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 Rinzai 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 Kiyomizu-dera, 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.

<table>
<thead>
<tr>
<th>Topics for demonstrating best management practice:</th>
<th>Please indicate in this column why your World Heritage property is a best practice in relation to the topic:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Conservation:</td>
<td>“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.</td>
</tr>
<tr>
<td>2. Local People:</td>
<td>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. Kyoto City has made enormous efforts through various channels including: *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.</td>
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<td>3. Legal framework: 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?</td>
<td>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; 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) 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.</td>
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<td>4. <strong>Boundaries:</strong></td>
<td>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?</td>
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<tr>
<td>5. <strong>Sustainable finance:</strong></td>
<td>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?</td>
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<tr>
<td>6. <strong>Staffing training and development:</strong></td>
<td>What approaches and strategies have you developed and implemented to assure that the human resources are adequate to manage the World Heritage property?</td>
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<td><strong>7. Sustainable development:</strong></td>
<td>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. 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.</td>
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<td><strong>8. Education and interpretation programmes:</strong></td>
<td>How do the education, interpretation and awareness programmes you have developed and implemented significantly enhance the understanding of OUV of the site among stakeholders?</td>
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<td>9. Tourism and interpretation:</td>
<td>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?</td>
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</table>

**Additional comments:**

For details, please refer to attached document (also available on a WEB site)


**Brief description/ summary of the best practice, including a statement on how it can be useful for other sites (max.600 words)**

“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.

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
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 km²
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.
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)

1967 Special preservation areas designated under the Ancient Capital Cities Preservation Law

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

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

1967 Special preservation areas designated under the Ancient Capital Cities Preservation Law

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

1995 City Ordinances on the Betterment of Urban Landscape established

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

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

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2003 3-Point Set Rule for Commercial-Residential Coexisted Districts Introduced
Loss of Kyoto’s Beautiful Landscape

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

<table>
<thead>
<tr>
<th>Change in values and lifestyles</th>
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<tbody>
<tr>
<td>Economy and efficiency driven motivations</td>
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<tr>
<td>Loss of Kyo-machiya and other historical buildings</td>
</tr>
<tr>
<td>Construction projects maladapted to surrounding cityscape</td>
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<tr>
<td>Loss of scenery and borrowed landscapes</td>
</tr>
<tr>
<td>Degradation of landscapes due to outdoor advertisements</td>
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Machiya houses and high-rise buildings

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

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.

**Features of Kyoto Landscape**

- **Kyoto 50 to 100 years later:** Landscaping that will remain relevant as a historical city in the future
- Buildings may be private property, but landscape is public assets
- It is each and every one of ours duty and responsibility to inherit Kyoto's magnificent landscapes for future generations

**basic policies**

- Landscaping that naturally conforms to scenery in the basin
- Landscaping that coordinates harmony between succession of traditional culture and creation of new
- Landscaping comprised of multitudinous spaces that bespeak the features of Kyoto
- Landscaping that generates the city pulse
- Landscaping through partnerships among the government, residents and enterprises

**New landscaping policies that suit the region's characteristics**
Landscape Policies Suited to Regional Characteristics (by region)

Fine-grained policies suited to regional characteristics.

1. Mountainous and piedmont area
   - World Heritage Areas
   - Historical buildings and scenic sites areas
   - Residential areas (residential areas / areas along community roads)

2. Residential areas bordering mountainous area
   - Historical assets areas
   - Residential areas (residential areas / areas along community roads)
   - Areas along main roads
   - Waterfronts
   - Commercial areas

3. Western region
   - Industrial areas
   - Residential areas

4. Southern region
   - Highly integrated area
   - Industrial area
   - Residential areas
   - Commercial areas

5. Historical urban area (generally within Kitaoji St., Higashioji St., Kujo St. and Nishioji St.)
   - Historical urban cente district
   - Commercial-residential coexisted district
   - Southern historical urban area
   - Waterfront and green area
   - Historical heritage area
   - Areas along main roads
   - Western and southern urban areas
   - Commercial areas

6. Eastern region
   - Residential areas
   - Commercial areas

Fine-grained policies suited to regional characteristics.
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.

**1 Building Height**

**2 The design of buildings, etc.**

**3 Surrounding Scenery and Vistaed view**

**4 Outdoor Advertisements**

**5 Historical Streets**

The landscape policy is based on the Kyoto City landscape policy framework. Changes in City Planning include:

- Building Height Control Districts / Scenic Districts / Scenic Landscape Districts

Established and Revised City Ordinances:

**< Established >**
- City Ordinances on the Preservation of Vistaed 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.

- 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

- Fine-grained regulations suiting characteristics of each area
- Attention to difference in height with adjacent areas
- Consideration for both land use and scenery

1 Building Height

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.
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.
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
- Jizo Bon (A regional event for children)
- Kyo-machiya
- Hibukuro (A kitchen with open ceiling above in a Kyo-machiya house)
- Ro-ji (An intimate alley in the neighborhood)
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.

- **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 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 / copper plates 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.

- 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
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.

- **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)

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

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

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.
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.

- **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
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)

- Sanneizaka 8.2ha
- Gion Shimbashi 1.4ha
- Saga Toriimoto 2.6ha
- Kamigamo 2.7ha

Historical Landscape Preservation and Improvement Districts (3 Districts)

- Gionmachi- minami 14.1ha
- Kaminokyo- Kokawa 2.1ha
- Fushimi Minamihama 25ha
- Senryogatsuji 37ha

Community Scenic Betterment Districts (7 Districts)
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**

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**Initial Period**

- Important Landscape Structure
- Nominated for Important Landscape Structure through improvement and aid
- Other Kyo-machiya houses

**Prevailing Period**

- Improvement rules for Important Landscape Structures and neighboring areas (Landscape Agreement)
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.

Kyo-machiya House Development Fund
(Set up in the Kyoto Center for Community Collaboration)

Support

Donations

Citizens
Enterprises
Benefactors

Renovation Aid

7 Structures in 2006 Model Program
12 Structures in 2007 Model Program

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

**Support System Outline**

- Support for Maintenance and Rebuilding of Existing Condominium
  (Advisor recruitment system, loans for rebuilding)
- Support for Kyo-machiya Houses
  (Seismic diagnosis, seismic retrofitting promotion)

**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
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.

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

Enhancing Kyoto's Value

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.
So that Kyoto will always remain Kyoto