

Glossary

- **Agricultural Land Zone**
a zone within an Agricultural Promotion Area that should be used as agricultural land
- **Agricultural Promotion Area**
an area of land where integrated promotion of agriculture is recognized as appropriate in due consideration of natural, economic and social conditions, and that meets the following conditions;
 - (i) there is a considerable size of land that should be utilized as agricultural land under the natural conditions and from the usage trends of land in the area;
 - (ii) it is certain that its agricultural productivity will increase and its other agricultural management will modernize according to the current status and future prospect of the basic conditions concerning an agricultural workforce and other agricultural management of the area; and
 - (iii) it is recognized as appropriate that agricultural use of land in the area will be advanced from the perspective of rational use of national land resources
- **Area Classification**
classification between Urbanization Promotion Areas and Urbanization Control Areas for the purpose of preventing unregulated urbanization and promoting planned urbanization in City Planning Areas
- **“Building”**
a structure attached to the land that have a roof and pillars or walls
- **City Plan**
a plan concerning land use, improvement of urban facilities, and urban development projects for the sake of promoting the sound development and orderly improvement of cities
- **City Planning Area**
an area in cities, or in applicable town and village central urban areas that meet conditions for population, number of employed individuals and other matters stipulated by Cabinet Order, that require integrated urban improvement, development and preservation in due consideration of natural and social conditions and the current situations and shifts in population, land use, traffic volume and other matters stipulated by Order of the Ministry of Land, Infrastructure, Transport and Tourism
- **city planning master plan**
a basic policy concerning city planning based on each municipality’s basic plans for construction stipulated upon the deliberation of the municipal

assemblies and the policy for improvement, development and preservation of City Planning Areas

- **Cooperative Core Urban Region**
an urban region that is formed from a Designated Large City or Core City of which ratio of daytime to nighttime population is around one or over and neighbor municipalities that have social and economical unity with the city
- **Core City**
a city with 200,000 people and designated by Cabinet Order based on the city's request
- **Designated Large City**
a city with 500,000 people and designated by Cabinet Order
- **"Development Activity"**
altering the lots, shape, or quality of land to make it available mainly for the construction of buildings or special structures
- **Districts and Zones**
districts, zones or blocks listed for City Plans in the items of paragraph (1), Article 10-2 of the City Planning Act
- **Landscape Administration Body**
the relevant Designated Large City, for the areas of a Designated Large City; the relevant Core City, for the areas of a Core City; or the relevant prefecture, for other areas; however, the relevant municipality, for the areas of a municipality other than a Designated Large City or Core City, which handles any of duties prescribed in Section 1 to Section 4 of Chapter II, Chapter IV, and Chapter V of the Landscape Act
- **Landscape Plan**
a plan for the formation of a good landscape for an area of land (including water surface) that falls under any of the categories listed below in an urban area, rural area or other populated area or settlement, and in any area that integrally forms a landscape together with these:
 - (i) an area of land where it is found that an existing good landscape needs to be preserved;
 - (ii) an area of land where, based on the nature, history, culture, etc., of the community, it is found that a landscape that suits the characteristics of the community needs to be formed;
 - (iii) an area of land that is a center of inter-community exchange, where it is found that a landscape that contributes to promoting such exchange needs to be formed;
 - (iv) an area of land where a project for the development of urban residential land or the construction or improvement of a "Building" or its site will be

or has been carried out, where it is found that a new good landscape needs to be created; or

(v) an area of land where an undesirable landscape is likely to be formed, judging from the trends of local land use, etc.

- Location Optimization Plan
a master plan that is established to optimize the location of houses and urban function promotion facilities, such as medical, social welfare, commercial facilities
- Non-Zoned Area
an area where is designated as a City Planning Area, but Area Classification is not applied
- owner unknown land
land whose owner or owner's whereabouts is not identified instantly from a real estate register
- Settlement and Independence Region
a region that is formed from a core city and neighbor municipalities for the purpose of providing necessary life function as a unit
- Special Wards
23 municipalities in Tokyo, which are special local public entities that have been designed to meet the distinctive needs of a large metropolis
- undesignated area
an area where is not covered by any laws
- Unzoned Agricultural Promotion Area
an area where is designated as an Agricultural Promotion Area but not as an Agricultural Land Zone
- Urbanization Control Area
an area where urbanization should be controlled
- Urbanization Promotion Area
an area where an urban area has already formed and an area where urbanization should be implemented preferentially and in a well-planned manner within approximately the next 10 years