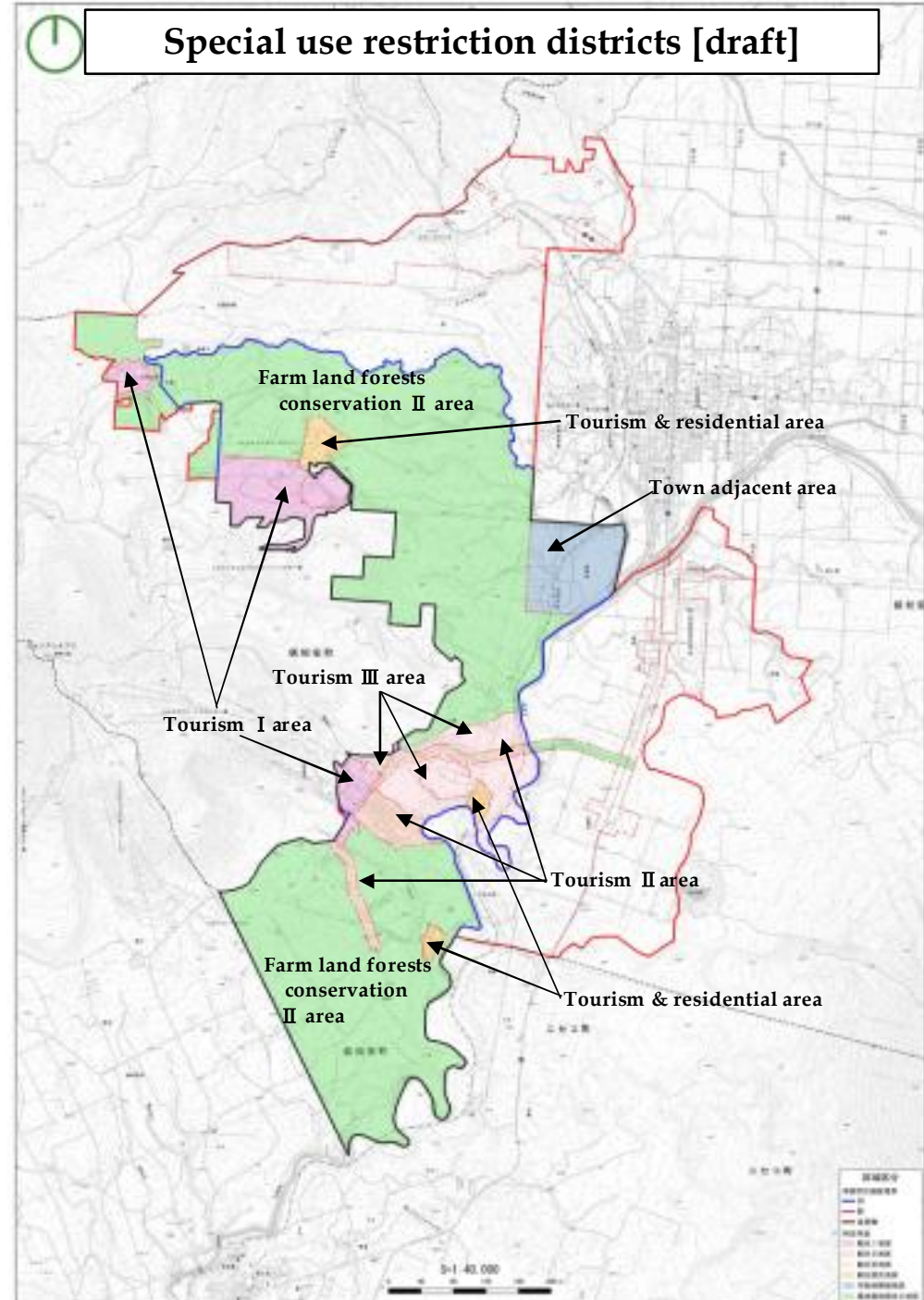
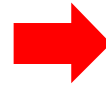
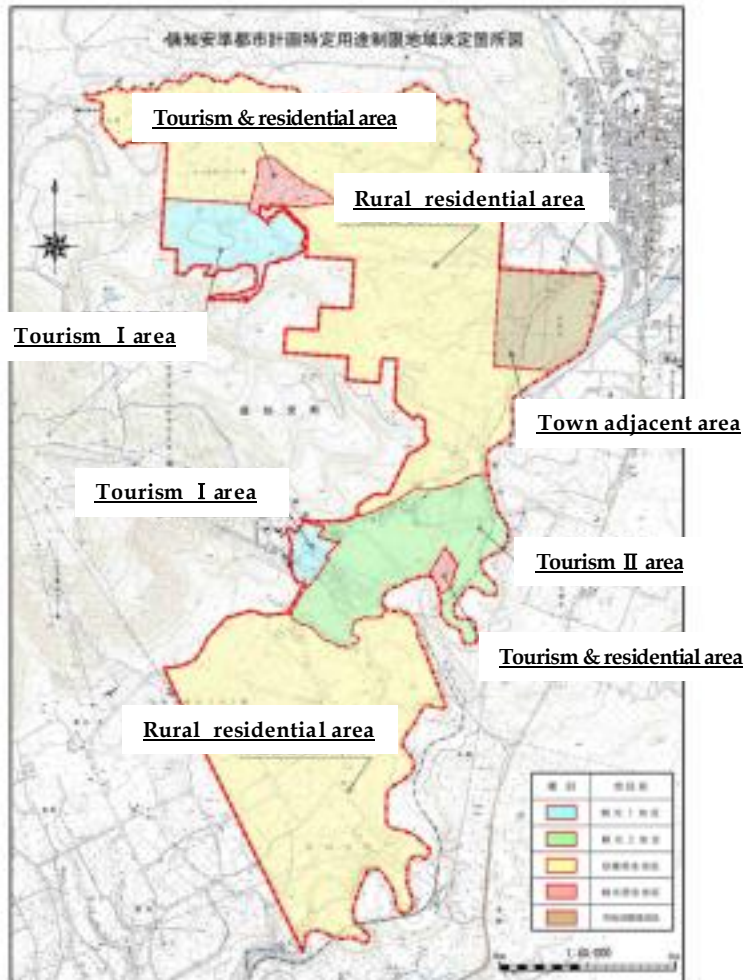
5 area



6 area

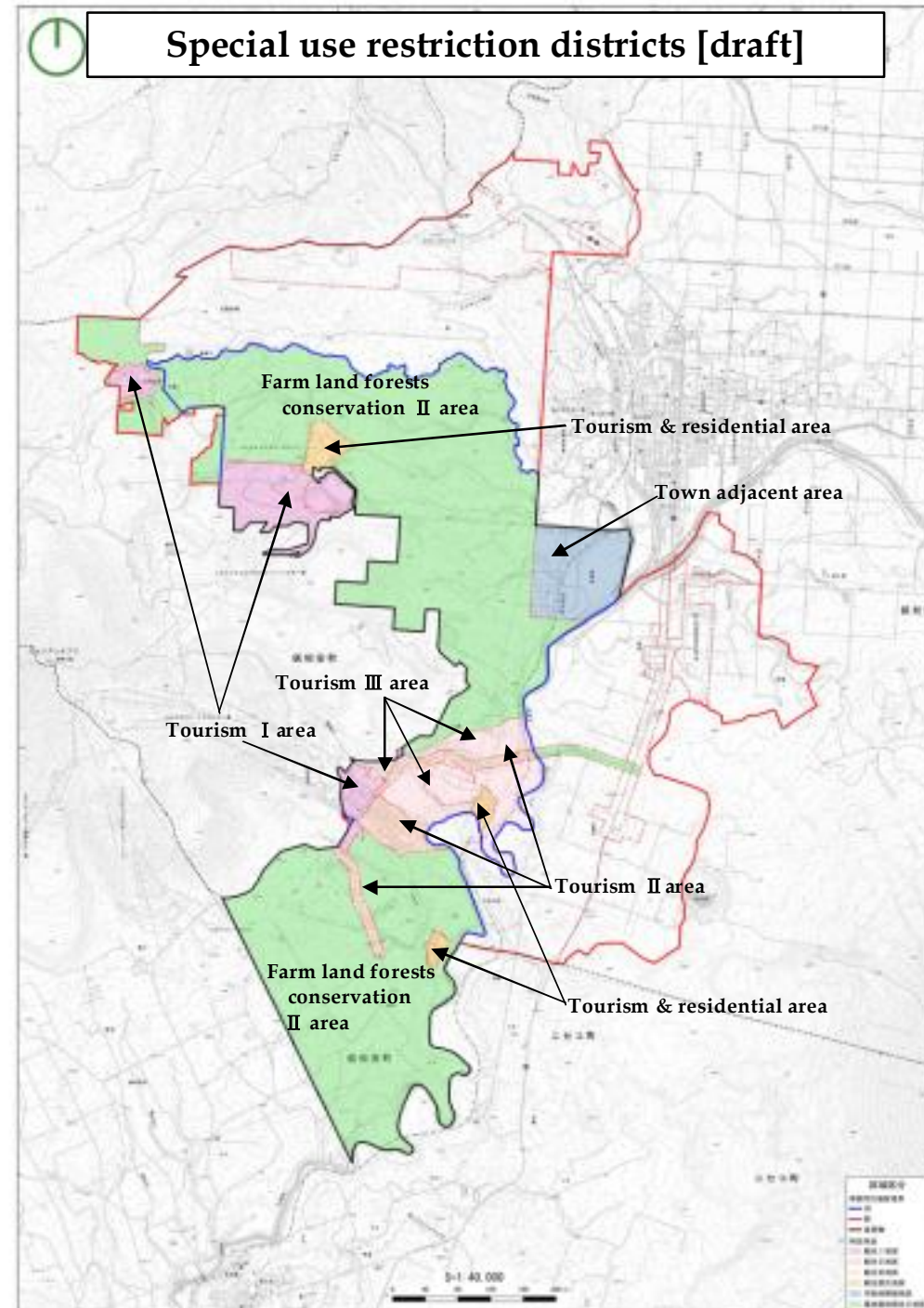
Tourism I area
Tourism II area
Tourism & residential area
Town adjacent area
Rural residential area

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 Land Use Policies for "Special use restriction districts"

Area	Land Use Policies
Tourism I area	Integrate its liveliness function as the center of the ski resort area, and develop streets lined with visitor facilities such as commercial facilities in addition to accommodation facilities. restrict establishments such as adult entertainment facilities that may undermine the functions of the resort.
Tourism II area	In the area extending around the ski resorts of the Niseko Hirafu area, there are various accommodation facilities, stores and restaurants in a row, centered around the Rankoshi-Niseko-Kutchan road route. Positioned as an area complementing Tourism Zone I, commercial facilities, apart from stores and restaurants, are subject to restrictions unless they are associated with accommodation facilities.
Tourism III area (*Separated from Tourism II District)	Based on its close proximity from the Niseko Hirafu ski resort, ensure the ability to attract visitors while reducing locations for accommodation facilities, and guide land use that will lead to the creation of a resort to complement the bustle of the Tourism I District.
Tourism & residential area	To achieve a district with rows of detached housing, villas and condominiums, maintain a tourist-oriented environment dedicated to this in future. Therefore, the location of accommodation facilities is controlled. And the restrictions are placed on large-scale commercial facilities, entertainment facilities, and factories other than those related to food production, ateliers, and workshops.
Town adjacent area	Close to the urban planning area and positioned as a gateway to the ski resorts of the Niseko Hirafu area and Hanazono area, maintain a well-distributed environment of housing, businesses and farmland. To ensure the preservation of a residential environment and prevent mixed land use, the location of accommodation facilities is regulated. Furthermore, restrictions are imposed on the establishment of large-scale attractions and factories, except for agricultural-related industries.
Farm land forests conservation II area (*Former Rural Dwelling District)	This district has limited functional integration with ski resorts that have visitor attraction capabilities, primarily characterized by agricultural land and expansive forests. With a focus on preserving agricultural land and forests, the location of accommodation facilities is controlled. Additionally, restrictions are placed on the establishment of large-scale attractions and factories, except for agricultural-related industries.



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)

- Requirements for buildings with a site area of larger than 1,000 m²
 - 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 roads and 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: 1,000㎡ ~ 10,000㎡)

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 40,000㎡, and each villa is 70~86㎡ floor area suite equipped with 2 private onsen – one inside and one outside.



completion	2015
site area	approx.40,000㎡
floor area	2928.18㎡
floor area 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	15,028㎡
floor area	4,669㎡
floor area 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.

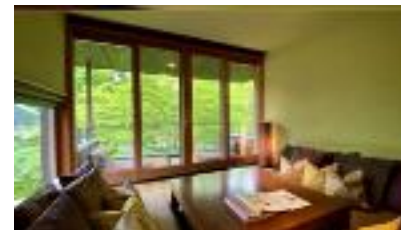


completion	2016
site area	approx.250,000㎡
floor area	6,361㎡
floor area ratio	
room	24 & 4 villas
floor	1

• 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	73,688㎡
floor area	11,638㎡
floor area ratio	16%
room	77
floor	2 above ground

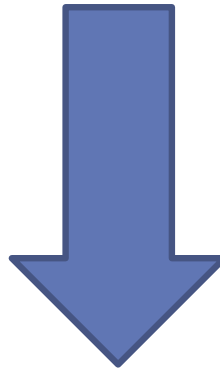
<Case study (conservation area 10 ha)>

● Present possible status

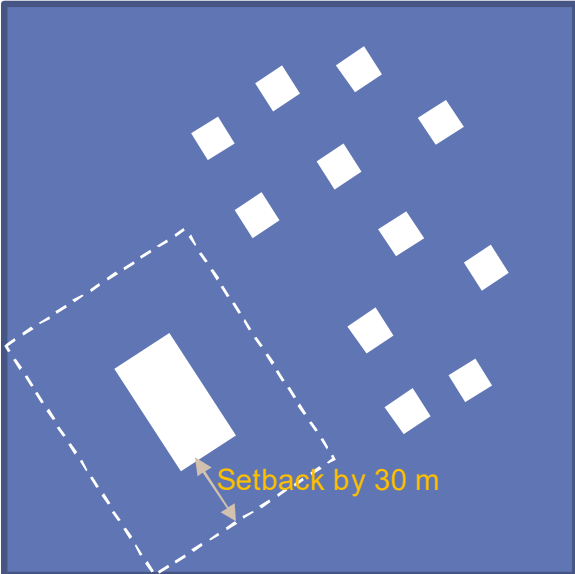


- Some hotels and condominiums with the total floor area of more than 10,000 m²

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



● Image of conservation area



- 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



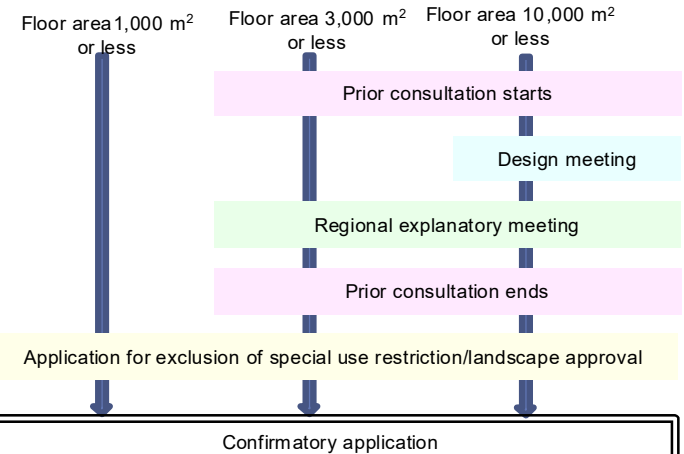
Maximally, building coverage 40%, floor area ratio 200%

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”.

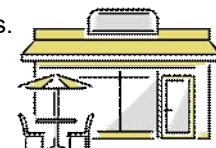
●Shops and restaurants [partially strengthened]

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
1,500m² 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; 50m² 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 50m² 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 1 Resort Area **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 I, the postpone period for 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).

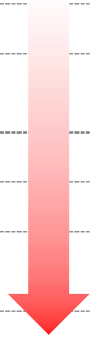
Chapter 1 Resort Area Future schedule

●Restriction commencement for each rule in resort areas

			2023	2024	2025	2026
			October 1	April 1	June 1	October 1
Landscape district	Buildings	Design, height, setback, minimum site area	Restriction commencement for new rules (based on starting activities)			
	Development activities	Height of retaining walls, etc., green space ratio, greening ratio		Receive application	Restriction commencement for new rules (based on starting activities)	
Special use restriction district	Buildings/structures	1) Use of hotels and Japanese inns				
		• Areas where development activities are underway or within three years of completion	No restrictions on floor area, etc., for commencement of activities during this period			Restriction commencement for new rules (based on starting activities)
		• Building activities outside of the above development districts	Restriction commencement for new rules (based on starting activities)			
		2) Use other than 1)	Restriction commencement for new rules (based on starting activities)			
Landscape design meeting	Buildings	Target: Total floor area of 3,000 m2 or larger	For applications made on or after April 1, 2024			
	Development activities	Target: 3 ha or larger	For applications made on or after April 1, 2024			

●Future schedule

	Quasi-Urban Planning Area Expansion/Modification	Landscape Area/Special use restriction district Modification
Today	Regional Briefing Session	Regional Briefing Session
Early June	Kutchan Town Urban Planning Council (Deliberation on Proposal Submit to Hokkaido)	Kutchan Town Urban Planning Council (Consultation on "Preliminary Examination" of Proposal)
	Submission of Proposal to Hokkaido	Beginning of Pre-Consultation with Hokkaido
Mid-July	Hokkaido Urban Planning Council ("Preliminary Examination" of Proposal)	
August		Conclusion of Pre-Consultation with Hokkaido
		Display of Proposal for Public Review (2 weeks)
September	Hokkaido Urban Planning Council ("Final Examination" of Proposal)	Kutchan Town Urban Planning Council ("Final Examination" Recommendation)
		Consultation with Hokkaido Governor
October 1st	Implementation	Implementation



Vote for ordinance

Chapter 2 Resort nearby area The future direction of land use

Resort investment and development focused on the ski resorts such as the Niseko Hirafu District has been increasing. Centered on National Route 5 over the Shiribetsu and Iou Rivers, a wave of investment is spreading. However, there is a concern that land use for forests, residential areas, and along National Route 5 may be developing without proper order. It is essential to prioritize a well-regulated land use that harmonizes with the natural environment, local livelihoods, and the economy of the region.



Expanding the quasi-urban planning area and ensuring proper control over development and constructions.

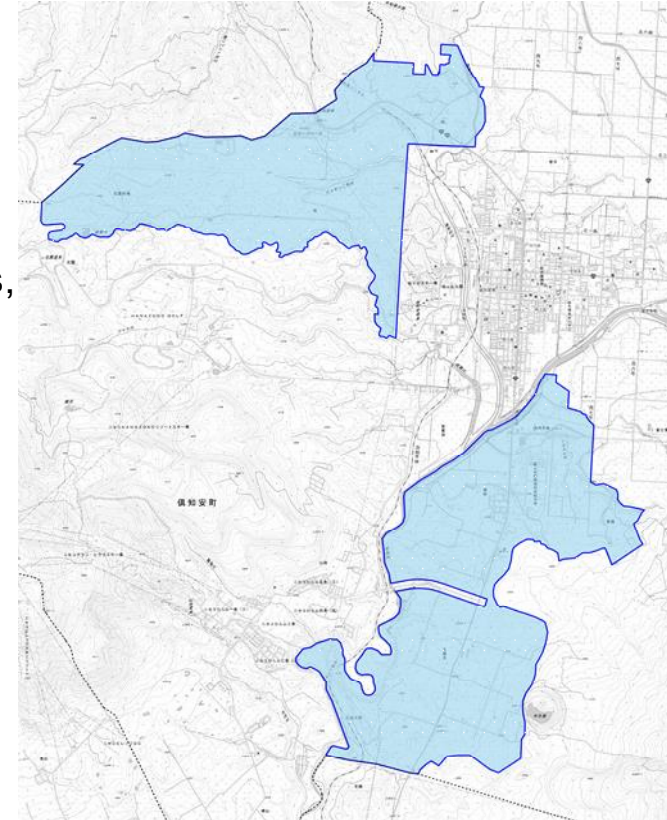
Methods

- The setting of Form Restrictions (Building Coverage Ratio, Floor Area Ratio, Setback regulation)
Define two categories taking into account of the current land use situation.
- Designation of Special Use Restriction Districts
Limitations on the use of buildings and other structures are imposed based on the current land use and survey results.



【Direction】

- ◎ Mitigate uncontrolled development and preserve the natural environment and agricultural land.
- ◎ Maintain the livelihoods and industries of the residents operating in this area.



● Around National Route 5

A wide variety of land use has been carried out.

- Location of large-scale factories
- Location of welfare facilities
- Farmland has been expanded around the Town Road Takami-Togeshita line
- Area around the Kyowa Town boundary is mainly covered with forest



● Asahi/Northern Hanazono (north side of Iou River)

There is farmland and forest, with some part being the route for shinkansen and high-standard road.

- Town-managed Hanazono Farm
- Farmland has been expanded around the Town Road Asahi-Hanazono line
- Area around the Kyowa Town boundary has sites for industrial waste treatment facilities, etc.



Chapter 2 Resort nearby area **Current situation (in Takasago and Hirafu)**

●Along National Route 5

Factories and shops with large sites are located here (mainly factory-type use)

- Large-scale retail stores are located close to the town
- Large-scale factories are located
- Agricultural machinery sales offices and car dealers
- Distribution companies
- Residential areas have been formed in part (Route 5 Association, etc.)



●Left bank of Shiribetsu River (west side of National Route 5)

There is farmland and forest, with some part being the route for shinkansen.

- Farmland



●Base of Mt. Yotei (east side of National Route 5)

National park occupies the majority of the area, with many forested areas.

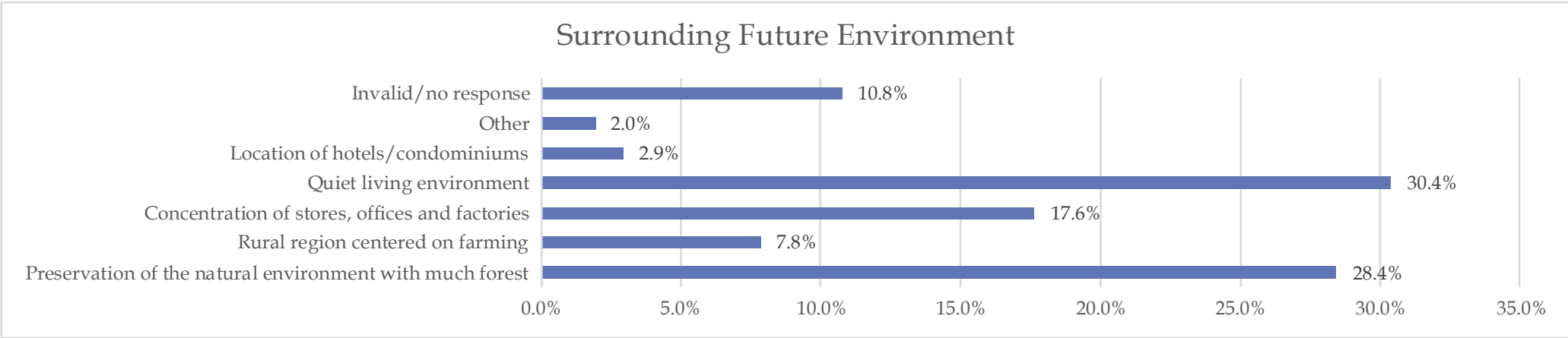
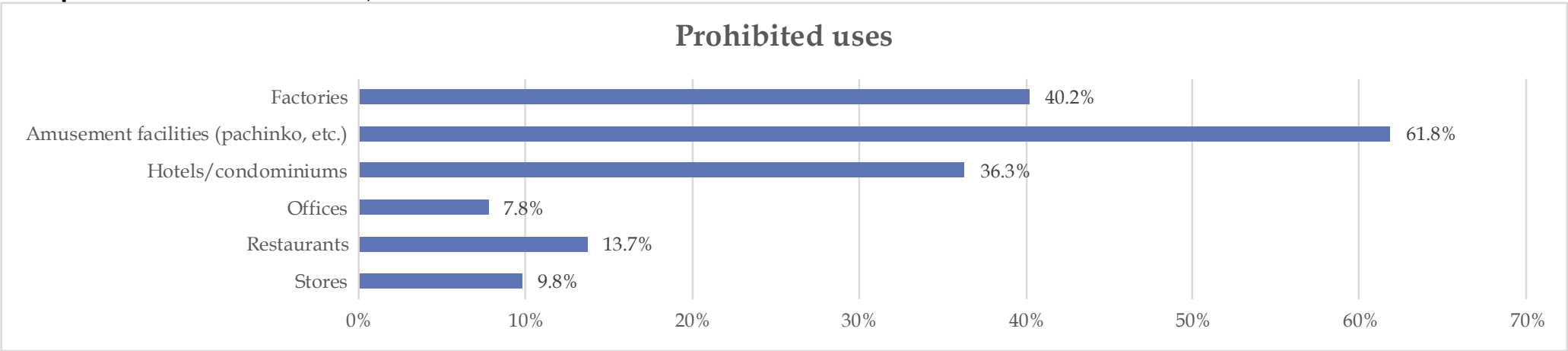
- Farmland
- Takasago catchment area, Hirafu well
- JGSDF Camp Kutchan



Chapter 2 Resort nearby area **Progress of the review**

Survey for residents/business owners (implemented in February 2021)

- **Target:** Planned expansion areas (261 resident households and 83 businesses in Hirafu, Takasago, Togeshita (in part) and Asahi (in part))
- **Respondents:** 75 households, 26 businesses 29.6%



Implementation of meetings with residents, etc.

- February 2021 “1st Meeting About the Expansion of Quasi-City Planning Areas” - total 9 participants in 3 venues
- November 2021 “2nd Meeting About the Expansion of Quasi-City Planning Areas” - total 13 participants in 3 venues (*A report of the meeting was sent to target residents)
- November 2022 “Opinion Exchange About the Review on Building Rules in the Resorts and Surrounding Areas” - total 36 participants in 4 venues

Implementation of public comments

- Period: January 27 to February 27, 2023
- Respondents: 45 people / Total number of opinions: 90 (*including 7 opinions about areas close to resorts)

Chapter 2 Resort nearby area About quasi-city planning areas

Quasi-city planning area is a system in accordance with Article 5, Paragraph 2 of the City Planning Act in which Hokkaido designates areas outside the city planning areas where land use order and/or environmental preservation are required.

● Objective

To mainly preserve the living environment and natural environment in areas with lots of buildings, or where construction is expected, and where buildings that do not fit the environment of the surrounding area will be rampant if nothing is done.

● Effects of the designation

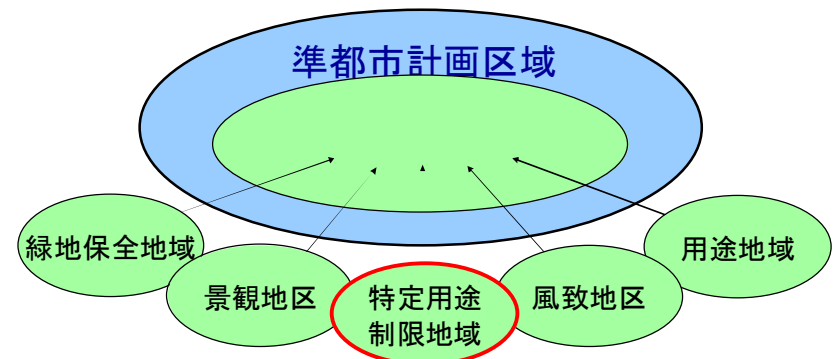
Restrictions on activities such as development and construction (land use)

- *Maintenance of facilities (e.g., road, parks, sewerage) cannot be carried out in accordance with the City Planning Act.

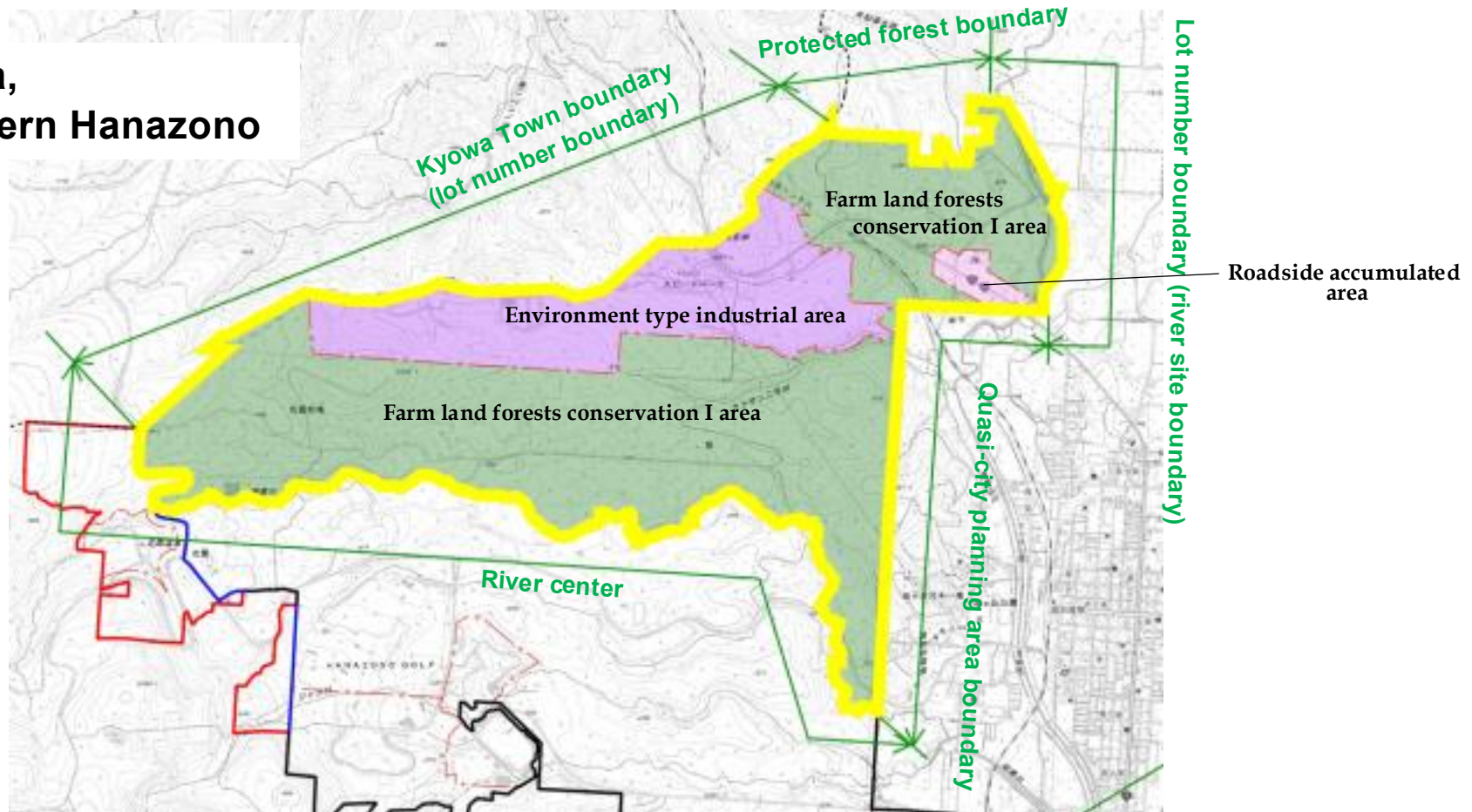
- *Activities are not restricted just with a designation as a quasi-city planning area. The zone designation enables restrictions on buildings, etc., under various laws. (As per the figure on the right, with a designation as a quasi-city planning area, special use restriction districts can be established within the area.) In other words, the quasi-city planning area designation defines the extent to which such restrictions are possible.

● City planning tax

As in the past, no city planning tax is imposed.



In Togeshita,
Asahi/northern Hanazono



● Roadside accumulated area

Located along National Route 5. While maintaining the environment of service-type industrial and commercial facilities, limit the establishment of large-scale visitor facilities and recreational facilities where could have an impact on land use in the town.

● Environment type industrial area

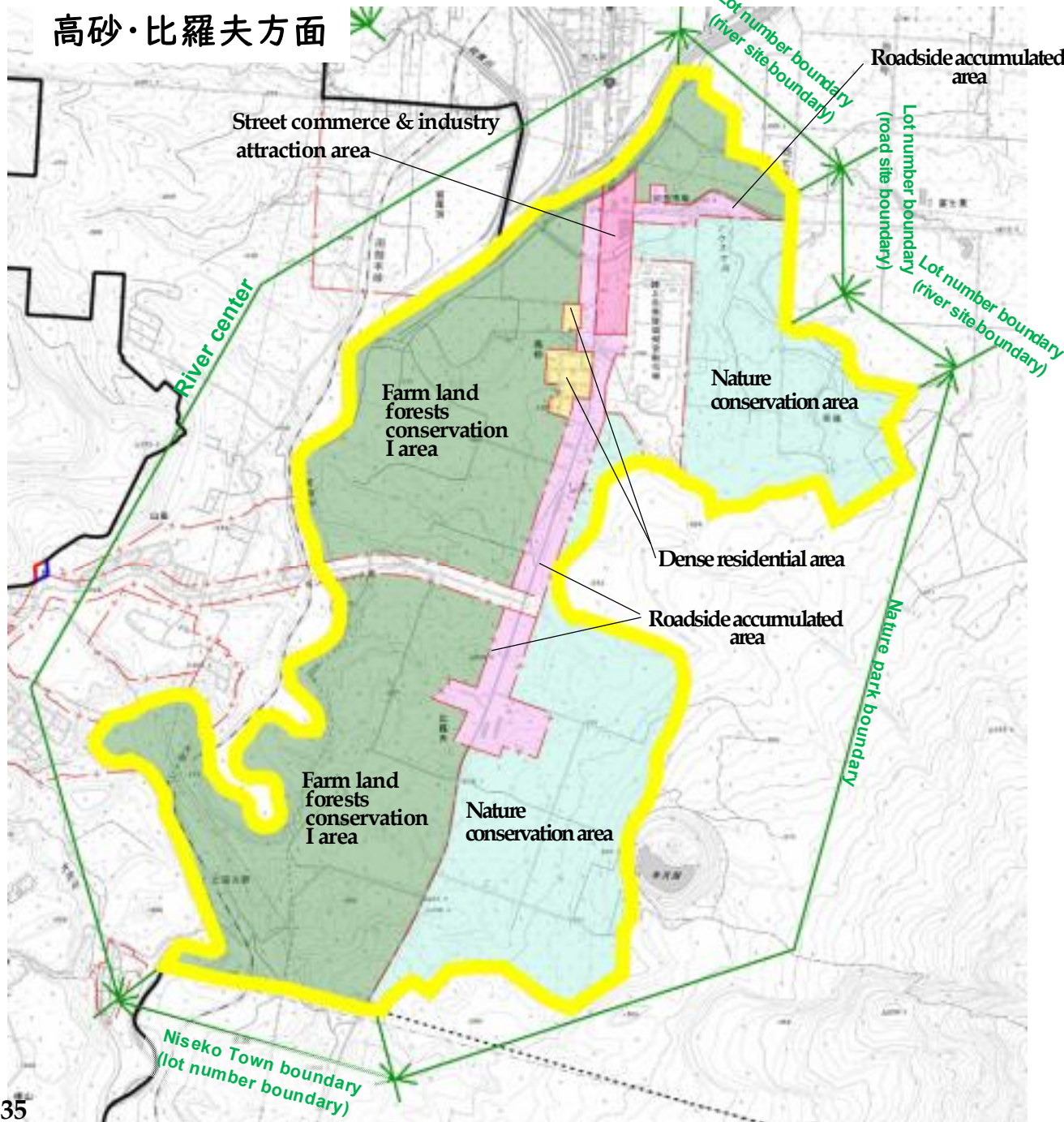
Has industrial waste treatment facilities, etc. Secure large sites for industrial-type land use to preserve the surrounding environment and limit other uses.

● Farm land forests conservation I area

As it is an area of farmland and privately owned forest, limit the establishment of large-scale visitor facilities, and restrict the total floor area for factories and stores excluding agricultural ones.

Chapter 2 Resort nearby area Scope of area and regional classification/policy

高砂・比羅夫方面



○Street commerce & industry attraction area

Around the intersection of National Route 5 and Kyogoku Kutchan Line, there are retail stores and entertainment facilities with strong customer appeal. Anticipating the development of vacant land, including the south side of National Route 5, the area is expected to accommodate the establishment of shops or factories that reflects the needs of residents as well as surrounding agricultural and tourist facilities.

○Roadside accumulated area

Located along National Route 5 and Daido Kyogoku Kutchan Line, this area maintains an environment with service-oriented commercial and industrial facilities. While preserving this environment, efforts are made to control the establishment of large-scale attractions and entertainment facilities that may impact land use in the urban area.

○Dense residential area

It was subdivided as a residential area where a community has been established. To maintain the quiet living environment, limit the establishment of recreational facilities including large-scale visitor facilities, and factories excluding small-scale food manufacturing ones.

○Farm land forests conservation I area

This area consists of agricultural land and privately-owned forests with scattered residential areas. To maintain the character of the region, the establishment of large-scale attractions is controlled, and there are limitations on the floor area of factories, stores, and other non-agricultural facilities.

○Nature conservation area

Adjacent to a national park with a focus on preserving the natural environment, this area is predominantly composed of agricultural and forested land. With water sources for the public water supply located within the district, measures are taken to preserve the natural environment. The establishment of factories and entertainment facilities, excluding those related to agriculture, is restricted, and the scale of stores and restaurants is kept small.

New obligations and restrictions due to the expansion of quasi-city planning areas are as follows.

These are necessary measures for the creation of a good environment for the surroundings.

Overview of new restrictions

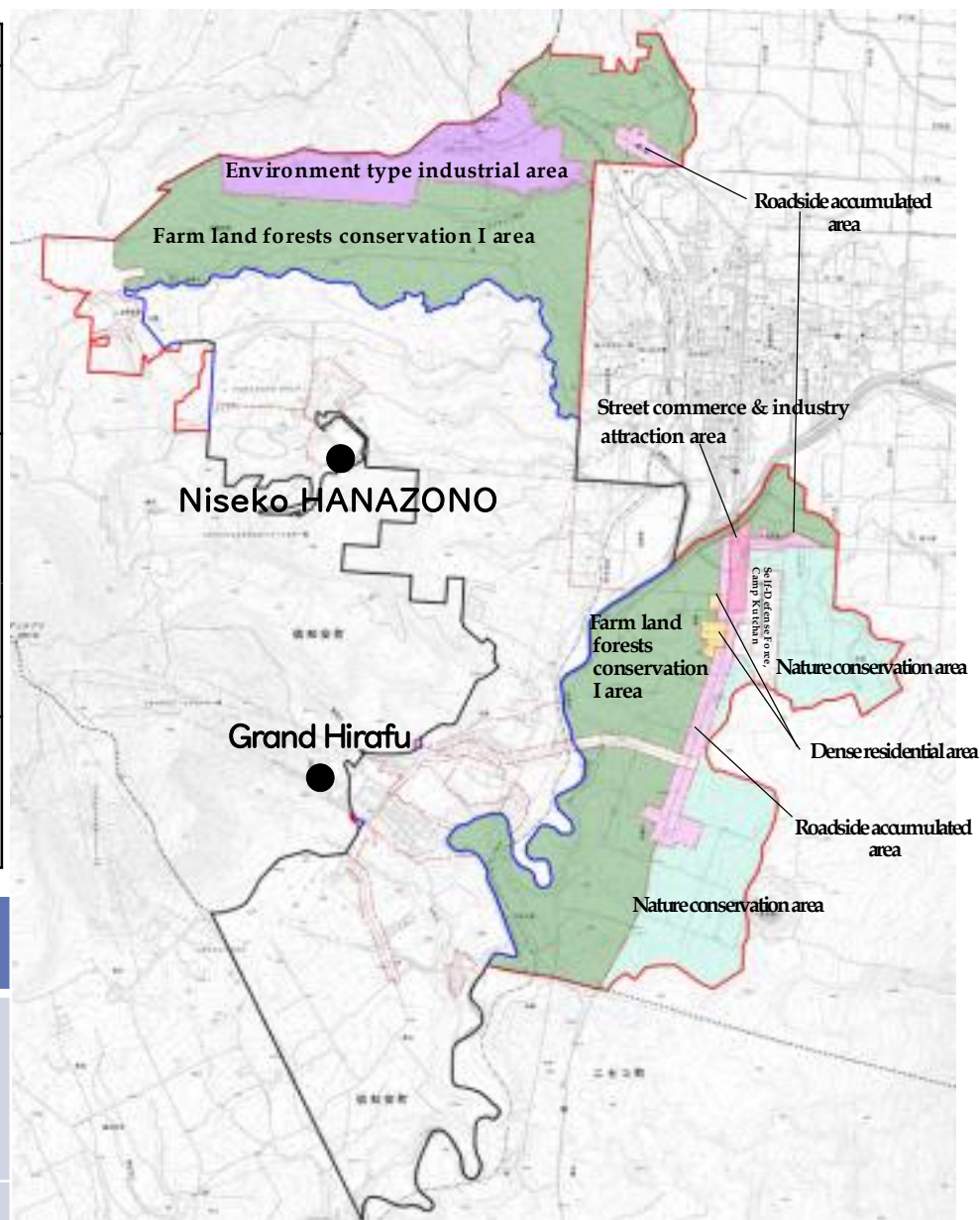
Classification	Summary of rule	Current
Building confirmation (all areas)	For new construction, extension, reconstruction or relocation of buildings or structures, in principle, all buildings must receive building confirmation in advance (building confirmatory application is required)	Wooden detached houses do not require confirmatory application
Obligation to have access to a public road (all areas)	Buildings must abut a road with a width of at least 4 meters that is stipulated under the Building Standards Act for at least 2 meters.	No restrictions
Development activities (all areas)	When carrying out land development with the aim of constructing a building, if the area is 3,000m² or larger , permission is required based on the established standard in accordance with the City Planning Act.	10,000 m² or larger
Restrictions on building form, etc. (all areas) P34	Building form is restricted in accordance with the Building Standards Act, such as the building coverage ratio, floor area ratio, diagonal restrictions (road, adjacent land) , etc.	No restrictions
Special use restriction districts (nearly all areas) P35–	For the formation and preservation of a good environment, the use of specific buildings to be restricted is defined so that reasonable land use can be carried out in accordance with the characteristics of the area. (e.g., Prohibition of amusement facilities and adult entertainment facilities)	Norestrictions

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.

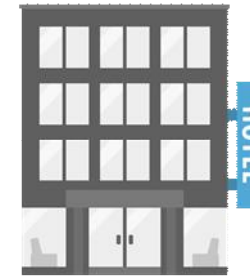
Type of restriction	Details	Image of restriction
Building coverage	Ratio of building area to the site area	
Floor area ratio	Ratio of the total floor area of building to the site area	
Road slant line limitation	Building height is limited to secure the sky factor of road and protect the dwelling environment conditions including sunshine, lighting, and ventilation in blocks	
Adjacent land slant line limitation	Building height is limited to maintain the hygienic environment conditions including ventilation and lighting between adjacent lands.	
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	

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)



Chapter 2 Resort nearby area About " Special use restriction districts"

- A “special use restriction district” is a district where buildings for special use are restricted so that land is used depending on the area condition 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 accordance with the Building Standards Act.



<Legal basis>

City Planning Act

Article 8(1) Regarding city planning areas, the following districts, zones, and blocks are to be established as necessary (omitted)

(ii)-2 special use restriction districts;

(2) Regarding quasi-city planning areas, districts or zones provided for in items (i) through (ii)-2, (iii) (limited to the section pertaining to height control), (vi), (vii), (xii) ... the preceding paragraph are established as necessary.

★ Matters defined in city planning (Kutchan Town Notice)

- Types, locations, boundaries, and areas of regional districts
- Overview of specific building uses that should be restricted

Building Standards Act

Article 49-2

Restrictions on the use of a building in a Special Use Restriction District shall comply with city planning for the relevant Special Use Restriction District and shall be established under by ordinances of a local government in accordance with criteria established by Cabinet Order.

★ Matters stipulated in the ordinance:

- Content of rational restrictions that contribute to the formation or preservation of a favorable environment in the designated area.
- Provisions regarding exclusions for applying restrictions related to alterations or expansions of existing buildings or structures.
- Provisions regarding exclusions for applying restrictions that are deemed necessary for the public interest or to prevent any harm to the favorable environment.

It is necessary to establish both a notice and an ordinance

The purpose of designating Special use restriction districts in this region

It is close to the resort areas formed centered on the Niseko Hirafu and Hanazono Ski Resort areas. While investment and development are expanding, prevent the mixing of uses and ensure orderly land use to preserve the abundant farmland and forest and maintain buildings and structures that complement industry and urban lifestyle along the National Route 5.

Chapter 2 Resort nearby area Summary of “special use restriction districts” (1)

* 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
(excluding those integrated with houses with a total floor area of 1,000 m² or less)

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

For districts with conservation land use, allow the establishment of small-scale stores for daily goods, etc.

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.

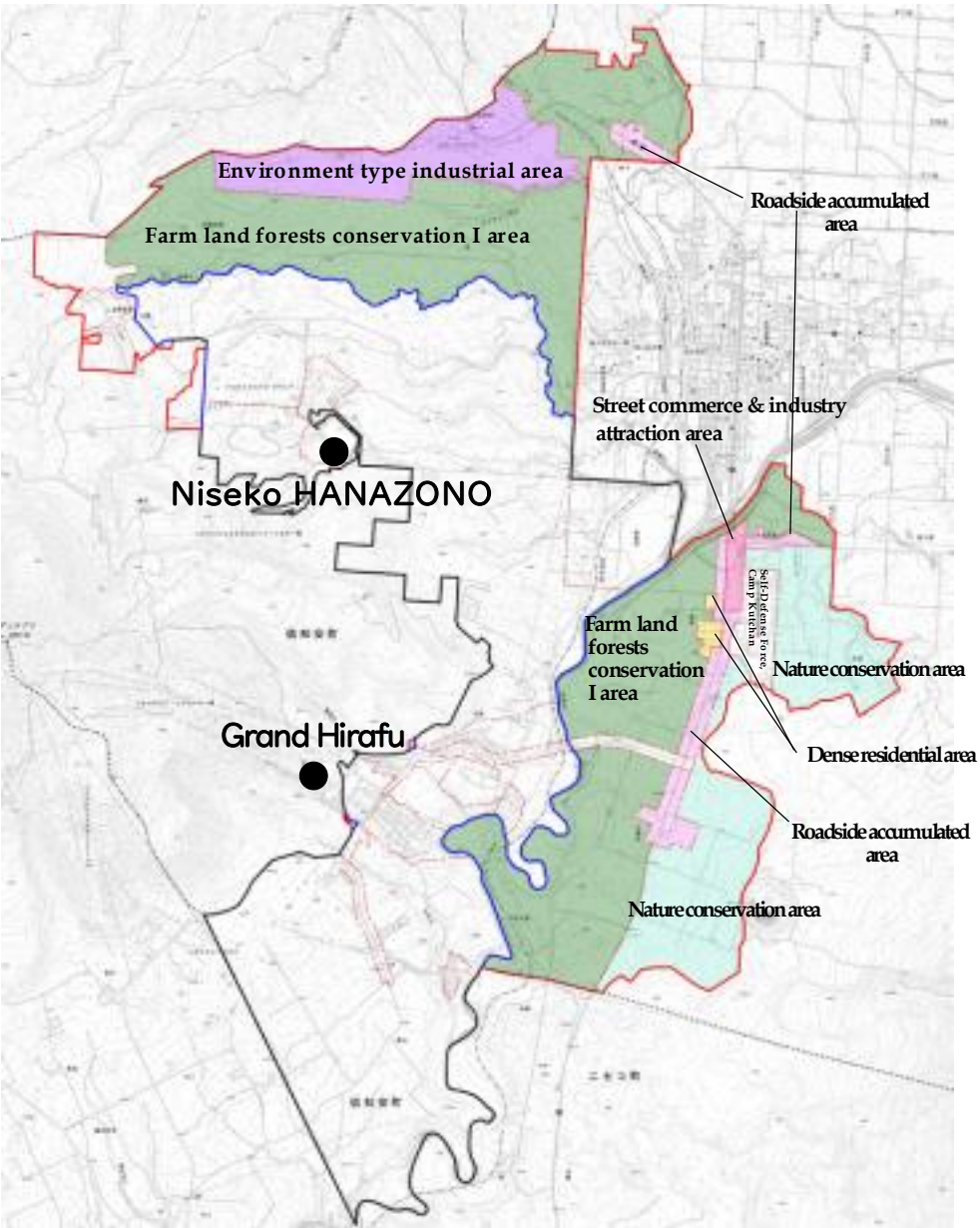
Since factories do not fit to the areas, establishment of them is prohibited. However, ateliers, workshops, food manufacturing factories having the floor area of 50 m² or less and motor of 0.75 kw or less are acceptable. In the nature conservation area, agricultural factories may be established.

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 2 Resort nearby area Summary of “special use restriction districts” (2)

* 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.

●Storage and treatment facilities for hazardous materials

*No restrictions for Environment type industrial area

Nature conservation area
Prohibited

Prohibited due to it being a nature preservation district, but as there is also farmland, only agricultural-related facilities are excluded from the restrictions.

Dense residential area
Farm land forests conservation I area
Equivalent to Semi-residential District

Minimum facilities are acceptable, but as farmland is present in the Farmland and Forestry Preservation I District, only agricultural-related facilities are excluded from the restrictions.

Street commerce & industry attraction area
Equivalent to Commercial District

Scale based on the condition in which visitor facilities are located is acceptable.

Roadside accumulated area
Equivalent to Semi-Industrial District

Scale of Semi-Industrial District as a use district based on the condition in which industrial facilities are located is acceptable.

●Warehouses engaged in the warehouse business

*No restrictions for Street commerce & industry attraction area and Roadside accumulated area

Environment type industrial area
Dense residential area
Farm land forests conservation I area
Nature conservation area
Prohibited

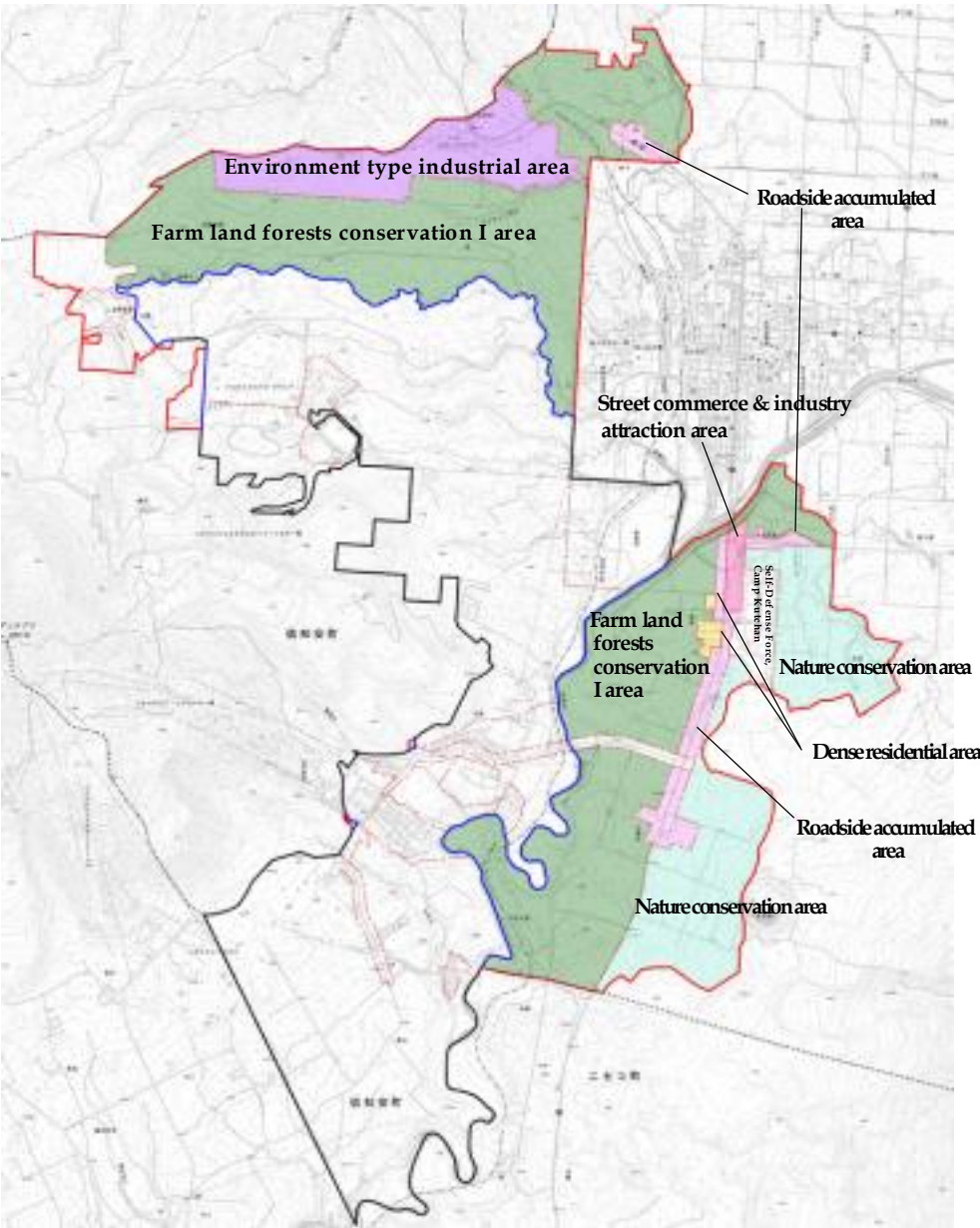
As they are used by many and there are facilities with increased car traffic, prohibit areas that may affect the living and natural environment.

●Livestock barns

*No restrictions for Roadside accumulated area, Environment type industrial area, Farm land forests conservation I area and Nature conservation area

Street commerce & industry attraction area
Dense residential area
Prohibited

Site location is prohibited in areas with a concentration of buildings as these facilities may affect the living environment.



Chapter 2 Resort nearby area **Summary of “special use restriction districts” (3)**

** 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.

- **Karaoke boxes, etc.**
Gambling facilities such as pachinko
Theater, cinema, etc.

**No restrictions for Street commerce & industry attraction area*

Roadside accumulated area
Environment type industrial area
Dense residential area
Farm land forests conservation I area
Nature conservation area
Prohibited

Prohibited as they are not districts for creating liveliness.

- **Sports facilities**

a) Bowling alleys, skating rinks, swimming pools, ski resorts

Environment type industrial area
Dense residential area
Farm land forests conservation I area
Nature conservation area
Prohibited

**No restrictions for Street commerce & industry attraction area and Roadside accumulated area*

Prohibited as they are not districts for creating liveliness or promoting use by a large number of unspecified people.

b) Golf practice ranges and batting practice ranges

Environment type industrial area
Dense residential area
Nature conservation area
Prohibited

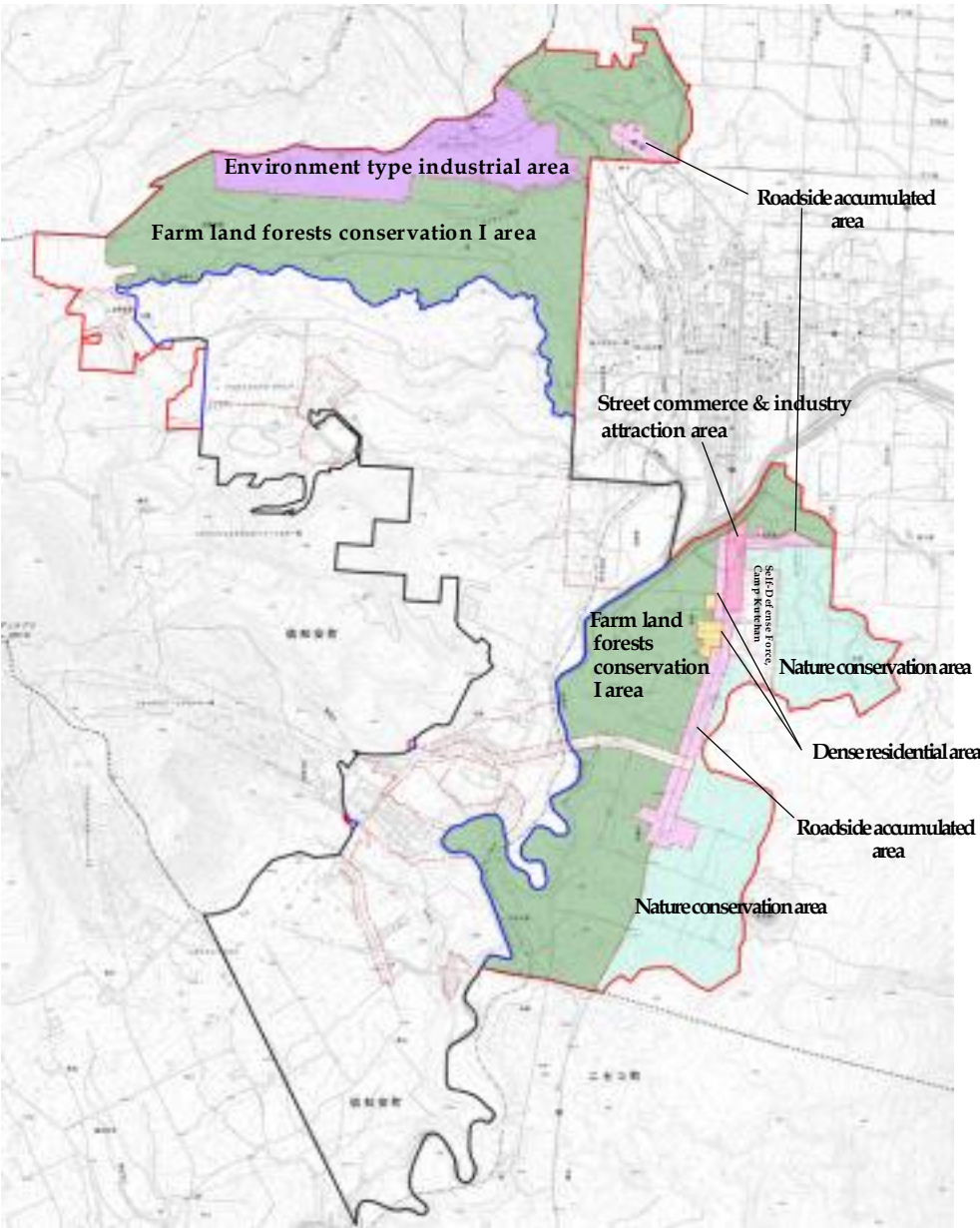
**No restrictions for Street commerce & industry attraction area, Roadside accumulated area, and Farm land forests onervation I area*

Prohibited as they are not districts for creating liveliness or promoting use by a large number of unspecified people.

- **Cabaret, restaurants, etc.**
Public bathhouses with private rooms, etc.

For all areas
Prohibited

Prohibited to maintain a good environment.



Chapter 2 Resort nearby area Restrictions on structures within the Special use restriction districts

Restrictions are imposed on structures that do not blend well with the surrounding environment. Manufacturing-related structures are prohibited, except in areas designated for industrial facilities. Recreation-related structures, specifically amusement facilities, are prohibited in all districts.

【Prohibited structures】

Category	Structures subject to restrictions	Street commerc e & industry attraction area	Roadsid e accumul ated area	Dense residenti al area	Environ ment type industria l area	Farm land forests conserv ation l area	Nature conserv ation area
Manufa cturing	Utilizing motor power for the grinding of minerals, rocks, earth, concrete, asphalt concrete, sulfur, metals, glass, bricks, ceramics, bone, or shells.			×		×	×
	Utilizing motors with a combined output exceeding 2.5 kilowatts for the production of ready-mix concrete or bagging cement.			×		×	×
	Used for the manufacturing of asphalt, coal tar, wood tar, petroleum distillates, or their residues.			×		×	×
Amuse ment	High-rise amusement facilities such as water shoots, roller coasters, or similar elevated structures.	×	×	×	×	×	×
	Amusement facilities with rotating motions, such as carousels, Ferris wheels, octopus rides, or flying towers, that use motors."	×	×	×	×	×	×

Chapter 2 Resort nearby area (Reference) Capacity for storage of hazardous materials

Classification		Semi-residential District	Commercial District	Semi-industrial District
Explosives (excluding toy fireworks)	Gunpowder	20kg	50kg	20 tons
	Explosives		25kg	10 tons
	Industrial, electrical and		10,000 units	2.5 million units
	Percussion caps	30,000 units	100,000 units	25 million units
	Live and blank ammunition	2,000 units	30,000 units	10 million units
	Fuse and fire tubes		30,000 units	500,000 units
	Detonating cords		1.5km	500km
	Fuses	1 km	5km	2,500km
	Electrical fuses		30,000 units	100,000 units
	Signal flame tubes, signal	25kg	2 tons	2 tons
	Other pyrotechnic devices using gunpowder or explosives	According to the respective limits of the quantity of gunpowder or explosives based on the quantity of gunpowder or explosives which constitute the raw material of such pyrotechnic device.		
Matches		15 match tons	30 match tones	150 match tons
Compressed gas		350 m ³	700 m ³	3500 m ³
Liquified gas		3.5 tons	7 tons	35 tons
Flammable gas		35 m ³	70 m ³	350 m ³
Class 1 petroleum (acetone, gasoline, etc.)	Non-water	1,000liters	2,000liters	10,000liters
	Water soluble	2,000liters	4,000liters	20,000liters
Class 2 petroleum (kerosene, diesel oil, etc.)	Non-water	5,000liters	10,000liters	50,000liters
	Water-soluble	20,000liters	40,000liters	200,000liters
Class 3 petroleum (heavy oil, creosote oil, etc.)	Non-water	10,000liters	20,000liters	100,000liters
	Water-soluble liquid	20,000liters	40,000liters	200,000liters
Class 4 petroleum (gear oil, cylinder oil)		30,000liters	60,000liters	300,000liters

Chapter 2 Resort nearby area Date rules to be applied, Future schedule

● 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
<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.**

● Future schedule

	Quasi-Urban Planning Area Expansion/Modification	Landscape Area/Special use restriction district Modification
Today	Regional Briefing Session	Regional Briefing Session
Early June	Kutchan Town Urban Planning Council (Deliberation on Proposal Submit to Hokkaido)	Kutchan Town Urban Planning Council (Consultation on "Preliminary Examination" of Proposal)
	Submission of Proposal to Hokkaido	Beginning of Pre-Consultation with Hokkaido
Mid-July	Hokkaido Urban Planning Council ("Preliminary Examination" of Proposal)	
August		Conclusion of Pre-Consultation with Hokkaido
		Display of Proposal for Public Review (2 weeks)
September	Hokkaido Urban Planning Council ("Final Examination" of Proposal)	Kutchan Town Urban Planning Council ("Final Examination" Recommendation)
		Consultation with Hokkaido Governor
October 1st	Implementation	Implementation

Vote for ordinance