

Study on Practical Application Process of District Planning
System in Urbanization Control Area after the Reform for
Local Sovereignty in 2011

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[SYNOPSIS]

In the urbanization control area, development activities are basically regulated by City Planning Law. But new development activities are permitted in the designated area that the municipality decides a district plan, therefore individual development activities may have caused urban sprawl.

In the process that the municipality decides a district plan, the involvement of prefectural government was changed to consultation from agreement by the reform for local sovereignty.

This paper clarifies actual condition and problems of district plan system in urbanization control area after the reform for local sovereignty in 2011 focusing on Tokyo, Osaka and Nagoya metropolitan areas.

By analyze data and interview surveys, the practical application process and guidelines of prefectural government as to district plan system in urbanization control area did not change anything after the reform for local sovereignty. Guidelines of prefectural government have influenced the practical application process of municipalities.

Guidelines by prefectural government that mention clearly about the acceptable location for land use control in view of regional scale are important tool against urban sprawl. In addition, it is necessary to strengthen administrative power of prefectural government at least as to development permission system in urbanization control area towards the depopulation age.