

Expansion of quasi-city planning areas due to the changes to quasi-national park areas

○Purpose

The quasi-national park area around Niseko Tokyu Grand Hirafu Ski Resort is to be reduced. The reduced area will be designated as quasi-city planning areas to ensure development and construction in that area will be in line with the surrounding areas.

○Area of Expansion

The area in between the red and yellow lines shown below is the expanded area of the quasi-city planning area.



○Rules applied to the expanded area

In order to create a unified streetscape, the rules applied to the expanded area will be the same as those for the adjacent areas:

- Landscape Districts : Center Village Area
- Special Use Restriction Districts: Tourism I area
- Restrictions on form of building : Building coverage 40%, Floor area ratio 300%, Road slant line limitation (1.5), Adjacent land slant line limitation (1.25, up to 20m height)

※Other restrictions

- Road Access Obligation
Buildings must abut a road (minimum width of 4 meters and is stipulated under the Building Standards Act) for at least 2 meters.
- Development Permit
When carrying out land development of 3,000m² or greater (currently 10,000m² or greater) with the aim of constructing a building, Development Permit must be obtained in accordance with the City Planning Act.

○Timing of Expansion (planned)

Spring 2026

Regulation Comparison / Quasi-National Park vs Quasi-City Planning Area

		Quasi-National Park		Quasi-City Planning	
		Regulations Based on Natural Parks Act		Regulations based on Buildings Standards Act	
		Hirafu Area		Special Zone (Hotel Condominium)	Quasi-City Planning Area ※ Center Village District
		Park Works (Lodging)	Permitted Activities (Others)		
Restrictions on form of building	Building coverage	N/A	20% Max build area 2,000m ²	40%	40%
	Floor area ratio	N/A	60%	300%	300%
	Road slant line limitation	N/A	N/A	なし	1.5
	Adjacent land slant line limitation	N/A	N/A	なし	1.25 (20m)
	Road Access	Mandatory (Town Regulation)	Mandatory (Town Regulation)	Mandatory (Town Regulation)	Mandatory
Landscape Regulations	Form Design	a) Roof Shape Pitched roof. If flat roof due to limitations, pitched parapet must be installed. b) Roof Colour Dark brown, Rusty Red, Dark Green, Deep Blue c) Exterior Wall Colour Cream, Gray, White, Brown, Colour as per natural material d) Exterior Design Must keep simple and is harmonic with surrounding nature.		Same as on left	•Roof Shape; N/A •Roof Colour; No high brightness, No high saturation •Exterior Wall Colour; No high brightness, No low brightness, No high saturation •Exterior Design; No mirror finish, keep low glossiness. Walls/fences must be lower than 2m, and be away from adjacent land by 1m or half of setback distance, and colouring must harmonize with building.
	Height	22m	13m ※ Max. 10m and up to 2 floors for housing lots	16m (18m if elevation difference to building surrounding is more than 2m.) If either of the following, 22m 1. Entire roof is pitched-roof with a 3/10 pitch or greater. 2. Top floor is no more than half the horizontal projection area of the floor directly below.	16m (18m if elevation difference to building surrounding is more than 2m.) If either of the following, 22m 1. Entire roof is pitched-roof with a 3/10 pitch or greater. 2. Top floor is no more than half the horizontal projection area (incl. courtyards and/or spaces not surrounded by walls or covered by a roof) of the floor directly below.
	Setback from Road	10m from road shoulder	20m from Park Work road, 5m from other roads	10m from Park Work road or Prefectural Road. 5m from other roads.	Build Area is; Under 200m ² 2m (4m if road is Prefectural Road) Between 200m ² and 700m ² 4m Greater than 700m ² 6m
	Setback from Adjacent Land	N/A	5m or greater	5m or greater	Building Height is; 14m or lower 2m Greater than 14m height/7m
	Minimum Lot Size	N/A	1,000m ² ※ applies to housing lots only.	1,000m ² ※except for Green Conservation areas	330m ²
	Others	Business Plan, Financial Plan, Guest List, Layout and Facilities Report, etc.	Not permitted when topographic gradient is 30% or greater	Business Plan, Financial Plan, Guest List, Layout and Facilities Report, etc.	Restriction in land development, Greenery area requirement
Usage Regulations	Buildings	N/A		N/A	1. Factory which uses prime movers and floor area exceeds 50m ² 2. Stores and/or treats hazardous material 3. Mahjong, Pachinko shops 4. Bowling alleys, Golf Driving Range, Batting Practice shops 5. Cabaret, dining outlets with hostesses/hosts 6. Bathhouse 7. Warehousing 8. Livestock barn
	Structures	N/A		N/A	1. Usage of prime movers to crush rocks 2. Usage of prime movers exceeding 2.5kw to produce ready-mixed concrete 3. Manufacturing of items using asphalt.

○Key changes to note important points to note when changing from a quasi-national park area to a quasi-city planning area

1) Building volume standards (Restrictions on form of building) [Restrictions will be stricter in some areas for accommodation facilities]

Type of restriction	Details	Image of restriction
Building coverage	Ratio of building area to the site area	<p>Conceptual drawing</p> <p>Total floor area on each floor (total area) 200 m² ⇒ Capacity ratio 200%</p> <p>Site area 100 m² Building area 60m² ⇒ Building coverage 60%</p>
Floor area ratio	Ratio of the total floor area of building to the site area	
Road slant line limitation	Building height is limited to secure the sky factor of road and protect the dwelling environment conditions including sunshine, lighting, and ventilation in blocks	<p>Road slant line</p> <p>Adjacent land slant line</p>
Adjacent land slant line limitation	Building height is limited to maintain the hygienic environment conditions including ventilation and lighting between adjacent lands.	

•Building coverage ratio (40%), Floor area ratio (300%)

General buildings within a National Park area has a max building coverage ratio of 20%, and max floor area ratio of 60%. Thus, when the same area becomes a quasi-city planning area, restrictions on building volume are eased. However, when building “hotels” in the designated areas within a National Park, there are no limitations on building coverage ratio or floor area ratio. So, for such areas, becoming a quasi-city planning area will bring a stricter building requirements.

Furthermore, when building a “(strata-titled) condominium hotel” within a quasi-national park’s “Special Area” the maximum permitted building coverage ratio and floor area ratio were 40% and 300%. Therefore, if the building being built is a “(strata-titled) condominium hotel,” the building coverage ratio and floor area ratio requirements are the same even if that area becomes a quasi-city planning area. (the building coverage ratio and floor area ratio calculation standards may differ between the Building Standards Act and the Natural Parks Act).

•Road slant line limitation (1.5), Adjacent land slant line limitation (height 20m to 1.25)

Such limitation standards does not exist within the quasi-national park framework. However, building regulations under the quasi-national park does have requirements on securing enough distance from adjacent roads and lands. Thus, the impact of introducing such limitation standards under the quasi-city planning would be small.

2) Standards for Special Use Restriction Districts

The expanded area will be "Tourism I Area."

Within the quasi-national park area, there are no restrictions on the usage of buildings and structures. However, under the Special Use Restriction District, buildings and structures that fall under the following usage will no longer be allowed to be constructed. There are no restrictions for building usage such as retail stores, restaurants, hotels, etc., which are the common type of business in this area.

•Restrictions on building usage

(1) Factory facilities

- [Prohibited] Factories that use prime movers and where the total work area exceeds 50 square meters.
- [Permitted] If such factories are; bakeries, rice store, tofu store, candy stores, and others businesses in the food manufacturing industry, meetings both the following criteria;
 - Total work area is 100 square meters or smaller
 - Prime mover power output is 1.5 kw or less.
- [Permitted] If such factories are those that produce art and/or crafts, and meets both the following criteria;
 - Those work area is 100 square meters or smaller
 - Prime mover power output is 1.5 kw or less

(2) Facilities storing hazardous materials

- [Prohibited] Buildings used for storage or treatment of hazardous materials, and the storage/treatment amount exceed the amount listed in the “Commercial District” column of the list in Article 130-9 of the Order for Enforcement
- [Example] Exceeding the following amounts is prohibited.
liquified gas-7tons, kerosene-10 kiloliters, heavy oil-20 kiloliters

(3) Amusement facilities

- [Prohibited] Mahjong parlors, pachinko halls, shooting ranges, betting windows (for horse racing), off-track betting windows (for bicycle/motorcycle racing), and off-track betting windows (for boat racing)
- [Prohibited] Bowling alleys, Golf driving ranges and batting cages

(4) Adult entertainment facilities

- [Prohibited] Cabarets, dining outlets with hostesses/hosts, and others similar thereto
- [Prohibited] Public bathhouses related to bathroom businesses providing private rooms, and others similar thereto specified in Article 130-9-5 of the Order for Enforcement

(5) Logistics facilities

- [Prohibited] Commercial warehouses
- *Private storage warehouses can be constructed.

(6) Agricultural facilities

- [Prohibited] Livestock barns

•Restrictions on the usage of structures

(1) Manufacturing industrial materials

- [Prohibited] Structures using prime movers to crushing of minerals, rocks, earth, concrete, asphalt concrete, sulfur, metals, glass, bricks, ceramics, bones or shells
- [Prohibited] Structures using prime movers with total output exceeding 2.5kW for the purpose of manufacturing of ready-mix concrete or the bagging of cement
- [Prohibited] Structures used for manufacturing using asphalt, coal tar, wood tar, petroleum distillates, or their residues as raw material

3) Standards for Landscape Districts

This area will be within "Center Village District."

Compared to the requirements under the quasi-national park areas, the color standards for buildings will be more specific, and the height restrictions will be relaxed (from 13m to 16m (maximum 22m)) for buildings other than accommodation facilities. In addition, new standards will be introduced for setback distance from external wall, minimum site area, and exterior construction (such as setting green coverage ratio and earth fill restriction).

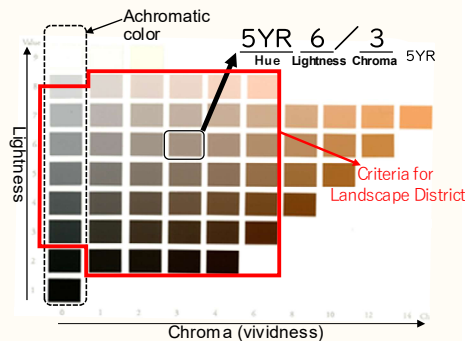
•Color standards for exterior walls and roofs

The color standards for buildings are regulated using "Munsell values" as shown in the table below. The standard color palette is characterized by the exclusion of overly bright, dark, and vivid colors.

	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	-

	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	-

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



•Standards for building design

Quasi-city planning area has rules regarding equipment attached to buildings, such as outdoor units and oil tanks, as well as the design of building roofs.

- (e.g.)
- In principle, energy equipment should be located inside the building, below ground level, or in a separate building.
 - If the building height exceeds 16m, the wall of the top floor must have sufficiently distance from the road.
 - Simple structures such as cargo containers and trailer homes must be designed to blend in with their surroundings.

In addition, there are standards for sloped or inclined parapet roofs of buildings in quasi-national parks, but not for Landscape Districts. However, in Landscape Districts, there are standards for the shape of roofs of buildings exceeding 16m in height.

<Consideration of adding standards to Landscape Districts (Center Village area)>

The current standard of "the wall of the top floor of a building exceeding 16m in height must have sufficient distance from the road" will be exempted for those buildings with roofs with a slope of 3-sun (angle 16.7 degrees) or more.

(Revision proposed) *Added the parts written in red

The top floor, exceeding 16m in height (18m 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, **except in cases where the entire building has a roof with a slope of 3-sun (angle 16.7 degrees) or more.**

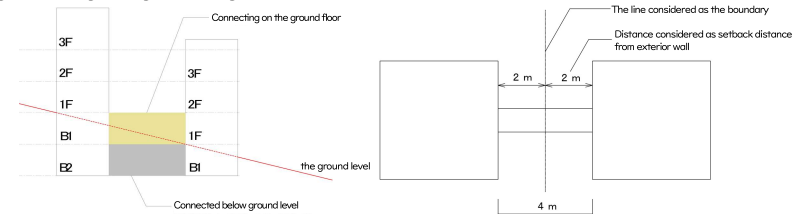
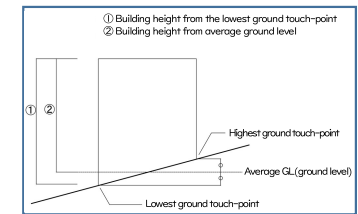
•Building height restrictions

The maximum building height is 16m in principle, and can be up to 22m depending on specific conditions. This standard is the same as those applied to condominium hotels in special areas of quasi-national parks.

Building height is not calculated based on the height from the average ground level, but rather based on the height from the lowest point where the building touches the surrounding ground level.

In addition, if there are two or more buildings within one building site, the height of each building can be calculated separately subject to the following conditions.

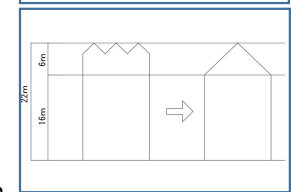
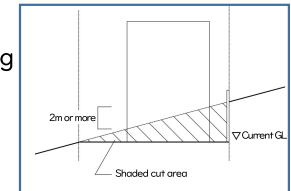
- (1) The buildings are connected by a passageway (basement level or ground floor only) or lower part of the ground level.
- (2) Each building have a "detached building" stated in "The setback regulations buildings facing neighboring land."



<Consideration of adding standards to Landscape Districts (Center Village area)>

- (1) Relaxation of height restrictions when there is a elevation difference around the building.

Under the current standards, if the difference in elevation around the perimeter of the building is 2m or more, the upper limit on height is relaxed from 16m to 18m. The newly added standards will relax the upper limit on building height from 16m to 18m, on land that has already been developed to be flat and where it is clear that the difference in elevation around the perimeter of the building to be constructed in the future has been 2m or more due to cutting earth in the past.



- (2) Addition of eaves height restrictions

For buildings over 16m in height (18m under certain conditions) with a roof slope of 3-sun (angle 16.7 degrees) or more, a new regulation will be added requiring the eave height to be 16m (18m under certain conditions) to avoid the building from having an oppressive impression.

(Revision proposed) *Added parts written in red

The maximum height of a building is 16m (18m in the following cases: when the elevation difference around the building is 2m or more, **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 2m or more lower than the previous ground level**). 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, **the maximum eave height is 16m (18m if the difference in elevation around the building is 2m or more)**), 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.

Restriction on setback distance from external wall

The following setback distances must be secured from exterior walls to roads and adjacent land:

Front road			Boundary of adjacent land lot	
Classification	General road	prefectural road	Classification	Adjacent land
200 m ² > Building area	2.0 m or more	4.0 m or more	14.0 m > Height	2.0 m or more
200 m ² ≤ Building area < 700 m ²	4.0 m or more	4.0 m or more	14.0 m ≤ Height	Height/3.5 × 0.5 m or more
700 m ² ≤ Building area	6.0 m or more	6.0 m or more		

Minimum Lot Size

330 m²

*If there is a plot of land (must have registration with the Legal Affairs Bureau) that does not meet the minimum lot size requirement at the time when this regulation come into effect, construction will be permitted only if building is done on that plot without any land division or land mergers.

Standards for construction and external structure associated with building construction

In order to ensure that thorough consideration is given to the landscape not only of the building itself but of the entire building site, a separate "Application for Permission for Development Activities" based on the Landscape District Ordinance is required.

(1) Height difference restriction

- In principle, earth fill is prohibited (except for securing the approach from the road to the building, securing drainage, etc.).
- In principle, any elevation differences resulting from construction will be dealt with by slopes (filling with a slope gradient ratio 1:1.8 or more (angle 29.05 degrees or less), cutting with a slope gradient ratio 1:1.5 or more (angle 33.69 degrees or less)). The top and bottom of the slopes will be kept at a horizontal distance of 1 m or more from the site boundary.
- If it is unavoidable to build a retaining wall, the height of the vertical wall must be no more than 2m, and the height of the wall with gradient ratio 1:0.5 or more (angle 63.43 degrees or less) must be no more than 5m height. The top and bottom ends of the retaining wall must have a horizontal distance of 1 m or more from the site boundary.

(2) Parking lot arrangement

- For buildings facing Hirafu-zaka or Prefectural Route 343, if parking for five or more cars is plotted, the car parking must be located in an inconspicuous location from the road (in an underground parking lot or at the rear of the building).
- However, along Prefectural Route 343, parking lots can be located on the road front side if they blend in with the scenery through landscaping such as arranging greenery. If parking lots are located on the ground level, they must be at least 50 cm away from the neighboring land boundary.

(3) Securing open space for building sites smaller than 330 m²

- At least 5% of the lot size must be reserved on the front road side as open (excluding parking lots, roads, and areas with trees) that can serve as a parking space for emergency vehicles and a place to manage temporary snow accumulation, etc.

(4) Setting Green coverage ratio for building sites of 330 m² or larger

- If the site falls within a designated area of privately owned forest subject to a regional forest plan as stipulated in Article 5 of the Forest Act, the area to be left forested (referred to as the "Forest coverage ratio") will account for at least 30% of the site.
- For sites that do not fall under the above category, a Green coverage ratio of 10% or more (the total of the conversion areas in the table on the right divided by the building site area multiplied by 100) must be secured. Note that there is a relaxation of the conversion area to double in cases where existing trees are left intact or greening is done on the front road side.

Classification	Summary	Converted area	Remarks
Tall tree A	Per tree	25 m ²	Height: ≥ 10 m
Tall tree B	Per tree	10 m ²	Height: 6 ≤ h < 10 m
Tall tree C	Per tree	8 m ²	Height: 4 ≤ h < 6 m
Medium tree	Per tree	5 m ²	Height: 2 ≤ h < 4 m
Low tree	Per tree	1 m ²	Height: < 2 m
Lawn	Per 1 m ² area	0.8 m ²	
Greening block	Per 1 m ² area	0.4 m ²	30% or more green area ensured
Flowerbed	Per 1 m ² area	0.4 m ²	
Garden stone, etc.	Per 1 m ² area	0.2 m ²	
Pond, etc.	Per 1 m ² area	0.2 m ²	
Stone path	Per 1 m ² area	0.2 m ²	Interlocking block, brick, natural stone, etc.

Building Construction Process – from pre-consultation to application and completion

Blue text: Actions taken by the applicant

Green text: Responses by the Kutchan Town Administration

