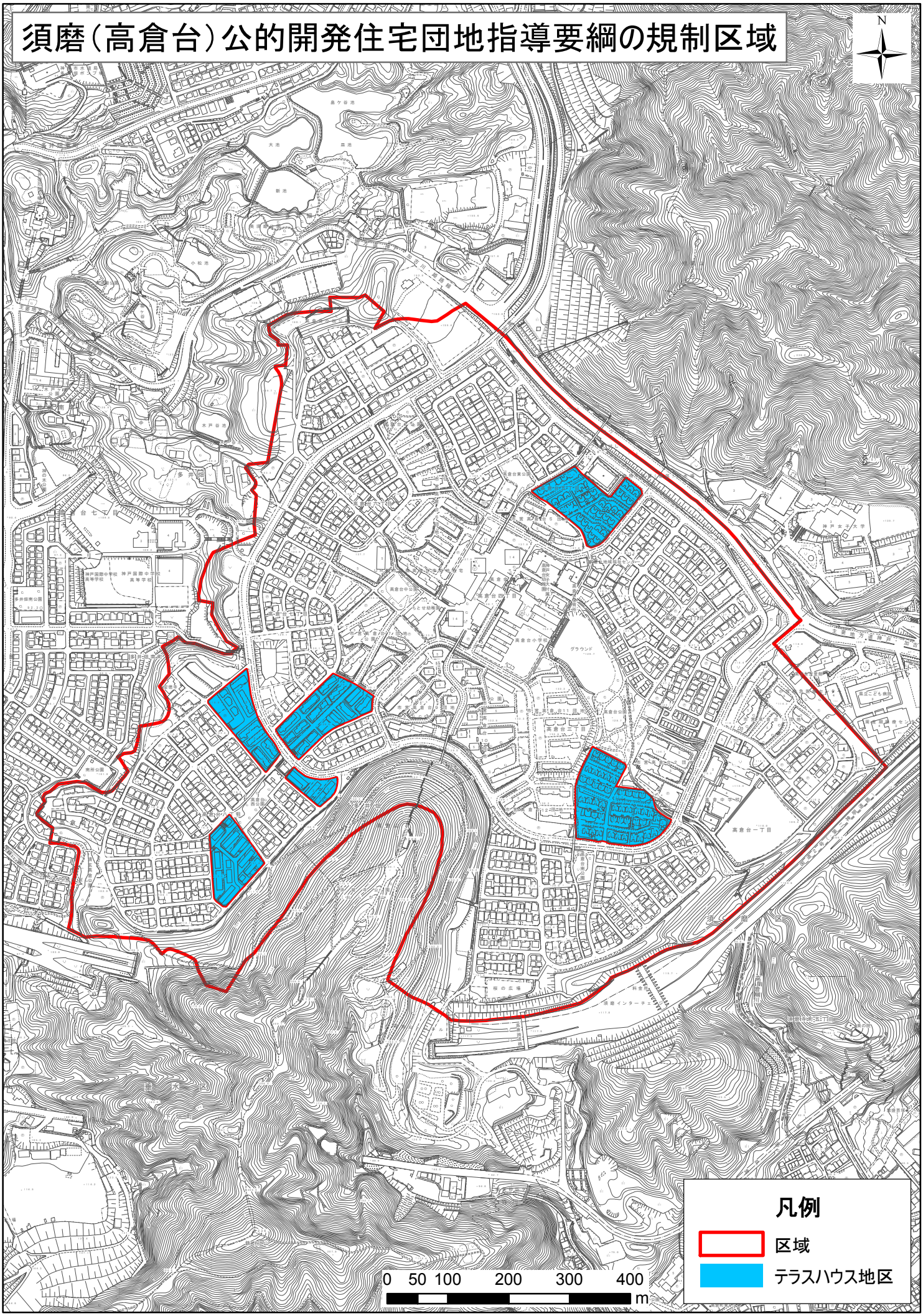須磨（高倉台）公的開発住宅団地指導要綱の規制区域