

Current standards			Restrictions on Building Activities in Landscape Districts [Draft]			Proposed changes to standards																																									
Name		Hirafu Highland Landscape District																																													
Area		Approx. 2,438ha			Approx. 2,455ha																																										
District category	Name	Center Village area																																													
	Area	Approx. 30 ha			Approx. 47ha																																										
Restrictions on the design and aesthetics of buildings (Exterior color)		<div>1 The color shall be as specified in the table below according to the Munsell color system. Provided, however, that this shall not apply to parts coming under any of the following items: A color notation including hue, value (or lightness), and chroma shall conform to the rules specified in Japanese Industrial Standards (JIS) Z8721. (1) Range up to less than 1/5 of the area of each elevation surface (excluding roof surfaces) (2) Parts made of materials produced or used in the local region (excluding those with colored surfaces)</div> <table><tr><th>Classification</th><th>Hue</th><th>Brightness</th><th>Chroma</th></tr><tr><td rowspan="5">Roof color</td><td>R</td><td>6 or less</td><td>8 or less</td></tr><tr><td>YR</td><td>6 or less</td><td>6 or less</td></tr><tr><td>Y, GY, G, BG, B,</td><td>4 or less</td><td>4 or less</td></tr><tr><td>PB, P, RP</td><td>4 or less</td><td>2 or less</td></tr><tr><td>N</td><td>2 – 7.5</td><td>—</td></tr><tr><th>Classification</th><th>Hue</th><th>Brightness</th><th>Chroma</th></tr><tr><td rowspan="5">External wall color</td><td>R</td><td>2 – 8</td><td>8 or less</td></tr><tr><td>YR, Y</td><td>2 – 8</td><td>6 or less</td></tr><tr><td>GY, G, BG, B</td><td>2 – 6</td><td>4 or less</td></tr><tr><td>PB, P, RP</td><td>2 – 6</td><td>2 or less</td></tr><tr><td>N</td><td>3 – 7.5</td><td>—</td></tr></table> <div>2 Materials with a mirror finish shall not be used to reduce luster. 3 The color of the equipment installed on external wall surfaces such as air vents shall be in harmony with the external walls when the equipment is located in places of high visibility from roads. 4 Walls and fences attached to buildings must be in harmony with the building and have a low Chroma. 5 In the case of additions to buildings that are not subject to the provisions from Paragraph 1 to the preceding paragraph pursuant to the provisions of Article 69, paragraph (2) of the Landscape Act, provisions from Paragraph 1 to the preceding paragraph shall not apply to parts other than the added parts, notwithstanding the provisions of paragraph (3), item (ii) of that Article of the same Act.</div>			Classification	Hue	Brightness	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 – 7.5	—	Classification	Hue	Brightness	Chroma	External wall color	R	2 – 8	8 or less	YR, Y	2 – 8	6 or less	GY, G, BG, B	2 – 6	4 or less	PB, P, RP	2 – 6	2 or less	N	3 – 7.5	—			
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Restrictions on the design and aesthetics of buildings (Exterior design)		<div>1 Projections from external walls shall ensure the distances as specified below. (1) Balconies, bay windows, and other structures similar thereto shall ensure a distance equal to or longer than one meter from the boundary line of the road and the adjacent land lot or 1/2 of the distance specified in “Restrictions on the location of wall surfaces,” whichever is the longer. (2) Eaves, overhangs, and other structures similar thereto shall ensure a distance of one meter or more from the boundary line of the road and the adjacent land lot.</div> <div>2 Fences, etc. attached to buildings shall be up to two meters in height except for each item of paragraph 4, and paragraph 5. Also ensure a distance of one meter or more from the boundary line of the road and the adjacent land lot or 1/2 or more of the value specified in “Restrictions on the location of wall surfaces”, whichever is larger.</div> <div>3 Garages, storage areas, and garbage collection points attached to buildings shall be designed in harmony with the buildings.</div> <div>4 Electrical equipment, mechanical (air conditioning) equipment, storage facilities, etc. attached to buildings shall be installed inside the buildings or in separate buildings, or buried underground. However, in unavoidable cases, such as when ventilation is required, the following conditions shall be: (1) Ground installation: Equipment and fences, etc. to be installed shall be located out of sight from the street and shall be kept low in height and a distance of at least 1 m from the boundary line of the adjacent property or 1/2 of the value specified in the "Restrictions on the location of wall surfaces", whichever is larger. When installed in a location where it can be seen from roads, the building must be screened by a fence or other blindfold of the same color or a color that is consistent with the external walls used at the location. The fence or other blindfold shall be kept a distance of at least 1 m from the street or the boundary line of the adjacent property or 1/2 of the value specified in the "Restrictions on the location of wall surfaces", whichever is larger.</div> <div>2 In the building of the uppermost floor exceeding 16 m in height (18 m if there is a height difference of 2 m or more around the building) ,when installing equipment in the terrace portion (the roof of the floor just below the top floor)of the uppermost floor: The equipment must be concealed by installing louvers of the same color or a similar color as the exterior wall. The equipment and louvers, etc. installed shall be up to four meters in height.The area of installation shall be less than 1/8 of the floor area of the floor immediately below the top floor, and shall not be located on the roadside. The equipment must not be installed on the roofs of the top floor.</div> <div>5 Oil tank for household use, propane gas storage cages, outdoor units of air conditioners, etc. shall be placed out of view from roads or hidden by louvers, etc. In addition, such equipments or louvers, etc. shall be kept at least 1 m away from the boundary lines of roads and adjacent land.</div> <div>6 Elevators and other equipment similar thereto provided on roofs of buildings shall not be placed facing the road.</div> <div>7 The top floor, exceeding 16 meters in height (18 meters if the difference in elevation around the building is 2m or more), must be designed to minimize a feeling of oppression by ensuring a sufficient separation from the road side.</div> <div>8 Handrails for fall prevention installed at outer circumferences of rooftops shall have transparent or open characteristics and be up to two meters in</div> <div>9 Simple buildings such as cargo containers, prefabricated buildings, and trailer homes shall have design features that are in harmony with the surroundings. Provided, however, that this shall not apply to buildings coming under either of the following items: (1) Construction site offices (wherever possible, setbacks from streets shall be ensured and considerations shall be given to exterior design) (2) Buildings other than those set forth in the preceding item of which installation period is within six months (excluding winter months)</div> <div>10 In the case of additions to buildings that are not subject to the provisions from Paragraph 1 to the preceding paragraph pursuant to the provisions of Article 69, paragraph (2) of the Landscape Act, provisions from Paragraph 1 to the preceding paragraph shall not apply to parts other than the added parts, notwithstanding the provisions of paragraph (3), item (ii) of that Article of the same Act.</div>			<div>The top floor, exceeding 16 meters in height (18 meters if the difference in elevation around the building is 2 meters or more), must be designed to minimize a feeling of oppression by ensuring a sufficient separation from the road side, <u>except in cases where the entire building has a roof with a slope of 3-sun(angle 16.7 degrees) or more.</u></div> <div>The maximum height of a building is 16 meters (18 meters in the following cases: when the elevation difference around the building is 2 meters or more, <u>or when the land has been flattened by cutting before the construction work is carried out and the Town Mayor has confirmed that the elevation difference around the building is 2 meters or more lower than the previous ground level</u>).However, in cases where the entire roof has a slope of 3-Sun(angle 16.7 degrees) or more (for gabled, hipped or similar roofs, <u>the maximum eave height is 16 meters (18 meters if the difference in elevation around the building is 2 meters or more)</u>), or where there is a floor with an area of 1/2 or less of the floor directly below up to 16 meters (18 meters if the difference in elevation around the building is 2 meters or more) (including the courtyard and areas surrounded by columns and beams that do not have exterior walls or a roof), the height shall be 22 meters.</div>																																										
Maximum height limit of buildings		<div>1 The maximum height of a building is 16m (18m in the following cases: when the elevation difference around the building is 2m or more).However, in cases where the entire roof has a slope of 3-sun(angle 16.7 degrees) or more (for gabled, hipped or similar roofs), or where there is a floor with an area of 1/2 or less of the floor directly below up to 16m (18m if the difference in elevation around the building is 2m or more) (including the courtyard and areas surrounded by columns and beams that do not have exterior walls or a roof), the height shall be 22m.</div> <div>2 The height shall be calculated from the lowest point where the building meets the surrounding ground surface. However, this does not include ramps or stairs as specified below (the total width of ramps, etc. must be no more than 1/3 of the length of the side of the lot they face). (1) Ramps or stairs leading to garages with a width of 6 meters or less (including cases where a warehouse or machine room is attached to the garage and the entrance and exit are provided on the garage side) (2) Ramps or stairs 3 meters or less wide used for access to uses other than garages (entrances, store entrances, etc.) (3) Ramp or staircase 9 meters or less wide combined a garage and a purpose other than a garage (4) Ramp or staircase 6 meters or less wide that has two or more uses other than a garage</div> <div>3 The provisions of the preceding paragraph shall apply to buildings satisfying the following conditions as separate buildings: (1) Buildings are connected with corridors (only one floor, either basement floor or ground floor) or Below ground level (completely covered by the ground) only. (2) For each building, the distances specified in “Restrictions on the location of wall surfaces of buildings facing adjacent land lots” shall be secured from the center line of each other's exterior walls.</div> <div>4 Elevators and other equipment similar thereto provided on roofs of buildings shall be up to four meters in height.</div> <div>5 In the case of additions to buildings that are not subject to the provisions of paragraph (1) pursuant to the provisions of Article 3, paragraph (2) of the Building Standards Act, provisions from Paragraph 1 to the preceding paragraph shall not apply to parts other than the added parts, notwithstanding the provisions of paragraph (3), item (iii) and (iv) of that Article of the same Act.</div>																																													

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Name		Hirafu Highland Landscape District			
Area		Approx. 2,438ha		→	Approx. 2,455ha
District	Name	Center Village area			
category	Area	Approx. 30 ha		→	Approx. 47ha
Restrictions on the location of wall surfaces	1 Regarding restrictions on the location of wall surfaces of buildings facing roads (excluding gates, fences, and building facilities attached to the building), the distance from the face of the exterior wall of the building or a pillar in lieu of the exterior wall to the boundary line of the road shall be as follows. In addition, for the section of the Prefectural Road Rankoshi Niseko Kutchan Line adjacent to the Lower Village area, the distance will be measured to the edge of the road's sidewalk.				
	(1)The distance to the road boundary line must be at least 2 meters if the building area is less than 200㎡. However, if the adjacent road is the Prefectural Road Rankoshi Niseko Kutchan Line, the distance must be at least 4 meters.				
	(2)The distance to the road boundary line must be at least 4 meters if the building area is between 200㎡ or more and less than 700㎡.				
	(3)The distance to the road boundary line must be at least 6 meters if the building area is 700㎡ or more.				
	2 Regarding restrictions on the location of wall surfaces of buildings facing adjacent land lots (excluding gates, fences, and building facilities attached to the building), the distance from the face of the exterior wall of the building or a pillar in lieu of the exterior wall to the boundary line of the adjacent land lots shall be as follows. In addition, if the positions of the wall serfaces or columns replacing them on each side are different, the distance from each side must be ensured, and the height shall be calculated based on the height from the lowest point where the building contacts the ground surface.				
	(1)The distance to the boundary line of the adjacent land lots must be at least 2 meters if the height of the building is less than 14 meters.				
	(2)The distance to the boundary line of the adjacent land lots shall be at least 2 metres plus 0.5 metres for every 3.5 metres of the height of each side of the building (rounded up to the nearest 10cm) if the height of the building is 14m or more.				
	3 The provisions of the preceding two paragraphs shall not apply in any of the following cases.				
	(1)Below ground level (completely covered by the ground)				
	(2)Those that do not impact areaways, approaches to underground parking, or other landscaping. However, if approaches to underground parking lots are easily viewed from roads, surface treatment in harmony with the surrounding scenery shall be applied.				
Minimum Lot size limit of buildings	4 In the case of additions to buildings that are not subject to the provisions of paragraph (1) and (2) pursuant to the provisions of Article 3, paragraph (2) of the Building Standards Act, provisions from Paragraph 1 to the preceding paragraph shall not apply to parts other than the added parts, notwithstanding the provisions of paragraph (3), item (iii) and (iv) of that Article of the same Act.				
	1	330㎡			