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論文内容の要旨 (博士)

博士学位論文名	大都市圏の都市郊外部における土地利用整序のあり方に関する研究 —市街化調整区域の土地利用方針と市街化区域の低未利用地のあり方に着目して—
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(要旨 1,200 字程度)

本研究では、2000 年の都市計画法改正以降、大都市圏の自治体で運用されている開発許可制度と市街化調整区域（以下、調整区域）の土地利用方針との関係性に着目し、各自治体が策定している都市計画マスタープラン（以下、都市 MP）における調整区域の土地利用方針（以下、都市 MP 型）と都市 MP に依らない調整区域の土地利用方針（以下、補完型）の策定実態を把握し、その土地利用方針の内容と運用担保を整理するとともに、都市郊外部における市街化区域内の低未利用地を解消していくための課題や事業手法について明らかにした。さらに、土地利用方針の内容と運用担保において、計画策定や、条例制定だけではなく、変更・廃止を含めて土地利用整序に向けた調整区域の土地利用方針を想定し、策定過程から運用における課題や、留意点について明らかにすることを目的としている。

序章では、大都市圏の都市郊外部における土地利用整序の課題提起を行った。特に、調整区域の既存集落の保全や、活性化に資する施設の計画的な誘導、市街化区域からの市街地の滲みだしと市街化区域内の低未利用地の解消が必要とされながら、それに対応する十分な対策が採られていないと指摘する。また、関係性法令の整理や、本研究の位置づけ等を明らかにしている。

第 2 章では、調整区域の土地利用方針と開発許可制度の策定、運用状況を整理するとともに、考察を踏まえ、調整区域の土地利用方針の策定、運用パターンを整理する。また、そのパターン別に開発許可制度との関係性を整理し、課題について論じている。

第 3 章では、都市 MP 型として、開発許可制度の策定状況が高い千葉県と兵庫県を対象とし、補完型 14 基礎自治体を含め、土地利用方針の内容を整理し、立地誘導の内容や、場所指定方法及び実現化方策を整理・類型化し、開発許可制度の関係性を明らかにした。次に、4 市（地区）を事例に、開発許可状況から運用実態を踏まえ、土地利用方針との関係性を検証し、その運用効果等について言及した。

第 4 章では、基盤整備未着手地区の事業進捗状況から未着手地区となった要因を把握し、その上で、各地区の対応方針や、現在検討している方向性と事業手法を把握した。次に、愛知県の暫定用途地区を対象に、宅地化進行の要因を分析するため、重回帰分析を用いて明らかにした。その結果を踏まえ、宅地化進行の課題や、暫定用途地区のあり方を検証するため、宅地化進行の経緯や実態に違いが見受けられる 4 地区を選定し、ヒアリング、現地調査や、資料収集の分析を行った。また、未着手地区の解消に向けた事業手法の妥当性から、今後の土地利用の方向性を示し、暫定用途地区制度を総括した。

第 5 章では、第 3 章を踏まえ、加古川市を対象として、現地調査や、開発許可データ等から定性的・定量的に現況を把握するとともに、特別指定区域地区の指定状況や、地区毎の許可実績等から運用実態を分析し、運用を支えるまちづくり協議会について検証を行った。また、指定地区では、田園まちづくり計画を策定しており、その運用効果を検証するため、計画内容の変更に基づき、その変更内容や、運用実態を通じて課題と効果を総括した。

第 6 章では、上記の実証調査から結論を導き出し、大都市圏の都市郊外部における土地利用整序を見据えた土地利用規制や、誘導施策のあり方及び広域自治体の役割等に対して提言を行った。

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Abstract (Doctor)

Title of Thesis	A Study on Land Use Planning in Urban Suburbs of Metropolitan Area --Focusing on Planning Issues on Land Use Guidance of Urbanization Control Area and Unused Land in Urbanization Promotion area--
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Approx. 800 words

This study focused on the relation between the development permission systems operated by municipalities in the metropolitan areas in Japan after the amendment of the City Planning Law in 2000 and the land-use policies for urbanization control areas (Control Areas) in the municipalities. I studied the formulation of the land-use policy for Control Areas based on the Urban Planning Master Plan (Urban MP) (Urban MP policy) of each municipality and those not based on Urban MPs (Complementary policy), clarified the contents of the land-use policies and the legislative measures for them and revealed issues and project methods for reducing underutilized and unutilized land within urbanization promotion areas in suburban areas. Concerning land-use policies and legislative measures, I further intended to clarify issues and considerations for the operation of land-use policies for Control areas in the process of plan formulation, considering not only plan formulation and ordinance enactment but also land-use policies for Control areas intended for land-use organization including the modification or abolishment of development permission systems and the policies.

In the Introduction, this study presented issues for land-use organization in suburban metropolitan areas. Especially, it was pointed out that enough measures have not been taken for the conservation of the existing villages in Control Areas, for the planned location management for facilities which could vitalize the areas and for the reduction of urban area effusion out of the urbanization promotion areas and that of underutilized and unutilized land in the areas, although they had been thought to be necessary. This study also clarified the necessity of reorganizing related laws and the significance of this study.

In Chapter 2, this study clarified the situation of formulation and operation of land-use policies for Control Areas and development permission systems and, following my discussion on it, clarified patterns of the formulation and operation of the policies. Furthermore, the relation between the policy and the permission system in each pattern was clarified and some related issues were argued.

In Chapter 3, this study sorted the contents of land-use policies of Chiba Prefecture and Hyogo Prefecture, which have Urban MP policies and well-established development permission systems, together with those of 14 basic municipalities having Complementary policies. This study then sorted and classified the contents, the methods of location designation and the measures for implementation of location management of the municipalities and clarified the relation between the policies and the development permission systems. Considering four cities (areas) as study cases, In addition, the relation between the permission systems and the policies, considering the situation of permitted developments and the actual operation of the permission systems, was investigated and the effects of the operation were argued.

In Chapter 4, this study studied areas where infrastructure development had not been started and clarified its reasons, based on the progress of the development projects for the areas. In addition, the project policy, the current course of development and project method for each area were studied and the reasons of progressing urbanization in provisional use districts in Aichi Prefecture were clarified through multiple regression analysis. Considering the result of the analysis, this study selected four areas which had different histories and situations of progressing urbanization to clarify the issues in progressing urbanization and the desirable forms of provisional use districts and then collected and analyzed materials through hearings and on-site investigation. In addition, the future course of land use, considering the validity of project methods for reducing areas with underdeveloped infrastructures were presented and the system of designating provisional use districts was summarized.

In Chapter 5, following Chapter 3 this study studied qualitatively and quantitatively the current situation of operating the land-use policy and development permission in Kakogawa City through on-site investigation and the data of development permission, analyzed the present situation of operating the policy considering the designation of Special Designated Zones and the permitted developments in each area and also studied community planning associations, which support the operation. In addition, while Rural Community Plans were formulated in the Special Designated Zones, this study studied the modifications of the plans and the current situation of their operation to clarify the issues and effects of the operations.

In Chapter 6, obtaining results from the investigations described above, this study presented proposals for land-use regulations in view of land-use organization in suburban areas in the metropolitan areas, for policies of location management and for the roles of subnational governments.