

Approvals needed for "building confirmation" and construction plans !!

For any construction of buildings or other structures in a scenic district (all of which are in the quasi-city planning area), the project owner is required to obtain approvals for "building confirmation" and construction plans prior to construction. The Niseko Town Landscape Ordinance stipulates that some development projects required consultation with the town before the "building confirmation" and construction plans are submitted.

Niseko Quasi-City Planning: Scenic district and specified-land-use-restricted area

To protect and enhance its superb natural environment, scenic landscape and rural landscape, the town designates land as a quasi-city planning area, decides urban planning in scenic districts and determines specified-land-use-restricted areas.

Information for those planning to build a building in the town

[Building limits in the town]



Caution!
Before planning a building, look into these limits!

● "Construction work notification" and "building confirmation" (for the whole town area)

Constructing or demolishing a building or other structure exceeding 10 m² within the town requires that notification be made to the Hokkaido Governor. In addition, in the quasi-city planning area (□) and in the urban area (□), application for building confirmation is required for 1) construction of any new buildings or other structures, and 2) extension, renovation or demolition and reconstruction of a building or other structure with a floor area exceeding 10 m². In other areas, approval for building confirmation is required the construction of a building or other structure that exceeds designated limits or whose usage is categorized as a "specified land use."

● Niseko Town Landscape Ordinance (for the whole town area)

Development of a building that exceeds 10 m in height, a land area beyond a designated size and the like requires prior consultation with the town.

● Quasi-City Planning Area (scenic district and specified-land-use-restricted area): □

In addition to limits on the floor area ratio and the building-to-land-ratio, there are prohibitions on the construction of buildings and other structures for certain uses in the specified-land-use restricted area. In the scenic districts, exterior appearance (color, shape, etc.) and height limits are designated. (See inside this leaflet.)

Inquires should be made to the sections in charge. (See the back page of this leaflet.)

● Land designated for agriculture, other agricultural land (widely distributed in the town)

Within an agricultural promotion area, agriculture land is reserved for agricultural use.

● Forest area (widely distributed in the town)

To fell trees in private woodland that falls under a regional forest plan, permission from the relevant government office is required.

● Natural park area: □

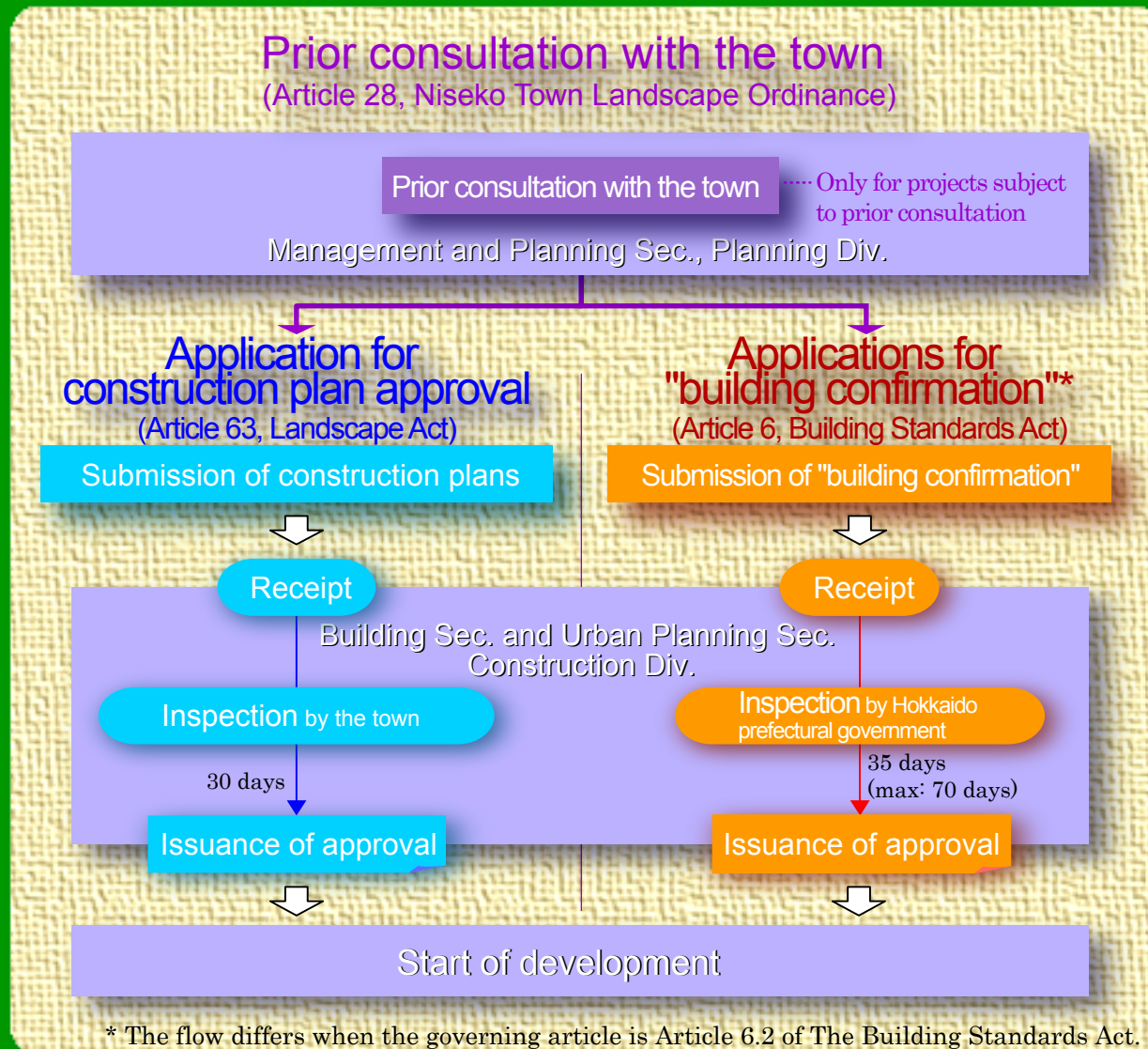
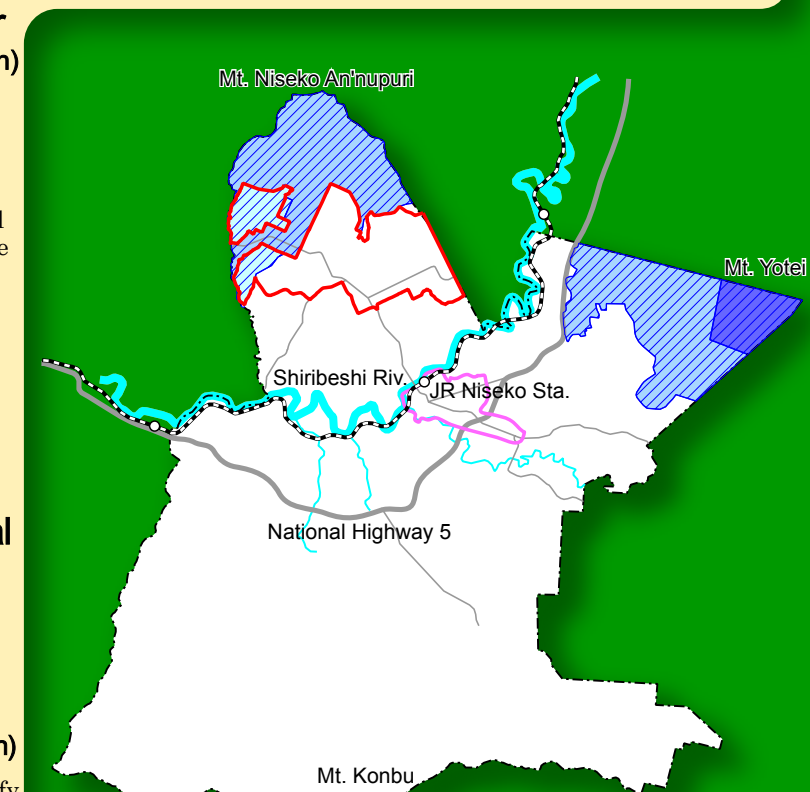
Limits on building height, floor area ratio, building-to-land-ratio and exterior color are set respectively for ordinary areas (□) and the category-3 special zones (□). Your development work may require government permission.

● Land identified to contain buried cultural property (widely distributed in the town)

Prior to any development planning, consultation with the board of education is required to confirm whether the project site has been registered or identified as containing buried cultural property.

● Notification of land transaction (the entire town)

An acquirer of 10,000 m² or more of land is required to notify the Governor of Hokkaido of such acquisition.



● Inquiries: Niseko Town Office

Address: 47 banchi, Aza-Fujimi, Niseko, Hokkaido, Japan. Postal code: 048-1595
Phone: +81-(0)136-44-2121 FAX: +81-(0)136-44-3500 URL: <http://www.town.niseko.hokkaido.jp/>

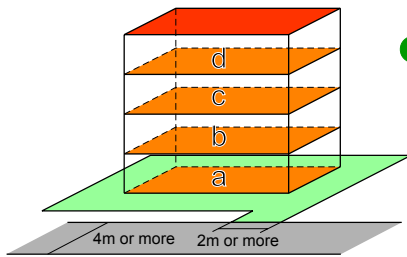
- "Construction work notification," "building confirmation," and understanding of quasi-city planning for the scenic district and the specified-land-use-restricted area. >
- Areas subject to land use limits by various regulations; The Niseko Town Landscape Ordinance; land transactions >
- Use of agricultural land and other land within an agricultural promotion area >
- Felling of trees in a private forest that is included in a regional forest plan and other matters related to forest area >
- Matters related to natural park area (in a national or quasi-national park) >
- Matters related to land identified to contain buried cultural properties >
*at the town gymnasium

- Building Sec. and Urban Planning Sec., Construction Div.
- Management and Planning Sec. Planning Div.
- Agricultural Promotion Sec., Agricultural Administration Div. / Agricultural Committee
- Livestock and Forestry Sec. Agricultural Administration Div.
- Commerce, Industry and Tourism Sec. Commerce, Industry and Tourism Div.
- Citizens Learning Div., Board of Education*
Phone: +81-(0)136-44-2034 (direct)

The following rules should be observed for developing a building or structure in a scenic district or in a "specified-land-use-restricted area" that is within the quasi-city planning area.

● Floor area ratio (FAR), building/land ratio (Articles 52 and 53, The Building Standards Act)

- FAR: floor area (a+b+c+d) as a percent of the land area $\leq 200\%$
- The building/land ratio: building footprint as a percent of the plot $\leq 50\%$



● Abutment requirement (Article 43, The Building Standards Act)

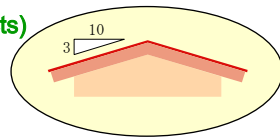
At least 2 m of the plot should abut a road whose width is 4 m or more.

● Development (Article 29, The City Planning Act)

Any development of 3,000 m² or more requires a development permit.

● Shape of roof (regulation for the scenic districts)

A gabled roof with a 3/10 slope is recommended.

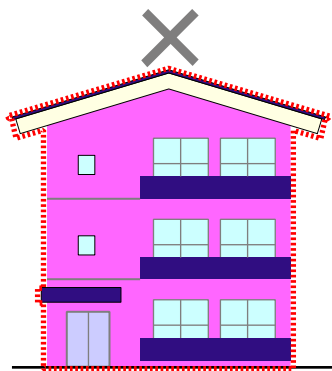


● Exterior colors of building (regulation for the scenic districts)

Garish colors should account for no more than 10% of each vertical face of a building.

● What are "garish colors"?

A garish color is one that has a higher chroma than designated by the town. Under the Munsell color system, colors are expressed by dimensions of hue, chroma and value. Designated upper limitations of chroma differ by hue.



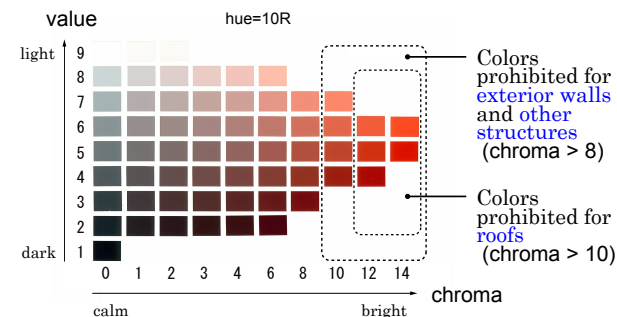
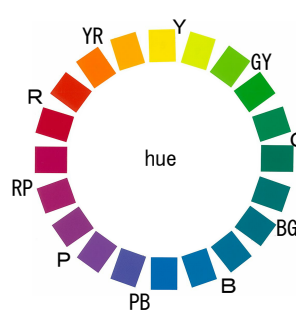
Upper Limits of Chroma in Niseko Town

Hue	R (red)	YR (reddish yellow)	Y (yellow)	B (blue)	Other
Roofs	10	8	6	6	4
Walls / structures other than buildings	8	8	6	4	4

● What is the Munsell color system?

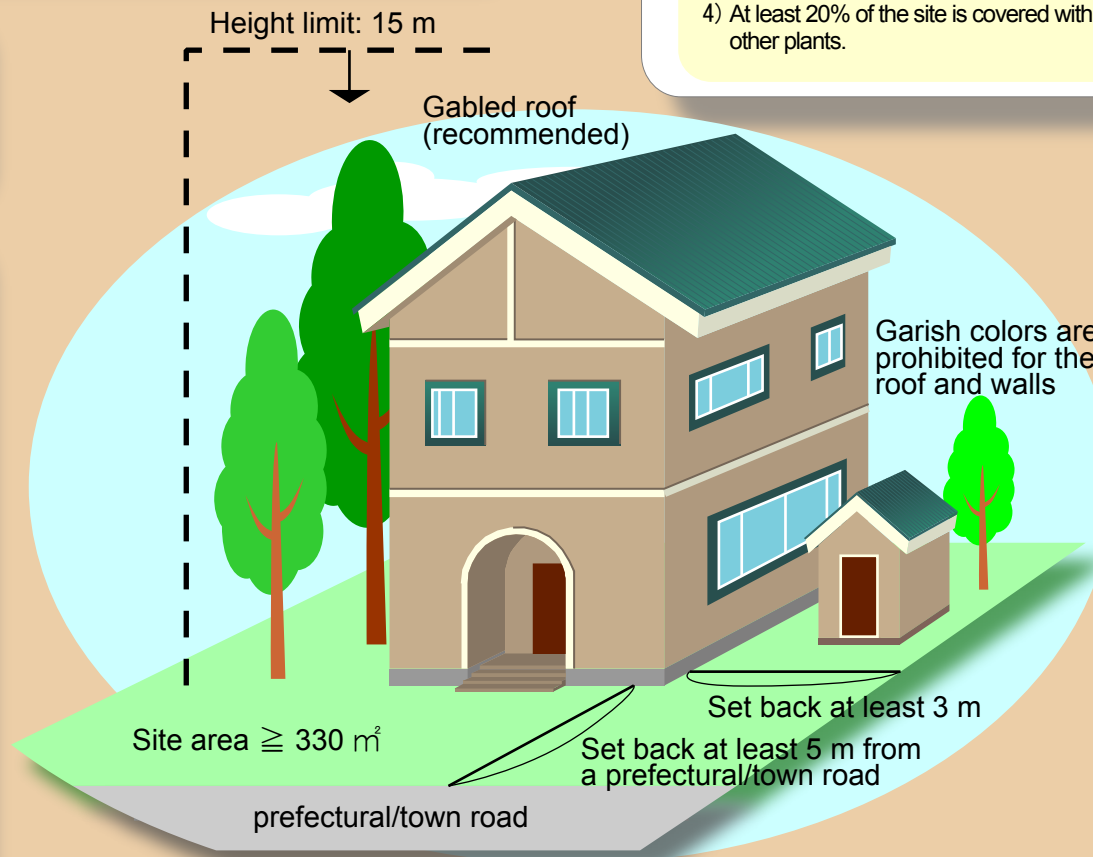
It is an international standard of colors. Colors are specified based on the three dimensions of hue, chroma (color purity) and value (lightness).

Ex: $\frac{10R}{\text{hue}} \frac{6}{\text{value}} \frac{3}{\text{chroma}}$



● Greening of the developed area (regulation for the scenic districts)

On any development of 3,000 m² or more, at least 3% of the original greenery should remain untouched, and vegetation should be planted on at least 7% of the developed area.



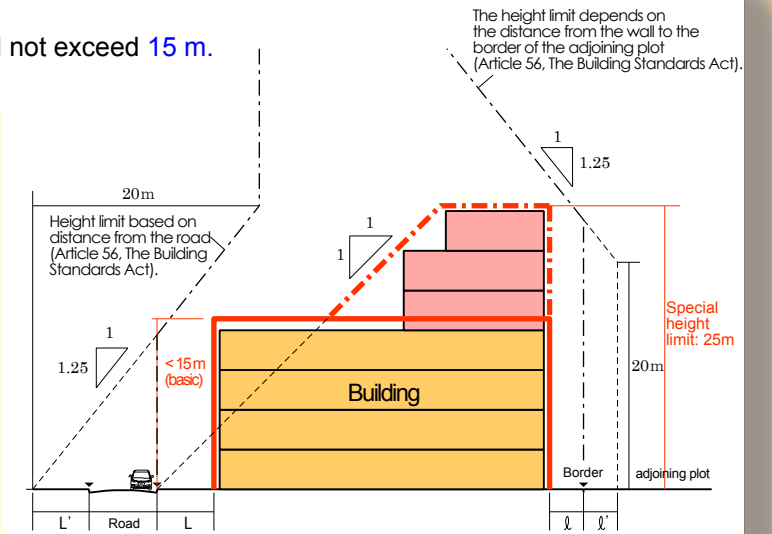
● Height limit (regulation for the scenic districts)

The heights of buildings and other structures should not exceed 15 m.

● Special height limit

For buildings that satisfy all of the following conditions, the height limit is 25 m.

- 1) The building is used as a hotel, inn or other commercial accommodation;
- 2) The building is set back from the facing road for a distance that equals or exceeds the height of the building;
- 3) The building plot is within a development-approved area of at least 10,000m²; and
- 4) At least 20% of the site is covered with trees or other plants.



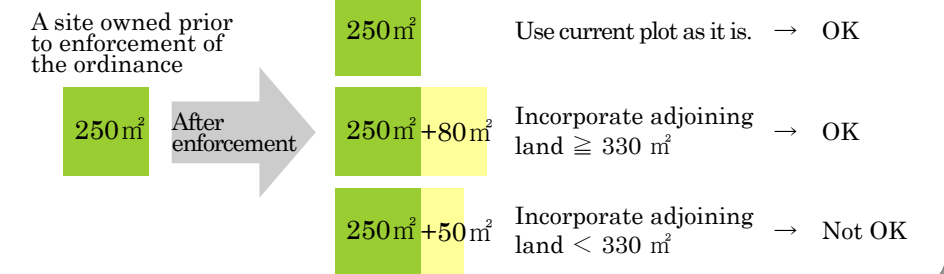
● Setback limit for walls/structures (regulation for the scenic districts)

The setback distance should be at least...

- 1) 5 m from a prefectural/town road; and
- 2) 3 m from any other road or from the boundary to the adjoining plot (exception: small shed).

● Site area limit (regulation for the scenic districts)

For any building to be built, the site area should be at least 330 m². Exception: When the current owner owned the land prior to the enforcement of the ordinance, the site area can be less than the limit. However, when the current owner incorporates land adjoining the site into the site and the combined area is still less than the limit, no building can be built.



● Limitation to usage of buildings and structures (specified-land-use-restricted area)

In a specified land-use-restricted area in the quasi-city planning area, construction of the following buildings and structures is prohibited.

1. mahjong parlors, pachinko parlors and the like
2. cabarets, dance halls and the like (except when incorporated into an accommodation facility)
3. public baths that consist of private bathing rooms and the like
4. karaoke parlors and the like (except when incorporated into an accommodation facility)
5. facilities for the storage or disposal of dangerous substances
6. factories equipped with motors and whose workshop floor area exceeds 500 m²
7. factories that may discharge substances that are potentially harmful to the environment (except those producing soap, hand-made paper, glass, roofing tiles and the like)
8. factories that may discharge substances highly harmful to the environment
9. facilities for industrial waste processing/disposal
10. gas stations or propane gas stations for automobiles
11. commercial warehouses
12. golf driving ranges
13. crusher-run plants, concrete plants, asphalt plants and the like
14. ferris wheels, roller coasters, waterslides and the like (except when indoors)