

Submission Form

At its 35th session (UNESCO Paris, 2011), the World Heritage Committee (Decision 35COM12D.7) “requested the World Heritage Centre, with the support of the Advisory Bodies, **to develop, for further consideration the proposal** contained in Document WHC-11/35.COM/12D [...] and to further **explore ways of recognising and rewarding best practice through a one-off initiative** at the closing event of the 40th anniversary of the World Heritage Convention (November 2012, Japan)...”.

States Parties to the World Heritage Convention are invited to participate in this initiative by proposing World Heritage properties in their country that they regard as an example of successful management and sustainable development.

In order to be eligible the site has to apply with the following criteria:

- The suggested site must be a property inscribed on the World Heritage List;
- Successful management and sustainable development has to be clearly demonstrated;
- Best practices are considered those that are tried, tested and applied in different situations and in a wider context;
- An overall good performance on all headings mentioned in the submission form, with an exemplary performance in at least one of the areas;
- An outstanding example of innovative management in dealing with one or more management challenges / issues that could offer lessons to other sites.

Each State Party may propose a maximum of two properties, preferably relating to one cultural and one natural site.

This form contains 9 topics for demonstrating best management practice – it is not necessary to comply with all of them but it would be appreciated if you could provide a comprehensive response to as many topics as possible. In your responses to the question, please provide all facts and figures to substantiate the answers, and describe the before and after situation of implementing the best practice intervention. The objective is to illustrate clearly why the example can qualify as a best practice and can be used as a source of inspiration for other World Heritage properties.

The topics are based on questions dealt with in the Periodic Reporting questionnaire.

Recognizing and rewarding best practice in management of World Heritage properties

State Party: Japan

Title proposed World Heritage property: Historic Monuments of Ancient Kyoto (Kyoto, Uji and Otsu Cities)

Brief description of the property:

Built in AD 794 on the model of the capitals of ancient China, Kyoto was the imperial capital of Japan from its foundation until the mid-nineteenth century. As the centre of Japanese culture for more than 1,000 years, Kyoto illustrates the development of Japanese wooden architecture, particularly religious architecture, and the art of Japanese gardens, which has influenced landscape gardening the world over.

Both Chinese culture and Buddhism were having a profound influence on Japan when the capital moved to Kyoto, then named Heian-kyo, in AD 794. Aristocratic society clustered around the imperial court for the four centuries of the Heian period (794-1192). By the end of this period, however, the military samurai class was growing in power, and civil war started in 1185. It led to the establishment of a samurai military regime at Kamakum, although the imperial court remained at Kyoto. The Sekisui-in at Kozan-ji is the best example of the residential architecture of this period, which ended in 1332 with the establishment of the Muromachi Shogunate. This period saw the building of large temples of the Rinzaï Zen sect, such as Temyu-ji, and the creation of Zen gardens, of which that at Saiho-ji is a representative example.

The Muromachi Shogunate reached its height at the end of the fourteenth century; this was reflected in buildings such as the villa of Shogun Ashikaga Yoshimitsu, which later became the Buddhist temple Rokuon-ji. Garden design was refined into pure art, as demonstrated by the garden of the abbot's residence at Ryoan-ji.

Much of Kyoto was destroyed in the Onin War (1467-77), but it was rebuilt by a new urban merchant class who replaced the aristocrats who had fled during the war.

The centre of power moved to Edo (present-day Tokyo), and in Kyoto the strong castle of Ngo-jo was built at the heart of the city.

The political stability of the late sixteenth century saw a new spirit of confidence among both merchants and the military, reflected in the opulence and boldness of the architecture; the Sanpo-in residential complex and garden at Daigo-jo are examples of this. The following century

saw Heian temples and shrines, such as Kiyomizudera, being restored in traditional style. During this period the supremacy of Kyoto as a centre of pilgrimage became established.

Please answer the questions below demonstrating the successful management and sustainable development of the World Heritage property and why it is an example of a best practice.

Topics for demonstrating best management practice:		Please indicate in this column why your World Heritage property is a best practice in relation to the topic:
1.	<p>Conservation:</p> <p><i>What innovative management practices or strategies are being applied in order to ensure the conservation of the Outstanding Universal Value (OUV) of the property (e.g. better resource management, restoration and rehabilitation, addressing various man-made or natural threats and challenges, etc.)?</i></p>	<p>“Historic Monuments of Ancient Kyoto” is one of the most typical World Heritage sites situated in urban context. Almost all of its component parts are surrounded by houses, office buildings and other city facilities. Thus, in order to conserve the Outstanding Universal Value of the site, protection of the inscribed properties themselves is not enough. Rather, wholistic approach is crucial. In this context, the local authority (Kyoto City) introduced comprehensive urban landscape control policy in 2007. It comprises 5 main elements and the support systems. To implement these measures in Kyoto City, a broad range of city planning and ordinance were changed. The 5 main elements are as follows, 1) building Height, 2) design of buildings, 3) surrounding scenery and vistaed view, 4) outdoor advertisements and, 5) historical streets.</p>
2.	<p>Local People:</p> <p><i>What exemplary practices are you using in order to effectively address the needs of local stakeholders within the management system for the property, and enable their full and active participation?</i></p>	<p>In Kyoto, local stakeholders involvement is achieved in two parallel ways; mutual communication between authorities and local populations, and effective scheme which supports bottom-up process for the management of the property and/or surrounding urban settings.</p> <p>Kyoto City has made enormous efforts through various channels including;</p> <ul style="list-style-type: none"> *Holding lecture courses for key stakeholders for creation of relevant townscapes *Establishment of a new scheme of local consultative meeting, which should be officially designated by the city mayor and have authority to set a plan on the policy of respective townscapes.

	Topics for demonstrating best management practice:	Please indicate in this column why your World Heritage property is a best practice in relation to the topic:
3.	<p>Legal framework:</p> <p><i>What special measures have you taken to ensure that the legal framework for the World Heritage site is effective in maintaining the OUV of the property?</i></p>	<p>In the complicated modern city, the wholistic landscape control scheme must cover many aspects. That's why the new landscape policy is connected to city planning, several ordinances of Kyoto City, and supporting systems, such as;</p> <p>City Planning: building height control districts, scenic districts, scenic landscape districts (revised) City Ordinance on the Preservation of Vistad Views (established) An ordinance requiring special permits for building exceeding heights controls (established) City Ordinances on the Betterment of Urban Landscapes (revised) City Ordinances on the Scenic Landscape Districts (revised) Ordinances on advertisements (revised) City Ordinances on the Preservation of Natural Scenery (revised)</p> <p>Such wholistic and combined approach would be a good example for many other WH sites in urban context concerning its usage of various existing and/or new legal tools in an integrated manner.</p>

Topics for demonstrating best management practice:	Please indicate in this column why your World Heritage property is a best practice in relation to the topic:
<p>4. Boundaries:</p> <p><i>What innovative ways of dealing with the boundaries of the property, including for management of the buffer zone do you have in place, to effectively to manage the site and protect its OUV?</i></p>	
<p>5. Sustainable finance:</p> <p><i>What effective strategies have you developed and implemented to assure adequate and sustainable financial resources for implementing the management measures required to maintain the site's OUV?</i></p>	
<p>6. Staffing training and development:</p> <p><i>What approaches and strategies have you developed and implemented to assure that the human resources are adequate to manage the World Heritage property?</i></p>	

	Topics for demonstrating best management practice:	Please indicate in this column why your World Heritage property is a best practice in relation to the topic:
7.	<p>Sustainable development:</p> <p><i>What are the effective mechanisms in place to ensure that resource use permitted in and around the World Heritage site is sustainable and does not impact negatively on OUV?</i></p>	<p>With the keyword “So that Kyoto will always remain Kyoto”, this new landscape policy is intended to bolster the Kyoto Brand, adding value and a positive effect to the economy. It would be useful in increasing residents and population for interaction, concentration of excellent human resources, investment growth in local industry, tourist industry, knowledge-based industry, etc. Not only because this new approach is based upon a long-term view, but also because its aim is wide-ranged, from conserving OUV of WH property to improving city life quality, it would be an advanced model of the conservation initiative in historic towns.</p> <p>Furthermore, as inseparable part of cultural aspect of Kyoto, intangible cultural heritage, including “Yamahoko, the float ceremony of the Kyoto Gion festival” (inscribed on the UNESCO Intangible Heritage List in 2009), is also integrated in the policy. Such integrated approach would offer lessons to other site.</p>
8.	<p>Education and interpretation programmes:</p> <p><i>How do the education, interpretation and awareness programmes you have developed and implemented significantly enhance the understanding of OUV of the site among stakeholders?</i></p>	

Topics for demonstrating best management practice:	Please indicate in this column why your World Heritage property is a best practice in relation to the topic:
<p>9. Tourism and interpretation:</p> <p><i>What innovative plans have you designed and successfully implemented to ensure that visitor management does not negatively impact on the maintenance of the property's OUV?</i></p>	
Additional comments:	
<p>For details, please refer to attached document (also available on a WEB site)</p> <p>http://www.city.kyoto.jp/koho/eng/index.html</p>	
Brief description/ summary of the best practice, including a statement on how it can be useful for other sites (max.600 words)	
<p>“Historic Monuments of Ancient Kyoto” is one of the most typical World Heritage sites situated in urban context. Although its component parts are limited to temples, shrines and a castle, it is quite crucial to protect its surrounding context as well as the property itself in an integrated manner, in order to transmit its Outstanding Universal Value to the future generations. In this context, while continuing activities to preserve the sites and monuments of the inscribed properties, the local authority (Kyoto city) introduced a new landscape policy in 2007.</p> <p>In the face of a society declining in population, and based upon understanding that the city has entered an age of city competition where each city appeals to its uniqueness to vie for allure as a city, the new policy is aimed to conserve and improve its landscape in order to</p>	

generate a new added value of enhancement to its city character and allure. It would result in increased residence and population for interaction, concentration of excellent human resources, investment growth in local industry, tourist industry, knowledge based industry, etc. Under this broader and long-term view, the new landscape controlling policy has been set in order to preserve its unique urban landscape.

The new landscape policy comprises 5 main elements and the support systems. To implement these measures in Kyoto City, a broad range of city planning and ordinance were changed. The 5 main elements are as follows, 1) building Height, 2) design of buildings, 3) surrounding scenery and vistaed view, 4) outdoor advertisements and, 5) historical streets. Furthermore, Kyoto city has kept continuing efforts to improve this wholistic scheme concerning better communication between relevant authorities and local populations, better design standard for new construction, and more efficient implementation.

This new scheme would be a “best practice” to other WH sites in urban context in many aspect, including:

- Integrated approach for conserving historic urban landscape;
- Using existing and/or new legal and institutional tools in one concept;
- Implementing public involvement in a huge modern city, and;
- Protecting surrounding context in connection with the OUV of the WH property.

In conclusion, “Historic Monuments of Ancient Kyoto” should be one of the best practices, because it would be an advanced case in the context of historic urban conservation against broad issues in the modern city, which could cause of irreversible damage of the Outstanding Universal Value of the World Heritage property.

Finally, please provide us, if possible, with up to ten images of the concerned World Heritage property that can be used free of rights in UNESCO publications (commercial and/or non-commercial), and on the UNESCO website. Please provide the name of the photographer and the caption along with the images (he/she will be credited for any use of the images).

Kyoto City Landscape Policy

Forming Timeless and Radiant Kyoto Landscapes
(September 2007~)



Kyoto City

Kyoto City Location and Population

Kyoto City is located west of central Japan, with a metropolitan population of 1.47 million people.

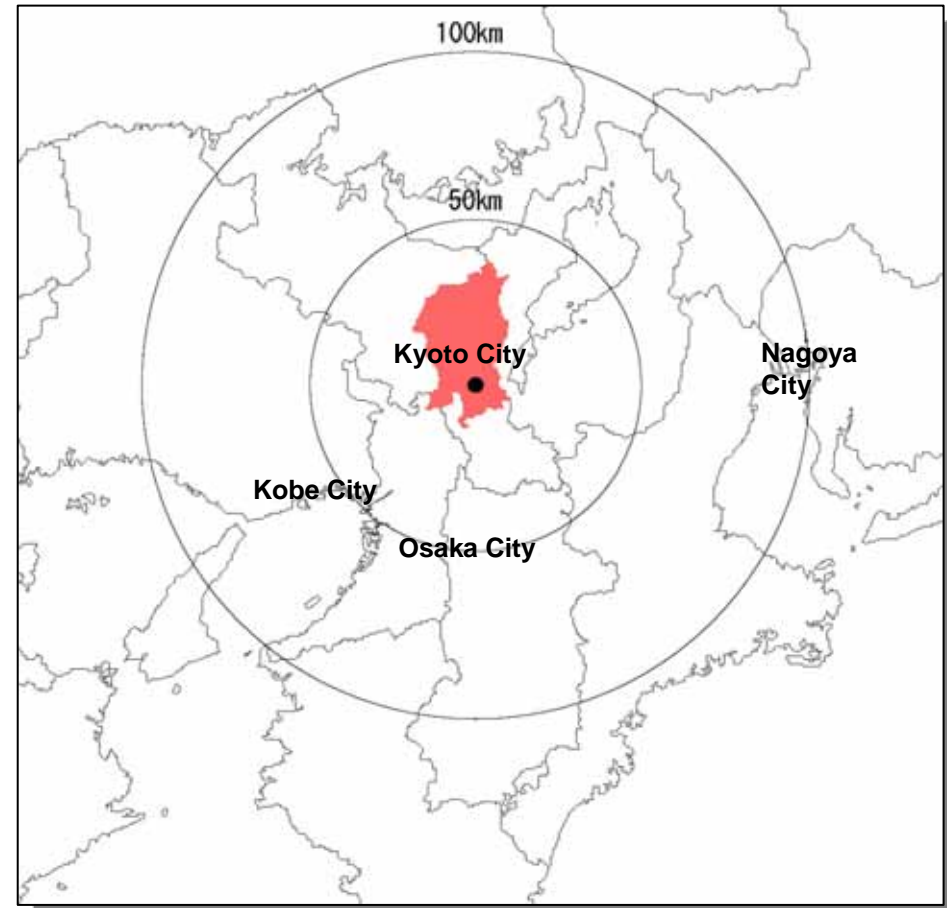
Population : 1,470,000

Area : 828 k m²

Kyoto City location map (widescale)

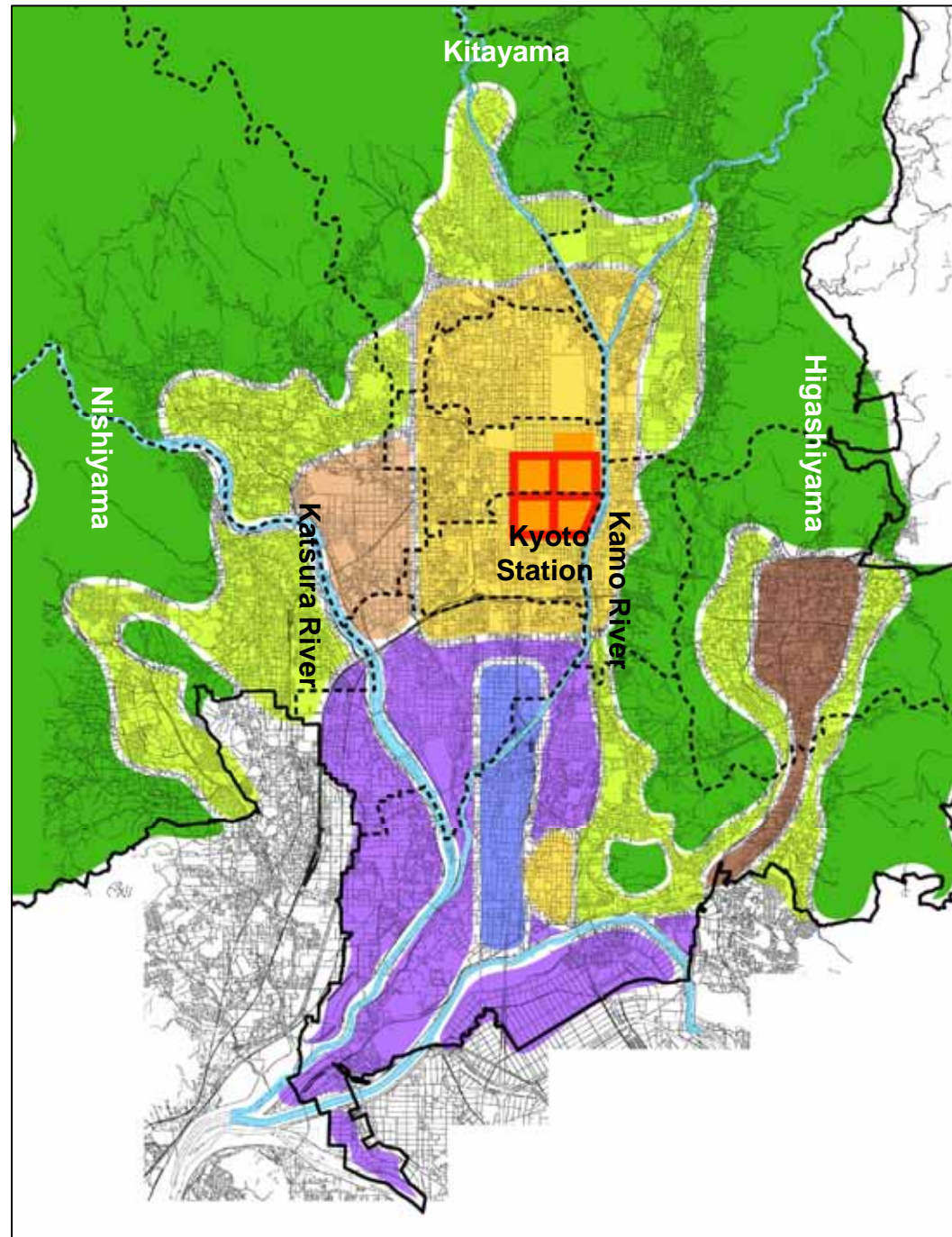


Kyoto City location map



Kyoto City Terrain

The Kyoto City terrain is a basin enclosed to the east, west and north by mountains (Higashiyama, Nishiyama, Kitayama), with two rivers to the north and south.



Kyoto, Historical City

Spanning approximately 1000 years as site of the Imperial Dignity, Kyoto is home to the Imperial Palace and many other historical edifices.



Kyoto's Beautiful Landscapes

Kyoto features a multitude of exquisite landscapes interweaving historical buildings with abundance scenes of nature.



Sagano (pasture)



Nijo Castle (World Heritage Site)



Yoshida Residence



Kamo River and Kitayama



Kiyomizudera Temple (World Heritage Site)

Timeline of Measures to Preserve Kyoto's Landscapes

Various measures were established in Kyoto City to protect these landscapes

1930 Scenic Landscape Districts designated (3,400ha 17,938ha at present)



Mid 1950's to 1960's Narabigaoka development issue Ancient Capitals Preservation Law in 1966

1964 Kyoto Tower issue

1967 Special preservation areas designated under the Ancient Capital Cities Preservation Law (117ha 2,861ha at present)



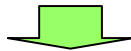
1972 City Ordinances on Urban Landscape established (nation's first)

· Aesthetic Landscape Districts · Large Scale Construction Restriction Zones

· Special Preservation and Improvement Districts (Gion Shimbashi, Sanneizaka)

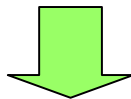
1975 Cultural Property Preservation Act revised (newly Preservation Districts for Groups of Historical Buildings)

1973 City Mostly under Height Zone (Center area up to 45m in height)



1991- 92 Report by Committee for Kyoto Town Development on Land Use and Landscape Measures

· Fundamental Concept for Northern Preservation, City Center Revitalization and Southern Creation

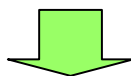


1993 New Kyoto Fundamental Plans

(Northern Preservation, Southern Creation, City Center Revitalization)

1995 City Ordinances on the Betterment of Urban Landscape established

1996 Landscape Restriction Districts expanded, Outdoor Advertisement Measures reinforced, Building Height Control reinforced



(Aesthetic Landscape Districts 932ha 1,804ha 1,956ha)

2003 3-Point Set Rule for Commercial-Residential Coexisted Districts Introduced

(City Center Building Height Control Districts reinforced, Special Use Districts designated, Aesthetic Landscape Districts Expanded)

Loss of Kyoto's Beautiful Landscape

Despite these efforts, beautiful landscapes have been lost.
The following societal changes are said to account for this.

Change in values and lifestyles

Economy and efficiency
driven motivations



Loss of Kyo-machiya and other historical buildings

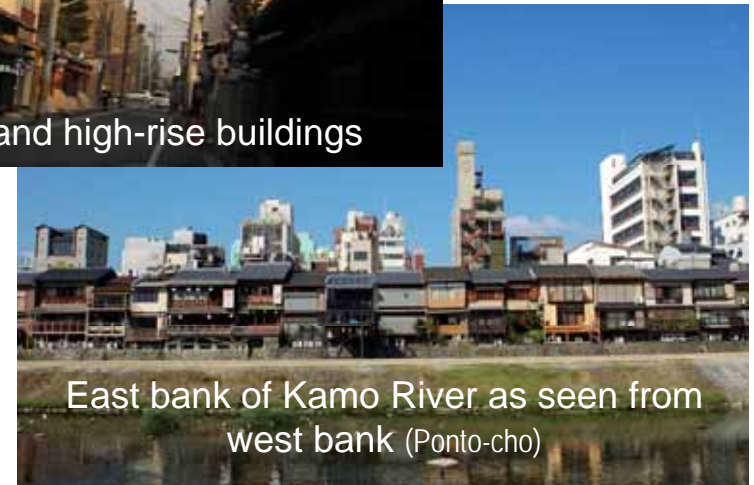
Construction projects maladapted to
surrounding cityscape

Loss of scenery and borrowed landscapes

Degradation of landscapes due to outdoor
advertisements



Machiya houses and high-rise buildings



East bank of Kamo River as seen from
west bank (Ponto-cho)



Outdoor
Advertisements



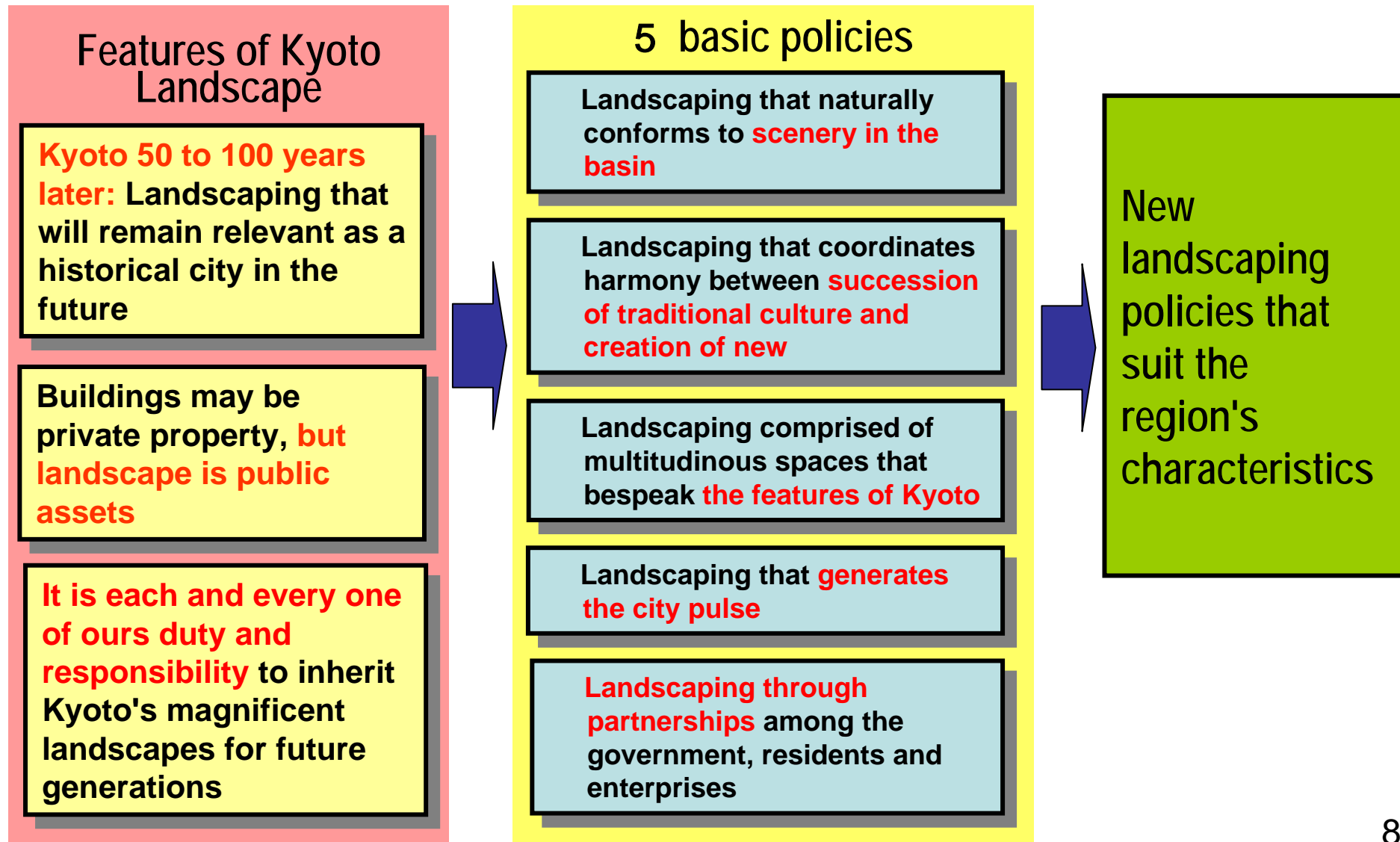
Apartment buildings near World Heritage Site
Kamigamo Shrine



Buildings visible behind a
historical park
(Shosei Garden)

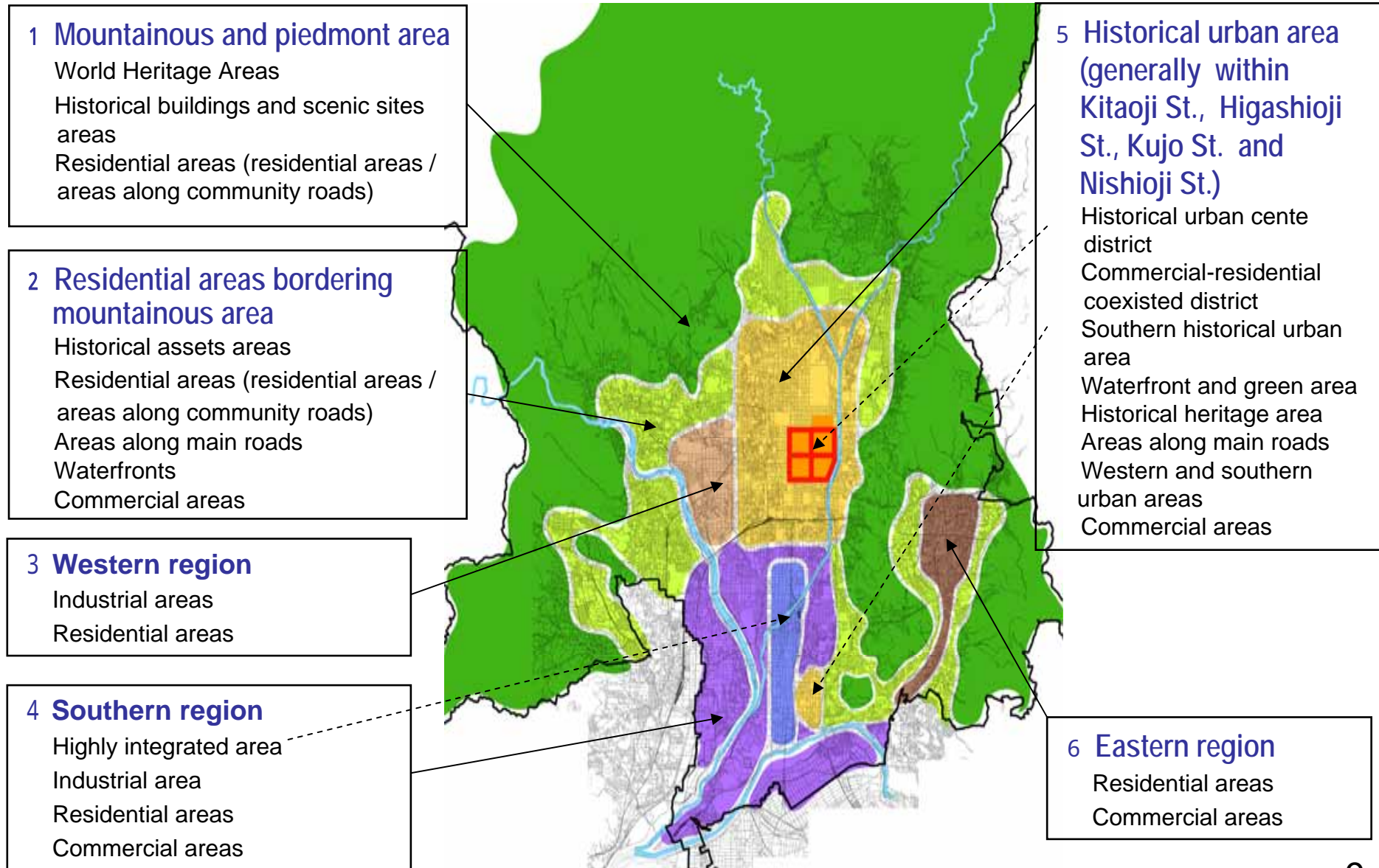
Fundamental Concept of Kyoto City Landscape Policy

To meet these challenges, 5 basic policies framed investigations into regulations and guidelines that suit the region's characteristics, leading to the implementation of the New Landscape Policy in September 2007.



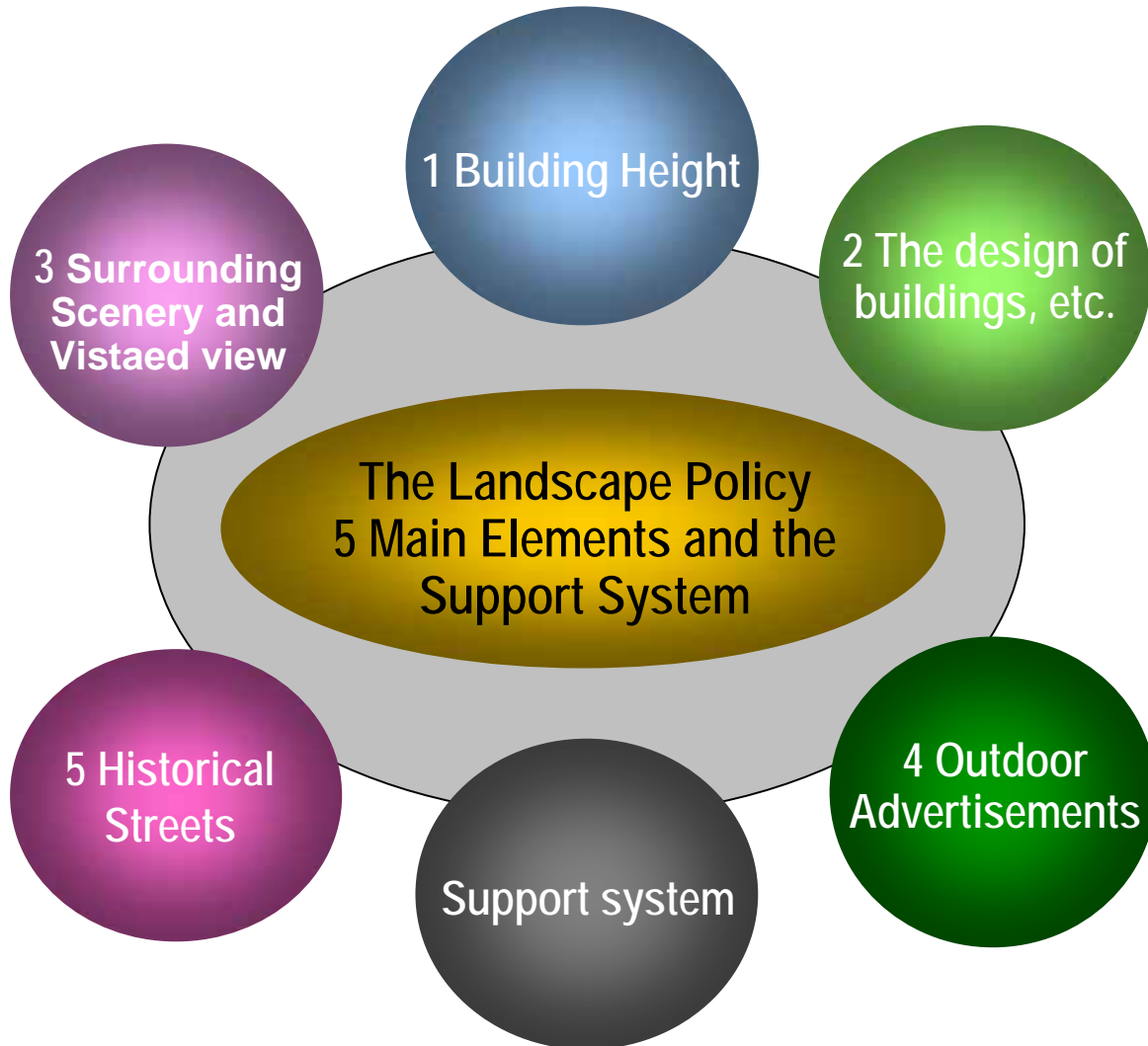
Landscape Policies Suited to Regional Characteristics (by region)

Fine-grained policies suited to regional characteristics.



Framework of Kyoto City Landscape Policy

The landscape policy comprise 5 main elements and the support systems. To implement these measures in Kyoto City, a broad range of city planning and ordinances were changed in 2007. The 5 main elements and the support systems are below.



Changes in City Planning

Building Height Control Districts /
Scenic Districts / Scenic Landscape
Districts

Established and Revised City Ordinances

< Established >

- City Ordinances on the Preservation of Vistad Views
- An ordinance requiring special permits for building exceeding height controls

< Revision >

- City Ordinances on the Betterment of Urban Landscapes
- City Ordinances on the Scenic Landscape Districts
- Ordinances on advertisements
- City Ordinances on the Preservation of Natural Scenery

Derivative and Supporting Measures

Projects that improve
historical cityscapes

Building Height (Building Height Control Districts)

The height of buildings is an important element that forms city landscape and environment. To this end, maximum heights have been lowered over a wide range while segmenting height controls according to the areas characteristics.

1 Building Height

Maximum heights have been lowered for Building Height Control Districts in Historical City Areas, Residential Areas in Mountain Foothills, and Industrial Areas

Heights lowered in 30% of urbanization areas (approximately 15,000ha)

(Formerly) 10m, 15m, 20m, 31m, 45m
(Currently) 10m, 12m, 15m, 20m, 25m, 31m

Framework basis for height over the entire city

Based a set height for buildings in the city center where business is centered. From the center, maximum heights are gradually lowered toward the foothills of the three mountain regions

Fine-grained regulations suiting characteristics of each area

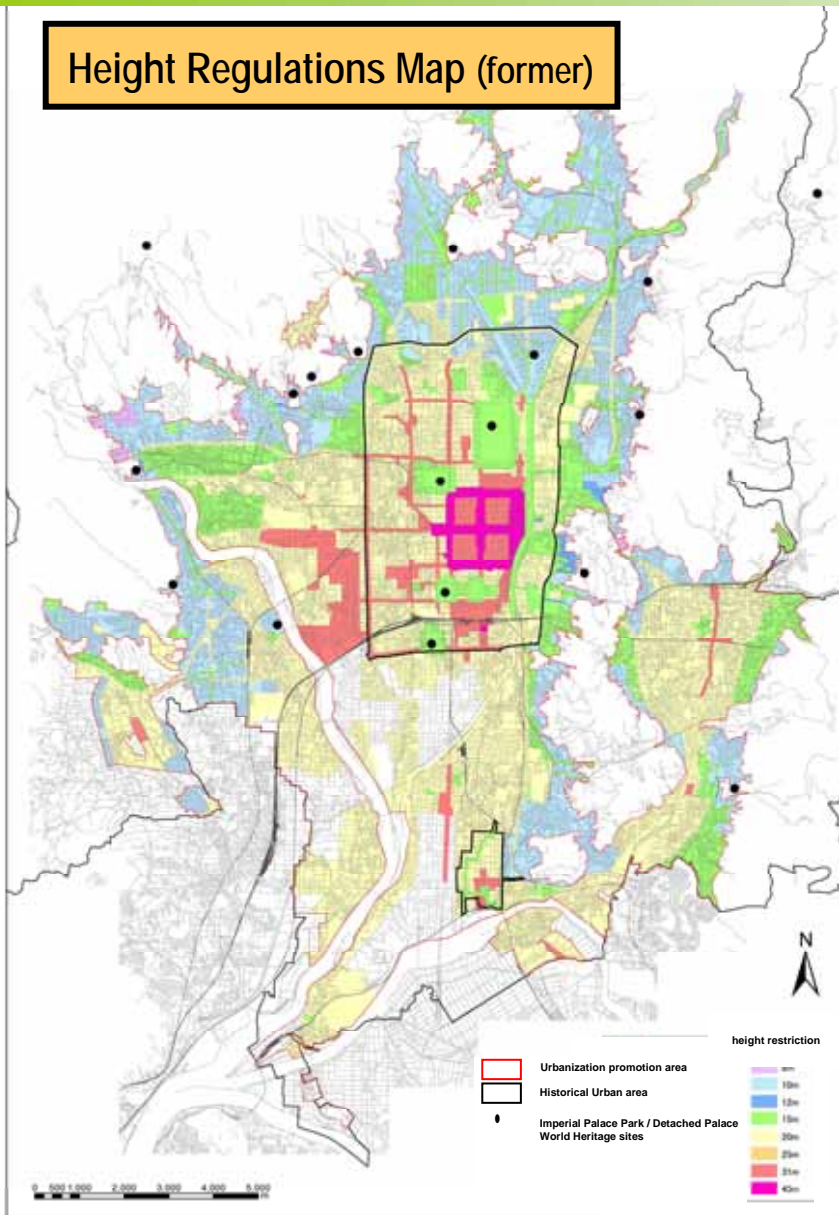
Attention to difference in height with adjacent areas

Consideration for both land use and scenery

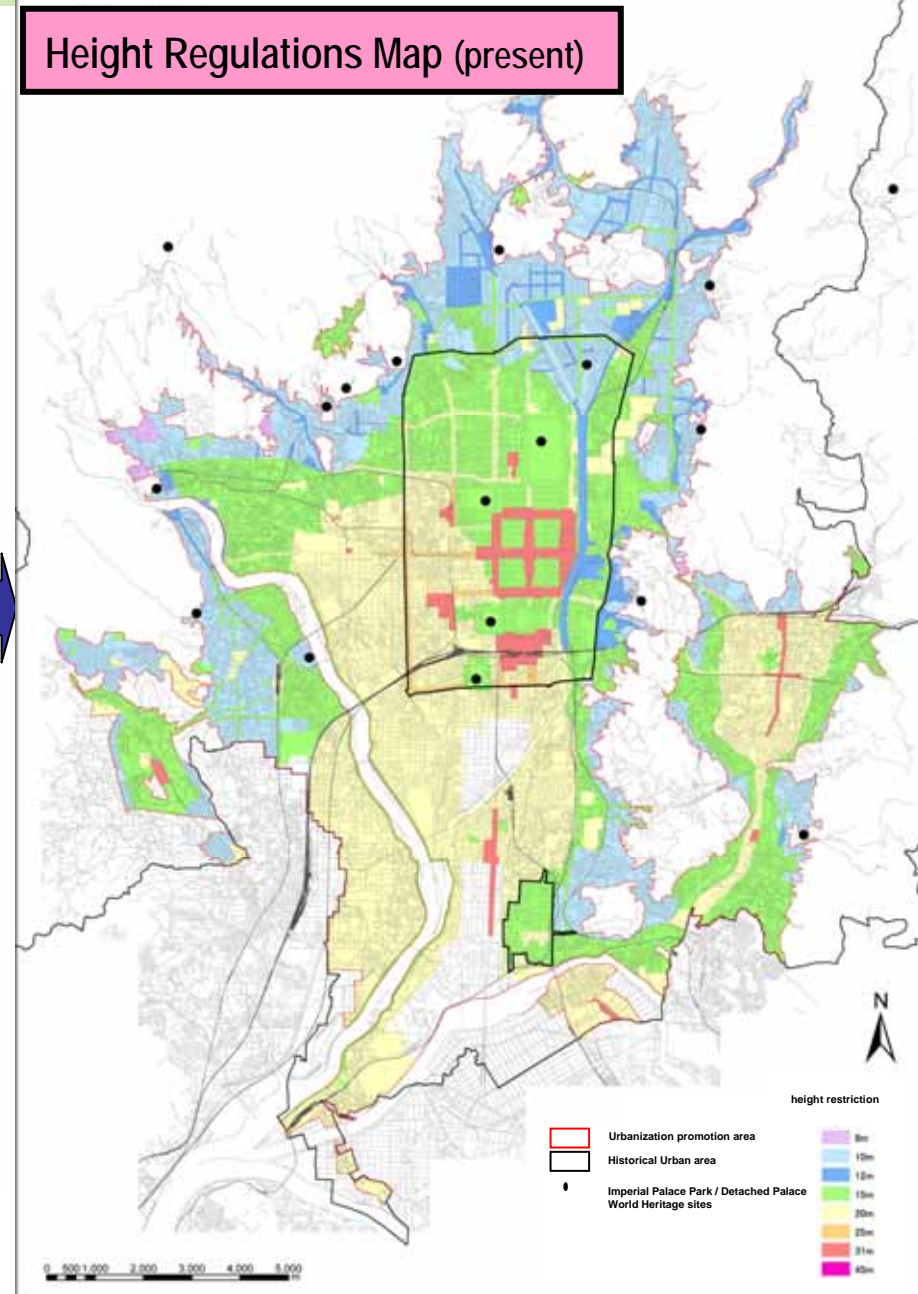


Building Height Control District Regulation Maps

Height Regulations Map (former)



Height Regulations Map (present)



Major Areas Where Maximum Heights Were Lowered (Historical Urban areas)

Maximum heights were lowered in nearly all areas of historical townscapes. Case in point is Kyo-machiya (Kyoto traditional townhouse) and the height of nearby buildings. This is a human scale urban space.

(Ex)

Centrally located artery roadside districts: 45m 31m

Commercial-residential coexisted districts: 31m 15m

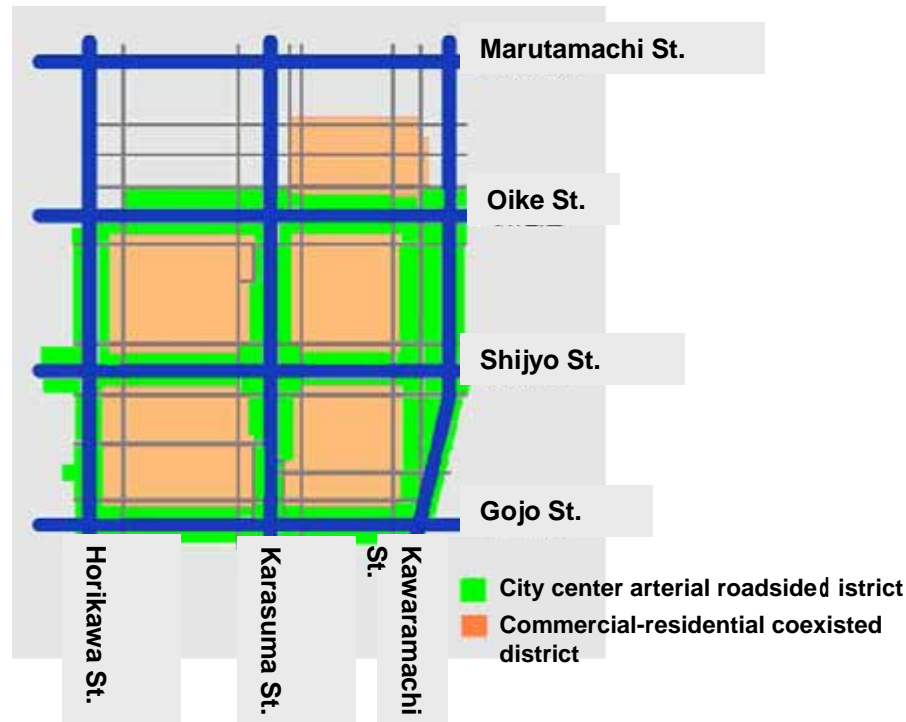
Other artery roadside areas, Kamo River, East Kamo area, Nishijin, etc.



Former regulation at 31m



Current regulation at 15m (continuity of townscape)



Kyo-machiya Urbanscape Features (A Human Scale Town)

In a historic town where rows of Kyo-machiya houses are built, deep relationships are fostered where life and livelihood thrive and traditional culture like Gion-Matsuri Festival are passed on. By restricting building heights, this kind of human scale towns continue to be passed on.



Gion-Matsuri Festival



Kyo-machiya



Jizo Bon
(A regional event for children)



Ro-ji
(An intimate alley in the neighborhood)



Hibukuro
(A kitchen with open ceiling
above in a Kyo-machiya
house)

Building Design Regulations

(Landscape District, Landscape Improvement Districts, Scenic Landscape Districts)

Building design (shape, materials, color, etc.) is an important element that forms scenery. To this end, regulation districts have been more broadly expanded than before while fine-grained design standards have been set in tune with regional characteristics.

2 Building Design



Landscape Districts Expanded 1,956ha 3,431ha (presently)

Aesthetic landscape districts expanded, new aesthetic landscape promotion districts designated

Landscape Improvement Districts Expanded
(Notification zones based on Landscape Act)

6,704ha 8,582ha (presently)

Scenic Landscape Districts Expanded 17,831ha 17,938ha (presently)

Expanded to World Heritage areas

More Detail and Clarification in Design Standards that Suit Regional Characteristics

From categorical standards to regional, using objective palette standards

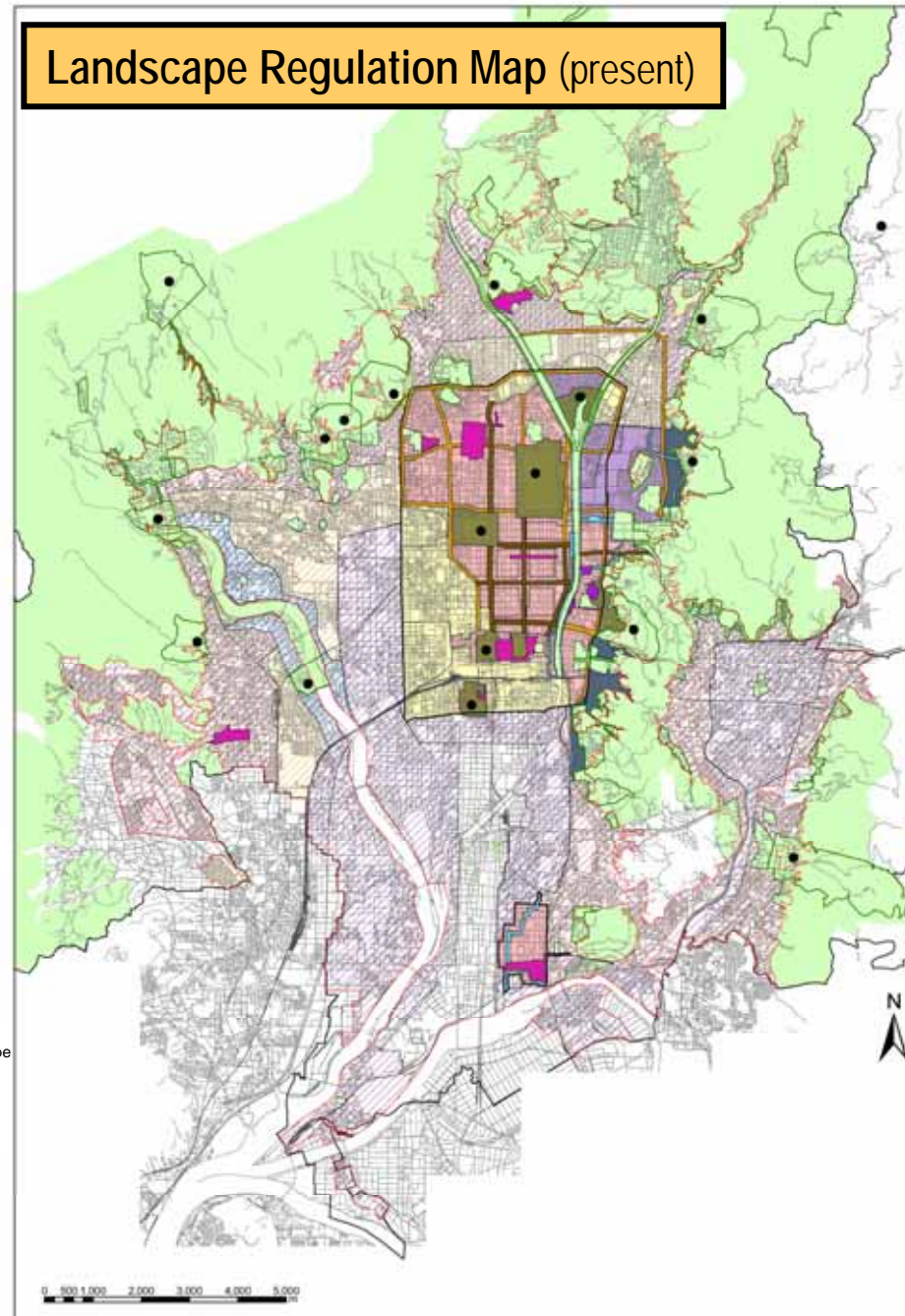
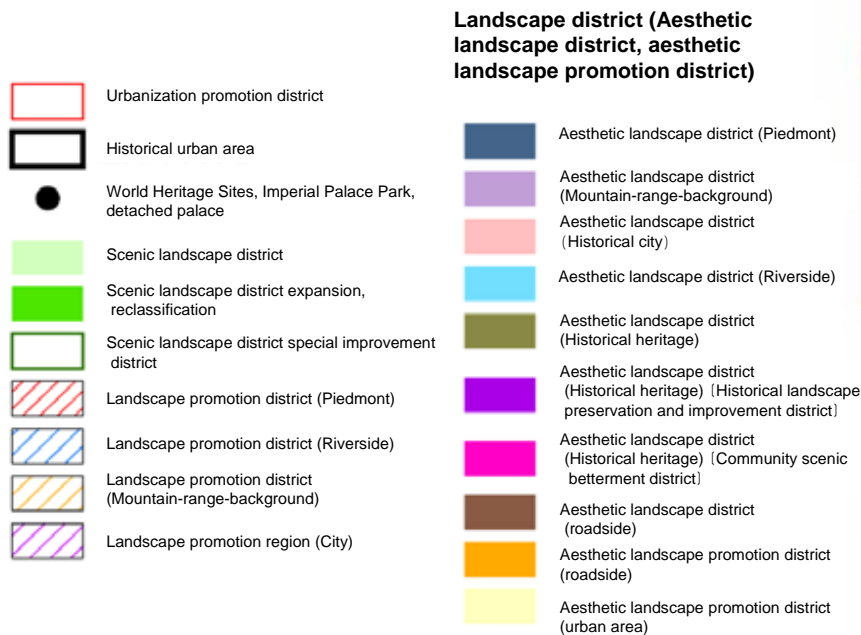
Workpiece Regulations Strengthened

Cell phone antennas, solar panel



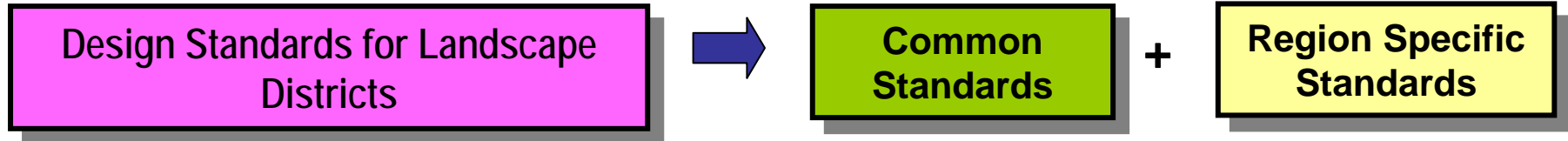
Landscape Regulation Map

Landscape districts are divided into 6 large aesthetic landscape districts, and 2 aesthetic landscape promotion district suited to regional characteristics. Landscape improvement districts are likewise divided into 4 districts suited to regional characteristics.



Design Standards for Aesthetic Landscape Districts and Aesthetic Landscape Promotion Districts (Major Common Standards)

Design standards are composed of the following common standards and region specific standards.



Quality suggestions gained from practice and suggestions from regions were integrated into design standards, and the standards will continue to advance.

Roof Palette	Roof tiles are in principle oxidized silver / copperplates either plain or blue-green / non-copper plates and other roof materials are in principle matte gray or matte black
External Wall Material	Material on major external walls are to be matte (with exception to glass and natural materials).
Balcony	Balconies are not to protrude from the wall of the building. However, low buildings, or places out of view from public spaces are not restricted.
External Wall Palette	The following palettes are not to be used on major external walls. However, unstained natural materials are not restricted. (1) Red hues with color saturation greater than 6. (2) Yellow-red hues with color saturation greater than 6. <abbreviated below>
Gates, Fences, Hedges	Parking spaces for automobiles and bicycles should be enclosed by a gate, fence or hedge in keeping with the cityscape.

Landscape Districts (Aesthetic Landscape Districts, Aesthetic Landscape Promotion Districts) Design Standards Illustration



Historical city aesthetic landscape district



Roadside aesthetic landscape district



Historical heritage aesthetic landscape district



Roadside aesthetic landscape promotion district

Conserving Vistaed Views and Borrowed Landscapes

- City ordinances are established to preserve vistaed views –

Kyoto claims many magnificent views – Japan's assets that are unique to Kyoto, admired even in ancient poems. In 2007, Kyoto was the first city to establish a Vistaed View Creation Ordinance to conserve 38 magnificent vistaed views and borrowed landscapes.

3 Vistaed Views & Borrowed Landscapes



Selected from 597 literary and citizen opinion sources

As urban areas approach historical assets including World Heritage Sites, vistaed views and borrowed landscapes are in danger of being lost unless new regulations for height controls and design are formed

38 Locations selected by committee

City Ordinances on the Preservation of Vistaed Views

Building height controls and design regulations / suggestion system

Temple Views 14 World Heritage Sites, Kyoto Imperial Palace Park, Shugakuin Imperial Villa, Katsura Imperial Villa

Street Views Oike St., Shijo St., Gojo St., Sanneizaka, etc.

Waterfront Views Hori River, Uji River, Biwa Lake Sluice

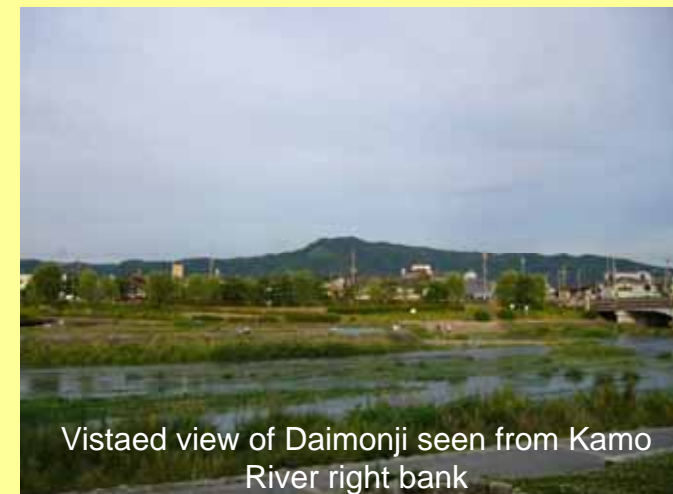
Background view of garden Entsuji Temple, Shosei Garden

Mountain Views Higashiyama and Kitayama from Kamo River, Nishiyama from Katsura River banks

Bonfire Character Views Gozan no Okuribi as seen from Kamo River, Kitayama St., Funaokayama, etc.

Lookout Views Arashiyama range as seen from Togetsu Bridge downriver

Bird's Eye Views Cityscape seen from Daimonjiyama



Vistaed view of Daimonji seen from Kamo River right bank

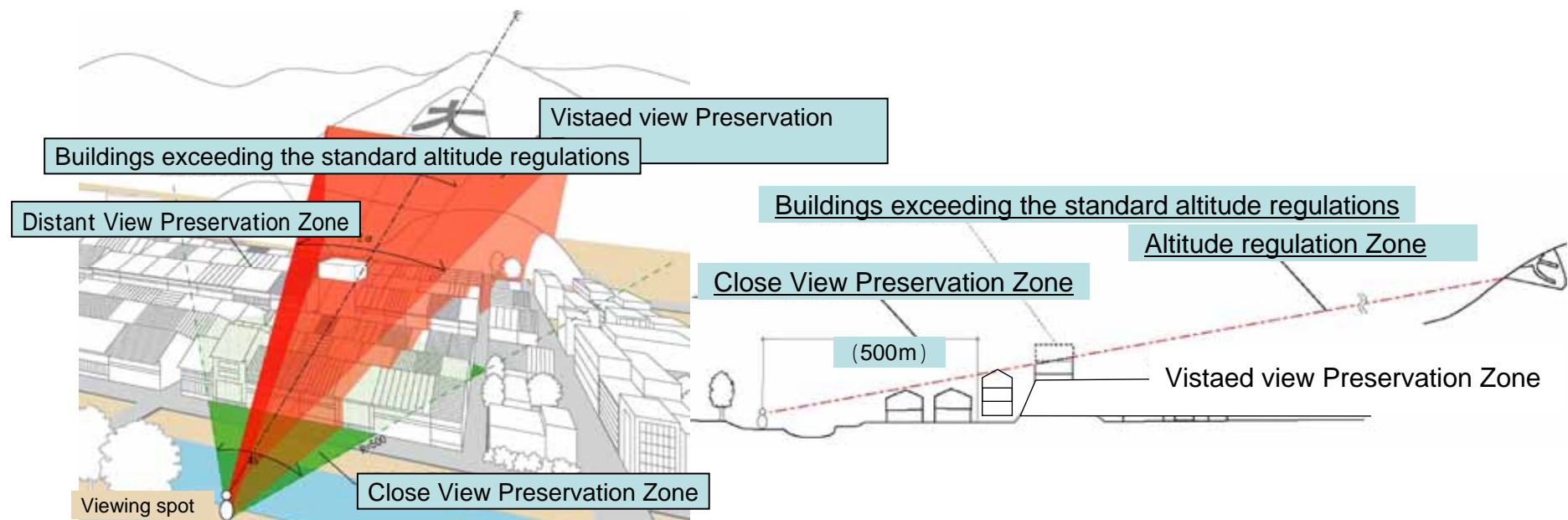
Vistaed View Preservation Zone Designation

Areas that require preservation and generation of vistaed views are designated **Vistaed View Preservation Zones**. Vistaed Viewed Preservation Zones are classified by the three zones below according to the regulations they need.

Vistaed View Preservation Zone: Zones where **building altitudes are set and may not be exceeded** in order to leave the viewing element unobstructed from the viewing spot

Close View Preservation Zone: **Zones where shape, design and palette are regulated** so that buildings within view from the viewing spot do not blemish the magnificent vistaed view

Distant View Presentation Zone: **Zones where the palettes of external walls and roof tiles, etc. are regulated** so that buildings within view from the viewing spot do not blemish the magnificent view



Outdoor Advertisement Restrictions

City scenery is formed from not only nature and buildings, but all city activity. By regulating outdoor advertisements across all of Kyoto City, dignified beautiful scenery can be formed.

4 Outdoor Advertisements



Outdoor Advertisement Restrictions

Restrictions on display location, size and palette on outdoor advertisements

Prohibit outdoor advertisements on roofs throughout the entire city

Prohibit all outdoor advertisements using flashing lights

Stiffen restrictions on display location, size and palette on outdoor advertisements

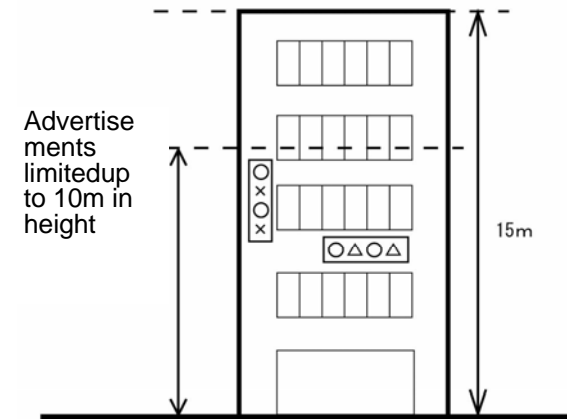
Prohibit side signboards that protrude over roads near centrally located artery roads

Introduce Quality Outdoor Advertisements

Extend permit periods, relax permit standards, promote quality outdoor advertisements, etc.

Implement illegal outdoor advertisement measures

Outdoor Advertisement Restrictions (Example Images)

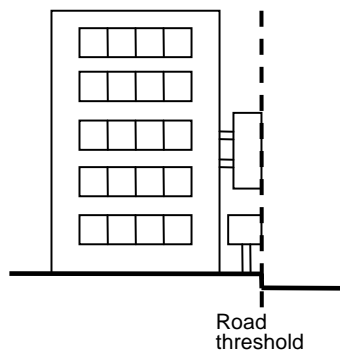


Advertisements limited up to 10m in height

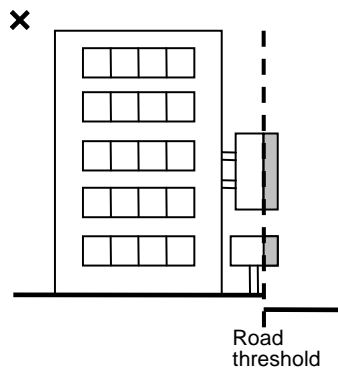
15m

Display height for signs will be set at bottom 2/3 of a building or by regional standards, whichever is the lowest.

Prohibit rooftop signs to form a good skyline and generate a beautiful city landscape

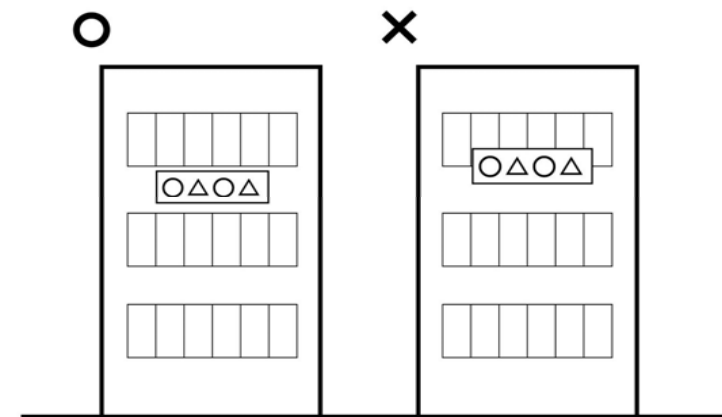


Road threshold



Road threshold

Signs protruding beyond road thresholds will be prohibited in some areas in order to open up the sky above roads and form good road landscape



Signs overlapping window openings and walls, detracting from building design, will be prohibited

Preserving and Improving Historical Townscapes

Kyo-machiya houses convey Kyoto's historical building style and lifestyle, forming a platform for historical city Kyoto landscape. Their preservation, outer repair and improvement are aided.

5 Historical Townscapes



Use of District Designated Systems

- Preservation Districts for Groups of Historic Buildings (Law for the Protection of Cultural Properties)
- Cityscape Environment Development Program Districts (National Subsidiary Projects)
- Historical Landscape Preservation and Improvement Districts (City Ordinances on the Betterment of Urban Landscapes)
- Community Scenic Betterment Districts (City Ordinances on the Betterment of Urban Landscapes)

Preservation Policies for Single Structures

- Important Landscape Structures Designated (Landscape Act)
- Historical Design Structures Designated (City Ordinances on the Betterment of Urbanization Landscapes)
- Kyo-machiya House Development Fund for Renovation Promotion Model Program



Preservations Districts for Groups of Historic Buildings (Sanneizaka)



Historical Landscape Preservation and Improvement District (Gionmachi- minami)



Community Scenic Betterment Districts (Fushimi Minamihama)



Important Landscape Structures (Yoshida Residence)

Use District Designation System

Areas where historical urbanscapes remain are designated as districts, and buildings in these districts are preserved while aiding their repair and improvement.

Preservation Districts for Groups of Historic Buildings (4 Districts)

Historical Landscape Preservation and Improvement Districts (3 Districts)

Community Scenic Betterment Districts (7 Districts)



Sanneizaka
8.2ha



Gion Shimbashi
1.4ha



Gionmachi- minami
14.1ha



Kaminokyo- Kokawa
2.1ha



Saga Toriimoto
2.6ha



Kamigamo
2.7ha



Fushimi Minamihama
25ha



Senryogatsuji
37ha

Preservation Policy for Single Structures

Designating structures as Important Landmarks imparts a permit system for changing their appearance while aiding their repair and improvement.

Preservation, Repair and Improvement Aid through Single Structure Designation

Proactive Designation of Important Landscape Structures (Landscape Act) <26 designations>

Designation of Historic Design Structures

(City Ordinances on the Betterment of Urban Landscapes)

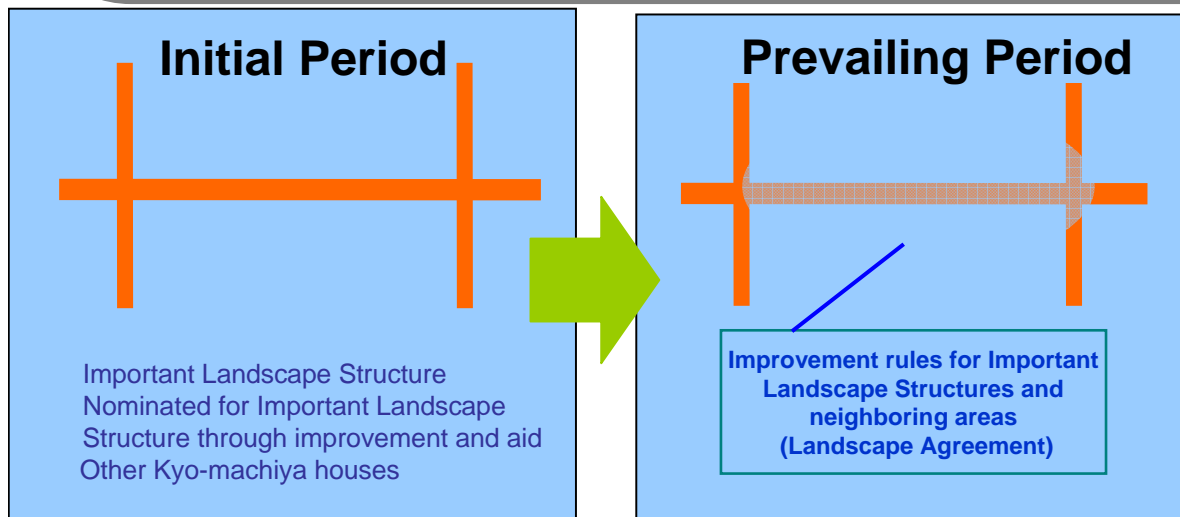
Designations are current as of March 2009 <108 designations>

Preservation and Improvement Efforts by Kyoto Center for Community Collaboration

Kyomachi House Development Fund for Renovation Aid Model Program

Placing Important Landscape Structures at the core of areas to improve historic landscapes **from points to lines, from lines to planes**

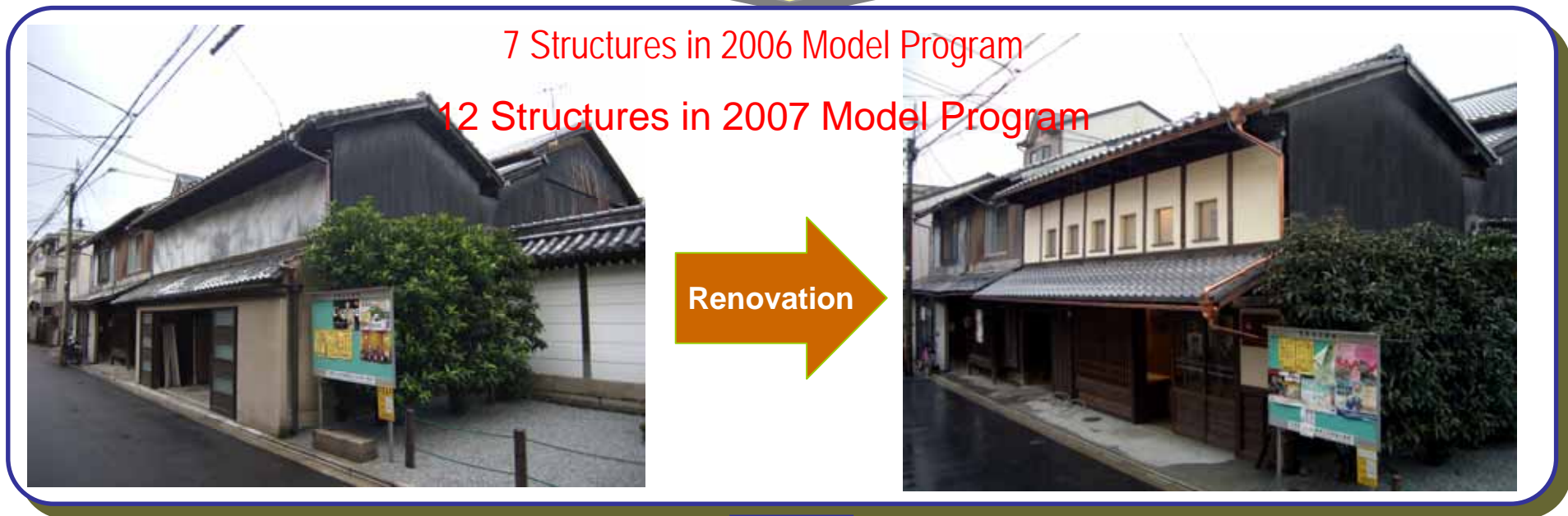
Important Landscape Structures



Preservation and Improvement of Kyomachiya Houses

(Single Structures Improvement – Kyo-machiya House Development Fund Use)

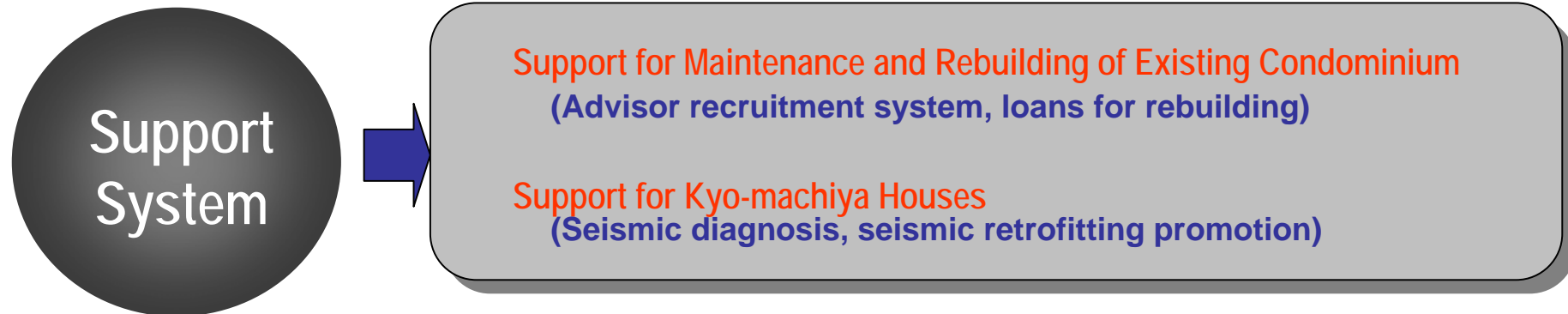
Kyo-machiya House Development Fund is a fund established through Kyoto City and National support, and citizen donations for the preservation and improvement of Kyo-machiya houses. It aids the renovation of Kyo-machiya houses.



Designated Important Landscape Structure

Support System Outline

Kyoto City's Landscape Policy sets up an aid system for existing structures, and a support system for rebuilding condominiums.



Enriching existing condominiums policy

Objective: Proactively inducing proper maintenance of condos as quality stock while supporting smooth rebuilding.

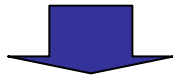
- Established advisor recruit system for condominium rebuilding and large scale repair (from 2007)
- Established aid for seismic diagnosis for condominiums (from 2007)
- Established aid for seismic retrofitting for condominiums (from 2008)
- Established condominium rebuilding loan (from 2007)
- Established system for aiding rebuilding construction costs (for specific cases)
- Use of special height permit system to rebuild for good scenery or after damage due to disasters such as earthquake

Meaning of Landscape Policy ~ So that Kyoto will always remain Kyoto ~

The meaning of Landscape Policy is not merely to improve the city, but maintain and enhance Kyoto's city pulse – in other words, to enhance the value of Kyoto.

Landscape Policy bolsters the Kyoto Brand, adding value and a positive effect to the economy

In the face of a society declining in population, we have entered an age of city competition where each city appeals to its uniqueness to vie for allure as a city



Conservation and improvement of Kyoto's landscape generates a new added value of enhancement to city character and allure resulting in increased residents and population for interaction, concentration of excellent human resources, investment growth in local industry, tourist industry, knowledge-based industry, etc. therefore becoming a source for maintaining and enhancing city pulse



Enhancing Kyoto's Value



Gionmachi-minami

Extracts from the Investigation Concerning Economic Value Analysis of Landscape Formation Report (Ministry of Land, Infrastructure, Transport and Tourism June 2007)

Effect Analysis of Provisions for Landscape Related Induction Regulations

The following cases gained statistically high land value, confirming the influence landscape over set land values

- Residential areas with many inclined roofs
- Commercial areas with few garish advertisements
- Historical townscapes with many machiya houses and tiled roofs or where the heights of many buildings harmonize with historical structures



So that Kyoto will always remain Kyoto

