

Restrictions on Development Activities in Landscape Districts (Center Village area) [Draft]

Division	Contents of restrictions
<b>Restrictions on land development</b>	For Development activities of 3,000square meters or more under Article 4, Paragraph 12 of the City Planning Act, special development activities of 3,000square meters or more under Article 30 of the Hokkaido Ordinance on Conservation of the Natural Environment, and those associated with land development, etc. associated with construction etc. that requires a building confirmation application under Article 6, Paragraph 1 of the Building Standards Act
(1) Shape of fill and cut slopes	1 No work will be carried out other than that required by Article 19 of the Building Standards Act, the elimination of elevation differences within the site, or the minimum amount of earth fill required for drainage treatment within the site.
- Slope	2 In principle, the finish shall be a slope. However, retaining walls may be installed only when level differences cannot be eliminated by slopes or higher priority is placed on forest preservation. 3 The shape of the slope shall be as follows, and the upper and lower ends of fill and cut slopes shall ensure a horizontal distance of one meter or more from each site boundary. ● The gradient of fill slopes shall be at a ratio of 1:1.8 or more (angle 29.05 degrees or less) . When a fill slope is five meters high or more, small steps with a width of one meter or more must be provided at every five meters in height. ● The gradient of cut slopes shall be at a ratio of 1:1.5 or more (angle 33.69 degrees or less) . When a cut slope is five meters high or more, small steps with a width of one meter or more must be provided at every five meters in height.
- Retaining wall	4 If necessary, Retaining walls shall be up to two meters in height. If they are easily viewed from roads, surface treatment shall be applied in harmony with the surrounding scenery. In addition, The upper and lower ends of retaining walls shall ensure a horizontal distance of one meter or more from each site boundary. Provided, however, that the height requirement does not apply to retaining walls satisfying the following conditions: (1) Retaining walls that ensure a gradient at a ratio of 1:0.5 or more (angle 63.43 degrees or less) and to which surface treatment in harmony with the surrounding scenery is applied may be up to five meters in height. In particular, greening shall be carried out on retaining walls installed in places with high visibility from roads. (2) Those that do not impact dry areas, approaches to underground parking, or other landscaping. However, if approaches to underground parking lots are easily viewed from roads, surface treatment in harmony with the surrounding scenery shall be applied.
(2) Location of parking lot	1 When a parking lot accommodating five cars or more is provided, it shall be located out of view from the major roads in the resort area (prefectural road lines, Town Road Iwaobetsu Minami 3 Line, and Town Road Hanazono Resort Line) by means such as installing the parking lot underground and using a space behind the building. In addition, aboveground parking lots shall ensure a distance of 50 centimeters or more from the adjacent land lot as buffer zones. However, parking lots may be located adjacent to front roads on the condition that they are in harmony with the surrounding landscape by providing green buffer zones or arranging landscape, except for the “Hirafu-zaka” section of Prefectural Road Route 631.
(3) Removal of utility poles	1 For development activities on land with an area of 3,000 square meters or larger, no utility poles shall be installed within the zone. 2 Aboveground electrical equipment and other facilities shall be placed in a location out of view from the major roads in the resort area (prefectural road lines, Town Road Iwaobetsu Minami 3 Line, and Town Road Hanazono Resort Line) or inside buildings.
<b>Deforestation</b>	For areas (unit of forest) of private forests subject to the regional forest plan under Stipulated in Article 5 of the Forest Act with an area of at least 330 square meters. (However, this does not include Article 4, Paragraph 12 of the City Planning Act, special development activities under Article 30 of the Hokkaido Ordinance on Conservation of the Natural Environment, forest operations) 1 The logging area must not exceed 70% of the planned land use area 2 In areas facing roads, logging shall be limited to entrances and other similar places only, and trees must be preserved or planted to prevent adverse effects on the surrounding natural environment and scenery.
<b>Restrictions on depositions</b>	Deposits of soil, stones, materials, and other materials with a base area of larger than 330 square meters
(1) Soil, stones, etc.	1 Depositions shall have a gradient at a ratio of 1:1.8 or more (angle 29.05 degrees or less) and be five meters or less in height. Provided, however, that this shall not apply to depositions formed below front roads and other cases for which it can be determined that the effects of depositions on the surrounding landscape are insignificant (small steps with a width of one meter or more shall be provided at every five meters in height). 2 Distances corresponding to the height of depositions shall be ensured from the boundaries of roads and adjacent land lots. In addition, visual blocking shall be prepared by planting in principle.
(2) Materials, etc.	1 Materials should be piled on flat ground, with the pile height limited to 5 meters. 2 Distances corresponding to the height of depositions shall be ensured from the boundaries of roads and adjacent land lots. In addition, visual blocking shall be prepared by planting in principle.

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<b>Preparation of open spaces, etc.</b>  (1) Development activities in land with an area of 3000 m <sup>2</sup> - Sale of building lots  - Hotels, etc.  (2) Building activities	<p>For Development activities of 3,000square meters or more under Article 4, Paragraph 12 of the City Planning Act,special development activities of 3,000square meters or more under Article 30 of the Hokkaido Ordinance on Conservation of the Natural Environment, and those associated with land development, etc. associated with construction etc. that requires a building confirmation application under Article 6, Paragraph 1 of the Building Standards Act</p> <p>1 Green space shall be 5% or more of the development area(If development activities fall under Article 10-2 of the Forest Law, it may be 5% or larger of that area.).</p> <p>2 If the development area is less than 1ha, Green space all shall be used as open space, and if it is 1ha or more, at least 500㎡ of green space shall be secured as open space.</p> <p>3-1 Green spaces and open space must meet the following requirements:</p> <p>(1) Open spaces shall be located in easily accessible areas from each separated area, with the shape being square or rectangular and the terrain flat, and it shall have shapes and design features that can ensure functions as relaxation areas, temporary snow-dumping sites for snow removed from roads and disaster evacuation areas.</p> <p>(2) The boundaries of green spaces shall be clearly defined and the number of green spaces provided shall be one in principle. If two or more open spaces are prepared for unavoidable reasons, 500 square meters or larger shall be ensured for each open space.</p> <p>(3) No structures impairing functions of green spaces must be installed.</p> <p>3-2 Green spaces shall be used as event squares, gardens, etc. for hotel guests and satisfy the following requirements:</p> <p>(1) Open spaces shall be used as gardens, etc. for hotel guests and have shapes and design features that can ensure functions as disaster evacuation areas.</p> <p>(2) No structures impairing functions of green spaces must be installed.</p> <p>1 For the land with a site area of smaller than 330 square meters, open spaces for temporary snow dumping and other management uses (excluding spaces for parking lots, driveways, and trees) shall be prepared on the front roadside at least 5% of the site area.</p>																																																
<b>Promotion of greening</b>  (1) Forest coverage ratio  - Scheme to promote greening  (2) Green coverage ratio  - Scheme to promote greening  - Planting	<p>For land development, etc. associated with construction etc. that requires a building confirmation application under Article 6, Paragraph 1 of the Building Standards Act. (However, excluding construction on a site area of smaller than 330 square meters, agricultural facilities and housing for farming families)</p> <p>1 In the designated area of private forests subject to the regional forest plan under Stipulated in Article 5 of the Forest Act(hereinafter referred to as "forest areas"),forest coverage ratio of 30% or more shall be ensured.</p> <p>2 The forest coverage ratio shall be the sum of the horizontal projected area of the following areas, divided by the site area, and multiplied by 100.</p> <p>(1) "The current forest spaces" shall refer to zones where four or more trees (with a height of five meters or higher) grow per 100 square meters.</p> <p>(2) "The developed forest spaces" shall refer to zones where trees of 1.5 meters or more in height are newly planted to obtain ten or more trees in total per 100 square meters in a location in which only three or fewer trees have grown or clear-cut logging has been carried out for land development.</p> <p>3 The following standards shall apply to the calculation of the forest coverage ratio.</p> <p>(1) To strategically promote greening, 1.2 times the converted area of "The current forest spaces" or "The developed forest spaces" shall be used in a region with a width of 10 meters from the boundary line surrounding the site.</p> <p>(2) A distance shall be ensured between forest spaces and buildings considering flying of snow falling from buildings.</p> <p>1 In areas other than "forest areas",green coverage ratio of 10% or more shall be ensured.</p> <p>2 Green coverage ratio shall be calculated based on the following conversion area table, divided by the site area, and then multiplied by 100.</p> <table><tr><th>Classification</th><th>Summary</th><th>Converted area</th><th>Remarks</th></tr><tr><td>Tall tree A</td><td>Per tree</td><td>25 m<sup>2</sup></td><td>Height: ≥ 10 m</td></tr><tr><td>Tall tree B</td><td>Per tree</td><td>10 m<sup>2</sup></td><td>Height: 6 ≤ h &lt; 10 m</td></tr><tr><td>Tall tree C</td><td>Per tree</td><td>8 m<sup>2</sup></td><td>Height: 4 ≤ h &lt; 6 m</td></tr><tr><td>Medium tree</td><td>Per tree</td><td>5 m<sup>2</sup></td><td>Height: 2 ≤ h &lt; 4 m</td></tr><tr><td>Low tree</td><td>Per tree</td><td>1 m<sup>2</sup></td><td>Height: &lt; 2 m</td></tr><tr><td>Lawn</td><td>Per 1 m<sup>2</sup> area</td><td>0.8 m<sup>2</sup></td><td></td></tr><tr><td>Greening block</td><td>Per 1 m<sup>2</sup> area</td><td>0.4 m<sup>2</sup></td><td>30% or more green area ensured</td></tr><tr><td>Flowerbed</td><td>Per 1 m<sup>2</sup> area</td><td>0.4 m<sup>2</sup></td><td></td></tr><tr><td>Garden stone, etc.</td><td>Per 1 m<sup>2</sup> area</td><td>0.2 m<sup>2</sup></td><td></td></tr><tr><td>Pond, etc.</td><td>Per 1 m<sup>2</sup> area</td><td>0.2 m<sup>2</sup></td><td></td></tr><tr><td>Stone path</td><td>Per 1 m<sup>2</sup> area</td><td>0.2 m<sup>2</sup></td><td>Interlocking block, brick, natural stone, etc.</td></tr></table> <p>3 To strategically promote greening, the following standards shall apply to the calculation of converted areas.</p> <p>(1) When existing trees are maintained or transplanted, the converted area of the trees is calculated as double.</p> <p>(2) When greening an area extending from the boundary of the front road to 30% of the depth of the building site, the converted area shall be doubled.</p> <p>(3) Greening installed in locations coming under either of the following shall not be included in converted area.</p> <p>- The area behind the building in relation to the front road. (excluding cases where existing trees are conserved)</p> <p>- Range from the exterior wall of the building to the eaves plus 1 meter (excluding spaces adjacent to front roads)</p> <p>(4) The courtyard that is shielded from the front road or adjacent land shall not be subject to the calculation of the green coverage ratio.</p> <p>(5) Stone paths shall be up to 80% of the greening area and located so as to allow the greenery of lawns and the like (plants) to be viewed from the front road.</p> <p>4 Tree planting must comply with the following:</p> <p>(1) Trees shall be placed adjacent to front road side in principle, and consideration must be given to ensure a distance from roads, adjacent land lots, and buried objects according to a forecast length of branches after they grow.</p> <p>(2) Indigenous vegetation shall be planted.</p>	Classification	Summary	Converted area	Remarks	Tall tree A	Per tree	25 m <sup>2</sup>	Height: ≥ 10 m	Tall tree B	Per tree	10 m <sup>2</sup>	Height: 6 ≤ h < 10 m	Tall tree C	Per tree	8 m <sup>2</sup>	Height: 4 ≤ h < 6 m	Medium tree	Per tree	5 m <sup>2</sup>	Height: 2 ≤ h < 4 m	Low tree	Per tree	1 m <sup>2</sup>	Height: < 2 m	Lawn	Per 1 m <sup>2</sup> area	0.8 m <sup>2</sup>		Greening block	Per 1 m <sup>2</sup> area	0.4 m <sup>2</sup>	30% or more green area ensured	Flowerbed	Per 1 m <sup>2</sup> area	0.4 m <sup>2</sup>		Garden stone, etc.	Per 1 m <sup>2</sup> area	0.2 m <sup>2</sup>		Pond, etc.	Per 1 m <sup>2</sup> area	0.2 m <sup>2</sup>		Stone path	Per 1 m <sup>2</sup> area	0.2 m <sup>2</sup>	Interlocking block, brick, natural stone, etc.
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