

## **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 make a decision after hearing the opinions of the municipalities concerned, upon the deliberation of Prefectural City Planning Councils, in certain cases, obtaining permission of the Minister of MLIT. As for other plans, municipalities are to decide after consulting with the prefectural governor (or obtaining his/her permission in the case of municipalities other than cities) upon the deliberation of Prefectural City Planning Councils.

### List of City Planning Decisions

Type of city planning		Decision by TMG			Decision by municipalities			
		Ⓒrequires permission of the Ministers			(Consultation with the Prefectural Governor)			
		Wards, Area	Tama	Island areas		Only Wards Area planning to be decided by TMG	Island areas	
Policies for improvement, development, and conservation of city planning areas		Ⓒ		Ⓒ				
Area classification (urbanization promotion & urbanization control areas)		Ⓒ		Ⓒ				
red development	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				○	o(More than 1 ha)	○	
	Special urban renaissance districts	Ⓒ		Ⓒ				
	Specified disaster prevention block improvement zones				○		○	
	Fire prevention & quasi-fire prevention districts				○		○	
	Landscape districts				○		○	
	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 ○ Major ports	○ Ports other than major ones		○ Ports other than major ones	
	Special historic natural features conservation zones	Ⓒ		Ⓒ				
	Category 1 & 2 Special 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)	○		○	
	Greening areas				○		○	
	(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	○		○					
Promotion areas	Urban redevelopment promotion areas				○		○	
	Land readjustment promotion areas				○		○	
	Residential-block development 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	○		○			
	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		
			◎ the requirement for permission of the Ministers		(Consultation with the Prefectural Governor)		
			Wards, Tama Area	Island areas		Only Wards 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			○		○
	Water supply facilities	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 facility	◎	◎			
		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 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 or prefectures)	○		○
	New urban infrastructure projects	○	○		
	Residential blocks development projects	○ (Those of more than 20 ha to be executed by the State or prefectures)	○		○
	Disaster prevention block improvement projects	○ (Those of more than 3 ha to be executed by the State 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 a 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)			○	○ (More than 3 ha)
	(Those set forth development improvement promotion districts)			○	○
	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			○	○	

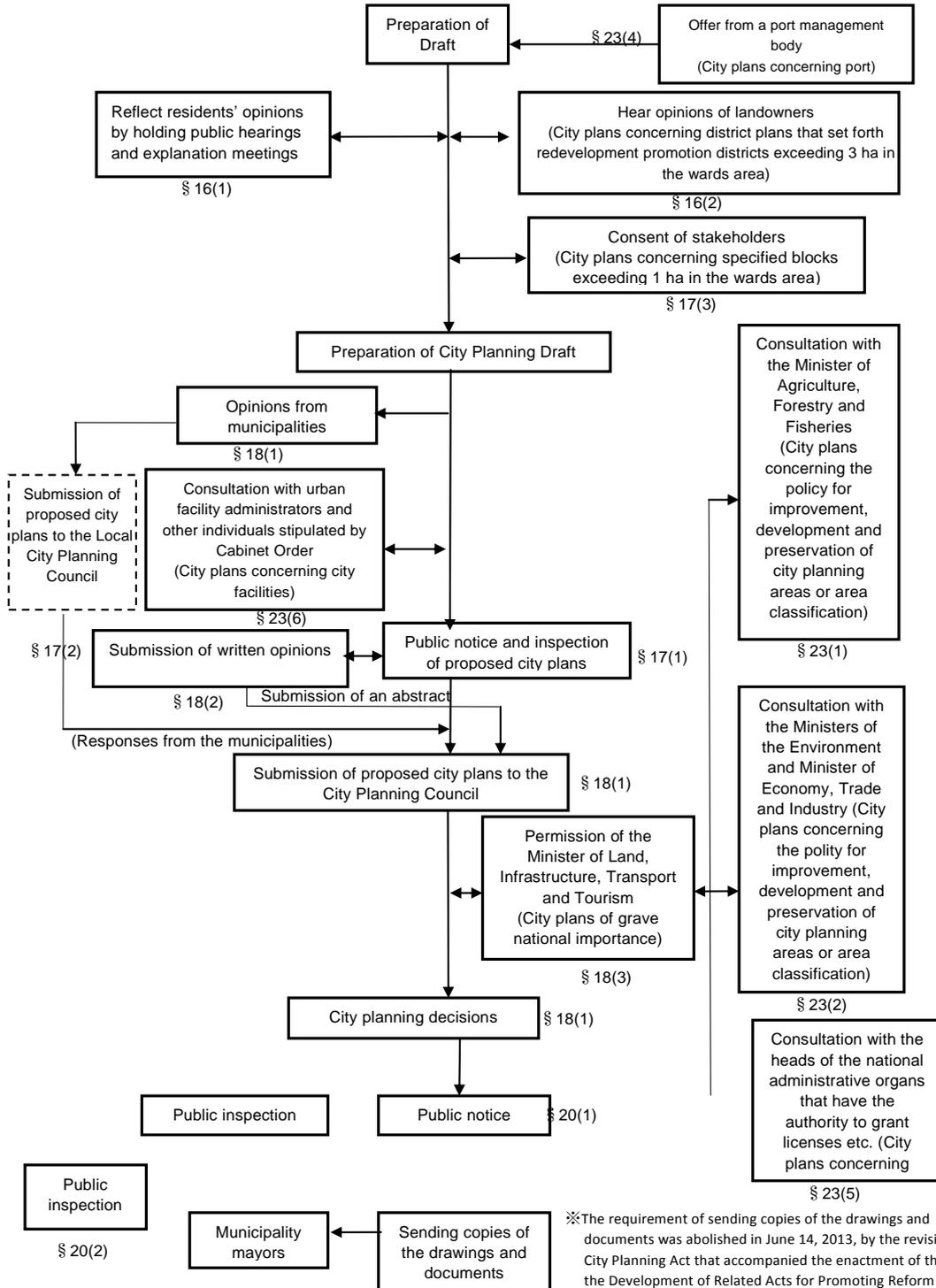
(Note 1) Along with the enforcement of the "Act on the Development of Related Acts for Promoting Reform with the Aim of Increasing the Autonomy and Independence of Local Authorities," the partial revision of the City Planning Act came into effect in August 2, 2011. This revision abolished the requirement of consultation with the Ministers to obtain his/her permission concerning certain city plans decided by prefectures and replaced the requirement of obtaining permission of the governor concerning city plans decided by municipalities with that of consultation.

Also, the partial revisions of the City Planning Act and the City Development Plan under the City Planning Act came into force on April 1, 2012, which transferred the decision-making power on certain city plans from prefectures to municipalities.

(Note 2) As for certain items of district plans, there is no requirement of consultation with the governor (13 of the Enforcement Order of the City Planning Act).

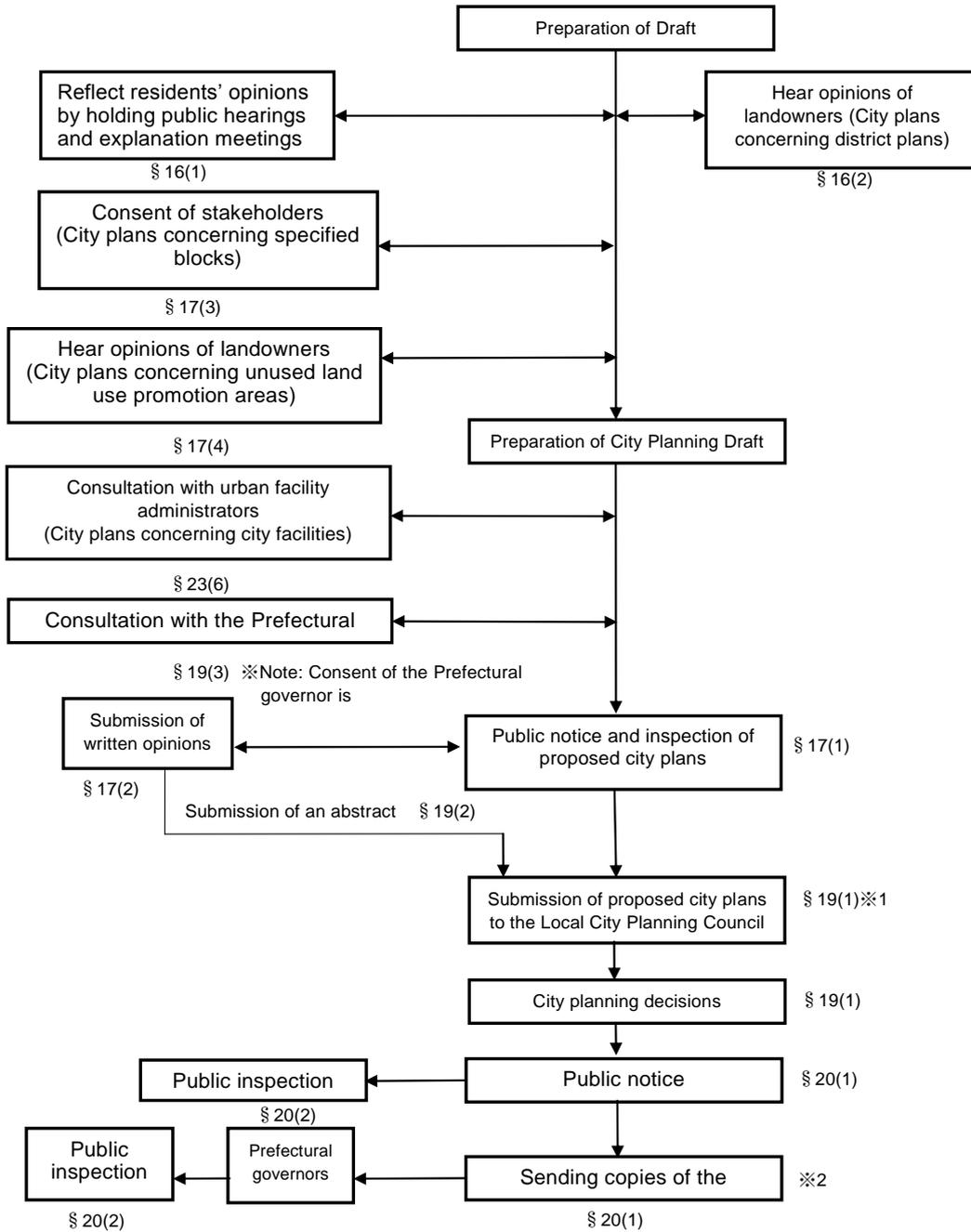
City plans are closely connected with local residents; therefore, it is necessary to formulate city plans with which residents are satisfied, ensuring adequate reflection of residents' opinions. In this regard, when drawing up a city plan, municipalities are to hold local explanation meetings and public 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.

**Decision procedure for city planning (City plans formulated by TMG)**



※The requirement of sending copies of the drawings and documents was abolished in June 14, 2013, by the revision of the City Planning Act that accompanied the enactment of the "Act on the Development of Related Acts for Promoting Reform with the Aim of Increasing the Autonomy and Independence of Local Authorities (the third omnibus bill)" (No. 44, 2013)

**Decision procedure for city planning (City plans formulated by municipalities)**



※1 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)).

※2 The requirement of sending copies of the drawings and documents was abolished in June 14, 2013, by the revision of the City Planning Act that accompanied the enactment of the "Act on the Development of Related Acts for Promoting Reform with the Aim of Increasing the Autonomy and Independence of Local Authorities (the third omnibus bill)" (No. 44, 2013)

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 public participation activities in local city plans.