

A STUDY ON THE USE OF DEVELOPMENT PERMIT SYSTEM OF
ENACTED STANDARD BY LANDSCAPE PLAN
—A case study approach utilizing the Ordinance of Development Permission
Standard for Landscape and Ordinance 3411—

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[SYNOPSIS]

In this study, we focus that the development permit system (the Ordinance of Development Permission Standard for Landscape and Ordinance 3411) has been operated for landscape management method. We clarify through the case study in Obuse town (Ordinance 3411) and three Cities (Ordinance of Development Permission Standard for Landscape). As a result, we find the followings.

- Obuse Town leads the development to consider the landscape by Ordinance 3411. In this approach, the main theme of the discussion is the demarcation of the area to guide development. In addition it was checked that the provision for form and design of building has been effectiveness. There is a issue for the provisions on greening of building lots.
- Yokohama City, Ritto City and Iida City have enacted ordinance of development permission standard for landscape. These technical standards are set up to ensure the quality of landscape. In Yokohama City, there is a certain effect to limit the height of the retaining wall. In Ritto City, Landscape Plan was enacted the discretionary standard. Iida City enacted regulation for protection and planting in designated area by Green Fundamental Plan in Ordinance of Development Permission Standard for Landscape. However, there are issues in these case studies.

In this study, we have proposed the way of Development Permit System for landscape management method through these knowledge.