

A STUDY ON THE PIONEERING PRACTICE ON CERTIFIED LOCAL RULES AND PLANS BY LOCAL CITIZENS

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[SYNOPSIS]

Urban planning legislations in Japan have evolved based on Town Planning Act and Building Standards Law. And recently, the Landscape Act and other various kinds of ordinances that reflect local contexts have been dealt with by local municipalities. These are very complicated systems. However, when we see them from local practical point of view, we may say that we can realize better environment if we manage these tools positively and cleverly. Yokohama Machizukuri Promotion Ordinance formulated in 2005 is a pioneering ordinance that should have activated these management processes. In this research, we picked up eleven certified Machizukuri Rules that have more than one year practice. Certified Machizukuri Plans are analyzed briefly as well.

In chapter one, characteristics of this ordinance are analyzed and discussed. Chapter two explains background of each Machizukuri Rules and contents of them. Chapter three is the main topic. By a questionnaire survey and some interviews, real practices of these rules are clarified and examined. Main conclusions are as follows; 1) Through certification process, private-based non-ststutory former rules have rationalized and familiarized among local citizens because certified rules is no longer private one. 2) It is also important that these processes are shared among city clerks and representatives from the local areas who are the leaders of each area. 3) By certification, local rules have got effective power because every planning applicant should negotiate for the adjustability to the rules before submitting planning application officially. Chapter four evaluates these conclusions.

In chapter five, formation patters of Machizukuri Plans are discussed briefly. Finally in chapter six, reform of Japanese planning system based on the evolution of this researched ordinance is discussed.