Chapter 2 Structure of Urban Planning

Section 1 Basic Laws and Regulations

1 National Spatial Planning Act

The Comprehensive National Land Development Act of 1950 aimed for development-based quantitative expansion against the backdrop of the socioeconomic situation of the time. Now that Japan is on a steady growth path after going through the post-war reconstruction and then the high-growth period, the idea of the Comprehensive National Land Development Act, however, has become outmoded in the current situation.

Hence, in July 2005, in order to present a vision of national land that is commensurate with a mature society, the national government carried out fundamental reviews of the Comprehensive National Land Development Act, thereby changing its title to the National Spatial Planning Act, and the title of the relevant plan, the Comprehensive National Land Development Plan, to the National Spatial Strategies.

The National Spatial Strategies prescribed in the National Spatial Planning Act are comprehensive and basic plans to promote use, improvement and conservation of the national land, and composed of the National Plan and the Regional Plans for eight regions.

The outline of the plan is as follows.

(1) National Spatial Strategies (National Plan)

In the National Spatial Strategies (National Plan), the matters on the basic policies, objectives and basic measures concerning the spatial development of the national land for the regions across Japan were stipulated as guidelines of the measures for the comprehensive spatial development. It covers a wide range of areas, including the use and conservation of national land resources such as land, water, and sea areas, disaster countermeasures against earthquakes, windstorms and floods, development of urban and rural areas, location of industries, development of public facilities such as transport and information and communications, protection and development of cultural, welfare and tourism resources, creation of favorable environment and landscape formation.

In the second National Plan endorsed by the Cabinet in August 2015, the formation of “Convection Promoting Type National Land” to vitalize and innovate regions by creating “Convection” from mutual collaboration between regions with various characteristics and the multi-layered and resilient “Compact” and “Networks” as the national land to realize it were planned to be promoted.

Currently, the third new National Spatial Strategy (National Plan) is being drawn up, with a Cabinet decision expected in the summer of 2023.

(2) Capital Regional Plan

The Regional Plans clarify detailed measures to be implemented strategically as well as basic policies and objectives concerning the spatial development in each Regional Plan District, based on the National Spatial Strategies (National Plan) aiming for the spatial development of regions that develop independently by carrying out the promotion of measures according to the characteristics of each regional block that is composed of prefectures. The nation, except Hokkaido and Okinawa, is divided into eight regional blocks (i.e., Capital, Kinki, Chubu, Tohoku, Chugoku, Shikoku and Kyushu) and each block sets its own plan.

The Regional Plans are formulated through the discussions at the Regional Plan Council organized by national regional administrative organs, relevant prefectures and designated cities,

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thereby reflecting regional circumstances. The scope of the Capital Regional Plan is based on the metropolitan area (Tokyo and the six prefectures of the Kanto region plus Yamanashi Prefecture) and includes the neighboring prefectures of Fukushima, Niigata, Nagano, and Shizuoka as an integral part of the plan.

In order to realize the future vision, in the second Capital Regional Plan decided by the Minister of Land, Infrastructure, Transport and Tourism in March 2016, enhancement of disaster resilience, international competitiveness and response to super-aging society are positioned as three major challenges, and the goals are set to form the “Convection Promoting Type Capital Region” where regions with rich characteristics have mutually collaborated and people, goods, information, etc. are actively and mutually exchanged for various projects to be addressed.

Currently, a new Capital Regional Plan is being formulated, and the outline of the plan is scheduled to be announced in the summer of 2023, with a ministerial decision to be made in or after 2024.

Figure 2-1 Structure of the National Land Planning System

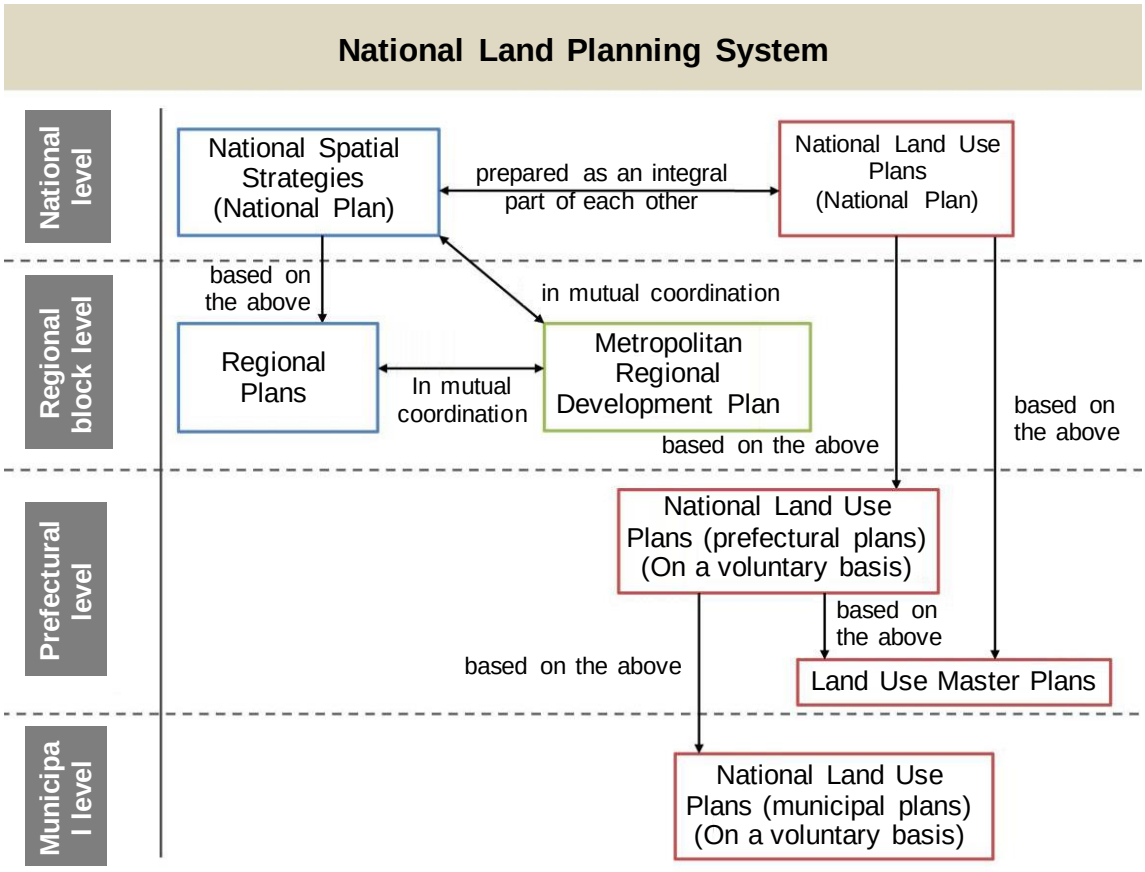

Table 2-2 Overview of Comprehensive National Development Plans and National Spatial Strategies (National Plan)

	Comprehensive National Development Plan	New Comprehensive National Development Plan	The Third Comprehensive National Development Plan	The Fourth Comprehensive National Development Plan	Grand Design for National Land in the 21st Century	National Spatial Strategies	Grand Design for National Land 2050	The Second National Spatial Strategies
Cabinet decision	October 5, 1962	May 30, 1969	November 4, 1977	June 30, 1987	March 31, 1998	July 4, 2008	July 4, 2014	August 14, 2015
Target year(s)	1970	1985	In about 10 years from 1977	Around 2000	2010 - 2015	In about 10 years	Around 2050	2015 - 2025
Background of planning	1 Transition to high economic growth 2 Overcrowded city, expanding income disparities 3 Income-doubling plan (Pacific Ocean belt initiative)	1 High economic growth 2 Concentration of population and industries in large cities 3 Progress of informatization, internationalization and technical innovation	1 Stable economic growth 2 Sign of decentralization of population and industries 3 Manifestation of finite national land, resources and energy, etc.	1 Excessive concentration of population and functions in the Tokyo Metropolitan area 2 Growing concern over employment issues in regional areas due to rapid changes of industrial structures 3 Progress towards full internationalization	1. Global era (global environmental issues, mega competition, exchanges with Asian countries) 2. Era of population decline and aging 3. Era of advanced information	1 Great transformation of economic and social conditions 2 Change and diversification in people's sense of values 3 Circumstances surrounding the national land (improvement in the environment towards independent regional development, increase in regional issues, reconstruction of the whole concept of the national land)	1 Sharp decline in population and birthrate 2 Aging of population at an unprecedented pace 3 Advancement of globalization 4 Aging of infrastructures 5 Global environmental issues 6 Progress of technological innovation in ICT	1 Trend of the times surrounding national land (low birthrate and aging of population, severe international competitions, imminent danger of natural disasters and aging infrastructures, global environmental issues, technological innovations) 2 Changes in people's sense of values (diversification of lifestyle, expanded role of diverse subjects and diversification in mutual assistance society, public awareness toward safety and security) 3 Changes of national land space (emergence of underutilized or unutilized lands and lands with unknown owner issues, sustainable management of forests, conservation of marine environment and interests)
Basic goals	Balanced inter-regional development	Creation of enriched environment	Comprehensive improvement of habitats	Construction of multipolar-type national land	Laying groundwork for realization of the long-term vision towards multipolar-type national land (in about 50 years)	While constructing the national land where diverse regional blocks are independently developing, forming a beautiful national land where it is easy to live	Formation of national land and regions with diversity and collaboration (coalition between small hubs and high grade regional cities, Super Mega Region)	Formation of Convection Promoting Type National Land
Development method	Hub development initiative	Large-scale project initiative	Settlement initiative	Exchange network initiative	Participation and cooperation	Realization of five strategic goals	“Compact” and “Networks”	Multi-layered and resilient “Compact” and “Networks”

2 National Land Use Planning Act

Following the monetary easing in the early 1970s, we came to experience soaring land costs and difficulties in obtaining necessary land rose to the surface in the metropolitan area, while facing social problems such as soaring nationwide land prices due to the increase in speculative land transactions and destruction of the natural environment due to overdevelopment. Solutions to such land problems, therefore, emerged as pressing policy issues.

In order to deal with these situations, and to ensure comprehensive and systematic national land use, the government enacted the National Land Use Planning Act of 1974 which requires the formulation of the National Land Use Plans and the Land Use Master Plans and sets out the system for land transaction control.

Then, the review of the National Land Use Plan in 2005 concluded that the National Land Use Plan (National Plan) and the National Spatial Strategy (National Plan) be formulated in an integrated manner; both Plans were endorsed by the Cabinet at the same time in July 2008.

The outlines of the National Land Use Plans and Land Use Master Plans are as follows.

(1) National Land Use Plans

The National Land Use Plan is a guideline for public administration concerning national land use as a long-term vision to secure comprehensive and systematic national land use, which is composed of the national plan, prefectural plans and municipal plans.

The contents of these plans are (1) basic visions concerning national land use, (2) target scales by classification according to the purpose of use of the national land, and (3) outlines of required measures to achieve targets.

a. National Plan

The fifth plan was endorsed by the Cabinet in August 2015. The sixth plan of the National Land Use Plan (National Plan) is currently being formulated and is scheduled to be approved by the Cabinet in the summer of 2023.

b. TMG Plan

The first and second plans were formulated in 1983 and 1990, respectively, and no plan has been formulated since then.

(2) Land Use Master Plans

The Plan is based on the National Land Use Planning Act, which gives comprehensive and basic directions to land use and is positioned as a superior plan for the overall coordination of various land use plans.

It also provides the basis for implementation of measures concerning land transaction control and unused land based on the National Land Use Planning Act as well as implementation of land use through each control law.

The Plan designates areas for agriculture, forests, natural parks and nature conservations within the administrative districts of TMG, and sets out matters concerning adjustment of land use for the cases of overlapping designation of these areas.

Based on the National Land Use Plan (First National Plan) (published in May 1976), the TMG Land Use Master Plan, as a provisional one, was published in August 1976, setting out five area

classifications by reference to the regional designation under the individual control laws.

Afterward, along with the formulation of the TMG National Land Use Plan (First Plan) (published in March 1983), TMG reviewed the Land Use Master Plan so that it could fulfill its original function of land use adjustment, which was followed by a revision in September 1986 and partial amendment in February 1988, February 1990 and April 1991.

Also, on the occasion of the formulation of the TMG Land Use Master Plan (Second Plan), TMG partially revised the Basic Land Use Plan in April 1992 and made a partial amendment to the basic directions of land use in April 2011 and in February 2018, based on the National Land Use Plan (Fourth National Plans) (July 2008) and the revisions of the City Planning Vision for Tokyo (July 2009) and the Grand Design for Urban Development (September 2017).

In addition, we have made partial amendments to the five areas classification in April 1993, April 1994, April 1996, April 1997, April 1999, June 2004, March 2006, March 2007, August 2009, April 2011, March 2015, March 2016 and March 2017, February 2018, November 2020, and September 2022, respectively.

Table 2-3 Areas by area classification under the Land Use Master Plan

(As of April 2023)

Classification (main land use regulations)		Area (ha)	Rate (%)
Five areas	Urban area (City Planning Act)	174,565	79.5
	Agricultural area (Act on Establishment of Agricultural Promotion Regions)	13,924	6.3
	Forest area (Forest Act)	78,547	35.8
	Natural park area (Natural Parks Act)	79,886	36.4
	Nature conservation area (Nature Conservation Act)	772	0.4
	Subtotal	347,694	—
Loose regulation area		3,634	1.7
Total		351,328	—
The land area of Tokyo		219,449	—

(Note) 1 The land area of Tokyo was based on the materials published by the Geospatial Information Authority of Japan as of October 2021, with an increase (44 ha) due to later land reclamation.

2 The area of the five areas classification is based on the materials of each section in charge of each Regulation Act.

3 The total area of the five areas does not correspond to the area of Tokyo because each area in part overlaps with other areas.

3 National Capital Region Development Act

The Capital Construction Plan based on the Capital Construction Law of 1950 was limited to the administrative district of Tokyo; therefore, TMG had difficulty in dealing with the actual state of the conurbation of the Tokyo Metropolitan region that transcends the prefectural borders such as the

housing problem and traffic congestion due to excessive concentration of population and various functions.

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Thus, based on the Vision for the Capital Region of 1956, the National Capital Region Development Act was enacted to construct the Capital Region suitable as a center of politics, economy and culture of Japan and promote its orderly development, and the Capital Construction Law was abolished.

The Vision for the Capital Region is a concept to develop a large regional complex, embracing one metropolis and seven prefectures (Tokyo, Saitama, Chiba, Kanagawa, Ibaraki, Tochigi, Gunma and Yamanashi) that are to take on roles that best suit them in a mutually and efficiently complementary manner in order to alleviate adverse effects of overcrowding due to rapid concentration of population and industry into Tokyo and the surrounding areas.

In order to promote the orderly development of the Capital Region, the National Capital Region Development Act requires the creation of the “Policy Areas” and the formulation of the “Capital Region Development Plan”. The Capital Region Development Plan has been revised several times since the First Plan in 1958.

The outlines of the Policy Areas and the National Capital Region Development Plan are as follows.

(1) Policy Areas

It is necessary to conserve green spaces that embrace the healthy natural environment as well as to carry out the comprehensive development of the Tokyo Metropolis and the surrounding regions as an integrated “capital region” in order to build a capital region that is suitable for the center of politics, economy and culture while alleviating the concentration of population and industries into Tokyo and the ensuing environmental degradation.

Thus, the National Capital Region Development Act divides the Capital Region into policy areas including “built-up areas,” “suburban development zones” and “urban development areas” and requires TMG to build a totally harmonious regional area through the development and conservation that suits the characteristics of each policy area.

(2) National Capital Region Development Plan

The National Capital Region Development Plan is a comprehensive plan for the development of the Capital Region. In the past, it was composed of three plans: the Basic Plan, the Development Plan, and the Project Plan.

Due to the re-establishment of the National Land Planning System carried out in July 2005, a part of the National Capital Region Development Act was also amended. And then abolishing the existing Project Plan and integrating the Basic Plan and the Development Plan, the Capital Region Development Plan was amended in September 2006.

The current Capital Region Development Plan amended in March 2016 consists of two parts. In the first part, the “Sophisticated Capital Region” is set as a future vision of the Capital Region. In order to realize it, the basic policy and directions to work on for the Capital Region Development in the future are clarified. The plan has a planning period of about 10 years starting from FY2016.

In the second part, the Development Plan for various facilities that should be the foundation of the Plan is shown and has a planning period of approximately five years starting from FY2016. Specifically, road improvements such as Japan National Route 357 (Tokyo Bay Road), Japan

National Route 16 and Loop Highway 2, improvement of the International Maritime Container Terminal and harbor roads in the outside area of the central breakwater, construction of Yanba Dam, etc. will be promoted.

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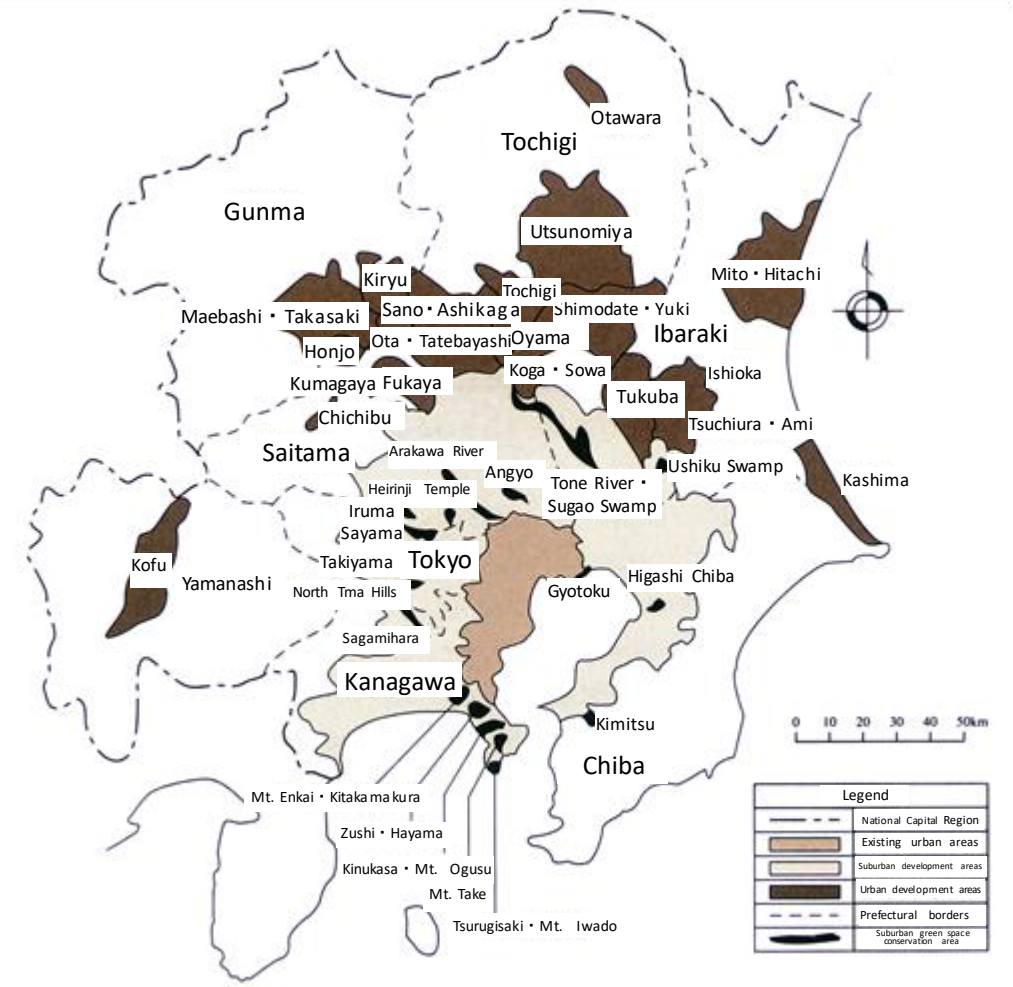
Figure 2-4 Map of the Capital Region policy areas



[Characteristics of the policy areas]

Existing urban areas ・・・ Areas that prevent excessive concentration of industries and population and ensure maintenance and improvement of urban functions

Suburban development areas ・・・ Areas that require improvements as systematic urban areas and conservation of green spaces so as to prevent chaotic urbanization in the suburbs of built-up areas

Urban development areas ・・・ Areas that are to be developed as industrial or residential cities for the purpose of appropriate location of industries and population in the Tokyo Metropolitan area

Suburban green space conservation areas・・・ Areas in which maintenance and enhancement of mental and physical health of the Capital's residents are promoted through the conservation of green spaces within urban development areas

Table 2-5 Transition of the Capital Region Development Plan

Capital Region Development Plan (Year of Formulation)	First Basic Plan (*1) July 1958	Second Basic Plan October 1968	Third Basic Plan November 1976	Fourth Basic Plan June 1986	Fifth Basic Plan (*2) March 1999	Capital Region Development Plan September 2006	Capital Region Development Plan March 2016
Period	Target year: 1975	Target year: 1975	FY 1976-85	About 15 years from FY 1986	FY 1999-2015	FY 2006 - 2015	About 10 years from FY 2016
Background	Response to the concentration of population and industries in Tokyo. Necessity to build the capital region appropriate as a center of politics, economy and culture.	Change in social conditions along with high economic growth. Review of the Green Belt Vision and the ensuing designation of urban development areas.	Change in economic and social conditions due to the first oil crisis.	Formulated towards the twenty-first century in light of social changes such as a stable trend in modest population growth, internationalizati on, aging society, informatization, progress of technical innovation.	Correction of polarized dependence on central Tokyo. Promoted the development of “core business cities” as the center for regional cooperation aiming to attain a “decentralized network structure.” Aimed for the safe capital region while coexisting with the environment.	Diversification of life and activities. Formation of single polar dependence structure due to concentration of various functions to central Tokyo	Sharp increase of aging population. Intensification of international inter-urban competition. Expected Mega natural disasters. Infrastructure aging of Infrastructures at a rapid pace. Coping with global environmental issues.
Target areas	Areas within a 100 km radius of central Tokyo	Tokyo, Saitama, Chiba, Kanagawa, Ibaraki, Tochigi, Gunma, Yamanashi	Same as on the left	Same as on the left	Same as on the left	Same as on the left	Same as on the left
Population	Trend population (26.6 million, 1975). Control in built-up areas, absorption in urban development areas	Trend type. Population forecast for the whole Capital Region in 1975: 33.1 million	Control type. Control in the whole Capital Region; 38 million in 1985Region.	In light of the trend of (mainly natural) growth of population, reduce social increase in the whole capital region up to 40.9 million in 2000	Faced with a population decline. The population in the Capital Region was estimated to reach a peak of 41.9 million in 2011 and decline to 41.8 million in 2015	Faced with a population decline. The population in the Capital Region was estimated to reach a peak of 41.9 million in 2011 and declines to 41.8 million in 2015.	Serious decline in the population. The population in the Capital Region was estimated to reach a peak of 43.6 million in 2015 and declines to 42.4 million in 2025.
Direction of local development	①Set up suburban areas (Green Belt) around built-up areas to control the expansion of the built-up areas ②Develop satellite cities in urban development areas. Ensure absorption and settlement of population and industries.	①Reorganize the urban space in built-up areas as areas that share the Capital functions ②Set up urban development areas instead of suburban areas. Ensure systematic development of urban areas and their harmonious coexistence with green spaces ③Continue to promote the development of satellite cities in the surrounding urban development areas	①Correct the polarized dependence on central Tokyo and make efforts to develop nucleus cities, thereby developing a multipolar regional complex ②Enhance social and cultural functions of the surrounding areas, thereby developing them as outer metropolitan areas where people are free from commuting to metropolitan areas	①As for the Tokyo metropolitan region, correct the structure of polarized dependence on the Special-ward area in Tokyo, especially, central Tokyo, develop independent urban regions with a focus on core business cities, and reconstruct them into a region of multi-core and multi-sphere structure ②As for the surrounding areas, promote the accumulation of urban functions mainly in major urban regions, aim to reinforce inter-regional mutual coordination and improve regional independence.	Divide the National Capital Region into five regions including the Tokyo metropolitan area (i.e. central Tokyo and its suburban areas) and the North Kanto area, thereby promoting development that suits each area ①As for central Tokyo, promote reorganization and development of the urban spaces (e.g. urban residential areas) ②As for suburban areas, develop circular core urban cities (i.e. a band of core urban cities in a circular pattern), thereby ensuring proper sharing of roles with central Tokyo	By dividing the Tokyo metropolitan area into six, i.e. areas of the center of Tokyo and surrounding areas, promoted their development according to their own features. ①In the center of Tokyo, urban space is reorganized and redeveloped in order that international financial functions and high-grade head office functions are performed. ②In surrounding areas, loop core cities are formed, and share functions with the center of Tokyo. Core business cities and the cities which become the base in its area are developed.	①While various functions in existing urban areas are selectively dispersed, existing urban areas are developed and improved. ②In surrounding areas, urban areas are systematically developed, and green space is conserved. ③In urban development areas, various functions are concentrated. While the urban development areas are developed as a city that plays a central role in the region, the entire region is developed.

*1: The National Capital Region Development Act was revised in 1965 due to the progress of sprawls of suburban areas (Green Belt). At that time, suburban areas were abolished, urban areas were developed systematically in order to prevent unregulated urbanization in the suburbs of built-up areas (those within a 50 km radius of Tokyo Station) and suburban development areas were set up as areas that require conservation of their green spaces. Moreover, urban development areas were set up for promoting development that suits to the characteristics of cities (e.g. industrial and residential cities) in outer areas of urban development areas.

*2: The revision of the Law in 2005 integrated the Basic Plan and the Development Plan into the “Capital Region Development Plan”. The old Basic Plan and Development Plan were positioned as the “Basic Edition” and the “Development Edition” respectively in the Capital Region Development Plan that was adopted in September 2006.

Section 2 City Planning Act

The City Planning Act was promulgated in June 1968 and enforced in June 1969 under the basic principles that healthy and cultural urban lifestyles and functional urban activities should be secured while maintaining a healthy balance with the agriculture, forestry industries, and that reasonable land under due regulation should be promoted for this reason. This Act aims to contribute to the balanced development of national land and the enhancement of public welfare by promoting sound development and orderly improvement of urban areas.

Also, the Act provides for the details of city planning, decision procedures, city planning restrictions, city planning projects and other necessary matters concerning city planning, lays the responsibilities for the improvement and development of cities and other matters concerning the implementation of urban planning on national and local governments, and requires city residents to make efforts to develop a good urban environment.

This is outlined in the following sections.

1 City Planning Areas

A city planning area is a local unit as well as an area for which city plans are formulated. In principle, a city plan is formulated in terms of the land within city planning areas, which provides the basis for the implementation of land use control, development of city facilities and urban development projects.

City planning areas include cities or urban areas of municipal centers that fall under certain requirements, which are designated as areas to be improved, developed, or conserved, or those to be developed as residential cities, industrial cities, or other types of cities.

City planning areas are to be designated, in principle, by a prefecture, after hearing the opinions of the relevant municipalities and the Prefectural City Planning Council in advance, and then obtaining the approval of the Minister of the Ministry of Land, Infrastructure, Transport and Tourism (MLIT) (see Section 1-1 of Chapter 3 on page 37).

2 Quasi-City Planning Areas

A quasi-city planning area is to be designated for the purpose of formulating city plans that are necessary for organizing land use in order to respond to so-called urban land use (e.g. large-scale development focusing on the surrounding areas of interchanges on expressways) in areas outside the urban planning areas.

In terms of a quasi-city planning area, although being allowed to set use districts that are necessary for organizing land use, local governments cannot formulate city plans concerning city facilities and urban development projects because the area is different from the city planning area where urban development should be actively promoted.

Also, the development permission system and building confirmation system are basically applied in the same way as within city planning areas.

3 Details of City Plans

(1) Policies for Improvement, Development, and Preservation of City Planning Areas (Master Plan for City Planning Areas)

A city plan sets out matters necessary for comprehensive improvement, development and conservation of a city planning area as a single city in an integrated and comprehensive manner. Thus, the plan has the structure in which to clearly indicate its policy in advance by setting out the policies on improvement, development and conservation of the given city planning area (Master Plan for City Planning Areas) and on this basis, provide for detailed individual city plans (see Section 1-2 of Chapter 3 on page 37).

Master Plan for City Planning Areas is required to provide for: (1) whether or not a decision has been made on area classification, and if applicable, the decision-making policy for said area classification; (2) objectives of the city plan; and (3) the policy for major city planning decisions concerning land use, urban facility improvement and urban development projects.

(2) Area Classification

Area classification means to make a classification between urbanization promotion areas and urbanization control areas where it is necessary to prevent unregulated urbanization and promote planned urbanization in city planning areas. Urbanization promotion areas are those where urban areas have already formed and areas where urbanization should be implemented preferentially and in a well-planned manner. Urbanization control areas are those where urbanization should be controlled.

Although area classification can be stipulated, if necessary, by prefectures based on the judgment of its necessity in terms of each city planning area, this is a requirement in terms of city planning areas such as existing urban areas and Suburban Consolidation Zones in the three major metropolitan areas (see Section1-2(2) of Chapter 3 on page 39).

(3) Urban Redevelopment Policy, Etc.

Urban redevelopment policies include: (1) policy for urban redevelopment, (2) policy for the development of residential urban areas, (3) policy for the development of core business urban areas and (4) policy for disaster prevention block improvement. They can be set forth in city plans according to each objective. If these policies are set forth in city plans, their achievements are to be sought according to individual city plans (see Section 1-2(3) of Chapter 3 on page 39).

(4) Districts and Zones

The Districts and Zones gives an overall picture of land use in cities, which is a system to ensure reasonable land use by guiding construction activities through the division of land into districts and zones with different functions such as residential, business and industrial areas, and the control of building usage and structures (see Section 1-2(4) of Chapter 3 on page 37).

(5) Project Promotion Areas

Whereas city plans related to districts and zones are intended to realize better land use by controlling the construction of buildings and other structures according to the purpose of the given plan, the project promotion area is a system that mainly requires landowners to realize certain land use in a way that is active and suitable to the given land. There are four kinds of project promotion

areas: (1) urban redevelopment promotion areas, (2) land readjustment promotion areas, (3) residential-block construction promotion areas and (4) land readjustment promotion areas for core business urban development.

(6) Unused Land Use Promotion Areas

This is a system established by the partial revision of the City Planning Act in June 1990 for the purpose of the formation of good urban conurbation and enhancement of urban functions by ensuring effective conversion of land use and promoting effective and appropriate use thereof.

(7) Urban Disaster Recovery Promotion Areas

In order to ensure full-scale reconstruction of affected areas of the Great Hanshin-Awaji Earthquake (Southern Hyogo prefecture earthquake) of January 1995 and enable immediate responses to large-scale disasters in the future, the Special Measures Concerning Disaster-Stricken Urban District Reconstruction was enacted in February 1995. Along with this development, the Urban Disaster Recovery Promotion Area was set up as a city plan, thereby expanding land adjustment projects for reconstruction in project promotion areas.

(8) Urban Facilities

An urban facility is a facility that is necessary for citizens' life and industrial activities in cities such as roads, urban expressways, parks and sewers, which is set forth in a city plan aiming for the development and orderly improvement of cities and forming the framework of cities (see Section 2 of Chapter 3 on page 50).

(9) Urban Development Projects

Whereas the development of city facilities is part of a city plan that remains to be dot- or line-oriented development, an urban development project is part of a city plan that is intended to actively develop good urban areas by the method of plane-oriented development. There are seven types of urban development projects: (1) urban redevelopment projects (see Section 3-2 of Chapter 3 on page 71), (2) land adjustment projects (see Section 3-3 of Chapter 3 on page 75), (3) new housing and urban development projects (see Section 3-9 of Chapter 3 on page 84), (4) industrial park development projects, (5) new urban infrastructure projects, (6) residential-blocks construction projects and (7) disaster prevention block improvement projects (see Section 3-10 of Chapter 3 on page 89).

(10) Scheduled Areas for Urban Development Projects, Etc.

As for plane-oriented development, because a city planning decision cannot be made until details of a plan (e.g. public facility locations or housing land use plans) are fixed, it may be impossible to prevent the progress of overdevelopment or speculative land transactions until then. Areas scheduled for urban development projects are those that are set out in a city plan at the stage when basic matters of the given project (e.g. type, name, scheduled executor and area limit) become clear. There are six categories for areas scheduled for urban development projects: those areas for (1) new housing and urban development, (2) industrial park development, (3) new urban infrastructure, (4) collective housing facilities with an area of at least 20 hectares, (5) collective government and public office facilities and (6) distribution business parks.

(11) District Plans, Etc.

District plans are those that develop and conserve favorable environments that suit the qualities of each block through uniformity in building design, and public facility locations.

In addition, in accordance with the partial revision of the City Planning Act in July 2002, the conventional district plan for high-level use for residential areas and the one for redevelopment were integrated into the District Plan (enforced in January 2003).

Roadside district plans are those that develop urban areas in a uniform and comprehensive manner in order to prevent nuisances arising from road traffic noise and to promote adequate and reasonable land use.

Disaster prevention block improvement zone plans are those that promote improvements in fire safety of each block by improving public facilities and putting restrictions on building structures for fire protection within concentrated urban areas that have experienced difficulties preventing fire spreading and evacuating at the time of fire or earthquake due to the shortage of public facilities such as roads and parks, thereby guiding such blocks into disaster prevention ones to be improved in a uniform and comprehensive manner.

Rural district plans are those that promote developments that are in harmony with good agricultural management conditions and dwelling environments in response to situations where there is growing urbanization, and thus the decline in the agricultural production functions due to cropland diversion and the degradation of dwelling environments due to unregulated development, in rural areas and surrounding farmlands.

Historic scenery maintenance and improvement district plans are those that build towns that value the local history and traditional culture through the utilization of historic buildings for purposes appropriate to historic scenes regardless of restrictions on use districts in urban areas with the activities that reflect the unique history and traditions of the people and with buildings of high cultural value.

4 City Planning Restrictions

In order to ensure the effective execution of city planning projects in the future, there are restrictions, in principle, on building construction in areas of any city planning facility (e.g. roads and parks) and work execution areas of urban area development projects. In exceptional cases, construction may, however, be permitted for easy-to-relocate or easy-to-remove wooden, steel-skeleton, or concrete-block buildings that are up to two-story ones or without basements. Even within areas of city planning facilities, however, building constructions are restricted in specially designated areas or work execution areas for urban area development projects except for land readjustment projects and new urban infrastructure projects (i.e. within scheduled project sites) even if the above requirements are met. Thus, if the building construction is not permitted, the landowner may submit a proposal for the purchase of land to the Prefectural governor or entities that intend to execute projects on the ground of major hindrances to the land use that may be caused as affairs stand.

In addition, if a city planning project is permitted or approved in terms of a city planning facility or an urban redevelopment project, restrictions will be tightened, i.e. restrictions will be imposed on the alteration of the shape or character of land and the construction of buildings or other structures that may hinder the execution of city planning projects.

5 Development Permission System

This system is intended to establish the obligation for public facilities development, prevent urban sprawls and ensure the functional urban environment by introducing a licensing system for development activities (i.e. changes in the character of land to make it available mainly for the construction of buildings or special structures) that exceed a certain scale. In particular, within urbanization control areas, development and construction activities are, in principle, prohibited in order to prevent unregulated urbanization; permission will exceptionally be granted only to those that fall under certain conditions.

6 City Planning Projects

City planning projects are, in principle, executed by municipalities by obtaining the approval of the prefectural governor. If it is difficult or inappropriate for municipalities to execute a city planning project, the project is to be executed by prefectures by obtaining the approval of the Minister of MLIT. Also, if a city planning project has an important bearing on national interests, the project is to be executed by State agencies by obtaining the recognition of the Minister of MLIT. Other parties may execute city planning projects by obtaining the approval of the prefectural governor.

Also, the Compulsory Purchase of Land Act applies to city planning projects (excluding those of land readjustment, type 1 urban redevelopment, residential-block construction and disaster prevention block improvement projects) because they are deemed to fall under the projects that may expropriate the land set forth in the said Act.

7 Decision Procedures for City Planning

As for the city plans that should be set from a cross-regional (capital-region) perspective and those that are concerned with fundamental urban facilities, prefectures are to decide after hearing the opinions of the municipalities concerned, upon the deliberation of Prefectural City Planning Councils, in certain cases, obtaining the permission of the Minister of MLIT. As for other plans, municipalities are to decide after consulting with the prefectural governor upon the deliberation of Prefectural City Planning Councils (see Table 2-6).

City plans are closely connected with local residents; therefore, it is necessary to formulate city plans with which residents are satisfied, ensuring adequate reflection of residents' opinions. In this regard, when drawing up a city plan, municipalities are to hold local explanation meetings and public hearings in order to reflect residents' opinions when they deem them necessary. Moreover, once the draft city plan is finalized, the public notice is to be provided and made available for public inspection for two weeks. During the period, any of the residents or stakeholders of relevant municipalities may submit a written opinion. The summary of the written opinions is to be submitted as reference material for the Prefectural City Planning Councils (see Figures 2-7 and 2-8).

In addition, in accordance with the partial revision of the City Planning Act in July 2002 (enforced in January 2003), the suggestion system for city planning was established in order to incorporate residents' town-building efforts into the plan.

Table 2-6 List of City Planning Decisions

Type of city planning			Decision by TMG		Decision by municipalities		
			◎requires consent of the Ministers		(Consultation with the Prefectural Governor)		
			Ku-region area, Tama-region Area	Island areas		Only Ku-region area planning to be decided by TMG	Island areas
Policy for improvement, development, and preservation of city planning areas			◎	◎			
Area classification (urbanization promotion & urbanization control areas)			◎	◎			
Policies for city redevelopment	Urban Redevelopment Policy		○	○			
	Policy for development of residential urban areas		○	○			
	Policy for development of core business urban areas		○	○			
	Policy for disaster prevention block improvement		○	○			
Districts and zones	Use districts				○	○	○
	Special use districts				○		○
	Special use restriction districts				○		○
	Exceptional floor area ratio districts				○	○	○
	High-rise residential attraction districts				○	○	○
	Height control district and high-level use districts				○		○
	Specified blocks				○	○(More than 1 ha)	○
	Special urban renaissance districts		◎	◎			
	Resident adjusting district				○	○	○
	Specified use attraction district				○	○	○
	Residential environment improvement use attraction districts				○	○	○
	Fire prevention & quasi-fire prevention districts				○		○
	Specified disaster prevention block improvement zones				○		○
	Landscape zones				○		○
	Scenic districts		○ (Those of 10 ha or larger across two or more municipalities)		○		○
	Parking place development zones				○		○
	Port zones		◎ International strategic ports or international hub ports		○Ports other than major ones		○Ports other than major ones
			○ Major ports				
	Special historic natural features conservation zones		◎	◎			
	Category 1 & 2 Historic natural features conservation zones		◎	◎			
	Green space conservation districts		○ (Districts across two or more municipality)		○		○
	Special green space conservation districts		○ (Districts of 10 ha or more across two or more municipalities)		○		○
	Tree planting districts				○		○
	(Suburban special green space conservation zones)		(◎)				
	Distribution business zones		○	○			
	Productive green zones				○		○
	Traditional buildings preservation districts				○		○
	Aircraft noise control zones		○	○			
	Aircraft noise control special zones		○	○			
Project promotion areas	Urban redevelopment promotion areas				○		○
	Land readjustment promotion areas				○		○
	Residential-block construction promotion areas				○		○
	Land readjustment promotion areas for core business urban development				○		○
Unused land use promotion areas					○		○
Urban disaster recovery promotion areas					○		○
City facilities	Roads	National expressways & national roads	◎	◎			
		Prefectural roads	○	○			
		Municipal roads & others			○		○
		Automobile roads: Metropolitan expressway	◎	◎			
		Automobile roads: Others	○	○			
	Urban rapid-transit railroads		◎	◎			
	Tramways (excluding those falling under the urban rapid-transit railroad)				○		○
	Parking places				○		○
	Motor vehicle terminals	Terminals for general motor vehicles			○		○
		Terminals for other motor vehicles			○		○
	Airports	Airports under Item 2, Paragraph 1, Article 4 of the Airport Law	◎	◎			
		Regional airports under Paragraph 1, Article 5 of the Airport Law	○	○			
		Other airports			○		○

Type of city planning			Decision by TMG		Decision by municipalities		
			◎ requires for the consent of the Ministers		(Consultation with the Prefectural Governor)		
			Ku-region area, Tama-region Area	Island areas		Only Ku-region area planning to be decided by TMG	Island areas
City facilities	Parks Green spaces	10 ha or more, established by the State	◎	◎			
		10 ha or more, established by prefectures	○	○			
		Others			○		○
	Open spaces Cemeteries	10 ha or more, established by the State or prefectures	○	○			
		Others			○		○
	Other open spaces for public use (athletic grounds, etc.)				○		○
	Water supply facilities	City water supply services	○	○			
		Others			○	○	○
	Electricity/gas supply facilities				○	○	○
	Sewage system	River-basin sewage	○				
		Public sewerage	○(Those across two or more municipalities)		○	○	○
	Wastewater treatment facilities, waste incineration and treatment plants				○		○
	Industrial waste disposal facilities		○	○			
	Other supply/treatment facilities				○		○
	Rivers	Class A rivers	◎	◎			
		Class B rivers, canals	○	○			
		Locally designated rivers, waterways			○		○
	Universities, technical colleges				○		○
	Other schools				○		○
	Libraries, research facilities, educational & cultural facilities				○		○
	Clinics, nurseries, medical facilities and social welfare facilities				○		○
	Markets, Slaughterhouses				○	○	○
	Crematoria				○		○
	Collective housing facilities				○		○
	Collective government and public offices facilities		◎	◎			
	Distribution business parks		○	○			
	Collective tsunami prevention bases as facilities for forming urban areas				○		○
	Collective reconstruction bases as facilities for forming urban areas				○		○
	Telecommunication plants				○		○
	Facilities for preventing damage from wind, fire, water, snow & sand				○		○
	Tidal sluices				○		○
Urban development projects	Land Readjustment Projects		○ (Those of more than 50 ha to be executed by the State agencies or prefectures)		○		○
	New housing and urban development projects		○	○			
	Industrial park development projects		○	○			
	Urban redevelopment projects		○(Those of more than 3 ha to be executed by the State agencies or prefectures)		○		○
	New urban infrastructure projects		○	○			
	Residential blocks development projects		○(Those of more than 20 ha to be executed by the State agencies or prefectures)		○		○
	Disaster prevention block improvement projects		○(Those of more than 3 ha to be executed by the State agencies or prefectures)		○		○
Scheduled Areas for urban development projects, etc.	Areas scheduled for new housing and urban development projects		○	○			
	Areas scheduled for industrial park development projects		○	○			
	Areas scheduled for new urban infrastructure projects		○	○			
	Areas scheduled for collective housing facilities (site area: 20 ha or more)				○		○
	Areas scheduled for a collective government and public office facilities		◎	◎			
	Areas scheduled for distribution business parks		○	○			
District plans	District Plans (Those set forth redevelopment promotion districts) (Those set forth development improvement promotion districts)				○ ○ ○	○ (More than 3 ha)	○ ○ ○
	Disaster prevention block improvement zone plans				○		○
	Roadside district plans (Those set forth roadside redevelopment promotion, etc. districts)				○ ○	○ (More than 3 ha)	○ ○
	Historic scenery maintenance and improvement district plans				○		○
	Rural district plans				○		○

Note) As for the district plans, consultation or agreement of the governor is required in case the ordinance specifies so (Paragraph 3 of the City Planning Act 19, 13 of the Enforcement Order of the same Act).

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Figure 2-7 Decision procedure for city planning (City plans formulated by TMG)

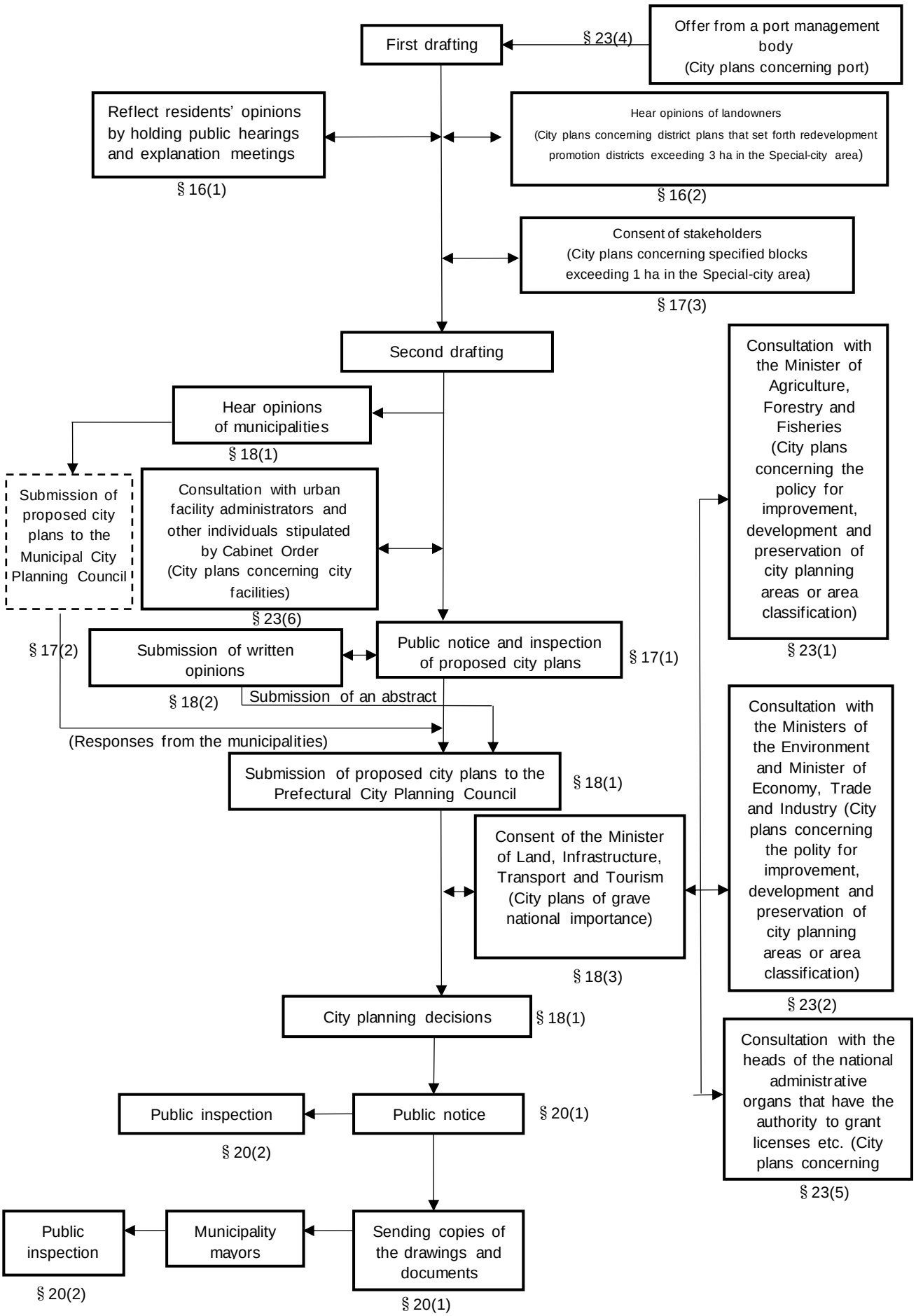
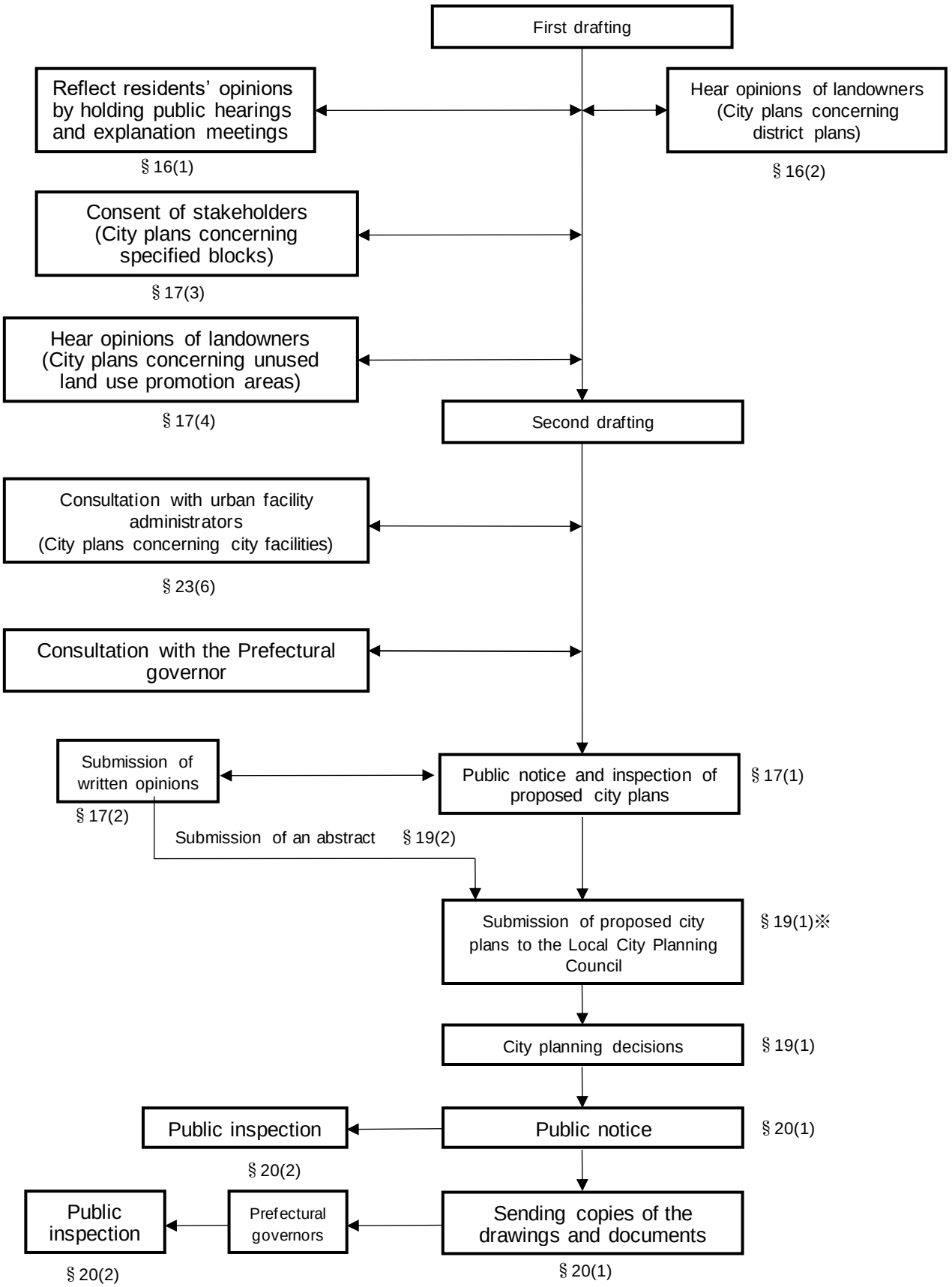


Figure 2-8 Decision procedure for city planning (City plans formulated by municipalities)



※ As for the cases of city planning to be decided by municipalities for which the City Planning Council has not been established based on the City Planning Act, municipalities are required to submit such cases to TMG City Planning Council (§ 19(1)).

8 The Social Infrastructure Improvement Council, City Planning Council and Development Investigation Committee

The City Planning Act has established the Social Infrastructure Improvement Council in order to carry out investigation and deliberations of important matters on city planning in response to the consultation by the Minister of Land, Infrastructure, Transport and Tourism.

Also, City Planning Councils have been established in prefectures to conduct investigations and deliberations of matters under their jurisdiction by the City Planning Act and other matters on city planning in response to the consultation by the prefectural governor. TMG has established the Tokyo City Planning Council composed of 35 committee members or fewer. The current membership composition is as follows: (1) 10 people with academic experience, (2) 10 members of the Tokyo Metropolitan Assembly, (3) three representatives of heads of special cities and municipalities, (4) three representatives of chairs of special city and municipal assemblies, and (5) seven staffs of related administrative bodies.

Also, municipalities may establish Municipal City Planning Councils composed of people with academic experience, members of municipal assemblies, and others in order to carry out investigation and deliberations of matters placed under their jurisdiction by the City Planning Act and others and other matters on city planning in response to consultation by the heads of municipalities.

Moreover, prefectures have established Development Investigation Committees as bodies that make decisions in response to the application for investigation for development permission stipulated by the City Planning Act and carry out matters placed under their jurisdiction by the Act. TMG has established the Tokyo Metropolitan Government Development Investigation Committee, composed of seven members. The members are appointed by the Governor from among those who have outstanding experience and knowledge in law, economy, city planning, architecture, public health or administration, and the capability of making fair judgments on public welfare.

9 Tax measures and Others

For the purpose of realizing proper execution of city planning, the State or local governments are to take tax measures and other proper measures for promoting effective use and curbing speculative land transactions in urbanization promotion areas (Article 85, City Planning Act).

Specifically, such measures include the rationalization of taxes on land transfer income, of fixed asset tax and city planning tax, and the systems for preemption of land and public notice of land prices.

10 Environmental Impact Assessment

TMG has actively promoted measures to prevent industrial pollution and to conserve and rehabilitate nature in order to deal with industrial pollution and nature destruction that have caused serious social problems along with the rapid progress of urbanization and economic growth. As a result, we have seen a considerable improvement in the environment in Tokyo, but there are still many problems yet to be resolved.

On the other hand, TMG is in a situation where it is necessary to further promote various projects such as improvement of urban facilities (e.g. roads, and sewage-treatment, and incineration plants) and redevelopment of urban areas so that residents can live more comfortable lives.

TMG enacted the Tokyo Metropolitan Environmental Impact Assessment Ordinance (hereinafter referred to as the “EIA Ordinance”) in October 1980 in order to prevent environmental degradation

caused by these projects, which took effect in October 1981.

Afterwards, along with the promulgation of the Environmental Impact Assessment Act (hereinafter referred to as the “EIA Act”), TMG revised the EIA Ordinance in December 1998. In tandem with the revised EIA Act, the revised EIA Ordinance has come into force since June 1999.

Consequently, among all the projects for which EIA is required, those subject to the EIA Act are to follow the procedure of that Act, or otherwise that of the EIA Ordinance.

In addition, the EIA Ordinance was revised in July 2002, thereby rationalizing and streamlining the procedure while easing the restrictions on the scale of target projects (enforced in July 2003). This revised Ordinance introduced the requirement of appropriate reflection of the EIA results in project plans at their early stages and the EIA at the planning stage that requires a comparative assessment of multiple project drafts from an environmental perspective (enforced in January 2003).

As for the EIA Act, its revision of April 2011 (enforced in April 2013) introduced the Primary Environmental Impact Consideration procedure that is to be followed at the pre-execution stage of projects in the course of the EIA based on the Act.

(1) Relations with City Planning Procedures

Similarly, the City Planning Act has also stipulated that city plans concerning urban facilities maintain a good urban environment to ensure sound development and orderly improvement of cities.

In order to clarify the judgment on environmental impacts in city plans, the Director-General of the City Bureau of the Ministry of Construction issued circular notices in November 1982 (abolished on the day of enforcement of the new circular notice of June 1985) and June 1985 (enforced from March 1986 for part of projects for dams, drainage canals, and roads because this notice was to enter into force after six months from the circular notice of technical guidelines to be separately provided), which provided that city plans that may potentially have environmental impacts be accompanied by investigation, prediction and assessment of environmental impacts of projects concerning these plans, and that its summary, as the reason for the formulation of the given city plan, be appended to the project plans required under Article 14, paragraph 1 of the City Planning Act.

This was followed by the enactment of the EIA in June 1999, as stated above that set forth a special provision for city planning that, in cases where a project that requires an EIA is set forth in a city plan, the decision-maker on the city plan be required to carry out an EIA and fulfill other procedural requirements on behalf of the project proponent. Also, the EIA Ordinance was revised to introduce the idea of the special provisions of the EIA Act and brought into force in June 1999.

Moreover, in connection with the Primary Environmental Impact Consideration procedure introduced by the enactment of the revised EIA Act in April 2013, the Urban Planning Procedural Guidelines were also revised in terms of the city planning procedure (April 2013) to introduce the procedure for the conceptual stage in city planning.

Figures 2-9, 2-10-1 and 2-10-2 show the procedures of the EIA Act and the EIA Ordinance, respectively.

(2) Target Projects

Tables 2-11 and 2-12 show the types of and requirements for target projects that are likely to cause significant environmental impacts and covered by the EIA Act and Ordinance, respectively.

(3) Procedures for Environmental Impact Assessment

The procedures for environmental impact assessment in the EIA Act and Ordinance are as follows.

[Planning Stage Assessment]

a. Under the EIA Act, while projects of a certain scale for which an EIA is compulsory are defined as “Class-1 Projects," those equivalents thereto are defined as “Class-2 Projects” and subject to case-by-case decision-making on whether to follow the Primary Environmental Impact Consideration procedure. In this regard, projects falling under the Class-1 Project are required to follow the Primary Environmental Impact Consideration procedure (i.e. an assessment procedure at the planning stage).

Also, projects subject to the Primary Environmental Impact Consideration procedure (i.e. an assessment procedure at the planning stage under the EIA Ordinance) are limited to those operated by TMG, among those of the scale equivalent to the Class-2 Projects under the EIA Act that are set forth in the EIA Ordinance.

b. At the planning stage, project proponents are required to formulate multiple proposals in terms of project location and scale, carry out surveys of the environmental impacts of each proposal, prepare the Document on Primary Environmental Impact Consideration and send it to the competent minister (the prefectural governor and others under the Ordinance). The details of the Document on Primary Environmental Impact Consideration are to be disseminated to residents by publication (public notice and inspection under the Ordinance) and then the residents are to express their opinions by submission of written opinions. Under the Primary Environmental Impact Consideration procedure of the EIA Act, the competent minister is to state his/her opinion about the EIS in view of the opinion of the Minister of the Environment while the governor and others are to state their opinions based on seeking the opinion of the project proponent.

On the other hand, under the Primary Environmental Impact Consideration procedure of the EIA Ordinance, the governor is to state his/her opinion based on the contents of the EIS and the summary of residents’ opinions.

c. From the multiple proposals, the project proponent is to formulate a single plan for which EIA is required while respecting the residents’ opinions.

[Project Stage Assessment]

a. Under the EIA procedure, the project proponent is to prepare their Scoping Document (survey report under the Ordinance) for the EIA of the target project and send it to the governor and others. The contents of the Scoping Document or survey report are to be disseminated to the residents by public notice and public inspection while the residents are to express their opinions by submission of written opinions. The governor is to state his/her opinion based on the contents of the Scoping Document or survey report and the summary of residents’ opinions.

b. The project proponent selects items for EIA based on these opinions.

c. Following the EIA, the project proponent formulates the draft EIS and sends it to the governor and others. The contents of the draft EIS are to be disseminated to the residents by public notice, public inspection, and explanation meeting while the residents are to express their opinions by submission of written opinions. The governor is to state his/her opinion based on the summary of residents’ opinions and the project proponent’s views.

d. The project proponent makes necessary revisions to the draft EIS and prepares and sends the EIS to the governor and others. The details of the EIS are to be disseminated to the residents by public notice and public inspection.

Figure No.2-9

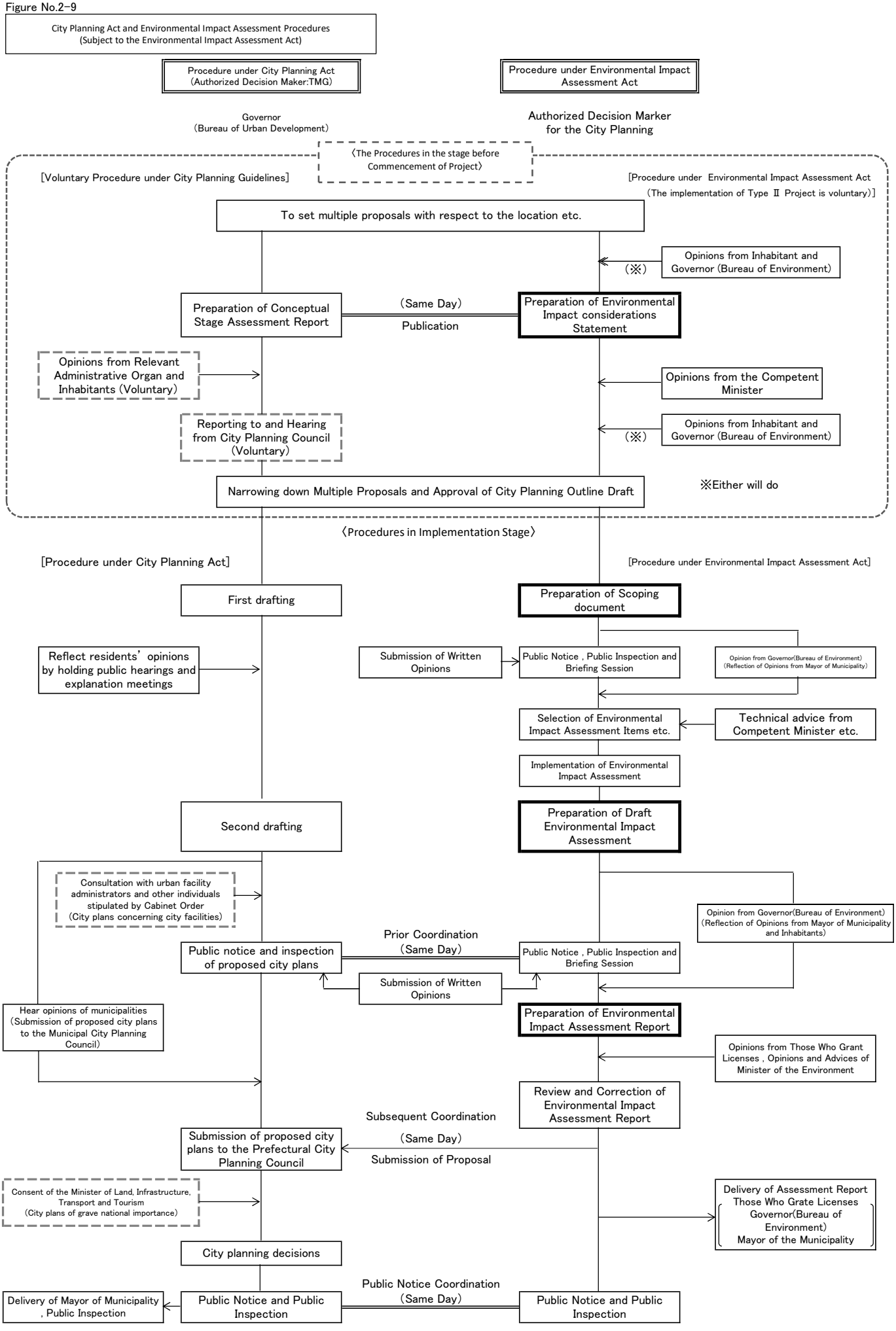

City Planning Act and Environmental Impact Assessment Procedures
(Subject to the Environmental Impact Assessment Act)
Procedure under City Planning Act
(Authorized Decision Maker:TMG)
Procedure under Environmental Impact Assessment Act
Governor
(Bureau of Urban Development)
Authorized Decision Marker
for the City Planning
〈The Procedures in the stage before Commencement of Project〉
[Voluntary Procedure under City Planning Guidelines]
[Procedure under Environmental Impact Assessment Act
(The implementation of Type Ⅱ Project is voluntary)]
To set multiple proposals with respect to the location etc.
Opinions from Inhabitant and Governor (Bureau of Environment)
(※)
Preparation of Conceptual Stage Assessment Report
(Same Day)
Publication
Preparation of Environmental Impact considerations Statement
Opinions from Relevant Administrative Organ and Inhabitants (Voluntary)
Opinions from the Competent Minister
Reporting to and Hearing from City Planning Council (Voluntary)
Opinions from Inhabitant and Governor (Bureau of Environment)
(※)
Narrowing down Multiple Proposals and Approval of City Planning Outline Draft
※Either will do
〈Procedures in Implementation Stage〉
[Procedure under City Planning Act]
[Procedure under Environmental Impact Assessment Act]
First drafting
Preparation of Scoping document
Reflect residents' opinions by holding public hearings and explanation meetings
Submission of Written Opinions
Public Notice , Public Inspection and Briefing Session
Opinion from Governor(Bureau of Environment)
(Reflection of Opinions from Mayor of Municipality)
Selection of Environmental Impact Assessment Items etc.
Technical advice from Competent Minister etc.
Implementation of Environmental Impact Assessment
Second drafting
Preparation of Draft Environmental Impact Assessment
Consultation with urban facility administrators and other individuals stipulated by Cabinet Order
(City plans concerning city facilities)
Opinion from Governor(Bureau of Environment)
(Reflection of Opinions from Mayor of Municipality and Inhabitants)
Prior Coordination
(Same Day)
Public notice and inspection of proposed city plans
Public Notice , Public Inspection and Briefing Session
Submission of Written Opinions
Hear opinions of municipalities
(Submission of proposed city plans to the Municipal City Planning Council)
Preparation of Environmental Impact Assessment Report
Opinions from Those Who Grant Licenses , Opinions and Advices of Minister of the Environment
Review and Correction of Environmental Impact Assessment Report
Subsequent Coordination
(Same Day)
Submission of Proposal
Submission of proposed city plans to the Prefectural City Planning Council
Consent of the Minister of Land, Infrastructure, Transport and Tourism
(City plans of grave national importance)
Delivery of Assessment Report
Those Who Grate Licenses
Governor(Bureau of Environment)
Mayor of the Municipality
City planning decisions
Public Notice Coordination
(Same Day)
Delivery of Mayor of Municipality , Public Inspection
Public Notice and Public Inspection
Public Notice and Public Inspection

Figure No.2-10-1

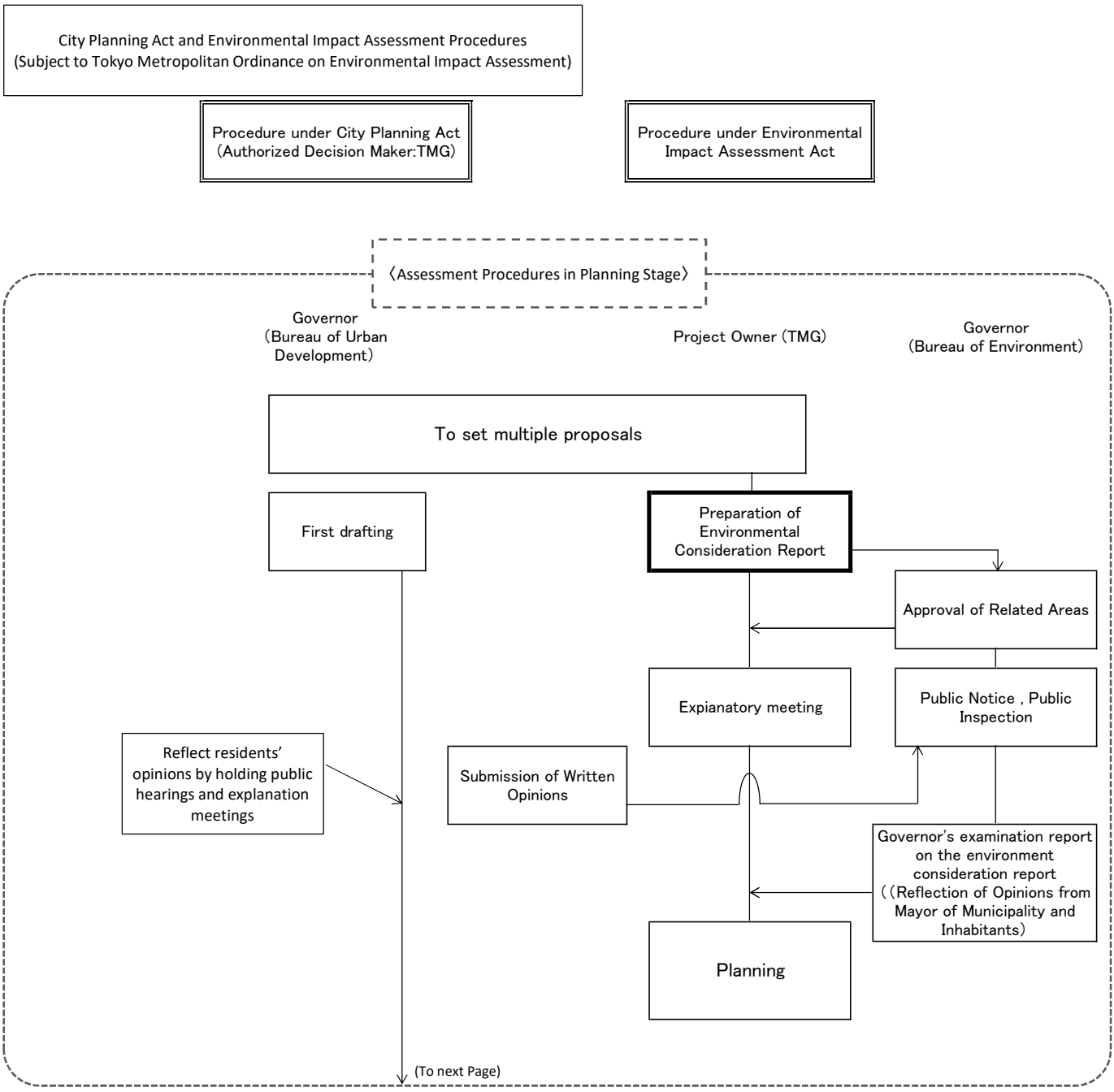


Figure No. 2-10-2

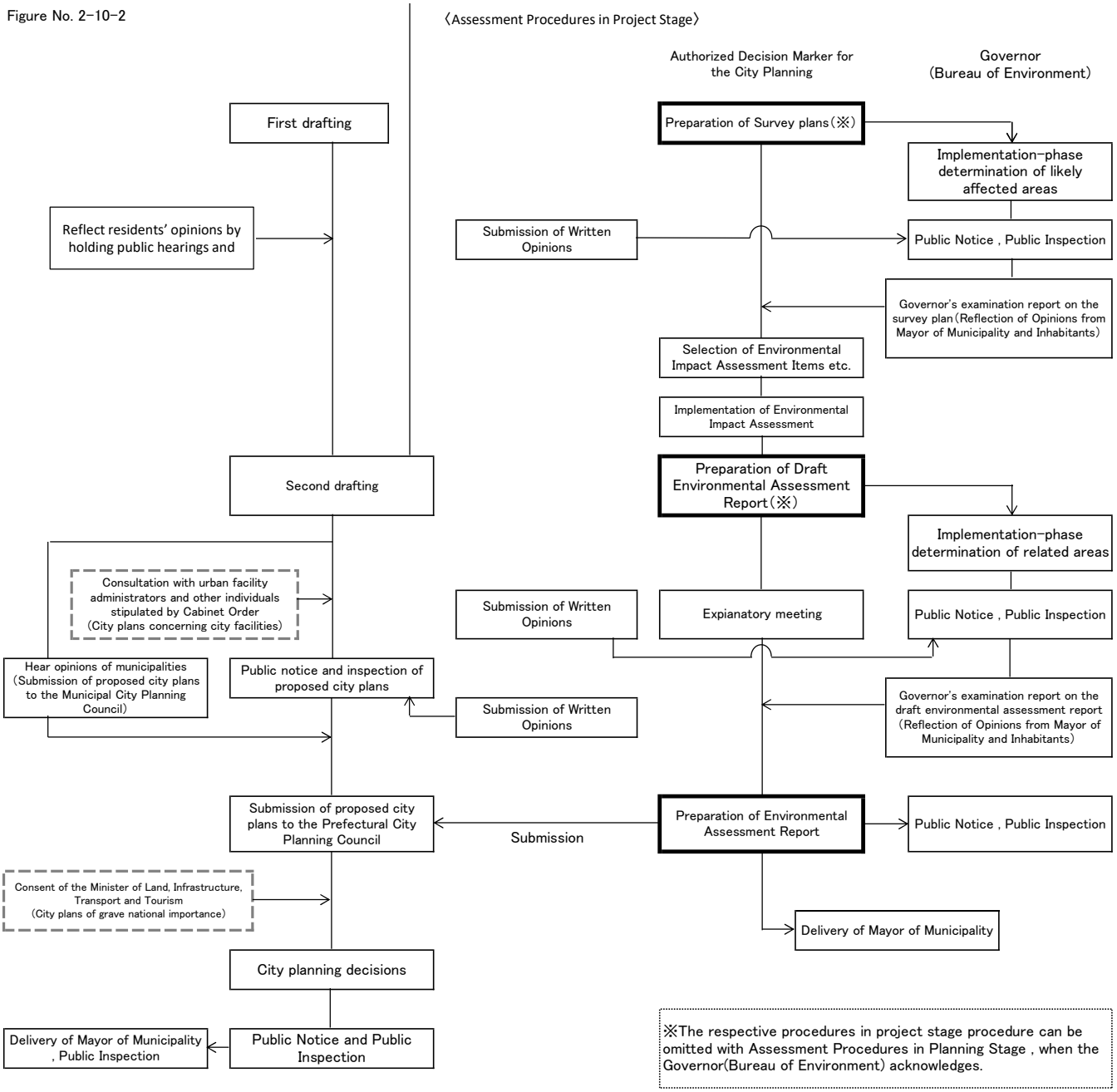


Table 2-11 Projects Subject to Environmental Impact Assessment (Under the EIA Act)

Project Type	Outline of requirements (description and size)	
	Class-1 Project (EIA is mandatory)	Class-2 Project (Necessity of EIA to be individually decided)
1 Roads	National expressway: all Metropolitan Expressway: 4 lanes or more National road: 4 lanes, 10 km or longer Large-scale forest road: width, 6.5 m or wider; length, 20 km or longer	National road: 4 lanes, 7.5 km-10 km Large-scale forest road: width, 6.5 m or wider; length, 15 km-20 km or longer
2 Rivers	Dam: surface area, 100 ha or larger Weir: surface area, 100 ha or larger Floodway, lake and reservoir development: land alteration, 100 ha or larger	Dam: surface area, 75 ha -100 ha Weir: surface area, 75 ha -100 ha Floodway, lake and reservoir development: land alteration, 75 ha -100 ha
3 Railways	Shinkansen: all Railway/tramway length: 10 km or longer	Railway/tramway length: 7.5km -10 km
4 Airports	Runway length: 2,500 m or longer	Runway length: 1,875m-2,500 m
5 Power plants	Thermal plant: 150,000 kw output or more Hydraulic plant: 30,000 kw output or more Geothermal plant: 10,000 kw output or more Nuclear plant: all Photovoltaic power plant: 40,000 kw output or more Wind power plant: 10,000 kw output or more	Thermal plant: 112,500 kw-150,000 kw output Hydro plant: 22,500 kw-30,000 kw output Geothermal plant: 7,500 kw-10,000 kw output Photovoltaic power plant: 30,000 kw – 40,000 kw output Wind power plant: 7,500 kw- 10,000 kw output
6 Final waste disposal site	30 ha or larger	25 ha -30 ha
7 Landfill and reclamation	More than 50 ha	40 ha -50 ha
8 Land readjustment projects	100 ha or larger	75 ha -100 ha
9 New housing and urban development projects	100 ha or larger	75 ha -100 ha
10 Industrial park development projects	100 ha or larger	75 ha -100 ha
11 New urban infrastructure projects	100 ha or larger	75 ha -100 ha
12 Distribution business parks	100 ha or larger	75 ha -100 ha
13 Residential or industrial land development projects	Urban Renaissance Agency: 100 ha or larger Organization for Small and Medium Enterprises and Regional Innovation: 100 ha or larger	Urban Renaissance Agency: 75 ha -100 ha Organization for Small and Medium Enterprises and Regional Innovation: 75 ha -100 ha

○ Port plan（※）	Total reclaimed and excavated areas: 300 ha or larger

（※）Port plans are subject to the port environmental impact assessment.

Table 2-12 Types and requirements for relevant projects and individual plans

Type of project		Outline of requirements for a relevant project (description and size)	Outline of requirements for an individual plan (description and size)
1	Construction or renovation of roads	**National expressway or motor highway:** [Construction] All [Renovation] (1) Additional lanes (2) New road construction (3) Relocation to underground, elevated or other locations (4) Renewal of facilities for elevated roads or bridges (only when removal of bridge pier, abutment or beam is involved) } 1 km or longer[1] **Other types of roads (with 4 or more lanes):** [Construction] 1 km or longer[1] [Renovation (addition of lanes, etc.)] 1 km or longer[1, 2] 1. Even when the length to be constructed or renovated is less than 1 km, if the work is conducted as a part of, or as an extension to, a relevant project, it shall be subject to the procedure. 2. Renovation of other roads extended to 4 or more lanes should be included.	**Other types of roads (with 4 or more lanes):** [Construction] 2 km or longer [Renovation (addition of lanes, etc.)] 2 km or longer[2] 2. Renovation of other roads extended to 4 or more lanes should be included.
2	Construction or renovation of dams, lake water level control facilities, discharge channels or weirs	**Dam:** [Construction] Height of 15 m or more and surface area of 75 ha or more **Weirs:** [Construction] Surface area of 75 ha or more [Renovation] Surface area increase of 37.5 ha or more and surface area of 75 ha or more after renovation **Lake water level control facilities:** [Construction] The total area of land for installing the facility and the maximum horizontal project area of the bottom is 75 ha or larger. **Discharge channel:** [Construction] A river area with a width of 30 m or wider and a length of 1 km or longer; or a project that entails a change in the figuration of land of 75 ha or more	**Discharge channel:** [Construction] A river area with a width of 30 m or wider and a length of 2 km or longer
3	Construction or renovation of railways, transport vehicle guideways and monorail tracks	**Railways, transport vehicle guideways and monorail track:** [Construction] All [Renovation] (1) Addition of rail tracks (2) Relocation to underground and to elevated lines, other forms of relocation (3) Renewal of rail tracks or bridges on an elevated line or bridge piers (only when removal of bridge pier, abutment or beam is involved) } 1 km or longer* * Even when the length of the extension to be renovated is less than 1 km, if the work will be conducted as a part of, or as an extension to, a relevant project, it is subject to the procedure.	Railways, transport vehicle guideways and monorail tracks: [Construction] All projects excluding Shinkansen railways [Renovation] 2 km or longer (Addition of rail tracks, etc.) (Excluding renovation relating to Shinkansen railways.)
4	Construction or modification of airports/airstrips	**Land airports, etc. and heliports:** [Construction] All [Facility renewal] All (only when all existing facilities are removed) **Airstrips:** [Construction and change of location] All [Extension] Projects involving change of class, etc.	**Land airports, etc. and heliports:** [Construction] All [Facility renewal] All (only when all existing facilities are removed) **Airstrips:** [Construction and change of location] All 1 km or
5	Construction or modification of power plants or power transmission line	**Power plants:** [Construction] Thermal: 112,500 kw or more Hydraulic: 22,500 kw or more Geothermal: 7,500 kw or more Nuclear: All [Expansion (excluding projects subject to facility renewal)] Thermal: Output increase of 56,250 kw or more and total output after expansion of 112,500 kw or more Hydraulic: Output increase of 11,250 kw or more and total output after expansion of 22,500 kw or more Geothermal: Output increase of 3,750 kw or more and total output after expansion of 7,500 kw or more Nuclear: All [Facility renewal] Thermal: (1) Output of new facility: 112.500 kw or more (excluding projects subject to (2)) (2) Output increase of 56,250 kw or more and total output after expansion of 112,500 kw or more Hydraulic: (1) Output of new facility: 22,500 kw or more (excluding projects subject to (2)) (2) Output increase of 11,250 kw or more and total output after expansion of 22,500 kw or more Geothermal: (1) Output of new facility: 7,500 kw or more (excluding projects subject to (2)) (2) Output increase of 3,750 kw or more and total output after expansion of 7,500 kw **Power transmission line:** [Construction, extension, pressure increase, relocation[1], facility renewal[2]] 170,000 v or more and 1 km or longer 1. Only when relocation of a steel tower is involved. 2. Only when removal of a steel tower is involved.	

Type of project		Outline of requirements for a relevant project (description and size)	Outline of requirements for an individual plan (description and size)
6	Construction or modification of gas works	[Construction] Production capacity of 1.5 million Nm^3/day or more [Expansion] Capacity increase of 750,000 Nm^3/day or greater and production capacity of 1.5 million Nm^3/day or more	
7	Construction or modification of petroleum pipelines or oil storage facilities	**Petroleum pipelines:** [Construction] Conduit pipe of 15 km or longer (excluding buried portions) [Expansion] Extension of 7.5 km or longer and the total length of the pipeline after extension work of 15 km or longer **Oil storage facilities:** [Construction] Storage capacity of 30,000 kl or more [Expansion (excluding projects subject to facility renewal)] Storage capacity increase of 15,000 kl or more and a total storage capacity after expansion of 30,000 kl or more [Facility renewal] (1) Storage capacity of new facility: 30,000 kl or more (excluding projects subject to (2)) (2) Storage capacity increase of 15,000 kl or more and a total storage capacity after facility renewal of 30,000 kl or more	
8	Construction or modification of manufacturing factories	**Factories or facilities associated with manufacturing*:** [Construction] (1) Lot area of 9,000 m^2 or larger (2) Building area of 3,000 m^2 or larger [Expansion (excluding projects subject to facility renewal)] (1) Lot area increase of 4,500 m^2 or larger and lot area after expansion of 9,000 m^2 or larger (2) Building area increase of 1,500 m^2 or larger and building area after expansion of 3,000 m^2 or larger [Facility renewal] (1) Removal of the whole existing facility and lot area of new factory of 9,000 or larger (2) Partial removal of the existing facility, lot area increase of 4,500 m^2 or larger and lot area after facility renewal of 9,000 m^2 or larger (3) Building area of new facility of 3,000 m^2 or larger (excluding projects subject to (4)) (4) Building area increase of 1,500 m^2 or larger and total building area after facility renewal of 3,000 m^2 * Those owning facilities generating smoke or facilities generating ordinary and specified particulates designated in the Air Pollution Control Act, or those owning specified facilities designated in the Water Pollution Prevention Act, Noise Regulation Act or Vibration Regulation Act.	**Factories or facilities associated with manufacturing*:** [Construction] (1) Lot area of 18,000 m^2 or larger (2) Building area of 6,000 m^2 or larger [Expansion (excluding projects subject to facility renewal)] (1) Lot area increase of 9,000 m^2 or larger and lot area after expansion of 18,000 m^2 or larger (2) Building area increase of 3,000 m^2 or larger and floor space after expansion of 6,000 m^2 or larger [Facility renewal] (1) Removal of the whole existing facility and lot area of new factory of 18,000 or larger (2) Partial removal of the existing facility, lot area increase of 9,000 m^2 or larger and lot area after facility renewal of 18,000 m^2 or larger (3) Building area of new facility of 6,000 m^2 or larger (excluding projects subject to (4)) (4) Building area increase of 3,000 m^2 or larger and total building area after facility renewal of 6,000 m^2 * Those owning facilities generating smoke or facilities generating ordinary and specified particulates designated in the Air Pollution Control Act, or those owning specified facilities designated in the Water Pollution Prevention Act, Noise Regulation Act or Vibration Regulation Act.
9	Construction or modification of sewerage treatment plants	[Construction] (1) Lot area of 5 ha or larger (2) Sludge treatment capacity (in solid material) of 100 t/day or greater [Expansion (excluding projects subject to facility renewal)] (1) Lot area increase of 2.5 ha or larger and lot area after expansion of 5 ha or larger (2) Sludge treatment capacity increase of 50 t/day or greater and sludge treatment capacity after expansion of 100 t/day or greater [Facility renewal] (1) Removal of the whole existing facility and lot area of new sewage treatment plant of 5 ha or larger (2) Partial removal of the existing facility, lot area increase of 2.5 ha or larger and lot area after facility renewal of 5 ha or larger (3) Construction area of new facility of 5 ha or larger (4) Sludge treatment capacity of new facility of 100 t/day or greater (excluding projects subject to (5)) (5) Sludge treatment capacity increase of 50 t/day or greater and sludge treatment capacity after facility renewal of 100 t/day or greater	[Construction] (1) Lot area of 10 ha or larger (2) Sludge treatment capacity (in solid material) of 200 t/day or greater [Expansion (excluding projects subject to facility renewal)] (1) Lot area increase of 5 ha or larger and lot area after expansion of 10 ha or larger (2) Sludge treatment capacity increase of 100 t/day or greater and sludge treatment capacity after expansion of 200 t/day or greater [Facility renewal] (1) Removal of the whole existing facility and lot area of new sewage treatment plant of 10 ha or larger (2) Partial removal of the existing facility, lot area increase of 5 ha or larger and lot area after facility renewal of 10 ha or larger (3) Construction area of new facility of 10 ha or larger (4) Sludge treatment capacity of new facility of 200 t/day or greater (excluding projects subject to (5)) (5) Sludge treatment capacity increase of 100 t/day or greater and sludge treatment capacity after facility renewal of 200 t/day or greater

Type of project		Outline of requirements for a relevant project (description and size)	Outline of requirements for an individual plan (description and size)
10	Construction or modification of waste disposal and treatment facilities	**Garbage-disposal facilities:** [Construction] Treatment capacities of each type of disposal facilities is 200 t/day or more [Expansion (excluding projects subject to facility renewal)] Treatment capacity increases of each type of disposal facilities is 100 t/day or more, and disposal capacity after expansion of 200 t/day or more [Facility renewal] (1) Treatment capacities of each type of new disposal facilities is 200 t/day or more (excluding projects subject to (2)) (2) Treatment capacity increases of each type of disposal facilities is 100 t/day or more, and disposal capacity after facility renewal of 200 t/day or more **Night soil disposal plants:** [Construction] Treatment capacity of 100 kl/day or more [Expansion (excluding projects subject to facility renewal)] Treatment capacity increase of 50 kl/day or more and treatment capacity after expansion of 100 kl/day or more [Facility renewal] (1) Treatment capacity of new facility of 100 kl/day or more (excluding projects subject to (2)) (2) Treatment capacity increase of 50 kl/day or more and treatment capacity after facility renewal of 100 t/day or more Land final disposal sites: [Construction] Landfill area of 1 ha or more or landfill capacity of 50,000 m3 or more (for specified hazardous industrial waste, landfill area of 1,000 m^2 or more) [Expansion] Landfill area increase of 5,000 m^2 or more and area after expansion of 1 ha or more; or landfill capacity increase of 25,000 m3 and capacity after expansion of 50,000 m3 or more (for specified hazardous industrial waste, landfill area increase of 500 m^2 or more and area after expansion of 1,000 m^2 or more) **Industrial waste intermediate treatment facility:** [Construction] (1) Lot area of 9,000 m^2 or more (2) Building area of 3,000 m^2 or more [Expansion (excluding projects subject to facility renewal)] (1) Lot area increase of 4,500 m^2 or more and area after expansion of 9,000 m^2 or more (2) Building area increase of 1,500 m^2 or more and building area after expansion of 3,000 m^2 or more [Facility renewal] (1) Removal of the whole existing facility and lot area for new intermediate treatment facility of 9,000 m^2 or more (2) Partial removal of the existing facility, lot area increase of 4,500 m^2 or more and lot area after facility renewal of 9,000 m^2 or more (3) Building area of new facility of 3,000 m^2 or more (excluding projects subject to (4)) (4) Building area increase of 1,500 m^2 or more and building area after facility renewal of 3,000 m^2 or more	Landfill or reclamation land area of 30 ha or more
11	Landfill or reclamation	Landfill or reclamation land area of 15 ha or more	Landfill or reclamation land area of 30 ha or more
12	Construction of wharfs	Mooring wharfs with 12 m or deeper water depth and 240 m or longer in extension	Mooring wharfs with 15 m or deeper water depth and 480 m ore
13	Construction of housing complexes	Complexes with 1,500 houses or more	Complexes with 3,000 houses or more
14	Construction of high-rise structures	[Construction] Structures with a height of more than 100 m (including stair halls, elevator towers, etc.) and with a gross floor area of more than 100,000 m^2 (including parking lot areas)* [Facility renewal] New structure with a height of more than 100 m (including stair halls, elevator towers, etc.) and with a gross floor area of more than 100,000 m^2 (including parking lot areas)* * For specified areas, structures with a height of more than 180 m and with a gross floor area of more than 150,000 m^2	
15	Construction or modification of parking lots	**Off-street parking lots (excluding temporary parking lots):** [Construction] Simultaneous parking capacity of 1,000 spaces or more (excluding spaces for residents of houses) [Expansion (excluding projects subject to facility renewal)] Parking capacity increase of 500 spaces or more and parking capacity after expansion of 1,000 spaces or more (excluding spaces for residents of houses) [Facility renewal] (1) Parking capacity of new parking lots of 1,000 spaces or more (excluding spaces for residents of houses) (excluding projects subject to (2)) (2) Parking capacity increase of 500 spaces or more and parking capacity after facility renewal of 1,000 spaces or more (excluding spaces for residents of houses)	**Off-street parking lots: (excluding temporary parking lots):** [Construction] Simultaneous parking capacity of 2,000 spaces or more (excluding spaces for residents of houses) [Expansion (excluding projects subject to facility renewal)] Parking capacity increase of 1,000 spaces or more and parking capacity after expansion of 2,000 spaces or more (excluding spaces for residents of houses) [Facility renewal] (1) Parking capacity of new parking lots of 2,000 spaces or more (excluding spaces for residents of houses) (excluding projects subject to (2)) (2) Parking capacity increase of 1,000 spaces or more and parking capacity after facility renewal of 2,000 spaces or more (excluding spaces for residents of houses)

Type of project		Outline of requirements for a relevant project (description and size)	Outline of requirements for an individual plan (description and size)
16	Construction or modification of wholesale markets	[Construction] Lot area of 10 ha or more [Expansion (excluding projects subject to facility renewal)] Lot area increase of 5 ha or more and lot area after expansion of 10 ha or more [Facility renewal] (1) Removal of the whole existing facility and lot area of new wholesale market of 10 ha or more (2) Partial removal of the existing facility, lot area increase of 5 ha or more and lot area after facility renewal of 10 ha or more (3) Construction area of new facility of 10 ha or more	[Construction] Lot area of 20 ha or more [Expansion (excluding projects subject to facility renewal)] Lot area increase of 10 ha or more and lot area after expansion of 20 ha or more [Facility renewal] (1) Removal of the whole existing facility and lot area of new wholesale market of 20 ha or more (2) Partial removal of the existing facility, lot area increase of 10 ha or more and lot area after facility renewal of 20 ha or more (3) Construction area of new facility of 20 ha or more
17	Development of distribution facility complex	All	All
18	Land adjustment projects	Project land area of 40 ha or more (20 ha or more if it includes a forest area with a size of 15 ha or more)	Project land area of 80 ha or more (40 ha or more if it includes a forest area with a size of 30 ha or more)
19	Development of new residential areas	Project land area of 40 ha or more	
20	Construction or modification of industrial parks	All	All
21	Urban redevelopment project	Project land area of 20 ha or more	Project land area of 40 ha or more
22	Urban infrastructure development projects	All	All
23	Development of residential area	Project land area of 20 ha or more	Project land area of 40 ha or more
24	Construction or modification of structures, such as baseball fields, track and field stadiums, amusement parks, cemeteries, etc.	[Construction] Project land area of 40 ha or more (20 ha or more if it includes forest land of 15 ha or more) [Expansion (excluding projects subject to facility renewal)] Project land area increase of 20 ha or more and land area after expansion of 40 ha or more (project land area increase of 10 ha or more if it includes forest land of 7.5 more or more) [Facility renewal] (1) New project land area for structures, such as baseball fields, track and field stadiums, amusement parks, cemeteries, etc. of 40 ha or more (20 ha or more if it includes forest land of 15 ha or more) (excluding projects subject to (2)) (2) Project land area increase of 20 ha or more and land area after facility renewal of 40 ha or more (project land area increase of 10 ha or more if it includes forest land of 7.5 ha or more)	[Construction] Project land area of 80 ha or more (40 ha or more if it includes forest land of 30 ha or more) [Expansion (excluding projects subject to facility renewal)] Project land area increase of 40 ha or more and land area after expansion of 80 ha or more (project land area increase of 20 ha or more if it includes forest land of 15 more or more) [Facility renewal] (1) New project land area for structures, such as baseball fields, track and field stadiums, amusement parks, cemeteries, etc. of 80 ha or more (40 ha or more if it includes forest land of 30 ha or more) (excluding projects subject to (2)) (2) Project land area increase of 40 ha or more and land area after facility renewal of 80 ha or more (project land area increase of 20 ha or more if it includes forest land of 15 ha or more)
25	Other development of land for architectural structures	Project land area of 40 ha or more (20 ha or more, if it includes forest land of 15 ha or more)	Project land area of 80 ha or more (40 ha or more if it includes forest land of 30 ha or more)
26	Quarrying or mining	Project land area of 10 ha or more	

In the revision of the ordinance in 2018, “facility renewal” was newly defined and the requirements with the project size and other requirements are clarified. The definition of “facility renewal” is stipulated in the Tokyo Metropolitan Environmental Impact Assessment Ordinance and the Regulations for Enforcement of the Tokyo Metropolitan Environmental Impact Assessment Ordinance as follow:

_ Notes on the Appendix of the Ordinance (excerpt)

An act to remove the whole or part of an existing facility (building, structure, or another type of facility) and simultaneously construct a new facility that serves the same purposes as the existing facility in the same lot.

_ Notes for Table 1 in the Appendix of the Regulation (excerpt)

1. “Facility renewal” does not include construction conducted for the purpose of conservation, such as repair work, nor any acts that are otherwise specified by the governor.
2. “Facility renewal” includes an act where only a part of the lot for the new facility exists in the area of the lot of the existing facility.
3. “A new facility that serves the same purpose as the existing facility” refers to a new facility that is to be constructed to serve for the facility involved in the relevant project as before the facility renewal.

<Topic>

"Grand Design for Urban Development"

<Fig. 1> Grand Design for Urban Development

Background

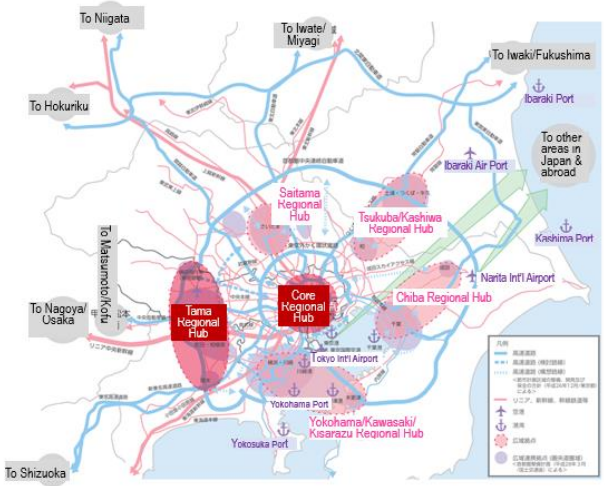
Tokyo is expected to enter into a low birthrate and aging society in the future, which no other city in the world has experienced. Also, in addition to major changes in socioeconomic conditions and technological innovations in a wide range of fields, it is expected that the flow of people and goods is widened and that lifestyles are further diversified due to the improvement of its transportation system and distribution functions. In order to sustainably evolve as a city that can cope with such major social changes, the "Grand Design for Urban Development" <Fig. 1> was formulated in September 2017. By setting the 2040s as the target years to realize the picture of Tokyo we aim for, the basic policy and specific measures for the urban development toward its realization were indicated.

Main Content

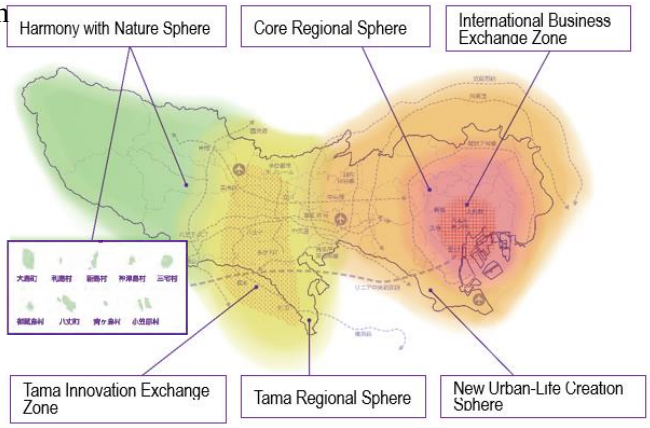
Based on the social conditions and the image of activities by residents of Tokyo in the 2040s, and the roles Tokyo should play in the world or Japan, the "Vigorous and Comfortable Highly Advanced Mature City" was set as the target for the urban development in order that Tokyo may realize the sustainable development.

Also, while the urban structure with two layers consisting of wide-area level <Fig 2> and local area level was indicated, four area classifications, each of which has its future image in its certain wide sphere, and two engine zones which actively lead Japan and Tokyo <Fig. 3> were set.

In consideration of those, seven strategies for urban development across fields will be set, and advanced urban development will be carried out toward the realization of the state of Tokyo to aim for.



<Fig. 2> Urban Structure at Wide Area Level



<Fig.3> Four Area Classifications and Two Engine Zones

<<Seven Strategies for Urban Development>>

1) Form a vigorous base that creates sustainable growth
2) Realize free exchange of people, goods and information
3) Build urban structure to cope with disaster risks and environmental issues
4) Provide living space for everyone
5) Realize highly convenient life and create communities with diversity
6) Build urban structure incorporating beautiful green and water of all four seasons
7) Creation of new attractions with art, culture and sports

(A taste of the future based on Strategy 1 – image)
A central part of the wards area where international business activities are carried out

(A taste of the future based on Strategy 2 – image)
Around the ward and the Tama areas, space and liveliness are created by reorganizing the road space