

Chapter 3

Conservation, Revitalization and Creation of Kyoto Landscape

Chapter 3 Conservation, Revitalization and Creation of Kyoto Landscape

In order to improve the landscape of Kyoto in the future, Kyoto city drew up the Landscape Plan in December, 2005 and amended it in September, 2007 based on the Landscape Act. The plan includes the following policies.

● Creating landscape that is in harmony with the nature

Conserve the natural landscape on the basis of basin structure and develop an urban environment that is in harmony with nature by improving greenery and waterfront landscapes.

● Creating a landscape which is focused on harmony between traditional and new cultures

While conserving and revitalizing the historical landscapes, excellent landscape that suits coming era should be created by utilizing innovative ideas so as to create a new image of Kyoto that will be in harmony with the traditional landscape.

● Creating a landscape that consists of unique and diversified spaces

Create unique and diversified spaces by making the most of local characteristics developed by people's daily activities and business transactions. Connecting these spaces will make larger urban landscape which is appropriate for Kyoto.

● Creating a landscape that energizes the city

Attractive landscape will add to the value of Kyoto and will attract citizens and visitors, amass human resources and improve investment opportunities in tourism, knowledge industry and local industries. It will be the motivation power for maintaining and invigorating the energy of Kyoto.

● Creating a landscape by the cooperation of citizens, enterprises and the city government

The city should promote the idea of "landscape being everyone's property" and encourage citizens to be aware of the landscape of their city, and to share the sense of value in their communities. Various parties including citizens, enterprises and the government are expected to rediscover

the value of Kyoto's landscapes and make concerted efforts to create good landscape by playing their own roles.

■ Landscape plan

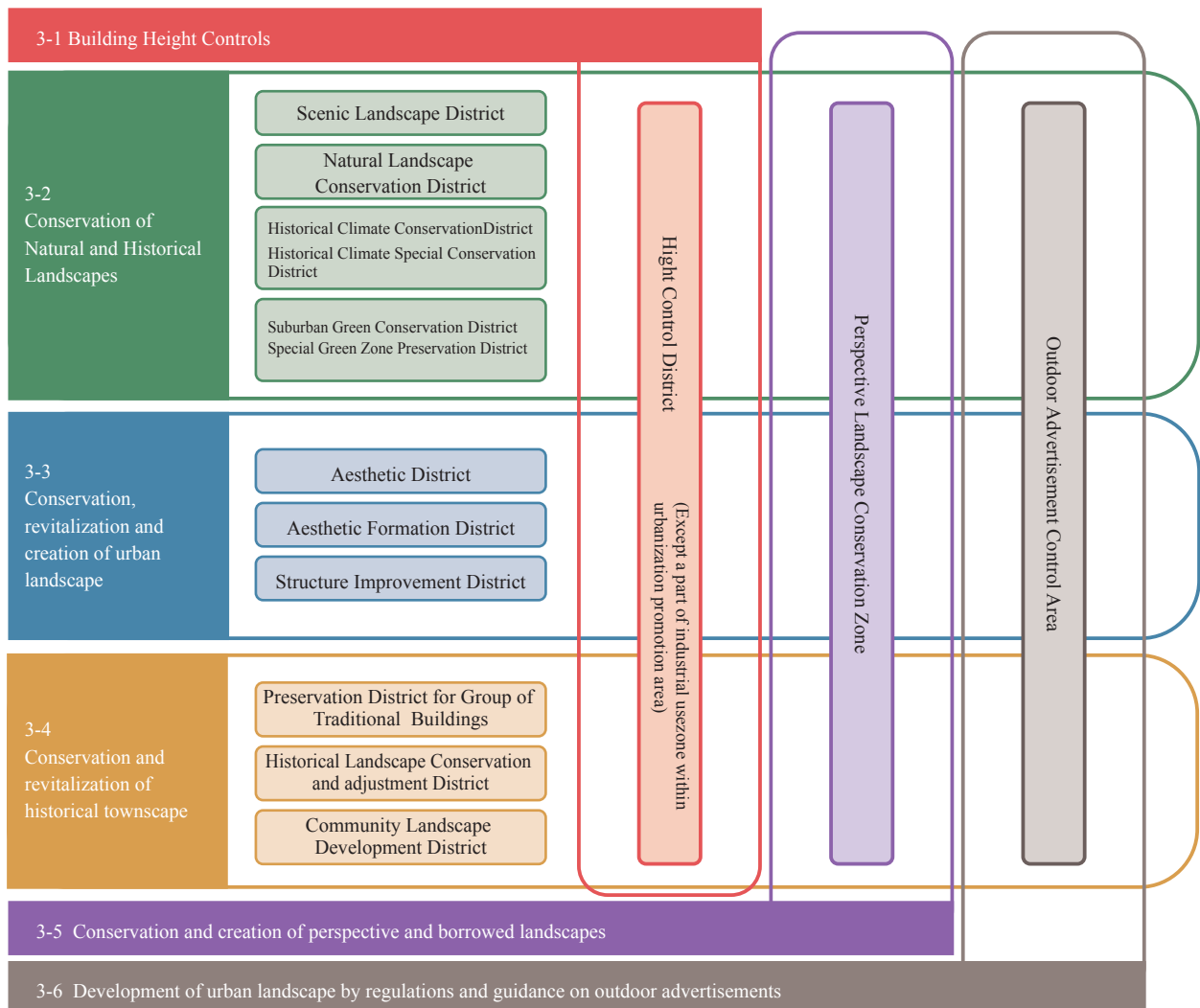
This plan is based on the second paragraph of Article 8 on Landscape Act which defines the concept of Landscape Administrative Organization as a body for creating attractive landscape" and set the standard for certain actions in the designated areas. The plan defines (1) the areas to be covered by the plan (2) policies for creating favorable landscape in the designated areas (3) other points related to the creation of attractive landscape and (4) the policy on Structures and Trees of Landscape Importance.

Based on the plan, the city has various systems for the protection, development and passing down the excellent landscape of Kyoto to the future generations.

To be more specific, the city has designated areas where restrictions have been imposed. Those areas are shown in the following chart.

The designated areas and the type of restrictions imposed are shown in this chapter.

■Systematic Chart for Preservation-Revitalization-Creation of Kyoto's Landscape



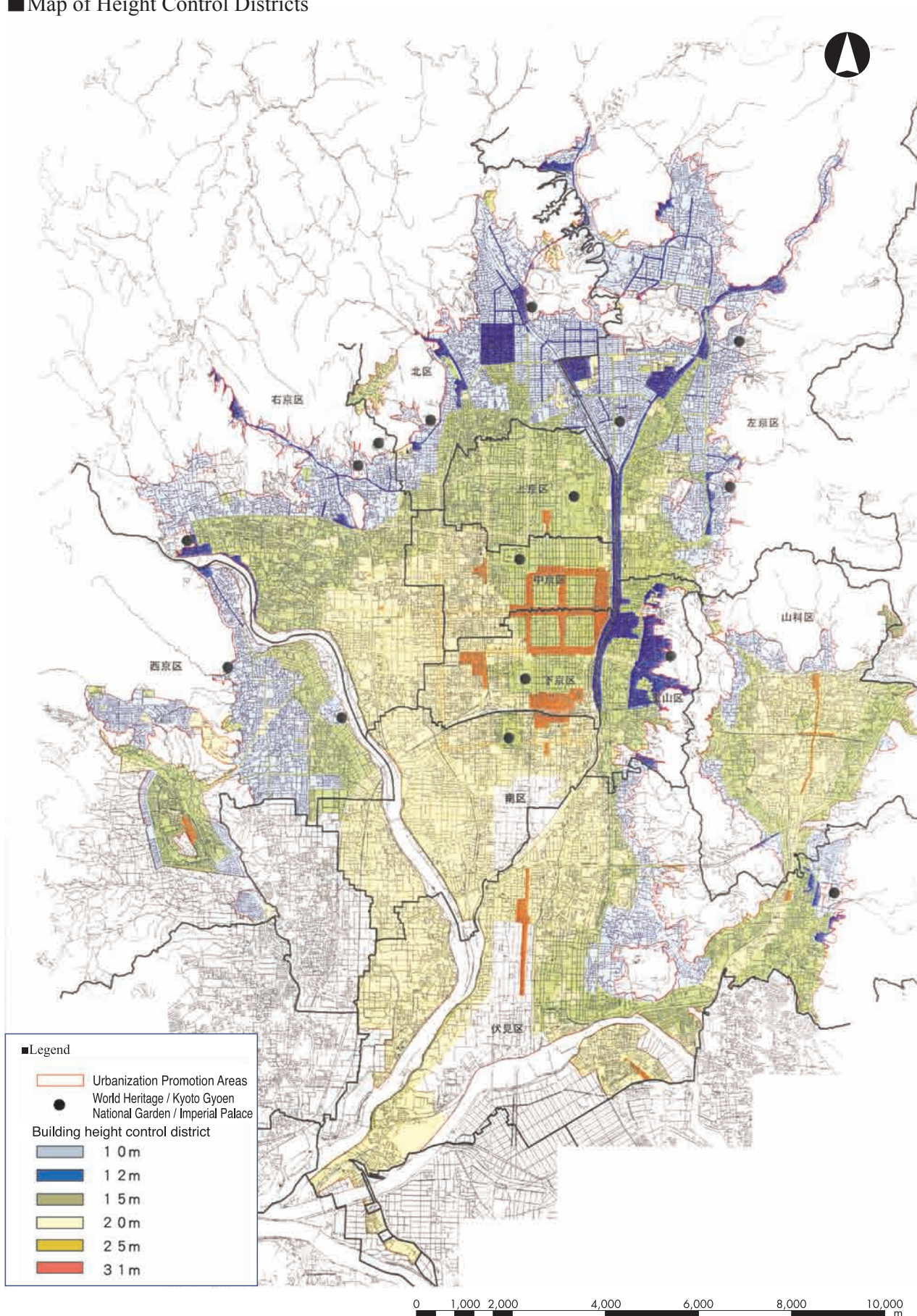
1 Basic policy for building height controls

A city consists of various components ranging from natural topography to artificial objects such as buildings, houses and other structures. The height of buildings greatly affects the entire image of the urban landscape. Particularly, Kyoto has to consider the relation between its buildings and the mountain ranges surrounding it because the urban area is located in a basin. With this in mind, the city has formulated a basic policy on the height of building. In the central commercial and business areas, the height of buildings is set to be more than the other areas. However, in the area between the urban center and the foothills, the height is to be decreased gradually towards the foot of the mountains.



Picture of the city center

■ Map of Height Control Districts



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※ In addition to building height control district, the building height is also regulated according to the systems of scenic landscape districts and vistaed view preservation.

2 Methods of controlling height of buildings

The height of buildings is regulated according to the basic policy of the city's height control. However, regional and urban characteristics are taken into account. As a historical city, Kyoto is composed of various areas such as low-rising residential area near the World Heritage site, historical housing area and rich water front area.

In the Height Control Districts designated by the city planning, there are six levels of limitations according to the characteristics of each area. The height limitation in the low-rise urban area that is in harmony with the mountains on three sides is 10m, in the urban area it is 15m, a reasonable height which is in harmony with Kyo-machiya houses, and in the areas along the trunk roads of the commercial district it is 31m.

To preserve the historical monuments and rich green residential districts which are concentrated at the foot of the mountains on three sides, the building height is also controlled by the Scenic Landscape District system.

Furthermore, the building height is also controlled by the designation of Perspective Landscape Conservation Zone based on the Ordinance on the Creation of Perspective Landscape.

■ Methods of controlling the height of building

System	Details	Aims
Height Control District	Height limitation consists of six levels: 10m, 12m, 15m, 20m, 25m and 31m depending on local characteristics of each area	To create harmony between mountainous areas on three sides and traditional houses such as Kyo-machiya, while paying attention to urban functions and land use.
Scenic Landscape District	Type1 zone: 8m and less Type 2 zone: 10m and less Type3 zone: 10m and less Type 4 zone: 12m and less Type5 zone: 15m and less	To protect the beautiful landscape and good living environment of the city by maintaining natural landscape.
Perspective Space Conservation Area	The altitudes of the buildings are decided so as to prevent them from blocking out perspective views.	To create excellent perspective landscapes and pass them down to the future generations.

3 Exceptional permission in the Height Control District

● Exceptional permission system pertaining to building heights

Considering the local characteristics and the vision of landscape in the future, the city formulated the exceptional permission system which allows constructing building exceeding the height limitation so as to promote constructing good quality buildings which will contribute to the creation of attractive urban landscape that would be in harmony with the dynamism of the city.

Construction plans should meet the following criteria: (1) a building with excellent form and design that will contribute to the improvement of the landscape of the area and the entire city, (2) a building that is intended to serve public purposes and would be expected to improve the city function and matches the landscape there, (3) a building that will create an attractive street landscape if the limitation rule on the north side diagonal line is made lenient (4) enlargement of buildings that don't

meet the requirements of regulations in order to improve their structural defects and safety flaw. (5) Reconstruction that meets any of the above conditions which will be urgently needed for the disaster safety, and will not disturb the nearby landscape and urban environment.

● Kyoto City Ordinance on Procedures for Exceptional Permission

Fairness and transparency is indispensable in implementing the exceptional permission system. To this end, the city enacted "Kyoto City Ordinances on Procedures for Exceptional Permission". It stipulates that the city should make a public announcement, conduct a public inspection and should hold an explanatory meeting on the building plan and ask opinions from the third party (Kyoto City Landscape Council).

4 Maintaining rooftop landscape

● Control and promotion of pitched roofs

The aerial view of Kyoto with pitched roofs covering a wide area is one of the distinctive characteristics of Kyoto. To promote the installation of pitched roofs, the city relaxed the height limitation in 12m height and 15m height control districts only in cases where pitched roofs are installed.

As for penthouses that definitely interrupt landscape, its height is limited to 3m and less. (In 31m and 25m height control district, the limitation is 4m and less).

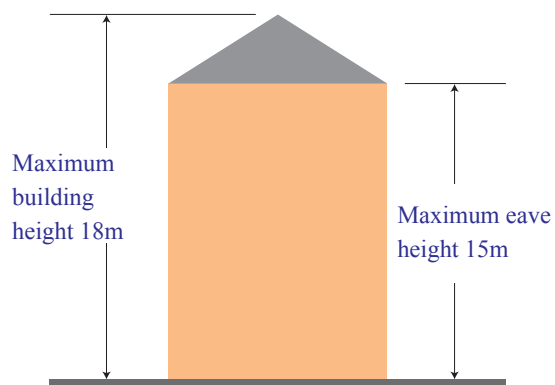


*Photo3 (Upper), photo4 (lower):
Sources are referred to the end of this book

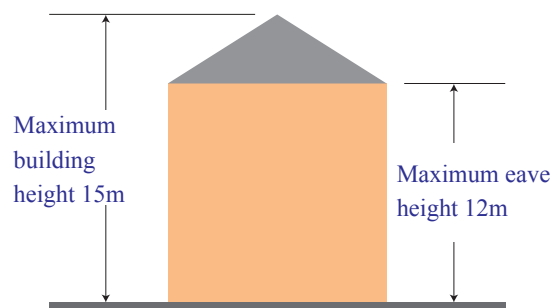
■ Relaxation measure for the installation of pitched roofs

- In the 15m control districts, limitation on the height of buildings is relaxed to 18m and less in case the height of eave is 15m and less, and the pitch of the roof is between 3/10 and 4.5/10. In the 12m control districts, in case the height of eave is 12m and less, height limitation is relaxed to 15m and less.
- The above measures are not applicable to the buildings in the Aesthetic Districts of historical heritage type.

In the 15m control districts



In the 12m control districts



1 Basic policy for the conservation of natural and historical landscapes

The natural environment of Kyoto is characterized by having mountains on three sides and rivers that run through the city. The basin landscape that our ancestors used to see has formed the foundation of Kyoto's present landscape. The mountain-ranges blended with important historical properties such as temples, shrines and historical sites which are mainly located on the foot of the mountains, add rich flavour to the historical landscape there.

In order to preserve these excellent natural and historical landscapes, Kyoto city designed a basic policy from four points of view: (1) preservation of historical climate, (2) maintenance of scenic landscapes, (3) conservation of natural landscape and (4) conservation of green zones. The city applied specific measures to enhance the policy.



Conservation of historical climate (Momoyama)



Maintenance of scenic landscape (Daikakuji Temple)

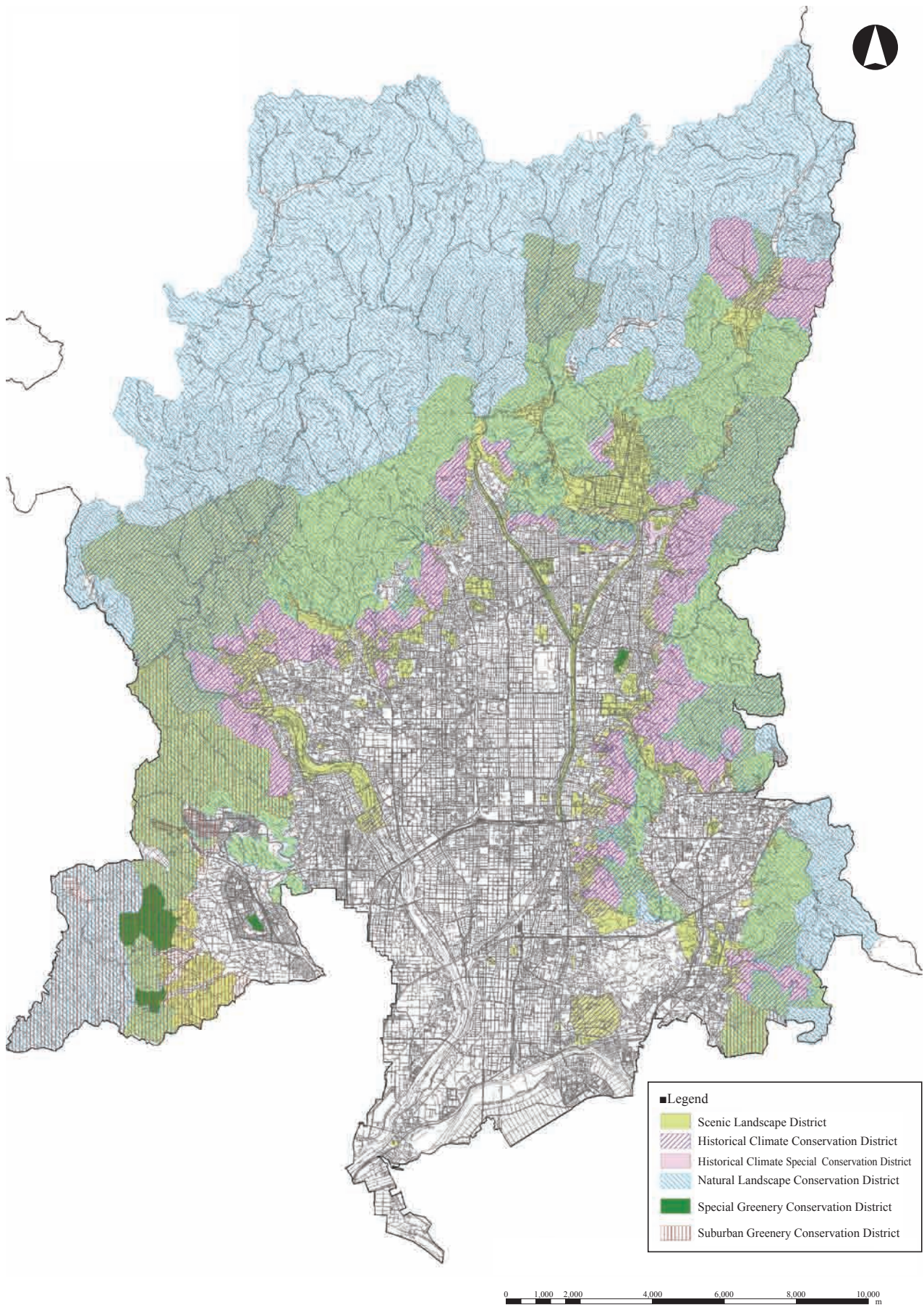


Conservation of natural landscape (Kinugasa)



Conservation of green space (Yoshimine Temple)

■ Designation of natural and historical landscapes (comprehensive map)



2 Preservation of historical climate

● To enhance the preservation of historical climate

There are a large number of regions with unique landscape that is formed by the harmonious combination of historically significant structures and the natural environment surrounding them. This combination creates an atmosphere suitable for the tradition and culture of an ancient capital city.

Based on the Ancient Capital Cities Preservation Law passed in 1966, Kyoto City designated the mountainous areas of historical and scenic importance as Historical Climate Conservation Districts. The city also designated some more important part of these districts as Historical Climate Special Conservation Districts. There is a separate conservation plan for each of these districts.

● Restrictions in Historical Climate Conservation Districts

In the Historical Climate Conservation Districts, any change such as constructing new buildings, developing housing complexes, and cutting trees requires the mayor's prior authorization. Therefore, all activities that will violate the conservation plan are banned.

● Restrictions in Historical Climate Special Conservation Districts

In order to keep the excellent historical climate intact, every change except the daily maintenance is strictly forbidden in this district. Prior permission of the mayor is needed for any change.

These restrictions are so severe that it may extremely hinder the land use. In such a case, the land owner may ask the city to purchase his/her land.

As of the end of fiscal year 2007, the city purchased approximately 246.1 hectares of the land designated as Historical Climate Special Conservation District (including donation). These purchased lands are well maintained by the city and some of them are equipped with facilities for the citizens and tourists to enjoy the historical climate there.



Bamboo grove and fence in Sagano

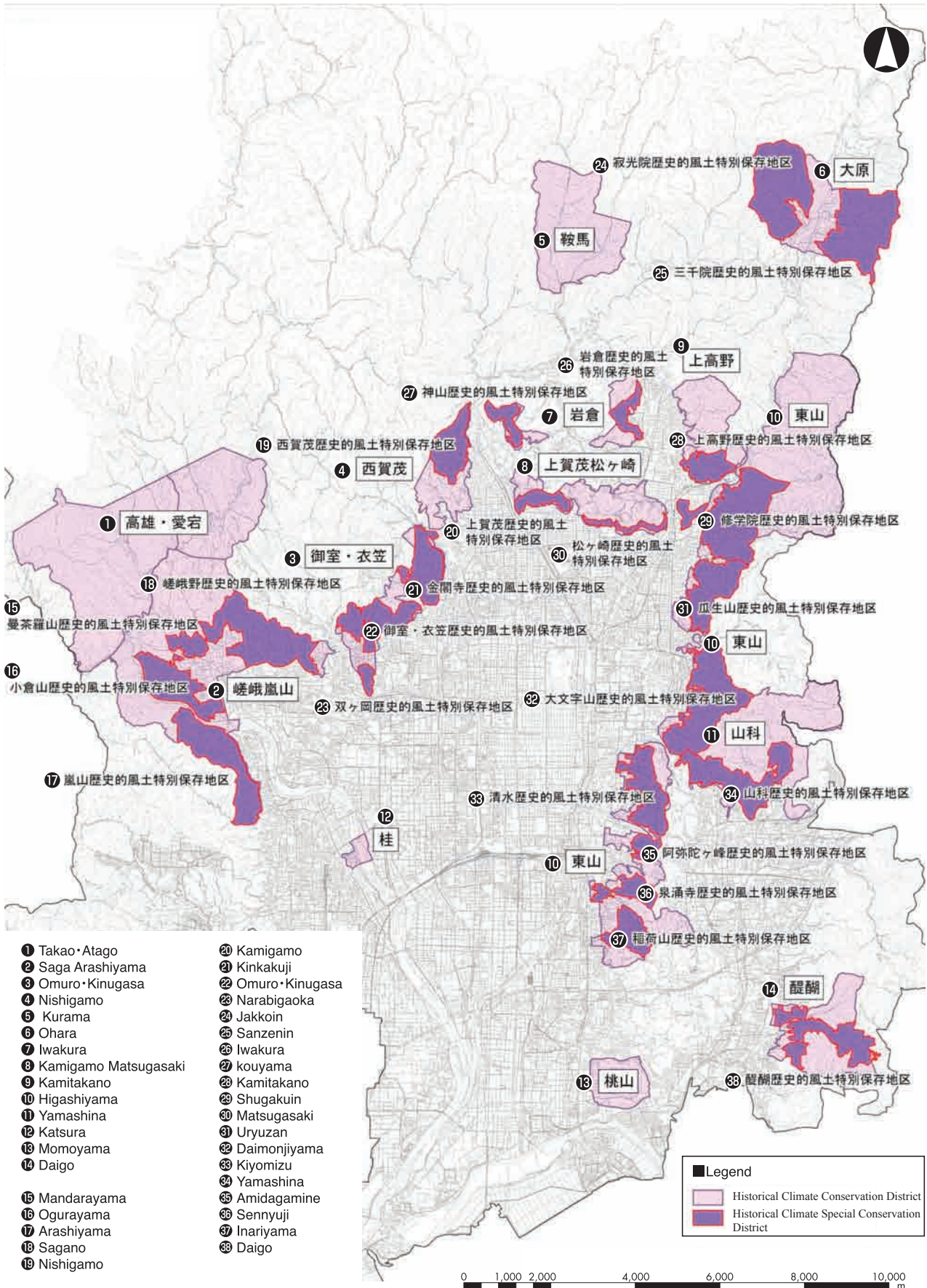


Rural scenery in Kitasaga



Conservation district around Kamigamo and Matsugasaki areas

■ Designation of Historical Climate Conservation District



3 Conservation of scenic landscapes

● Conservation of scenic landscapes

The system of Scenic Landscape District was established to conserve beautiful landscapes and retain favorable living environment by maintaining the natural environment of Kyoto.

The city designated the Scenic Landscape District for the first time in 1930 to conserve the excellent natural and historical environment with rich green mountains and historical properties and the residential areas spreading across the foot of the mountains. Since then the designated district was broadened to approximately 17,938 hectares, as of September, 2007.

The basic concept of scenic beauty is defined by the Scenic Landscape Conservation Plan.

● Types of the Scenic Landscape District and the restrictions imposed

In the Scenic Landscape District, standards pertaining to the forms and designs of buildings and other structures (including outer wall and roof designs) are set. In addition, districts are classified into five zones from Type 1 to Type 5 according to the local characteristics such as living environment and the area of green space. The height of buildings, their surface area and minimum proportion of green space are controlled in the districts.

Any change such as construction of new buildings, modification of the shape and usage of the land, and cutting trees requires the mayor's permission in advance.

Type	Characteristic
Type 1 Zone	District with excellent natural landscapes where the forests and valleys are significant factors
Type 2 Zone	District with excellent natural landscapes where the trees, ponds, swamps and fields are significant factors.
Type 3 Zone	District with excellent natural landscapes where the attractive buildings...etc. are significant factors.
Type 4 Zone	District with favorable natural landscapes where the attractive buildings...etc. are significant factors.
Type 5 Zone	District with natural landscapes where the attractive buildings...etc. are significant factors.
Common standards for shapes and designs of buildings and constructions (abstract)	
With regard to roofs and eaves <ul style="list-style-type: none"> • A construction is covered entirely with a roof having pitched roof • Other standards for roof shape, material, color and eave length...etc With regard to outer wall of constructions <ul style="list-style-type: none"> • Standards for material and color of the surface of outer wall and setback distance of outerwall on the 3 rd floor ...etc, Other standards for construction ...etc.	

● Special Landscaping Zone

In Scenic Landscape Districts, places where more detailed restrictions are needed are designated as Special Landscaping Zone. Currently 61 places including the vicinities of World Heritage sites and Katsura Imperial Villa are included in this category. Along with its local characteristics, the additional standards of forms and designs, and three kinds of relaxation measures, building coverage ratio, outer wall setback distance and green space ratio are set for each zone.

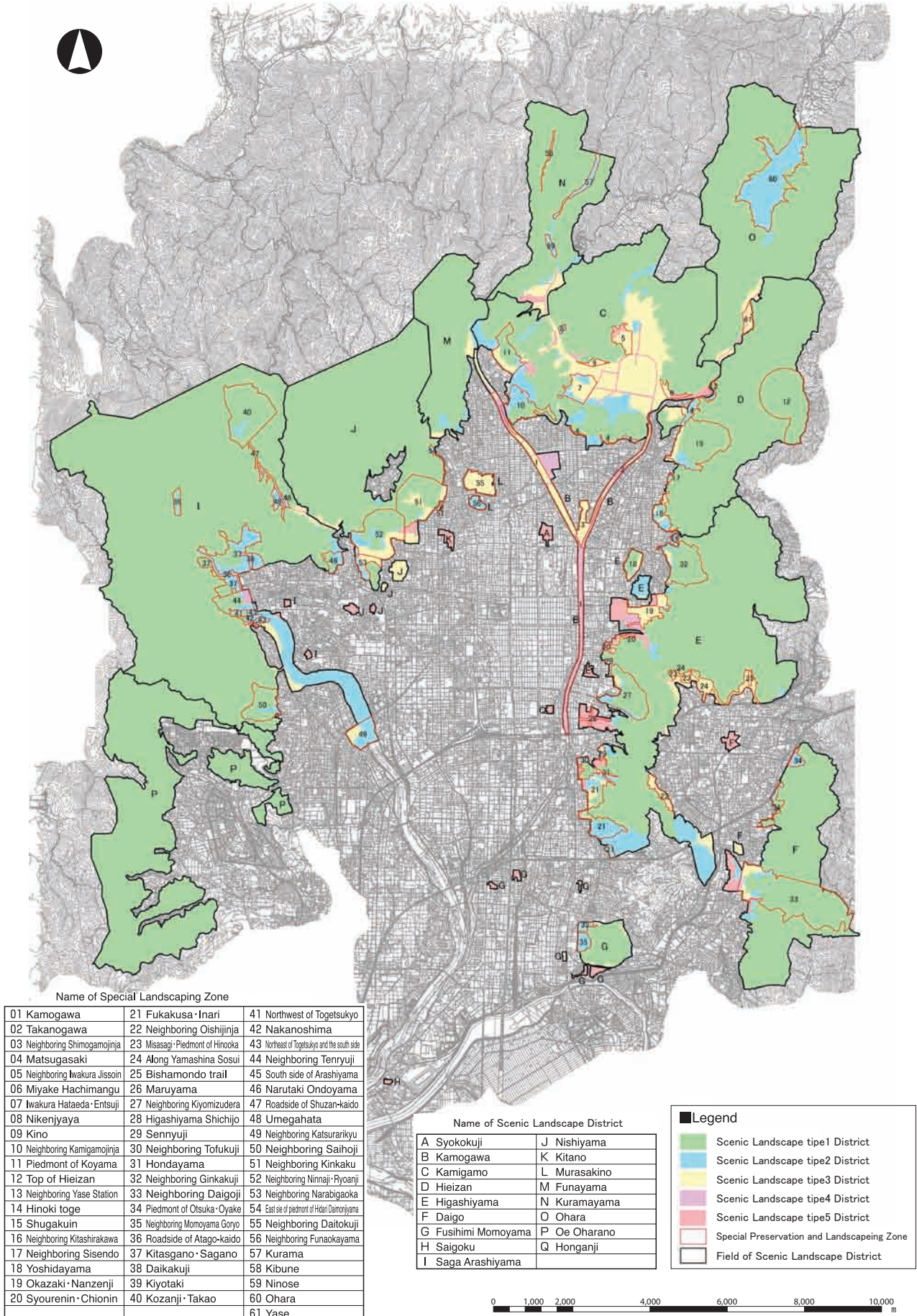


Togetsu-kyo Bridge, Arashiyama



Vicinity of Nanzenji Temple, Okazaki

■ Designation of Scenic Landscape District



4 Conservation of natural landscape

● To conserve natural landscape

The rich green mountain-ranges seen from the urban Kyoto, is an irreplaceable and familiar scene for the residents of this city.

To pass this valuable view down to the future generations, the city enacted “Kyoto City Ordinance on Conservation of Natural Landscape” in 1995. Through this ordinance the city designated most of Urbanization Control Area (approximately 25,780 hectares) as Natural Landscape Conservation District. The Natural Landscape Conservation Plan defines the basic policy for the conservation of natural landscape and the designation of such districts.

● Types of Natural Landscape Conservation District and the restrictions imposed

Natural Landscape Conservation District is classified into two types depending on the degree of their importance. Areas of special importance regarding conserving natural landscape, located close to the urban center are designated as Type1 Natural Landscape Conservation District. District next to Type 1, located farther from the urban area is designated as Type 2 Natural Landscape Conservation District.

In this district, the mayor's prior permission is required for any change such as construction, expansion, renovation, relocation or changing the color of buildings and structures with the height of 10m and above. Housing development, cutting trees and other changes in the area that exceeds 50㎡ in type 1 district and the one exceeds 300㎡ in type2 district also needs mayor's prior permission.

In each case, the proportion of green space against the land and the building height should meet the regulations.

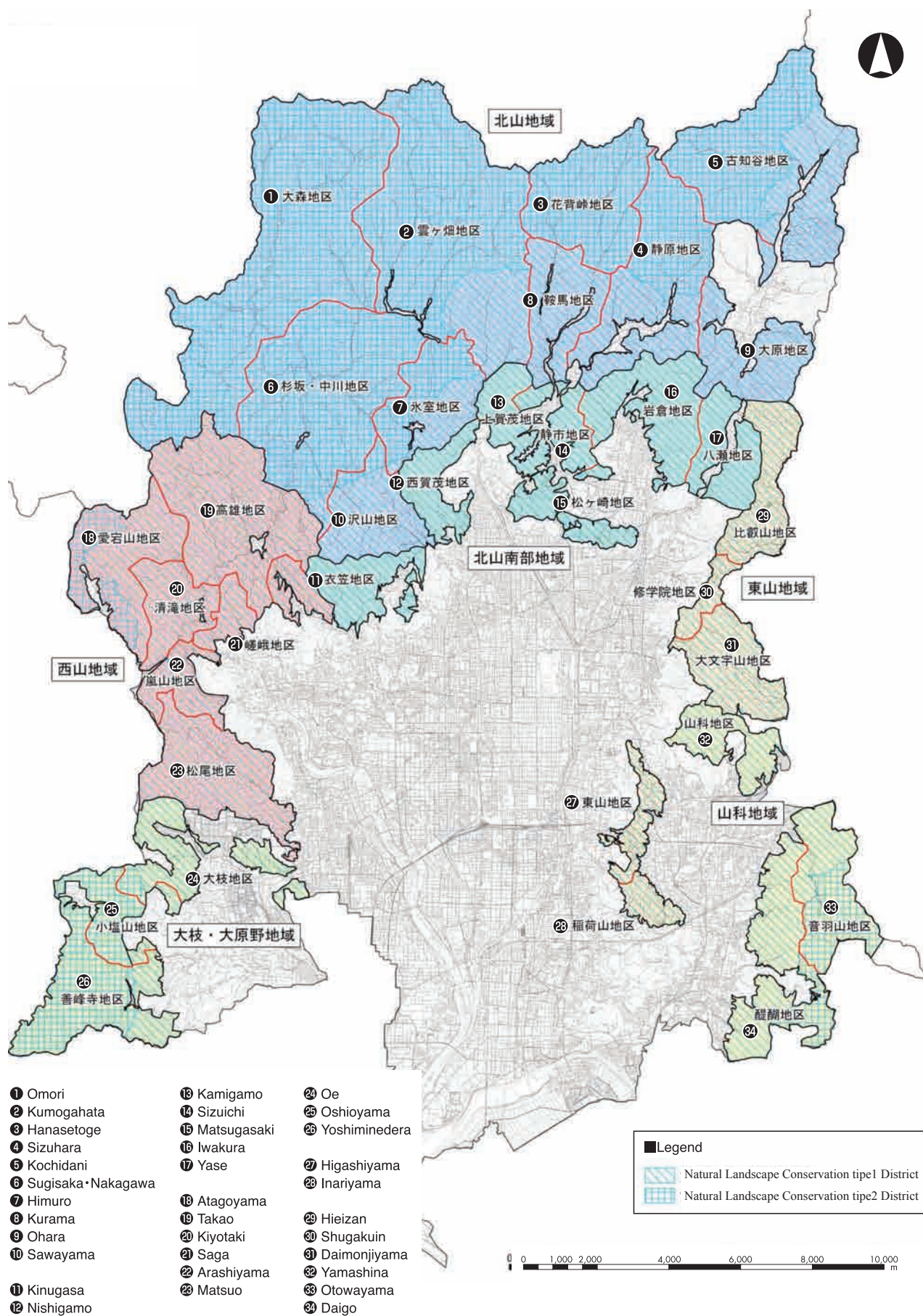


Type 1 Natural Landscape Conservation District (Kurama)



Type 2 Natural Landscape Conservation District (Yoshimine Temple area)

■ Designation of Natural Landscape Conservation Districts



5 Conservation of green space

● Towards the conservation of green space

Conservation of green spaces both in the urban and suburban areas provides a comfortable living environment and healthy and culturally rich lifestyle for the citizens. The Act on the Arrangement of Conservation Districts in Kinki Area was promulgated in 1967 to conserve the green spaces. Later in 1973, the Act on Urban Green Space Conservation was established instead.

To conserve green space in suburban areas, the city designated those spots in the suburbs covering considerably large woodlands which are endangered due to the disorganized development, as “Suburban Greenery Conservation District”. This was based on the “Act on the Arrangement of Conservation Districts in Kinki Area”. Among them, areas of special importance were designated as “Suburban Special Greenery Conservation District”.

Lumps of greenery in the urban area are also designated as “Special Greenery Conservation District” based on the “Act on Urban Green Space Conservation”.

● Restrictions in the “Suburban Greenery Conservation Districts”

In the “Suburban Greenery Conservation Districts”, any change including construction of new buildings, development of housing complex and cutting trees must be reported to the mayor in advance. To conserve favorable green space, the city provides appropriate advice and counseling.

● Restrictions in Special Greenery Conservation District

In order to conserve the excellent green spaces in the “Suburban Special Greenery Conservation Districts” as well as in “Special Greenery Conservation Districts”, every change except daily maintenance is strictly prohibited. Prior permission of the mayor is needed for any alteration. The landowners may request the city to purchase his/her land in case the strict regulations might considerably hinder the use of the particular land. As of fiscal year 2007, the city has purchased 2.4 hectares of land in the Special Greenery Conservation Districts. Combining 4.4 hectares of land owned by the city before designation, about 6.8 hectares of the land is well maintained and used as city parks for citizen.

Thus, the city works hard for the conservation and utilization of the green spaces.



Rakusai-chuo Special Greenery Conservation District

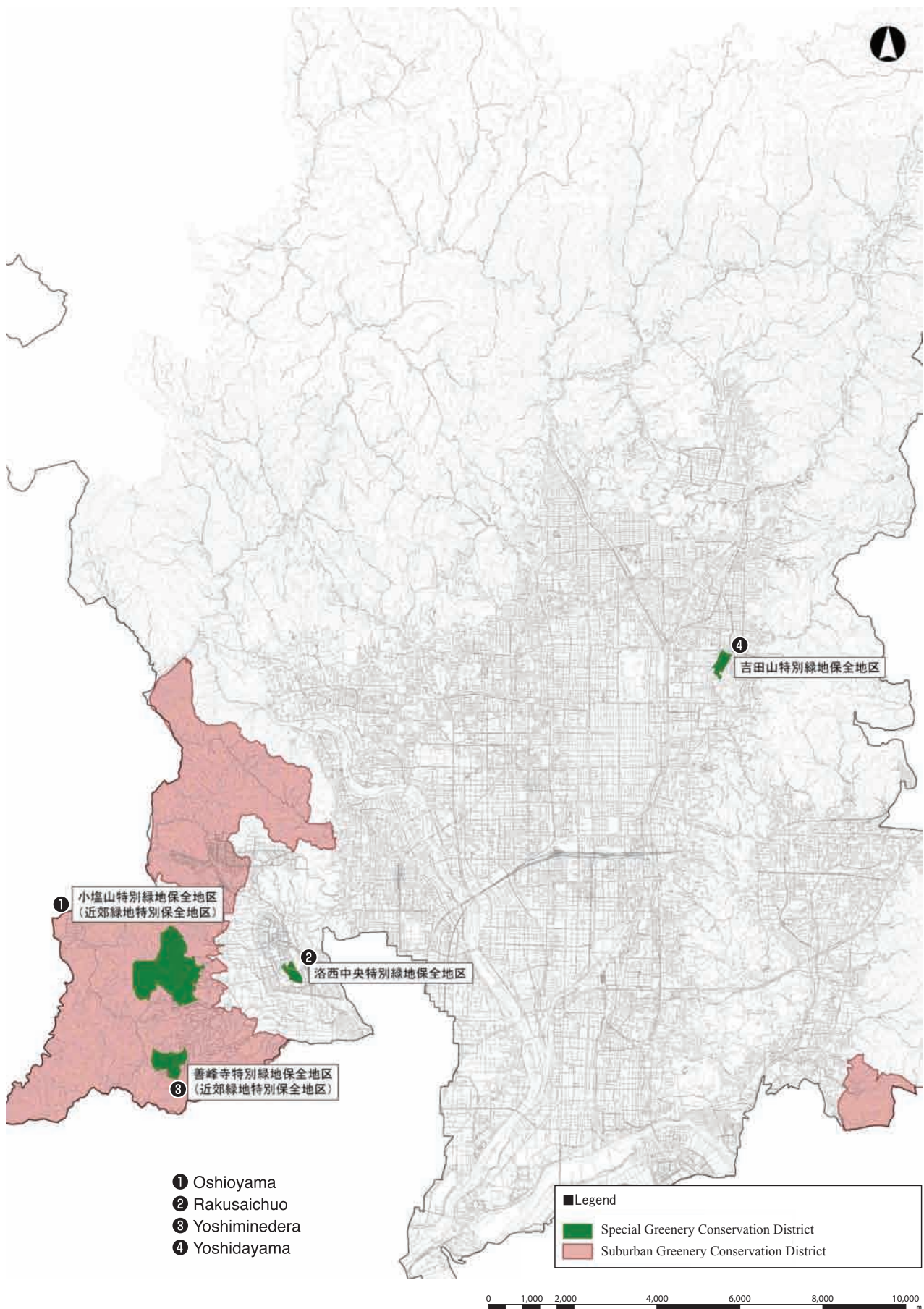


Oshio-yama Special Greenery Conservation District



Yoshida-yama Special Greenery Conservation District

■ Designation of Greenery Conservation District



1 Basic policy for the conservation, revitalization and creation of urban landscape

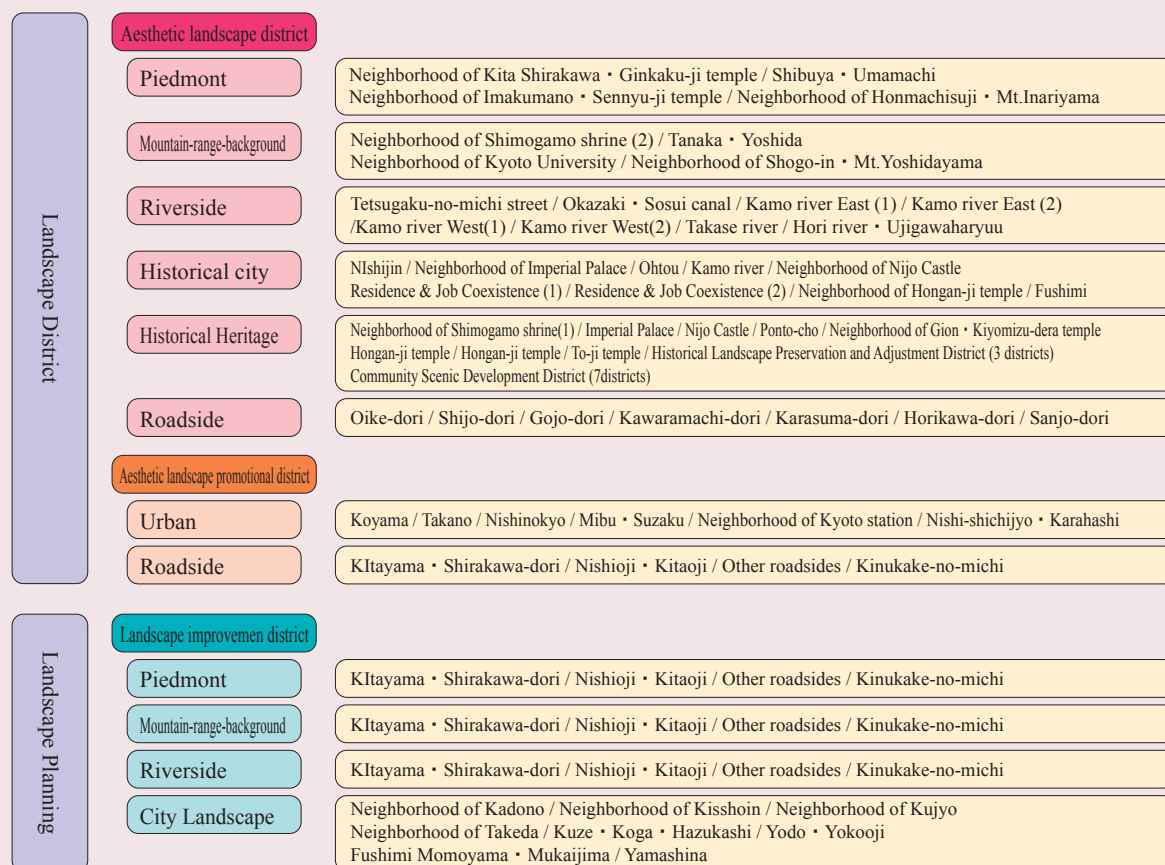
Kyoto is a historical city blessed with natural and historical properties including a large number of shrines, temples, historical sites and elegant streets blended with a rich natural environment such as the surrounding mountains on three sides and rivers running through the central area. Moreover, Kyoto is a major city with a population of approximately 1.47 million, where both traditional and cutting-edge industries have prospered. It is very important for Kyoto to improve its urban landscape in harmony with the natural and historical environment as well as to maintain its city functions.

The city makes efforts to conserve, revitalize and create such an urban landscape that is suitable for each local characteristics. This is achieved by setting up the building design standards based on the Landscape Act and Kyoto City Ordinance on Development of Urban Landscape.

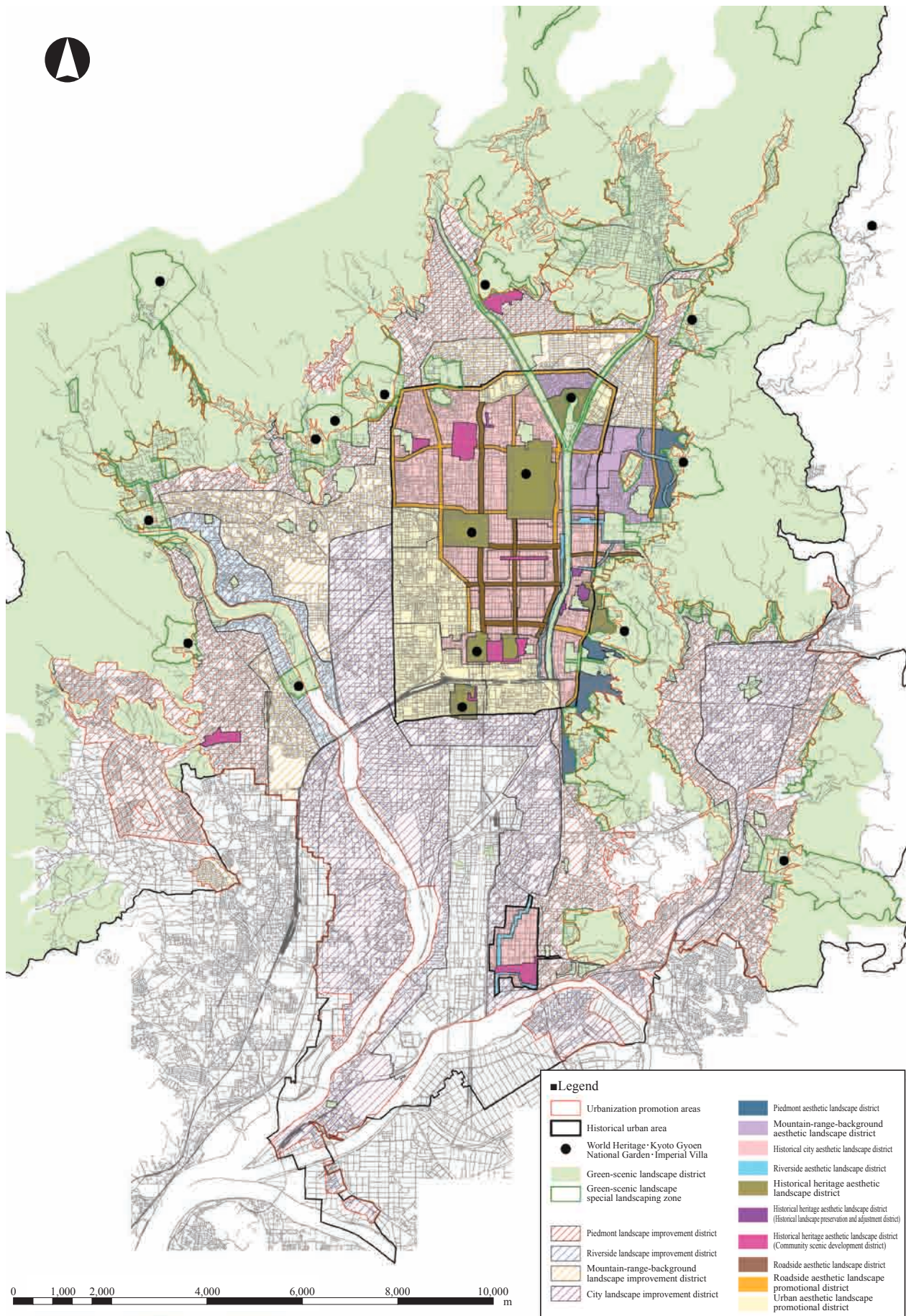
■ Classification of urban landscape development

In order to conserve, revitalize and create urban landscapes by making use of local characteristics, the city designated some areas as “Aesthetic District” and “Aesthetic Formation District” based on the “Landscape District System” as stipulated under the “Landscape Act”. A less strict regulation called “Structure Improvement District” was also enacted which was based on the Landscape Plan.

The system is classified into 12 types of districts and design standards suitable for the characteristic of each locality is set. The city is discussing the possibility of increasing the classification into 76 design standards.



■ Map of Aesthetic District, Aesthetic Formation District and Structure Improvement District



2 Conservation, revitalization and creation of urban landscape by the designation of “Landscape District”

●Landscape District

Landscape District system is established to develop favorable urban landscape in the “City Planning Area” or “quasi City Planning Area” based on the “Landscape Act and City Planning Act”. In the district concerned, shapes and designs of building are regulated. If necessary, the maximum and minimum height of buildings, the location of wall and minimum space of building sites are also regulated. The Landscape District includes Aesthetic District and Aesthetic Formation District.

●Aesthetic District

The following categories in the historical urban areas are designated as Aesthetic District.

- An area where a combination of Kyo-machiya houses and classic western-style architectures forms the historical atmosphere
- An area where historical assets including World Heritage sites are located
- An area where a group of mid-to-high-rise buildings constitute the beautiful roadside landscape
- An area where unique townscape is formed by the concentration of traditional industries.

The city classifies Aesthetic District into the following six types according to the characteristics of the area.

①Hillside type

Districts where low-rise buildings are blended with rich greenery of the hillside area and form an attractive landscape.



Shishigatani

②Riverside type

Districts where buildings are blended with attractive water space, and form an elegant riverside landscape.



Kamo river

③Mountain at the background type

Districts where houses with pitched roofs are blended with mountains at the background, and form an attractive landscape.



Shimogamo

④Old town type

The historical town areas where buildings with distinctive forms and designs are developed as a result of the daily activities of residents and has created an elegant landscape.



Fuyacho Street

●Aesthetic Formation District

The historical urban areas except where a favorable landscape has been formed such as Aesthetic District, the roadsides of trunk roads bordering Aesthetic District and streets with good viewing spot for perspective landscape are designated as Aesthetic Formation Districts which create a new urban landscape. The city classifies Aesthetic Formation District into two types, urban type and trunk roadside type depending on the local characteristics.

●Regulations on Landscape Districts

In Landscape Districts (Aesthetic District and Aesthetic Formation District), the city formulated two design standards, one standard which is applied to all districts is called "common standard" and another is for individual local areas called "local standard".

The "common standard" stipulates the color of roofs, height of penthouses, colors prohibited for dominant walls, design of balconies, and renovation works for buildings and equipments. In addition, the eight local standards define the shape and materials used for roofs, setting of eaves, setback of walls and landscaping works of gates and walls, depending on the size of building such as low-rise, mid-rise and high-rise and considering the local characteristics.

Prior approval of the mayor is required for construction work in such districts.

⑤Historical heritage type

A district where World Heritage sites and traditional buildings form an elegant landscape.



Vicinity of Kodaiji temple

①Urban type

A district where urban town development is completed and is expected to create an attractive landscape.



Mibu

⑥Roadside aesthetic landscape district

A district forming an elegant trunk roadside landscape and where clusters of mid-to-high-rise buildings create structural beauty.



Karasuma Street.

②Street-side type

A district where an attractive street-side landscape is expected.



Nishioji Street

3 Creating urban landscape by designating Structure Improvement District

● Structure Improvement District

In the landscape planning areas, the urban area except Landscape Districts and Scenic Landscape Districts (excluding the High Density Districts) including residential areas bordering mountains on three sides and the southern regions are designated as Structure Improvement District. In such areas, regulations are more lenient than in the Landscape Districts. It aims at developing and improving landscapes there. The city classifies the Structure Improvement Districts into four types including hillside and riverside areas.

● Regulations related to Structure Improvement District

Structure Improvement Districts also have common standards and local standards.

The common standards regulate the color of roofs, height of penthouses, prohibited colors for outer walls, and landscaping works for buildings and equipments such as gates and walls. In addition, the four local standards regulate the shape and materials used for roofs, setback of walls and improvement works for buildings and equipments including gates and walls with due consideration of the local characteristics and the size of buildings including low-rise, mid-rise and high-rise types.

Construction plan must meet these standards and must be submitted to the mayor at least 30 days prior to the commencement of the construction in the district.

① Hillside type

An attractive landscape which is in harmony with rich hillside greenery of its vicinity should be formed.



Matsugasaki

③ Riverside type

An elegant riverside landscape that will be in harmony with the attractive waterfront area and the mountains at the background should be created.



Katsura river

② Mountain at the background type

An attractive urban landscape that will be in harmony with the mountains behind them should be created.



Shimogamo Sosui canal

④ Townscape type

A regional townscape should be improved by making the most of its regional characteristics.



Takeda

4 Standards for the design of urban landscape

● The concept of standards for the design of buildings and structures

The common standards regulate the basic design of buildings and structures in the city so as to conserve, revitalize and create an organized urban landscape appropriate for Kyoto, a historical city with World Heritage sites.

Whereas, the local standards regulate detailed designs of buildings so as to create landscapes appropriate for each locality. In the local standards, building designs are classified into three categories according to the size of buildings, that is, low-rise, mid-rise and high-rise. Both Landscape District (except for historical asset type) and Structure Improvement District have to observe both

common and local standards. However, after being approved by a third party for evaluation “exceptional permission” is applied to the areas where a building or a structure which neither complies with the common standards nor with local standards and yet it either possesses a form or design recognized to be extremely good, or is necessary for public interests, or contributes to an attractive landscape, and at the same time, it is might not harm the landscape there.

Common standards for Landscape Districts (excerpt)

Roof color	<ul style="list-style-type: none"> Japanese roof tile or flat tile should be oxidized silver in principle copper sheets should have the original colour of copper material colour or have patina colour metal sheets and other materials except copper should be matte dark gray or matte black as a rule
Wall materials	Matted material should be used for outer walls (except the ones made of glass and natural materials)
Balcony	<ul style="list-style-type: none"> As a rule, only inner balconies are permitted. This does not apply in the case of low-rise buildings or if the balcony is not visible by public from outside.
Outer wall colour	<ul style="list-style-type: none"> The use of the following colours are prohibited (the original colour of wall materials are exempted). (Munsell value luminosity is not applied) (1) Reddish hue with its saturation excesses 6 (2) Yellow-Reddish hue with its saturation excesses 6 <the rest is omitted>
Gate, wall, hedge and similar items	<ul style="list-style-type: none"> Parking lots for automobiles and bicycles should be surrounded by walls, hedge, gate and things like that, to preserve the overall street landscape.

1 Basic policy for the conservation and revitalization of historical landscape

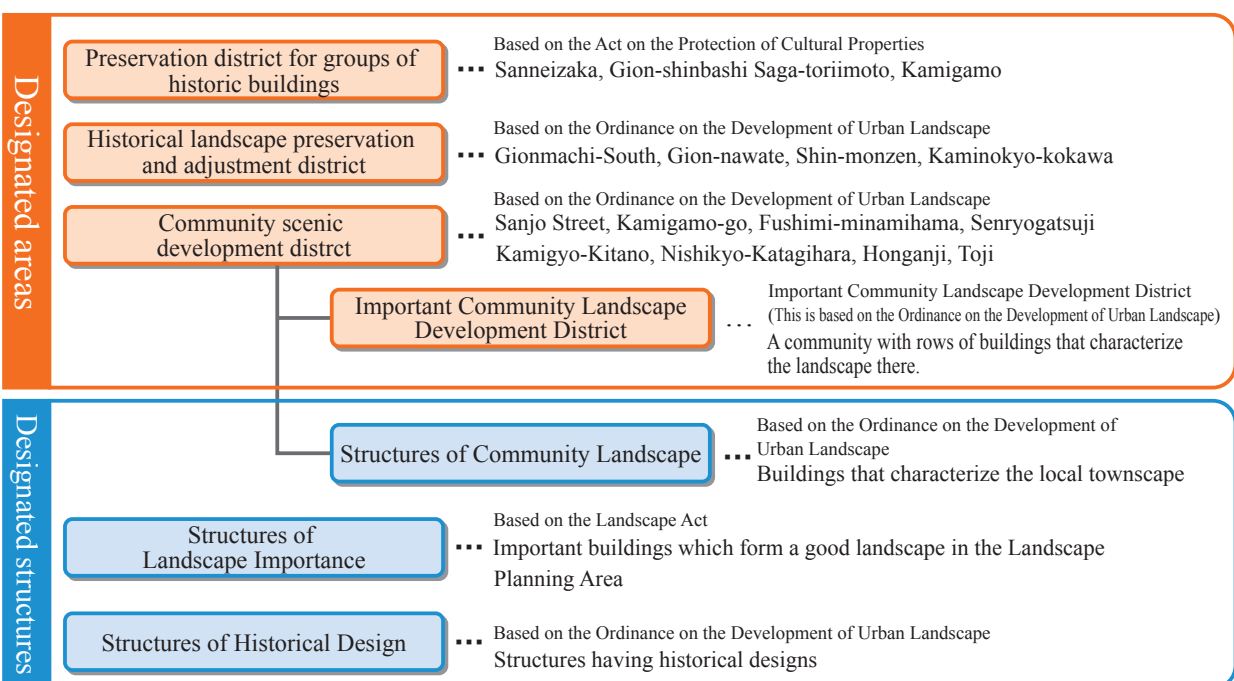
There are streets in Kyoto where a large number of traditional buildings still exist. These streets exhibit the traditional architectural styles and the living culture. To pass these historical landscapes down to the coming generations is one of the basic issues of the city.

With this in mind, Kyoto city selected those areas where the historical street landscape and the characteristic urban landscape are formed, and drew up specific plans for each area to protect and utilize the characteristics of such areas.

The city also provides subsidy to cover a part of the costs of repair and renovation in these areas.

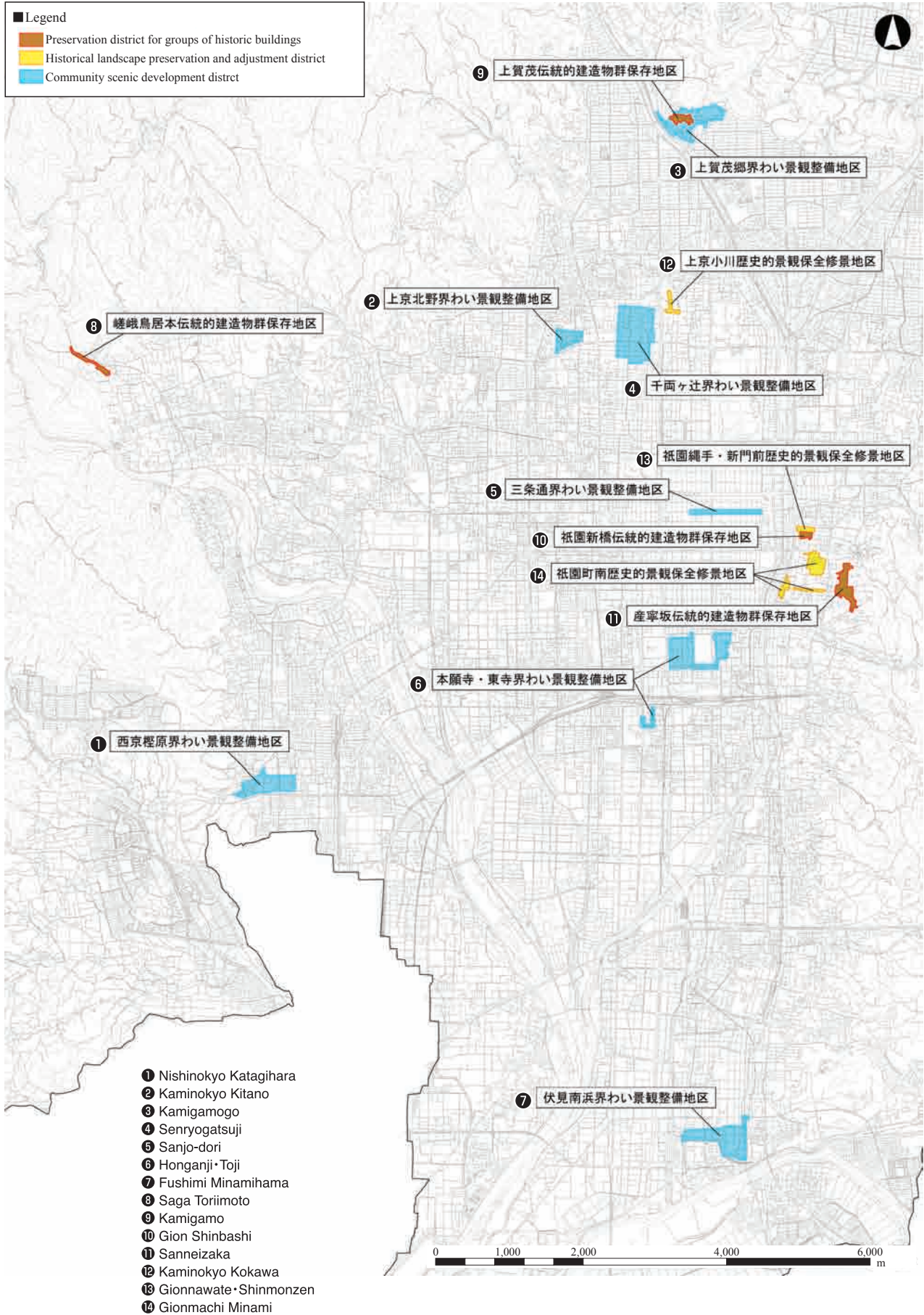
Moreover, buildings with distinguished exteriors are designated as “Structures of Landscape Importance” and a part of the repair and landscaping costs is covered by the subsidy program hoping to develop a landscape model for the future.

■ The designation systems for the conservation and revitalization of historical streets



*Kyoto City Ordinances on the Development of Urban Landscapes

■ Designation of Preservation District for Groups of Traditional Buildings, Historical Landscape Conservation and Adjustment District and Community Landscape Development District



2 Preservation District for Groups of Traditional Buildings

● What is Preservation District for Groups of Traditional Buildings?

Based on the “Act on the Protection of Cultural Properties” municipalities designate “Preservation District for Groups of Traditional Buildings” in order to protect the traditional buildings and a good environment in their vicinity. In addition, the Japanese government designates some of the more valuable districts recommended by the municipalities, as the Important Preservation District for Groups of Traditional Buildings and provides financial aid and technical assistance for the preservation projects by the municipalities related to these districts.

Kyoto has four Important Preservation Districts for Groups of Traditional Buildings, namely Sanneizaka, Gion-shimbashi, Saga-toriimoto and Kamigamo.

● Construction works in the district

Plan for The Preservation District for Groups of Traditional Buildings was drawn for each local district in order to preserve local characteristics of that district. Prior permissions of the mayor and the Board of Education are needed for activities such as construction, renovation, relocation and demolition of buildings, as well as modification of its appearance, development of housing site, cutting trees and bamboos, and other changes in these areas. Such

activities should also comply with the “Preservation Plan” and maintain the local characteristics. They should also not seriously disturb the historical landscape in the district.

● Preservation measures

Kyoto city intends to preserve and improve historical buildings by restoring them to their original form. In the case of buildings that have lost their original style, restoration works should be done according to the standards defined by the Preservation Plan. Thus, it will be in harmony with other traditional buildings and improve the landscape of its neighborhood.

The city covers a part of the costs incurred for such restoration work.



Sanneizaka District



Gion-Shimbashi District



Saga-Toriimoto District



Kamigamo District

3 Historical Landscape Conservation and Adjustment District

● Historical Landscape Conservation and Adjustment District

Areas where there are groups of historical buildings which need to be conserved and improved are designated as Historical Landscape Conservation and Adjustment District which is based on the Kyoto City Ordinance on Urban Landscape Development. Gionmachi-Minami, Gionnawate-Shinmonzen and Kaminokyo-Kokawa fall under this category. These three districts are also a part of the Aesthetic District of historical heritage type.

● Construction works in the district

In order to conserve the local characteristics, Historical Landscape Conservation and Adjustment Plan and Local Standards for each district are formulated. Changing the exterior of buildings requires the mayor's permission in advance and the change should meet the requirements of the local conservation and improvement plan and the local

standard. In case the building is to be demolished, the mayor is to be notified 30 days prior to the commencement of the work. In such cases, in order to maintain the continuous street landscape, landscaping works such as setting up hedges and walls are required.

● Conservation measures

Traditional buildings are expected to be renovated in the same way as their original styles. Those historical buildings that have lost their original styles are being gradually improved along with the guideline defined in the local plan. The city will cover a part of the costs incurred for the restoration.



Gionmachi-minami area



Kaminokyo-Kokawa area



Gionnawate-Shinmonzen area

4 Community Landscape Development District

● What is Community Landscape Development District?

Community Landscape Development District is implemented on those areas that have well-organized local landscape with lively atmosphere, but they need improvement. There are seven such districts including Fushimi-minamihama, Kamigamo-go and Senryogatsuji.

These districts are also located in the Aesthetic District of historical heritage type.

In the Community Landscape Development District, where a chain of buildings with local style are clustered is particularly designated as “Important Community Landscape Development District”. With the consent of the owners, such buildings are designated as Important Structure for Community Landscape. They can serve as models for the conservation and improvement of the landscape there.

● Construction works in these Districts

The local plan for Community Landscape Development District and the local standards were drawn up for each district in order to preserve local characteristics. Changing the exterior of buildings requires permission of the mayor in advance and also it has to comply with the local plan and the local standards. In case of demolishing any building, the mayor has to be notified before starting the work. In order to maintain the continuous landscape of streets, hedges and walls have to be installed around the site.

● Conservation measures

Kyoto city has a subsidy programs which covers a part of the costs for the renovation and landscaping works of buildings that their landscape needs maintenance and improvement. It also covers a part of costs for other renovations necessary to conserve its historical style.



Fushimi-Minamihama



Senryogatsuji



Kamigamo-go



Sanjo Street

5 Designation of Structures of Historical Design

● Structures of Historical Design

Based on the Ordinance on Development of Urban Landscape, those structures with historical designs that also serve as a symbol of the local landscape, are designated as Structures of Historical Design after the consent of the owners is obtained. As of March 2008, 108 structures have been designated under this category.

● Construction works on Structure of Historical Design

Relocation, demolition or changing of exterior of the Structures of Historical Design are prohibited. However, if

the mayor thinks the reasons for the alterations are acceptable, such action could be permitted, provided they do not seriously harm the characteristics of those buildings.

● Conservation project for Structures of Historical Design

To conserve the traditional style of Structures of Historical Design, Kyoto city provides financial support to cover a part of the costs for the renovation and landscaping works.

6 Designation of Structures of Landscape Importance

● Structures of Landscape Importance

Those structures which are important in forming attractive landscape in the Landscape Planning area under the Landscape Act are designated as Structures of landscape importance on condition that the owners agree. As of September 2008, twenty-six structures are designated under this category.

Kyoto city works positively on designating the structures with traditional styles such as the “Structures of Historic Design” and “Community Landscape Structures” defined in the “Ordinance on Development of Urban Landscapes” and also those registered as Tangible Cultural Properties defined under the “Act For the Protection of Cultural Properties” and those recognized to be important in forming a favorable landscape. Furthermore, through partnership with a landscape management organization called Kyoto Center for Community Collaboration, the city also designates other structures under this category.



Shibata House

● Support programs for Structures of Landscape Importance

The designation of Structures of Landscape Importance incurs restrictive renovation and owner's obligation for proper management of the building. To this end, the city covers a part of the cost of renovation necessary to conserve the traditional styles.

In addition, the fire prevention regulation and the obligation of the link between the structure and the street are eased for such buildings.

● Trees of Landscape Importance

Those trees with historical and cultural significance, having distinct appearance and features of scientific importance, and those recognized to be important in forming favorable landscape in the “Landscape Planning Area” are designated as “Trees of Landscape Importance”.

Once a tree gains such status, every kind of alteration in its status is forbidden; and the owner's are obliged to take proper care of such trees. If necessary, the owner of the tree may ask the advice and support of landscape administration organization for the maintenance of the tree.



Main store of Sawai Shoyu

1 Basic policy on the conservation and creation of perspective and borrowed landscapes

The entire visible landscape between the viewer and the target view is called “Perspective Landscape” and “Borrowed Landscape”. Perspective landscape is an excellent view which consists of historical buildings, rivers, mountains and other forms of natural environment. While borrowed landscapes are those of the gardens that have mountains such as Mt. Hiei at their background. They are important components of the landscapes in Kyoto.

Such landscapes have incorporated in people's daily lives and have been giving them pleasure for a long time. It can be said that the cultural background and sensitivity of viewers are a part of the landscape.

In order to preserve these valuable perspective landscapes of Kyoto, the city established “Perspective Landscape Conservation Area” based on the “Ordinance on the Creation of Perspective Landscape”. This ordinance regulates the height, form, design and color of buildings in the area.

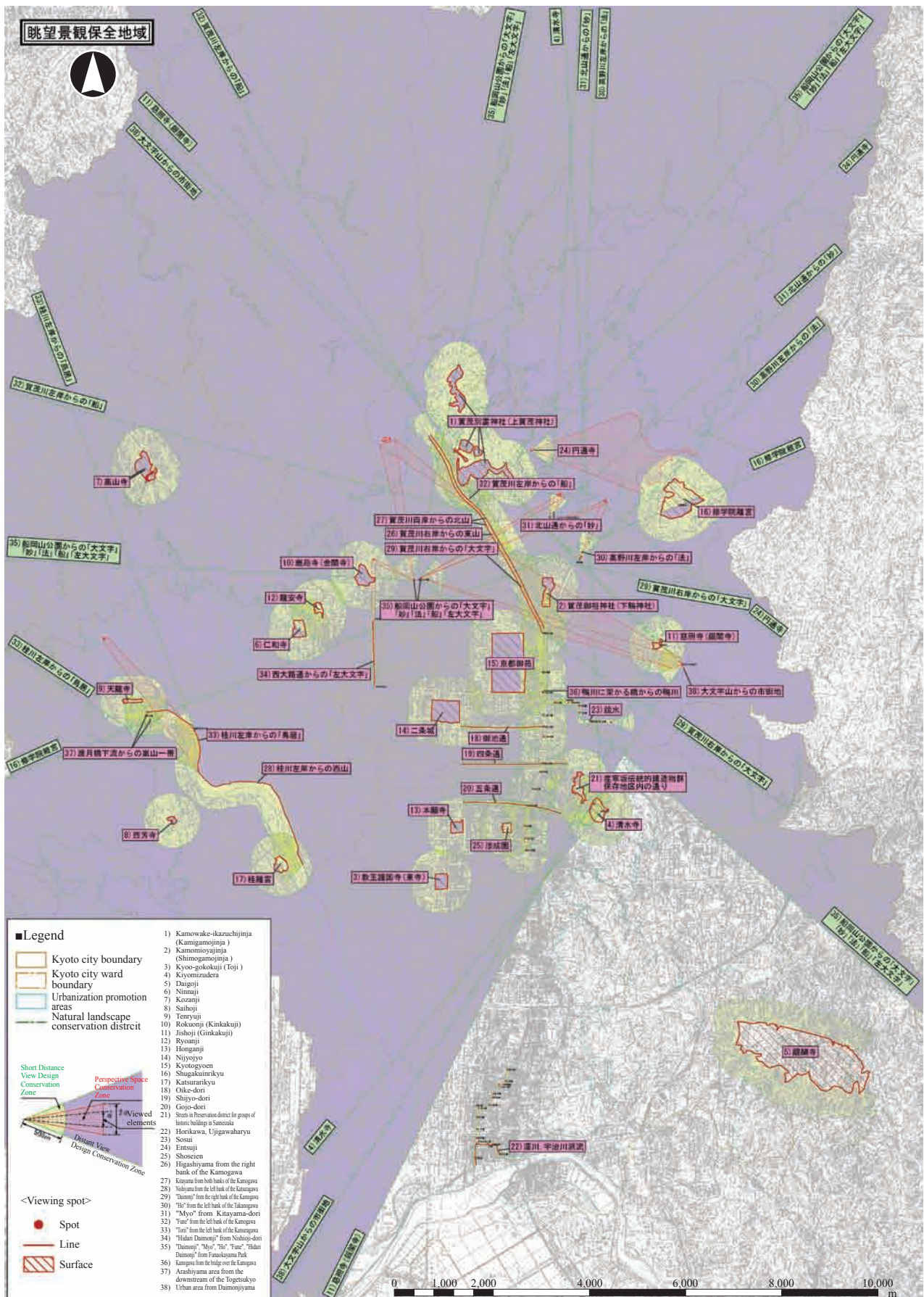


View of the Kamo River from
Kojinbashi Bridge (perspective view)



Borrowed landscape, the garden of Tenryuji Temple

■ Designation of Perspective and Borrowed Landscape areas



2 Measures for the conservation and creation of perspective and borrowed landscapes

●Classification of perspective and borrowed landscapes

Kyoto city designated 38 areas which are in danger of losing their characteristics as “Perspective Landscape Conservation Zone” to protect the perspective and borrowed landscapes of these areas which we inherited from our ancestors. It consists of eight types according to the individual characteristics of the locality.

①Views seen from the premises of temples and shrines

Kyoto is a historical city with many Shinto shrines and Buddhist temples. “Views seen from the premises of

temples and shrines” are the combination of scenery of the premises with that of the landscapes in the background.

① Views seen from the premises of temples and shrines



(1) View of Kamowake-ikazuchi-jinja (Kamigamo Shrine) buildings and sand mounds called "Tatezuna"



(2) View of the front gate of Kamomioya-jinja (Shimogamo Shrine)



(3) View of five-story-pagoda of Kyo-oh-gokokuji (Toji Temple)



(4) View of the stage of Kiyomizu Temple and the city



(5) View of the five-story-pagoda of Daigoji Temple



(6) View of the main hall and north garden of Ninnaji Temple



(7) View of Kaizando Hall of Kozanji Temple



(8) View of Ohgon-ike (Golden Pond) at Saihoji Temple



(9) View of Daihojo Hall and Sogenchi Pond at Tenryuji Temple

② Views from streets

Mountain-ranges viewed from the streets of Kyoto are the natural landmarks of the city. “Views from the streets” are

the landscape that is formed by the combination of the natural environment and historical structures along the trunk roads in Kyoto.



(10) View of the Golden Pavilion at Rokuonji Temple (Kinkakuji)
Picture provided by Rokuonji Temple



(11) View of Silver Pavilion and urban area of the city observed from the mound of Jishoji Temple (Ginkakuji)



(12) View of the stone garden called "Sekitei" at Ryoanji Temple



(13) View of Amidado Hall of Honganji Temple



(14) View of Ninomaru Palace at Nijo Castle



(15) View of Mt. Daimonji from Kenreimon Gate of Kyoto Gyoen Park



(16) View of Iwakura area from Rin-un-tei tea house at Shugakuin Imperial Villa
Picture provided by the Kyoto branch of the Imperial Household Agency



(17) View of Shoin house and Gepparo tea house at Katsura Imperial Villa
Picture provided by Kyoto branch of the Imperial Household

② Views from streets



(18) View of Oike Street at Oike-Muromachi intersection facing the east



(19) View of Shijo Street at Shijo-Nawate intersection facing the east



(20) View of Gojo Street at Yurin footbridge facing the east



(21) View of Sannenzaka Slope at Yasaka Street in Sannneizaka Preservation District for Groups of Traditional Buildings

③ Views of waterfronts

There are a number of rivers and waterways of varied sizes in Kyoto. Blended with the surrounding greeneries, they create a rich and attractive panorama. “Views of waterfronts” refers to the landscape formed along these bodies of water blended with the neighbouring buildings.

④ Views of gardens

Kyoto city has a large number of excellent borrowed landscape type gardens which integrate with the distant mountains. “Views of gardens” refers to the landscape formed by the harmonious combination of gardens with the sceneries at their background.

⑤ Views of mountain ranges

River Banks such as those of Kamo and Katsura rivers’ serve as precious spots for viewing the surrounding mountain ranges. “Views of mountain ranges” includes the landscape that consists of rivers, mountains and urban areas blended with each other.

③ Views at waterfronts



(22) View of Sake storehouses from Hori River, a side stream of Uji River



(23) View of Sosui canal to the east of Keiryu Bridge

④ Views of gardens



(24) View of Mt. Hiei from Miyuki Hall of Entsuji Temple



(25) View of Ingetsuchi Pond and Shinsetsukyo Bridge in Shoseien Garden

⑤ Views of mountain-ranges



(26) View of Higashiyama mountain range from the river terrace south of Izumoji Bridge on Kamo River



(27) View of Kitayama mountain range from Kamigamo Bridge on Kamo River



(28) View of Nishiyama mountain range from Fushihara-tsutsumi dike of Katsura River

⑥ View of landmark



(29) View of Mt. Daimonji seen from the bank of Kamo River at the south of Demachi Bridge



(30) View of the character "Ho" seen from the bank of Takano River at the north of Takano Bridge

⑥ Views of landmarks

There are five mountains in Kyoto where a religious summer event called Daimonji Bonfire is conducted. These mountains serve as wonderful natural landmarks of Kyoto. “Views of landmarks” are the total landscape that consists of landmarks (five mountains), historical buildings that symbolize traditional culture; and urban view.

⑦ Panoramic view

The bridges over Kamo River and Katsura River and the streets along these rivers are precious spots for viewing distant mountain-ranges. “Panoramic view” is the total landscape that consists of mountain-ranges and urban area seen from riverbanks.

⑧ Panoramic view from mountains

Since Kyoto is located in a basin surrounded by mountains on three sides, there are many precious viewing spots on the mountains that overlook the city. “Panoramic view from mountains” is a landscape of urban area viewed from the surrounding mountains.



(31) View of the character "Myo" seen from Notre-Dame Elementary School on Kitayama Street.



(32) View of the figure "Fune" or a boat seen from the bank of Kamo River at the south of Kamigamo Bridge



(33) View of the figure of "Torii" seen from Fushihara-tsutsumi dike on the Katsura River



(34) View of the character "Hidari-Daimonji" seen from Kinugasa Elementary School on Nishioji Street

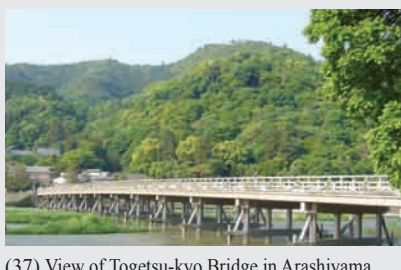


(35) View of the characters of "Daimonji", "Myo", "Ho" and "Hidari Daimonji"; and the figure of "Fune" seen from Funaoka-yama Park

⑦ Perspective view



(36) View of Kamo River from Shijo Bridge while facing north



(37) View of Togetsu-kyo Bridge in Arashiyama area viewed from the east bank of Katsura River

⑧ Panoramic View

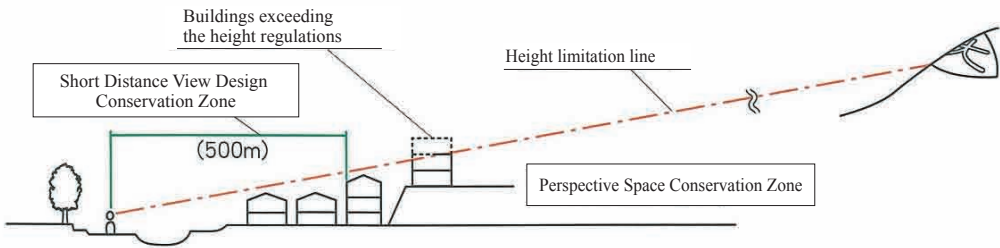
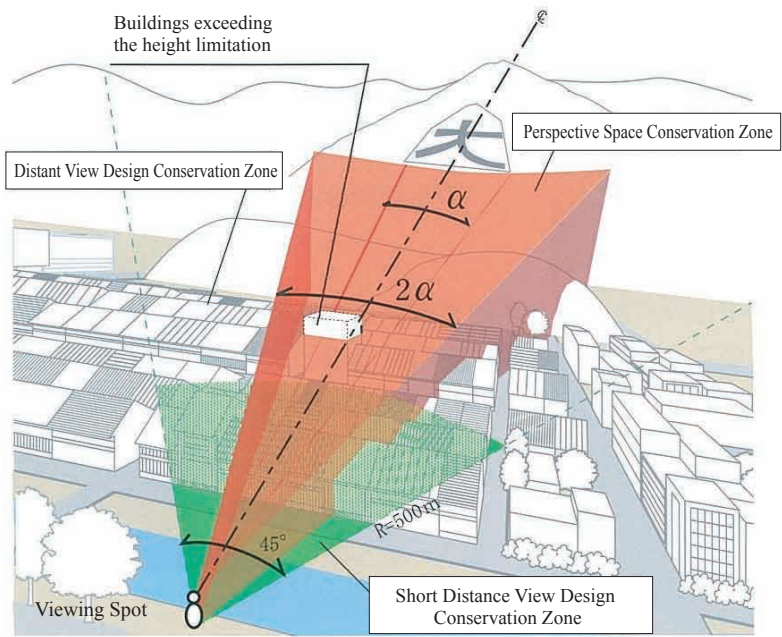


(38) View of urban area from Mt. Daimonji

●Designation of Perspective Landscape Conservation Zone

Kyoto city designates areas where perspective landscapes should be conserved and created, as the “Perspective Landscape Conservation Zone”. The zone is further divided into the following three categories depending on the type of regulations.

Name of zone	Regulations
Perspective Space Conservation Zone	Height of structures above sea level is controlled to avoid blocking the viewahead. the viewahead.
Short Distance View Design Conservation Zone	Standards are set for regulating the form, design and color of structures so that they do not to damage the excellent perspective landscape.
Distant View Design Conservation Zone	Standards are set for the color of exterior walls and roofs so as not to damage the excellent perspective landscape.



※The area for the Short Distance View Design Conservation Zone is decided based on the fact that the eyesight can recognize objects within 500m.

● Eight types of views and classification of conservation zones

The 38 areas of perspective and borrowed landscapes are designated under one of the three conservation zones (Perspective space, Short Distance view design and Distant view design) in accordance with the characteristics of each area.

In the Perspective Space Conservation Zone, any construction work requires mayor's approval in advance. In the Short Distance View Design Conservation Zone and in the Distant View Design Conservation Zone, construction works have to be reported to the mayor in advance.

■ Eight views and classification of conservation zones

Type	Perspective and Borrowed Landscapes to be preserved	Zone		
		Perspective	Short Distance	Distant
Premises of temples and shrines (17)	1. Kamowake-ikazuchi-jinja (Kamigamo Shrine) 2. Kamomioya-jinja (Shimogamo Shrine) 3. Kyo-oh-gokokuji(Toji Temple) 5. Daigoji Temple 6. Ninnaji Temple 7. Kozanji Temple 8. Saihoji Temple 9. Tenryuji Temple 10. Rokuonji (Kinkakuji Temple) 12. Ryoanji Temple 13. Honganji Temple 14. Nijo Castle 15. Kyoto Gyoen Park 17. Katsura Imperial Villa		○	
	4. Kiyomizu Temple 11. Jishoji (Ginkakuji Temple) 16. Shugakuin Imperial Villa		○	○
Streets (4)	18. Oike Street. 19. Shijo Street 20. Gojo Street 21. Streets in Sannenzaka Preservation District for Groups of Traditional Buildings		○	
Waterfronts (2)	22. Hori River, Side stream of Uji River 23. Sosui Canal		○	
Gardens (2)	24. Entsuji Temple	○	○	○
	25. Shoseien Garden		○	
Mountain ranges (3)	26. Higashiyama mountain range from the west bank of Kamo River 27. Kitayama mountain range from both banks of Kamo River 28. Nishiyama mountain range from the east bank of Katsura River		○	
Landmarks (7)	29. Mt. Daimonji from the west bank of Kamo River 30. The letter "Ho" from the east bank of the Takano River 31. The letter "Myo" from Kitayama Street 32. The figure of "Fune" or a boat from the east bank of Kamo River 33. The figure of "Torii" from the east bank of the Katsura River 35. The letters of "Daimonji", "Myo", "Ho", "Hidari Daimonji" and figure of "Fune"	○	○	○
	34. The letter of "Hidari Daimonji" from Nishioji Street	○	○	
Pleasant prospects (2)	36. Kamo River from the bridge 37. Arashiyama area with Togetsukyo Bridge		○	
Panoramic (1)	38. View of urban area from Mt.Daimonji		○	○

□ Perspective: Perspective Space Short Distance: Short Distance View Design Conservation Zone
Distant: Distant View Design Conservation Zone

■ Citizens suggestions about other excellent views in Kyoto to be preserved

Beside the 38 sites listed above, Kyoto has many other good perspective and borrowed landscapes. Kyoto City enacted the Ordinance on the Creation of Perspective Landscape under which citizens can suggest to the city new perspective and borrowed landscapes to be preserved. Once the suggestion is approved, preservation measures including standards for height, forms, designs and colors of the buildings are set.

Maintenance of Urban Landscape by Regulating Outdoor Advertisements and Encouraging the creation of High Quality Advertisements

1 Basic policy for regulating outdoor advertisements and encouraging the creation of high quality advertisements

Urban landscapes are formed not only by the natural scenery and man-made structures but also by the activities of the citizens. The outdoor advertisements are one of these activities.

The city designated some areas as Outdoor Advertisement Control Area by the ordinance that regulates and sets standards for outdoor advertisements. The city also established a support program for favourable outdoor advertisements so as to create a beautiful and graceful urban landscape.



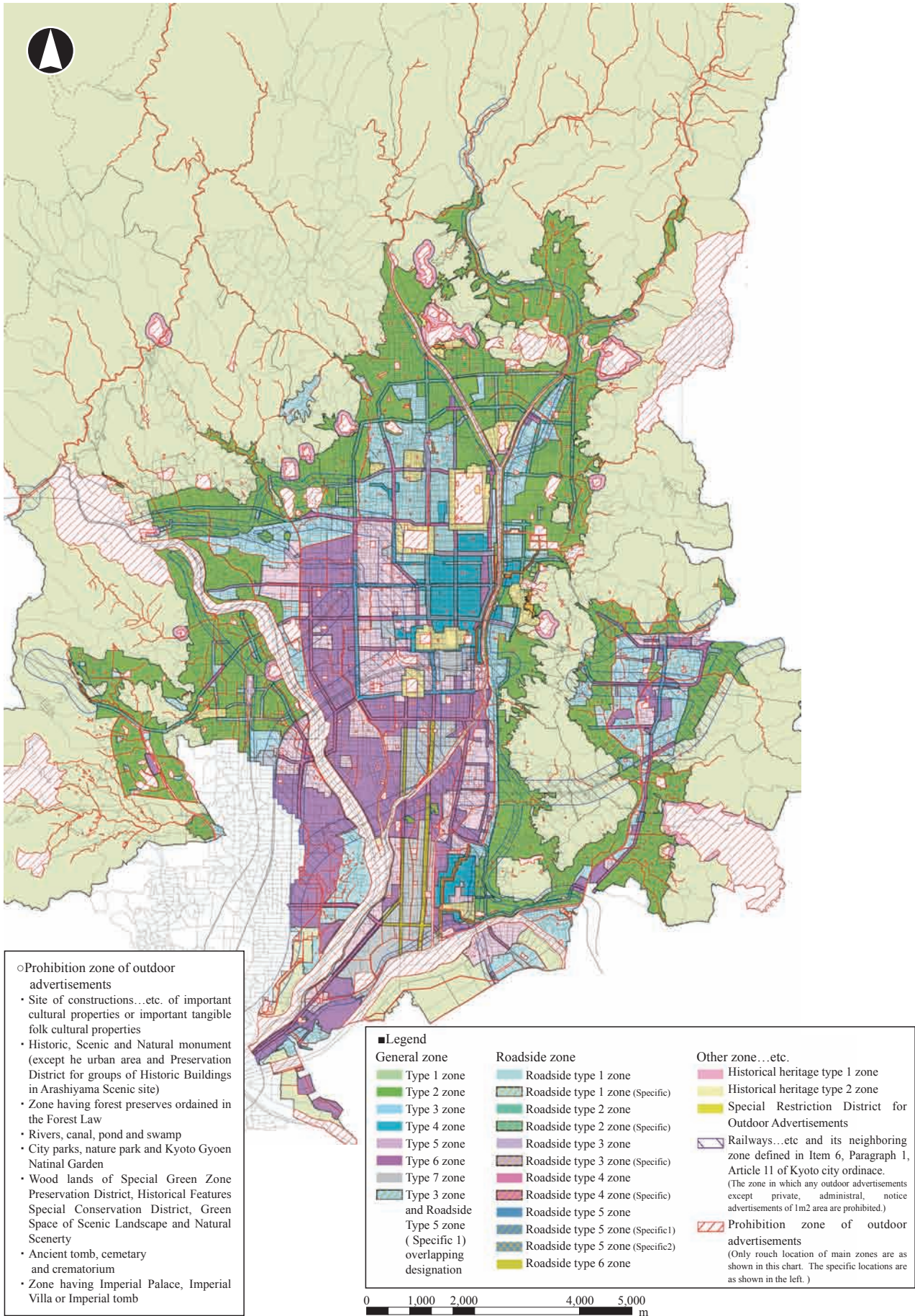
■ About Outdoor Advertisements

- These are advertisements that are displayed either for a fixed period or for a long time. It includes billboards, advertising pillars, banners, posters, and company name plates on building walls.
- Those displayed for only daytime or night time are also included.
- They also include those depicting things to provoke certain images such as letters, trademarks, icons, pictures and colours representing certain enterprises.
- Advertisements for non-profit purposes are also included.

(Examples of outdoor advertisements)



■ Designation of Outdoor Advertisement Control Areas



2 Outline of regulations on outdoor advertisements

Any company whose business is to display or install outdoor advertisements is obliged to register its business with the city. Illegal activities including running business without registration are subject to imprisonment or other penalties. Displaying outdoor advertisements requires the mayor's permission in advance. The city has the following eight kinds of regulations on outdoor advertisements.

① Ban on display

There are three regulations ban on display.

The first one is about locations and objects. Display of advertisements are prohibited in parks, river banks and public spaces including sites of scenic beauty, places of cultural importance; and structures of cultural assets including important cultural properties as well as utility poles, arcade columns, road signs, and sidewalk fences.

However, public advertisements displayed by the national and local governments and those related to traditional events and festivals are excluded.

The second is, ban on rooftop advertisement. In order to creat a beautiful urban landscape and maintain an attractive skyline, roof top ads are prohibited throughout the city.

Thirdly, flashing and revolving illuminated advertisements

are prohibited throughout the city. The reason is that they resemble warning lights and might cause confusion. Also these advertisements are regarded as too strong for the urban landscape.



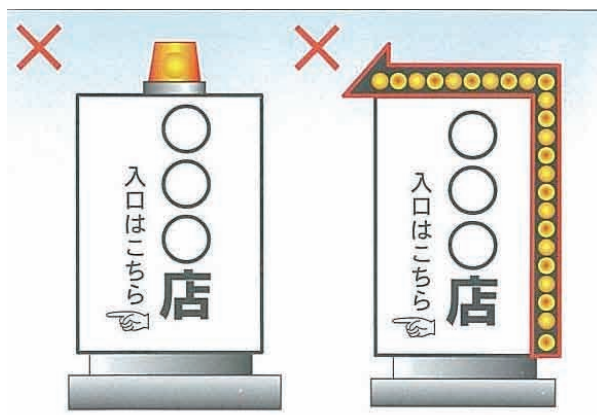
One of the prohibited places



Ban in rooftop advertisement



Prohibited objects



Ban on flashing and revolving illuminated advertisements

②Height standard

The height of the installation point of billboards on the side or on the walls of the building should be selected from the local standards or it should be at two third of the height of the building whichever is smaller in value.

The height for erected advertisements including pillars and pole-type are set between 3 to 10m.

③Design standard

The following three standards are set for the design:

The first is the color defined by the Munsell value. The use of bright colors such as red and yellow for the base coating of advertisements is prohibited. The use of colours that do not match the buildings and the surrounding landscapes is also prohibited.

The second standard is about the photos and paintings. Only those ones that match buildings and the surrounding landscapes are permitted.

The third standard is regarding the shape. In order to develop an attractive urban landscape, the display of the shapes that do not match the surrounding landscapes is not permitted.



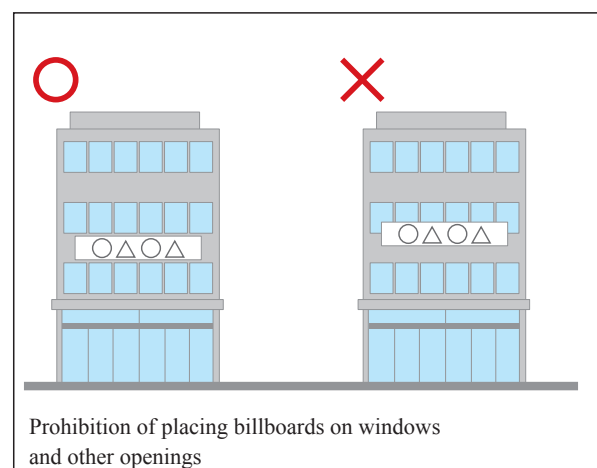
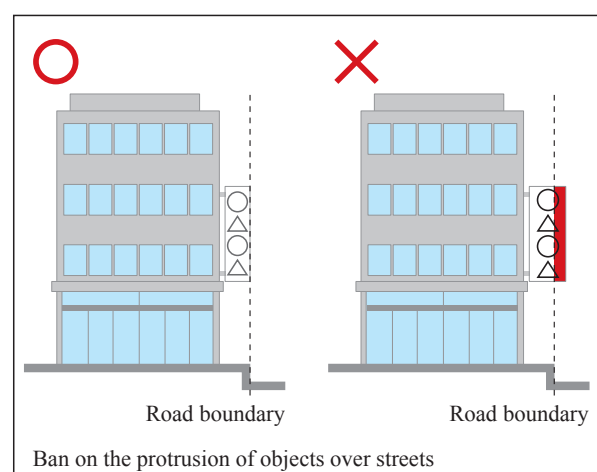
Excellent signboards blended with the surrounding landscape

④Standard of dimension

The dimension of one billboard is set from 3 to 50 m². The proportion between the dimension of a billboard and the building wall should be 10% to 30%, depending on individual localities.

⑤Standard of installation point

Placing a billboard protruding over the main streets is prohibited, so as to create an attractive street view and keep the space above the streets open. Installing billboards on windows and other openings is also prohibited because they might degrade the design of the building.



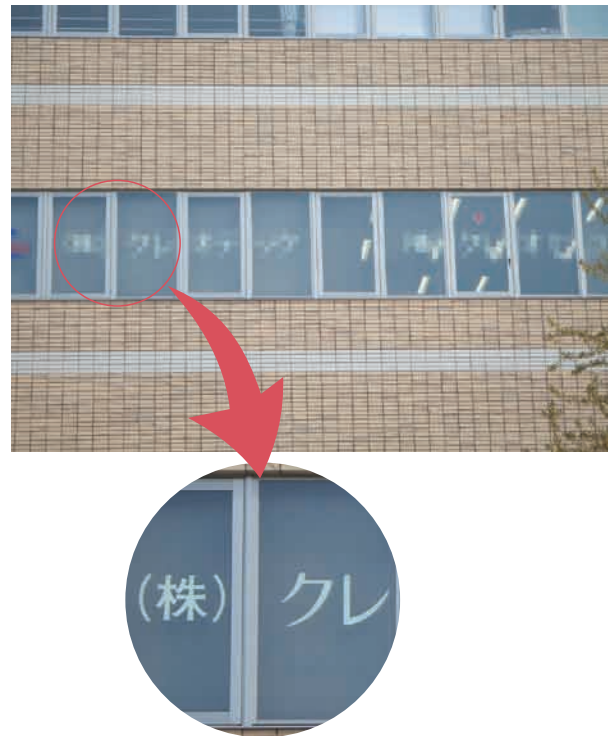
⑥Special Restriction District for Outdoor Advertisements

Preservation Districts for Groups of Traditional Buildings including Sanneizaka, Gion-Shimbashi, and Kiyamachi are designated as Special Restriction Districts for Outdoor Advertisements. The Outdoor Advertisements and Landscape Adjustment Plan was drawn for these districts to set the standards for outdoor advertisements considering the local characteristics of each area.



⑧Standards of special indoor advertisements

Special indoor advertisements displayed on the inner side of windows which are visible from the outside must follow the standards for dimension and color because they also have certain impacts on landscape.



⑦Standards for advertisements on the outside of vehicles

This standard regulates the dimension, design, and the posting place of the advertisements on vehicles. The advertisement that needs a large display space such as ad-wrapped buses are permitted only if the design is considered suitable and would not impair the surrounding landscape.



3 Support systems for encouraging the creation of good outdoor advertisements

The following systems are established to encourage the emergence of good outdoor advertisements to form attractive landscapes.

● Exceptional case

In the case of advertisements with good historical designs, the limitation on display space is eased. For those with extremely good design, being intended for public welfare and permitted by the Council on Aesthetic and Scenic Landscapes, the standards on display dimensions and height are relaxed.

● Award system

The city grants awards to those advertisements with extremely good design, and to those companies who use advertisements with good designs appropriate for Kyoto and contribute to the creation of attractive landscape. The award-winning advertisements are introduced to the public and are allowed to be displayed more than the normal length of display, which is three years.

● Subsidy programs

Parties such as shopping street communities are financially supported in order to use distinguished outdoor advertisements that would contribute to the creation of attractive community landscape, and are in harmony with the designs of “Structures of Landscape Importance” and “Structure of Historical Designs” and their surrounding environments. The city covers a part of the cost of installation of such billboards.

■ Miyako Kagayakitai Troup (Volunteer project)

In order to create a beautiful urban landscape, collaboration between the city and citizens is essential.

To this end, Kyoto city launched a volunteer project called "Miyako Kagayaki-tai" for the citizens. They help remove illegal posters and flyers in the city.



1 Installing underground power cable project

Similar to buildings and advertisements, power cables and utility poles have great impact on the urban landscape. They are never welcomed particularly in historical areas. To overcome this problem, Kyoto city has launched the project of installing underground power cables, under the “Power Pole Elimination Plan”. Priority is given to the areas with perspective landscape such as the vicinity of the World Heritage sites and historical landscape preservation areas.



Nene-no-michi path

■ Example of the project of underground electric cables (Gion-cho-south)

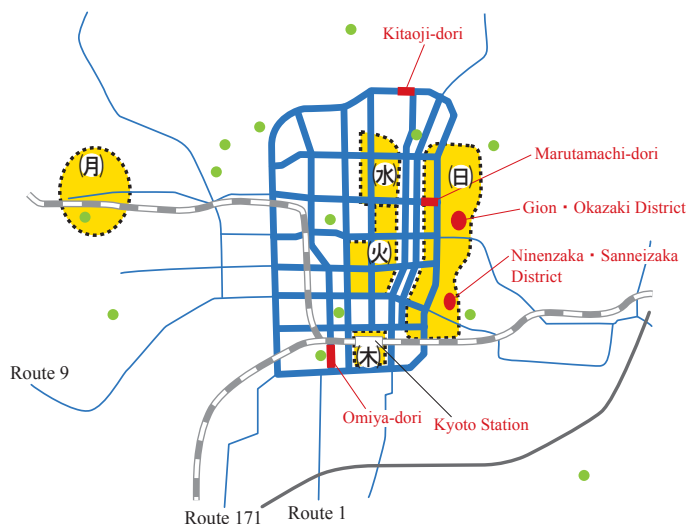


Before



After

■ Kyoto city project of underground electric cables



■ Legend

Intensive Areas where Electric Poles are Eliminated



(日)Oto District

(月)Vicinity of Saga Arashiyama

(火)Districts where Jobs and Residences Coexist

(水)Vicinity of Kyoto Gyoen Imperial Garden

(木)Vicinity of Kyoto Station

Maintained Route in Fiscal 2007



Vicinity



Major Roads



World Heritages



(except Kozanji-temple and Enryakuji-temple)

2 Improvement of public facilities

The city makes efforts to improve streets and rivers which have a powerful influence on the urban environment and landscape. Under the Kyoto City Landscape Plan, it is also trying to improve other public spaces such as parks which provide pleasure and rich greenery.

The city will also work on improving public buildings so that they play leading role in the improvement of Kyoto's urban landscape.

■ Streets



Oike Street

■ Park



Sakurai Park

■ Building



Sakyo Ward Office (Rendering)



An elementary and junior high school building
in Higashiyama Ward (Rendering)