

District plans that designate redevelopment promotion districts

The district plan that designates redevelopment promotion districts is to integrate, and thus combine their characteristics of, the following conventional types of plans: Redevelopment District Plan that was established as a method to ensure the integrated improvement of urban infrastructures (e.g. roads) and buildings and the conversion of land use in under-used or unused land (e.g. former sites of factories, railway yards and port facilities) and to encourage efficient land use, improvement of urban functions, promotion of supply of residential floors, base development for regional revitalization; and Residential Area High-level Use Area Plan that was established in order to encourage the development of good mid-high rise urban residential areas in cases of integral conversion of land use into urban residential areas or reconstruction of old housing complexes in farmlands, under-used or unused land within residential districts.

In terms of redevelopment promotion districts, basic policies on land use, locations and sizes of major public facilities (e.g. roads and parks) as well as matters to be decided in district plans (e.g. policies for improvement, development and preservation in said districts) are to be decided.

Also, as for buildings that meet the requirements of the district development plans in redevelopment promotion districts, they may go beyond the general regulations if a specified administrative agency find them as not causing hindrance to traffic, safety, disaster prevention and public sanitation in terms of their FAR, building coverage, restrictions on building use and height.

In addition, although municipalities are to make decisions on district plans, TMG is, as an exception, to decide district plans for designating redevelopment promotion districts that exceed 3 ha in the 23 wards of Tokyo. As of March 31, 2013, 62 districts in the ward area and 6 in Tama area have been designated in city plans.