



Chapter **4**

Kyoto's Landscape From Now On

4-1

Landscape and Community Development through Cooperation

The exquisite landscape of Kyoto took shape in early days and has been handed down and continuously being improved by the efforts of local communities. The creation and development of the historical city landscape needs active participation of various parties, including citizens. Encouragement of the awareness of citizens is also necessary.

To achieve this goal, it is essential to disseminate among the community the idea that “landscape is their property”. At the same time everyone in the community should value the landscape. Furthermore, citizens, enterprises, government, experts and NPOs must learn the value of Kyoto's landscape through participating in and supporting the activities pertaining to the improvement of landscape. Therefore, both their collective and individual endeavors are necessary. This chapter explains those joint efforts for the creation of Kyoto's landscape.

1 Landscape and Community Development in Kyoto

●Landscape and community development through collaboration

Kyoto has various landscapes, each having its own local characteristics. The collection of these local landscapes forms the overall landscape of the entire city.

In order to pass down the landscape of Kyoto to the future generation, it is necessary to protect those characteristics. Therefore, it is very important for local residents who have the best knowledge about their community to actively work to preserve and improve the landscape of their locality through community development activities.

Since Edo Period Kyoto community residents have been working to protect the landscape of their neighborhood according to the rules called Cho-shikimoku. Today, the number of NPOs in Kyoto is one of the highest in Japan in terms of the population ratio. Among them, those engaged in the community development activities is the hallmark of Kyoto.

Some enterprises play the role of “corporate citizens” and contribute to the society by supporting and participating in civic and community activities. Partnership between enterprises and community residents could accentuate the value to the community.

●Community development through partnership between citizens, enterprises and government

In order to utilize the energy of various parties for the development of landscape, the city defines the roles of citizens, enterprises and government. In the landscape development, citizens will play the central role and the city will support them by building partnership.

In order to implement such a partnership efficiently and oversee the joint efforts of concerned parties (the government, enterprises and the citizen of Kyoto), the formation of a third party was necessary. For this purpose, the Kyoto Center for Community Collaboration was established in October of 1997.

2 Services of the Kyoto Center for Community Collaboration

● Services rendered by Kyoto Center for Community Collaboration

The “Kyoto Center for Community Collaboration” serves as a landscape management organization. It offers several services such as augmenting people’s awareness about participating in community activities, developing human recourses, publishing newsletters, holding lectures and symposiums and giving advice for the enhancement of community development.

● Dispatching experts

Experts are dispatched to communities to provide them information on the systems and methods necessary for their development, and also to give advice to classes held by the community and make plans for the community development.

● Supporting the community development council

The community development council is organized by the residents, enterprises and other parties related to the improvement of community. The Center provides subsidy to the council for the costs of handouts, pamphlets and honorariums for the workshops where rules and future visions of the community are discussed.

● Counseling service for traditional Kyo-machiya houses

The staffs of the center give advice on the maintenance and the issue of inheritance of Kyo-machiya houses. Experts in the field of real estate management, carpenters, builders and architects also offer professional advices.

● Kyo-machiya Houses Community Development Fund

In order to promote the conservation and revitalization of Kyo-machiya houses, “Kyo-machiya Community Development Fund” was established by the donations and help of citizens and enterprises. The subsidy program for the renovation of Kyo-machiya was established in 2006 by this Fund.

● Other services

Seminars for the revitalization of Kyo-machiya houses

Workshops for the conservation and revitalization of Kyo-machiya houses

Management of “Landscape and Community Development College” class.



Example of renovations supported by the subsidy program



College of Landscape and Community Development

■ The role of the Landscape Management Organization

As stipulated by the Landscape Act, Kyoto City assigned “Kyoto Center for Community Collaboration” as “Landscape Management Organization” in May 2005.

The landscape management organization has been picked up from among those NPOs and other public organizations who are commissioned by local governments to implement landscape projects such as providing assistance to the citizens who try to develop good landscape. Duties of the landscape administrative organizations are stipulated in the article 93 of the Act. “Kyoto Center for Community Collaboration” provides the following services:

- Providing assistance to a person who implements a project for the development of a good landscape by dispatching persons who have knowledge about the aforesaid project, providing information and consultative services.
- Managing the Structure of Landscape Importance in line with the management agreement
- Conducting research and studies on the development of good landscape.

Landscape and Community Development in Collaboration with Citizens

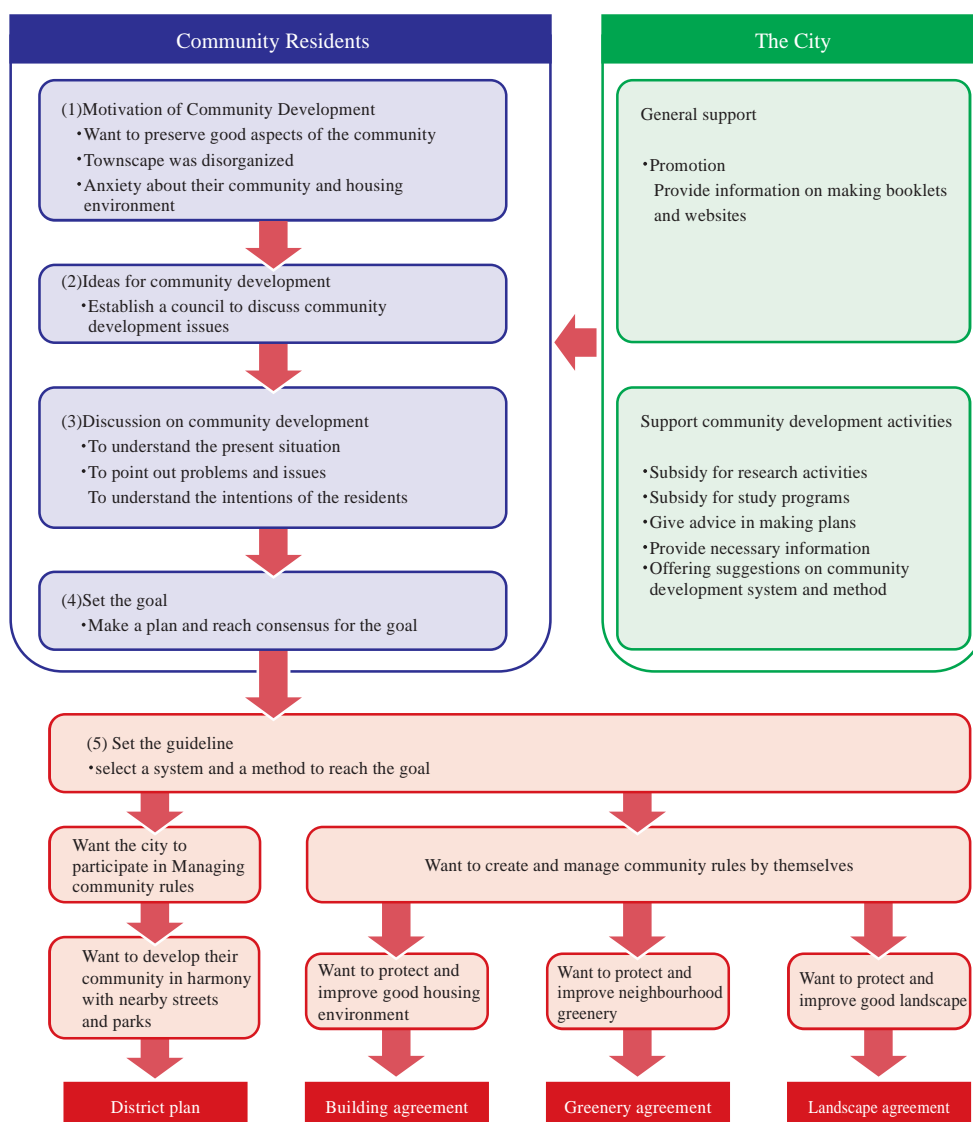
1 Landscape and community development using various programs

In order to create a comfortable community, opinions of local residents on land use, townscape and other rules and guidelines related to the construction of buildings should be taken into account. To this end, “District Plan” and “Building Agreement system” were initiated.

In addition, the Landscape Act enforced in 2004 charted the landscape agreement system for the promotion of landscape development in communities.

When using the above systems, collaboration among citizens, companies and the city is very important in developing good landscape and communities.

The following chart shows briefly the process of choosing a proper system and method for better landscape and community development.



●What is the district plan?

District plan is based on the “City Planning Act”. It aims at developing local communities by the collaboration of the city and its citizens.

District plan is drawn mainly by the residents for their district. The plan consists of its objective, details of district improvement plan, its goals and the methods to achieve them.

Once the district plan is drawn, constructing buildings and changing the purpose or the shape of the piece of land require a prior notification to the mayor. Such notification is examined by the city to check if it meets the plan. If it does not, the city may give advice on how to change the design. As stipulated under the “Building Standard Act”, the city will have a coercive power over the rules defined by the district plan if such rules takes the status of the city ordinance.

<Terms defined by the district improvement plan >

- Location and size of streets and parks
- Restrictions on the size of building site, position of walls, purpose of construction, forms, exterior colour and other details of the buildings.
- Limitation on floor-area-ratio and building-to-land ratio
- Restrictions on barriers and fences



Conservation of downtown area (Gion South District)

●What is building agreement?

Building agreement is a system based on the “Building Standard Act”. Its standards are higher than that of the national levels stipulated in the Act. Local residents themselves set detailed building standards according to the situation of their community. To obey such rules means to conserve good living environment and create attractive community for the future.

The community residents organize and operate the steering committee by themselves to inspect building plans and to handle the trespassing cases.

In concluding the building agreement, unanimous approval of all land owners in the district as well as the approval of the relevant government (the city of Kyoto).is required

<Terms defined by the building agreement>

- Standards of building site, location, structure, usage, form and design or building equipment.
- Provisions regarding offenders of the agreement (required)
- Validity period of agreement (required)



Conservation of the environment in the low housing area (Nishikyo Katsurazaka District)

●What is landscape agreement?

The landscape agreement is a system based on the Landscape Act. Landscape agreement in the area that is designated as the “Landscape Planning Area” is concluded after the approval of the land owners and the consent of other residents. This is aimed at forming a good landscape there.

In addition to the terms stipulated by the building agreement and greenery agreement, various other terms such as standards on structures, outdoor advertisements and farmlands can be included in the landscape agreement. Also other necessary terms such as the time of turning on the lightings of show windows and beautification can be included.

In concluding the landscape agreement, unanimous approval of all land owners in the area as well as the permission from the relevant government (the city of Kyoto) is required

The landscape agreement is concluded between the residents of the area that is designated as the Landscape Planning Area, aiming at forming a good landscape there.

- <Terms to be included in the landscape agreement >
- Standards of form and design, site, location, size, architecture, purpose of construction, and facility for the buildings.
 - Standards of location, size, architecture, purpose of construction and design of structures
 - Conservation of woodlands and grasslands
 - Standards for the display and installation of outdoor advertisements
 - Conservation and usage of farmlands
 - Other necessary terms for the creation of good landscape
 - Validity period of agreement (required)
 - Provisions regarding offenders of the agreement (required)

●What is the greenery agreement?

The greenery agreement is a system based on the “Urban Green Space Conservation Act”. The agreement is concluded by the approval of landowners to conserve green space and develop greenery. In concluding the greenery agreement, unanimous approval of all land owners in the district as well as the permission from the relevant government (the city of Kyoto) is required

- <Terms included in the greenery agreement >
- Species, location and maintenance of trees to be conserved and planted
 - Structures of hedges and fences to be conserved and installed
 - Validity period of agreement (must be included)
 - Provision regarding the offenders of the agreement (must be included)



■Efforts of the Aneyakoji community

The Aneyakoji community is located in the center of the city. The construction of a condominium in this neighborhood alarmed its residents and incited them to be more aware of their community development. They created a modern version of Cho-Shikimoku or community rules called “Aneyakoji Community Cho-Shikimoku” aimed at improving their community by themselves. After this, the residents enacted the “building agreement”.

From 2004, they have introduced the townscape environment improvement program which is subsidised by the national government. They are now grappling with the revitalization of Kyo-machiya houses with this program.



2 Suggestions offered by citizens and companies

In order to maintain good landscape, citizens and enterprises should observe a number of rules in constructing buildings. Meanwhile, it is necessary to keep revising those rules to improve local landscapes. The city is going to improve the rules while listening to the opinions of citizens and enterprises.

● Citizen’s suggestions about the city planning

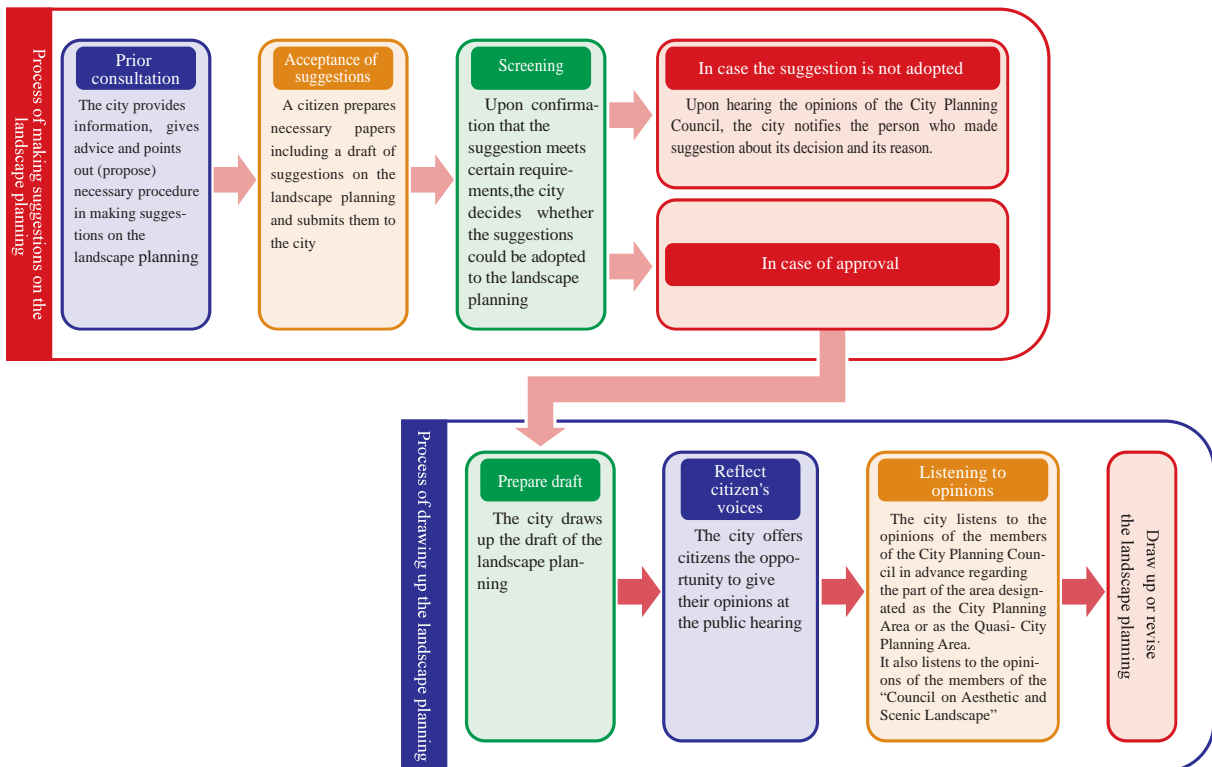
Amid a growing interest in community development, this program allows citizens who are engaged in the community improvement activities to make suggestions for the city planning. Land owners and NPOs who meet the requirements of certain conditions can offer specific suggestions on the decision and change of the city planning of a certain area provided that 2/3rds of the landowners there approve the suggestion.

● Citizen’s suggestions on the landscape planning

The program of accepting suggestions from citizens about the landscape planning is based on the Landscape Act. The citizens can make suggestions on the landscape plan of a certain district that meets certain conditions.

In making suggestions, the agreement of 2/3rds of the landowners is necessary.

■ Flow chart: from making suggestions to the decision of the landscape planning



Conclusion

~Kyoto Looking 50 Years and 100 Years into the Future ~

Landscape reflects various activities of the people. Therefore, all parties including citizens must participate, cooperate and collaborate with each other in creating a good landscape. Community landscape projects are incited by the awareness of residents. This will lead to the realization of the protection and creation of elegant local landscapes. As a result, better landscapes can be created in the entire city; and community development will be enhanced, too.

In order to maintain and sustainably develop excellent landscapes, it is very important to deepen people's understanding about the importance of landscape and to train those who can engage in the creation of landscape in the future. It is necessary for the city to take action for achieving these purposes.

Kyoto is a historical as well as a big city inhabited by a large population. It is blessed with exquisite traditional and

advanced industries. With this in mind, Kyoto has to achieve a balance between conservation and revitalization of landscape, and various other city policies.

Good landscape will add to the value and charm of the city and attract greater number of residents and tourists. As a result, skilled people gather and investment in the local industries, tourism and knowledge industries are also increased in Kyoto.

Looking ahead to the coming 50 years and 100 years, the city is going to improve the systems, measures and policies for good landscape so as to conserve, develop and pass down the excellent landscapes to the future generations, with the partnership between citizens, enterprises and the city. Then Kyoto may continue to remain as Kyoto forever.

