

## Summary of Development Permits

### ◆ Applicable ordinance

Article 47 (or Article 48) of the “Ordinance on the Protection and Restoration of Natural Environments in Tokyo”

#### 1. Acts that require a development permit

##### ● Applicable acts

Applicable acts are those stipulated in the Ordinance, such as construction of buildings or other structures, or housing, in lands containing natural areas\* of a certain size.

\*A “natural area” refers to forested land, grassland, farmland, ponds, marshes or other land in a similar state. Whether a tract of land qualifies as a “natural area” is to be determined by field surveys.

\*A “certain size” refers to the following conditions: (I) one-third or more of the total area slated for a development act is a natural area, or (II) land contains a tract of natural area that totals 1,000 square meters or more.

1. Acts for the construction (new construction, renovations, or additions) of buildings or other structures (with the exception of acts that apply in 2 to 7 below).
2. Acts for housing
3. Acts for the construction of golf courses, athletic fields, and similar outdoor athletic facilities
4. Acts for the construction of amusement parks or similar outdoor recreation facilities
5. Acts for construction of roads (roads refer to those stipulated in Article 2(1)(a) of the Road Traffic Act)
6. Acts for the construction of parking lots, material storage places, or workplaces
7. Acts for the construction of cemeteries (cemeteries refer to those stipulated in

Article 2(5) of the Graveyards and Burials Act)

8. Mining of minerals or quarrying of earth or rock
9. Reclaiming or filling of land by earth and sand or similar (materials used for land reclamation and filling, excluding waste stipulated in Article 2(1) of the Waste Management and Public Cleansing Act) (with the exception of acts that apply in 1 to 8 apply)

- Applicable size

An area of 3,000 square meters or more for a type A area, \* and an area of 1,000 square meters or more for type B area.

A \*type A area” primarily refers to urbanized areas (excluding scenic zones), while a “type B area” mainly refers to scenic zones and urbanization control areas, the details of which are stipulated in the Enforcement Ordinance.

In cases where an act requires a development permit, and the area slated for the act exceeds 30,000 square meters, or the governor deems it necessary, it becomes necessary to seek the approval of Tokyo Nature Conservation Council for the relevant plan.

Note: even in cases where the conditions above apply, there are acts that are deemed not applicable under the ordinance. Please contact the offices available to find out if the regulations above apply to acts in the particular plan.