

A Study on the Re-Structuring Policy of the Land Use Control System for
Creating Better Urban Housing Areas of the Mature Society in Japan
—Focusing on the Possibility of Introducing Planning Permission System—

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[SYNOPSIS]

The purpose of this research is to study on the re-structuring policy of the land use control system in order to create better urban housing areas of the mature society in Japan, focusing on the possibility of introducing planning permission system, by conducting international comparative surveys on the practices of land use control in Japan, the United States and the United Kingdom. As for Japan, the limitation of the current land use system was clarified by studying on the practices concerning new demands for mixed-land use and their related problems, neighborhood disputes arising from mixed-land use, special use permits of the Building Standards Law, administrative guidance based on local ordinances. As for the U.S., studies on the operation the conditional use permit system were conducted with the cases in San Francisco, Saint Paul and New York. As for the U.K., a London's case study on the planning permission was conducted focusing on the specific conditions associated with the permission. The results of this research clarified the following issues. The current land use control system in Japan is an inflexible system which defines a binary decision of "permitted" or "denied" use with each use zone, and thus it cannot promote the positive effects of mixed use or cannot implement the mitigation measures by evaluating the negative impacts of mixed use. In the U.S. and the U.K., the planning permission review systems involve both the expert-judgments by planners and the democratic governance considering neighborhood opinions and then the planning permissions are issued with the conditions which help implementation of the mitigation measures. It is desirable that Japan will introduce the similar planning permission system which incorporates both expert judgments and democratic governance.