

Complete renewal of the shopping district through public-private partnership [Kan-onji, Kagawa]

From over 1000 years ago, the Kamiichi and Yanagimachi shopping districts prospered as the local town of Kan-onji Temple and Kotohiki Hachimangu Shrine, attracting more shops to the districts over the years. A city planning road project triggered community development with the participation of the local residents that also took the townscape into consideration, leading to the revitalization of their festivals and more liveliness in the area.

Shopping district before the road project



Creating a harmonious landscape lush with greenery

In addition to removing arcades and building a wider road with side walks, tree zones and monuments were also installed. Renovating the buildings based on the Landscape Development Guideline ensured a streetscape with lush greenery and with a consistent feel.



Discussion on the townscape between residents group and the city

- When the plan of road width expansion in the shopping district was introduced, the residents formed a group to hold discussions on the townscape with the city.
- It took 2 years to discuss the details of the road project, standards including those on the design of the buildings along the road, and the division of roles between the residents group and the city.



Residents group and city sign an agreement on community development

- \geq The discussions resulted in the residents group and city signing a "Community Development Agreement", which defined the activities each will lead.
- \geq Based on this agreement, the residents group created a "Landscape Development Guideline" laying out the rules for the exterior of the buildings.



Summary of the agreement To be led by the residents group Creation of a Landscape **Development Guideline** Parking space installed for each shop to prevent street parking and u to protect the townscape Study session to energize business To be led by the city · Building the road and pocket

parks

Summary of the Landscape Development Guideline • Exterior walls of the building shall be based on light colors and natural materials, and the roof colors shall have a black or dark brown tone.

The new, open road is useful to generate

Impact of the efforts



Summer festival (Fureai night market)

The new road was used as a route for festival floats in the autumn festival. The landscape created enhances the scene with the floats.

By installing works of

the newly built pocket

park, a new space was

could experience art in

a casual environment.

born where children

more liveliness,

a pole vault demonstration. There are more events programs than before the road project.

through such events as



Autumn festival (Chosa festival)



Pocket park

38. Uchiko, Ehime

Preserving the landscape of both the town and village to increase the beauty of the local region [Uchiko, Ehime]

- The Yokaichi Gokoku district developed as a wax-making town along the Ozu Kaido road that connects Matsuyama and Ozu. Even today, there are still traditional mansions and townhouses related to its Japan wax industry, and the townscape includes historic buildings from various periods, spanning from the late Edo period to the Meiji and Taisho periods.
- Efforts to preserve the landscape of the surrounding villages in addition to this townscape has led to an increase in the number of tourists.

Preservation of the townscape in the Important Preservation District for Groups of Traditional Buildings

- [Renovation of the streets and the building exteriors]
- Pavement beautification, undergrounding of power lines, repair/renovation of buildings, and removal/consolidation of signboards have been carried out to conserve/restore the historic townscape.



Townscape after the conservation/restoration efforts

[Preservation of Uchiko-za]

late Edo period

- "Uchiko-za", a theater built in 1916, was recently repaired and restored. It has been revived as a drama theater.
- In addition to putting on shows with famous actors, it is also used as a venue for dramas, concerts, lectures, and symposiums by the local residents.



Preservation of the landscape of the village in the rural areas

In the Ishidatami district located in a sprawling rural landscape, local volunteers formed a group, "Ishidatami wo omou kai" in the late 1980s, and have since worked on activities to preserve the landscape of the village, including restoration of a water wheel and running the town's guest house.





Restoration of a water wheel

Guest house "Ishidatami no yado"

A police station from the early Showa period now used as a visitor center

A police station building built in the early Showa period was converted into "Uchiko Visitor Center A-runze".





Impact of the efforts





Increasing the appeal of the tourist area by relocating/consolidating historic buildings [Sakawa, Kochi]

The Uemachi district in Sakawa prospered with many merchants living in this, as a castle town of the Fukao family who served as the topranking samurai official of the Tosa Domain. Even today, the townscape is shaped by traditional merchant houses and sake breweries. Conservation and utilization of this historic townscape as a tourism resource have contributed to the increase in the number of tourists.

Relocation/consolidation of historic buildings

In order to utilize the historic buildings for tourism and local activities, they were relocated and consolidated to the central Uemachi district and were opened to the public.



<Sakawa Bunko Kosha> This is the oldest wooden western-style building in Kochi Prefecture, built in 1886. It was used for different purposes and relocated twice, but was finally moved to the current location and opened to the public in 2010.

<Meikokan> This was the local school of the Fukao family, the feudal lord in the Edo period. It was relocated and repaired to be used as



<Relocation or the historic buildings>

Sakawa Bunko Kosha

This is the oldest wooden western-style building in Kochi Prefecture, built at the current location in 1886 as the Sakawa branch office of the Susaki Police Station. It was relocated twice to be used as a library and a folk museum, but with the local community's wishes to return it to its original place, it was moved and restored in the current location in 2010.

Meikokan

This was the local school of the Fukao family, the feudal lord in the Edo period. It was first built in the samurai officials' district near the home of the feudal lord, but later, part of it was used as an elementary school, and was relocated to the corner of the school premises when the school was rebuilt. It was out of the public eye for a long time, but the local community strongly wished for its restoration, and so it was relocated to the current site.

A new use for the former Takemura kimono store of the Takemura branch family

The former Takemura kimono store run by the Takemura branch family is located on the west side next to the Takemura Family Residence, which is a nationally designated Important Cultural Property. The store was renovated with seismic retrofit and was converted into a sundries store/cafe.



Converting vacant houses into tourist facilities

The former house of the Hamaguchi family, who ran a sake brewery since the mid-Edo period, had been vacant for some time, but was converted into a tourist center and a souvenir shop.



Impact of the efforts



a learning center.



40. Dazaifu, Fukuoka

Easing the Building Standards Act to allow development featuring Structures of Landscape Importance [Dazaifu, Fukuoka]

- Dazaifu has a number of cultural heritages, including the Dazaifu Government Office Ruins and Mizuki Castle ruins, both designated as National Special Historic Sites. People have lived among these cultural heritages through the ages, creating a landscape unique to Dazaifu.
- Efforts to develop the landscape as well as the historic townscape have led to two unique districts, the Saifu-juku district where the atmosphere of the latter Edo period is maintained and enhanced, and the Special Historic District that is rich in nature, resulting in an increase in the number of tourists and voluntary works to maintain/enhance the landscape.

Driving activities by residents' associations

"Town Development Council of the Six Temple Towns of Dazaifu Tenmangu", consisting of representatives from the local community. Dazaifu Tenmangu Shrine and Dazaifu City. discussed development policies for the temple towns. A comfortable living environment and relaxing community was created through collaboration with the government.

[Kotorii-shoji work group]

Workshops on Kotorii-shoji, a

street that intersects with the main

approach to the shrine, were held

with the participation of local

residents to discuss revitalization

plans for the area.

 \geq

Work groups were set up within the council to discuss the issues in different areas.

Towns [Approach work group]

Since the Building Standards Act was were held to solve this issue.

Revitalization of Kotorii-shoji

- > Based on the discussions held in the council, streets were paved with stone, open canals were built, and night lights were installed.
- > A historic building which used to be a store was renovated and converted into a cafe restaurant. In addition to tourists, the restaurant is also popular with the local residents.
- > This is diverting the traffic flow which only went through the approach to also flow toward Kotorii-shoji.





Redeveloped townscape



General meeting of the Town **Development Council of Six Temple**

established in 1950, there were concerns that the eaves protruding out to the approach (pent roofs) may be violating Article 44 of the Act, and many discussions

<Summary of the easing of the restrictions> The area along the approach to Dazaifu Tenmangu was defined as a landscape conservation district in the landscape plan, so that all applicable buildings in the area were designated as Structures of Landscape Importance. An ordinance to ease restrictions was

established with approval from the Minister of Land. Infrastructure. Transport and Tourism, to allow structures (pent roofs, etc.) in the street space.

<Legal bases>

Article 85-2 (Ease of restrictions on Structures of Landscape Importance)

shrine could now be passed on to the future.

- If, for the conservation of the landscape, a building designated as a Structure of Landscape Importance must be preserved at its location or in its structure, an ordinance may be established to ease part of the provisions of the Building Standards Act, with approval from the Minister of Land, Infrastructure, Transport and Tourism.
- Article 44 (Restrictions on building in the street space)
- Structures may not be built in a way that it protrudes out into the
- street.





Approach to Dazaifu Tenmangu has an open view to the sky



Conservation of the landscape along the approach to the shrine based on the eased restrictions on Structures of Landscape Importance

> Taking the discussions that took place in the council, a municipal ordinance was promulgated on September 28, 2017 to ease the restrictions of the Building Standards Act, allowing the building structures along the approach to Dazaifu Tenmangu Shrine to keep their pent roofs, which date back to before 1895.



Townscape with pent roofs

Projects to contribute to the townscape were also carried out between 1988 and 1989, including undergrounding, stone pavement, and planting greenery. Repairs/renovation of the stores along the approach also started in 2011.

41. Kashima, Saga



Conservation of the townscape of Hizen Hamashuku [Kashima, Saga]

Hizen Hamashuku prospered as a post town in the Edo period. It thrived on sake-making, and today the historic Sakagura-dori (sake brewery avenue), as well as the cluster of small townhouses with thatched roofs and Sangawarabuki roofs, form its townscape. Restoration of the townscape through public-private collaboration is ongoing, with focus on preservation and utilization, which have led to an increase in the number of tourists and revitalization of the area.

Easing building restrictions and implementing alternative measures for the preservation of townhouses

- > In order to preserve the townhouses with thatched roofs in the Important Preservation District for Groups of Traditional Buildings, a municipal ordinance was established to ease the restrictions of the Building Standards Act and lower the fireproofing requirements of the roofing materials. Alternative fire prevention measures, such as installation of automatic fire alarm systems, must be implemented.
- > The designation of secondary fire protection districts was also discontinued. Instead, fire protection restrictions were added through a municipal ordinance related to the fire protection restrictions in the Building Standards Act.
- More than 30 buildings with thatched roofs were repaired.



- Buildings Standards Act provisions that were eased
- Article 22 (Fireproofing roofing materials)
- Article 44 (Restrictions on building in the street space)
- □ Alternative measures for the eased roofing regulations Provide firewalls on the roof and in rooms
- Install automatic fire alarm systems
- Secure two-way evacuation routes
- Install sprinkler systems or Type 2 fire hydrants
- Install Type 1 fire hydrants with easy operability

Restoration of the townscape by undergrounding power lines

- Historic townscape was restored by undergrounding or moving the utility poles to backstreets and by renovating the streets to match the townscape.
 - Main renovation works
 - Removal of utility poles by moving them to the backstreets
- Paving with asphalt that has a color that matches the
- townscape



Utilizing a Registered Tangible Cultural Property as a tourist information center

> The lack of successors turned many buildings into vacant houses and caused a noticeable loss of old buildings. In order to preserve and utilize the buildings that are valuable historic resources, the city renovated a white-walled earthen storehouse-style townhouse "Tsugiba", a Registered Tangible Cultural Property, to use as a tourist center.



Tourist information center "Tsugiba'

Local charm communicated through Kashima Sakagura Tourism[®]

- > The sake breweries, tourism association and the city came together to set up the Kashima Sakagura Tourism[®] Promotion Committee to communicate, both in Japan and abroad, the charms of the local sake, history and culture. It also engages in all types of initiatives aimed at revitalizing the area.
- "Kashima Sakagura Tourism[®]" which started in 2012, gives tours visiting different sake breweries to meet skilled brewers, taste sake, and furthermore stroll the town that the sake was born in, offering a full experience that includes sake, history and culture. This has led to an increase in the number of visitors and growth of the sake brewing industry.





Tasting at a sake brewery (Photo: Kashima City)

Strolling around town

Impact of the efforts



- Number of visitors to the visitor information center "Tsugiba"
 - (persons)

42. Nagasaki, Nagasaki

Local residents develop a better community environment in Fukahori, Nagasaki's only castle town [Nagasaki, Nagasaki]

- The Fukahori district is the only castle town in the city of Nagasaki, with a townscape where history is in harmony with nature, having stone walls of samurai residences rare in Nagasaki and biotopes built using the canals.
- Conservation and restoration efforts in collaboration with the local residents have contributed to the increase in the number of households in the area.

Design rules formulated together with the local community

"Fukahori District Town Development Council" consisting of local residents and universities led the movement to create "Fukahori district scenic urban development guidelines", separate from the landscape plan.



Workshop for planning the guidelines

[Summary of the guidelines]

Color shall be based on traditional Japanese

The slope of the roofs shall be 3/10 or more

Build the walls at the boundary between the street and the grounds of the property

Height shall be around 180 to 200 cm

Plant greenery around the property Greenery shall consist of trees such as

Japanese vew trees, that is reminiscent of

the castle town that the district once was.

Use stones as much as possible



Ebisu statues scattered in about 60 places across the district

Fukahori Ebisu

district, repainting is done by the local

across Fukahori with coloring unique to the

In order to preserve the Ebisu statues



Annual repainting

[Origins of Fukahori Ebisu]

The Lord of the Saga domain who ruled Fukahori in the Edo period received an Ebisu from the Nishinomiya Shrine in Hyogo, which spread within the domain. In Fukahori, people started coloring the Ebisu statues in the early Meiji period.

Development of Fukabori Fureai Hiroba plaza

- \geq Workshops with participation from the citizens were held over 3 years to discuss how to use the vacant lot where the prefectural police apartment previously stood.
- ≻ The city built a plaza for community activities, which is now managed by the local community association.



Event held at the plaza

Nagasaki Saruku

"Nagasaki Saruku", a tour guided by volunteer guides is offered as a service to enjoy the walk around the city.



Impact of the efforts



Stone wall from the remains of a samurai residence built in the early Edo period was designated as a Structure of Landscape Importance. Repair costs were partially



Subsidy rate 1/2, maximum 1 million yen

[Promotion of greenery]

Greenery at private properties is promoted. In order to create a lush townscape rich in greenery, "Nagasaki City Greenery Fund" was set up to subsidize part of the greenery costs.



Development of townscape based on design rules

(Buildings)

(Walls)

(Plants)

color tones

[Maintenance/repair of stone walls]

43. Kumamoto, Kumamoto



Townscape development to create the traditional atmosphere of a castle town in Shinmachi/Furumachi [Kumamoto, Kumamoto]

- The Shinmachi district is a castle town located in front of the Kumamoto Castle, with the area divided into strips of land. The Furumachi district is laid out in a "one town one temple" style, a grid plan with the temple at the center to prevent the spread of fire and to function as a military stronghold in times of war. These town layouts still remain to this day.
- Projects to conserve and utilize these townscapes have increased the citizens' appreciation of the townscape compared with the time before the projects.

Creation of "Townscape Development Guidelines"

- > With the full-scale opening of the Kyushu Shinkansen, Shinmachi and Furumachi, both situated between Kumamoto Station and the city center, started to work on revitalization projects to recreate a townscape with the traditional feel of a castle town.
- > In order to enable the local community to collaborate with the city, the "Townscape Development Guidelines" defining the basic policies and preservation/renovation standards was planned together with the local community and finalized by the city.
- > A townscape agreement was concluded, based on the basic policies and preservation/renovation standards defined in the Guidelines, and later approved by the mayor.



Windows shall be of a traditional style, such as lattice or Mushikomado

The first floor shall have an overhang.

Billboards shall match the townscape. Use calm color tones in harmony with the townscape.



The walls should match with the townscape, using traditional materials such as wood, stone, and plaster, or other materials that blend

Holding events that utilize the traditional townhouses

> A design workshop and competition with participation from the students of 3 universities in Kumamoto were held to decide the symbol marks of Shinmachi and Furumachi. A stamp rally event was jointly held with the local community, to go around 10 townhouses with Noren curtains having the selected symbol marks dyed on.





Competition

Stamp rally

Renovation of building exteriors

Costs for the preservation/renovation of the exteriors of the traditional townhouses or other buildings following the provisions of the agreement are partly subsidized by the city. (e.g., subsidy rate 1/2, maximum 1.5 million yen)





Remove tents/signboards and restore the original design so that the eaves and overhangs of the buildings line up in a row, in harmony with the townscape.







44. Bungotakada, Oita

会も認

二丁目商店街

岡

高田店

CC DU

し物に

.22-2234

永進物店

Reverting the Heisei townscape back to the Showa 30s [Bungotakada, Oita]

- The central shopping district in Bungotakada was the most prosperous town in the Kunisaki Peninsula throughout the Edo, Meiji, Taisho periods and up to the Showa 30s (1955 to 1964), but had since suffered a decline, caused by large-scale retails stores opening in the suburbs and the decrease in population.
- The decline also meant that the buildings were not rebuilt, and many old buildings remained from the days before the Showa 30s. This was noted when planning the revitalization of the shopping district, and efforts to conserve and recreate this townscape were made, leading to a significant increase in the number of visitors.

Renovation of building exteriors

To recreate the old feel, aluminum fixtures and parapets were removed to be replaced with wooden or tin signboards to recreate the view of the Showa period.



Japanese sweets shop





Drugstore

Establishing tourist facilities

 "Kita-gura" of the Showa Roman Gura theme park is a reproduction of the houses, shopping district and school of the Showa period, built as a place to experience Showa.



An old rice warehouse no longer in use was converted into "Showa-no-Yumemachi Sanchome-kan", where visitors can fully experience the atmosphere of the old days. (Renovation of a warehouse)



Yumemachi elementary school



displayed through modern technology. (Merging the Showa townscape with block pavement)

Creation of a relaxing spot



Old models on display

Events

Functionality was ensured

when the old models were



Tools and equipment used back in the day are on display at the storefronts.



Ice candy seller's bicycle



The "three sacred treasures of Showa"



First generation meat cutting machine operated manually

500.000^(persons) Number of visitors to Showa Town in Bungotakada (persons) 401,036 380.143 370.951 360,342 361,320 341,890 333,488 329.968 400,000 Showa Town 306,844 275,260 259,647 249,392 300,000 project started 202.334 200,000 80,528 25,712 100.000 0 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015

Impact of the efforts



Townscape born through post-flood reconstruction efforts and revival of the shopping district [Morotsuka, Miyazaki]

Typhoon no. 14 which hit Morotsuka in September 2005 left a catastrophic damage to the shopping district at the center of the village, but concerted public-private efforts for reconstruction of a lively community, together with the flood control project after the typhoon, created a well-designed, consistent townscape, revitalizing the area even more than before the damage.

Damages from severe rainstorm (2005)

Creating rules for the reconstruction of a lively shopping district

Typhoon No. 14 of September 2005 brought catastrophic damage to the shopping district at the center of the village.





- Momentum was building up towards carrying out reconstruction works together with the post-flood control project to create a lively community befitting the center of the village. In 2008, led by a commercial association in Morotsuka, the "Morotsuka Village Town Development Vision Planning Committee" was formed.
- Opinions on landscape and community development were gathered from the local residents through a survey on the needs of the villagers covering all households in the village as well as community development workshops organized by Miyazaki Society of Architects & Building Engineers.
- Based on these opinions, the "Morotsuka District Landscape Rules", which included the specification on the designs of buildings, was established by the village.



Town Development Vision Planning Committee



Community development workshop organized by Miyazaki Society of Architects & Building Engineers

Townscape development based on "Morotsuka District Landscape Rules"

Reconstruction work was done for the disaster-affected buildings, roads, and river embankment based on "Morotsuka District Landscape Rules".



Buildings built with restriction on height



Retaining wall using imitation stone so that it would not affect the landscape

Impact of the efforts

Fieldstone pavement reflects the local wishes to have a shopping district with a feel of nature

1	<main landscape="" on="" rules=""></main>
ł	Shape of roofs: Should match with the
i	neighboring buildings
ļ	(Gabled roof recommended)

- Height of the building: 8 m or less, as a general rule
- Install overhangs over the sidewalk Width: 1/3 or more of the width of the building
- Height: 2.5 m or more
- Width of the overhang: about 1.3 m
- Eaves material: wood
- ndscape

Subsidies for private-sector initiatives

When the shops opened in temporary buildings, the village subsidized the costs for creating standing signboards with a unified design, to create a consistent feel in the shopping district.

Amount of subsidy: 20,000 yen Subsidy was granted for the cost of the signboard itself. (Designing and other expenses was not covered)





Local products shop after the reconstruction



Reconstruction event (May 2015)



46. Kagoshima, Kagoshima

Creating a cultural urban space in the center of Kagoshima City [Kagoshima, Kagoshima]

The city center of Kagoshima has little traces of the old castle town left, because the city was devastated three times, including the bombing during the Anglo-Satsuma War, the battles of the Satsuma Rebellion, and the large-scale air raids in World War II. However, the natural landscape symbolized by the warm climate, magnificent view of Sakurajima, and the guiet waters of Kagoshima Bay have always stayed the same, and guality urban landscape development to co-exist with the natural environment has led to an increase in the number of tourists.

Improving the urban landscape by green tram tracks

Development of urban spaces to generate liveliness

A rich and peaceful urban space is created by increasing greenery, such as lining the > An urban plaza was built in front of the city hall, where tram tracks with grass, and consolidating the power lines.

For the entire segment in service

safe and pleasant urban space.

[Green tram tracks]

The on-street running track segment (approximately 8.9 km) is lined with blocks made of shirasu (volcanic ash) that have high water-holding capacity, to plant an improved variety of Koraishiba summer grass to create comfort, reduce the heat island effect, and mitigate the noise for the areas along the tracks.



Consolidation of power lines

(approximately 8.8 km), the web of power lines

was consolidated along center poles to create a



- citizens can gather, spend time, relax and hold various events.
- The plaza is used as a venue for a number of welcoming \geq ceremonies and festival events throughout the year.





<Overview of the projects> Fieldstone pavement, undergrounding of the power lines, aluminum casted car stops, street lights designed with a port theme.

Forming beautiful and pleasant urban spaces

Small fountains and art works are installed on street corners and green spaces to offer comfort and relaxation.









47. Naha, Okinawa

石敢當

Creating a traditional landscape of houses with red roof tiles in Shuri [Naha, Okinawa]

- □ In the 19th century, many foreigners visited Shuri, which was the royal capital of Ryukyu Kingdom back then, and left records praising the garden city-like landscape as "picturesque" and that "Shuri is the most beautiful city in the world".
- Efforts have been made to protect, nurture and recreate the historic and cultural landscape of Shuri so highly praised in the past, which have led to the restoration of the traditional landscape of rows of houses with red roof tiles and high levels of citizen satisfaction.

Red roof tiles encouraged when renewing the buildings

[Guiding the landscape]

- The area was designated as an urban landscape formation area in 1992, and buildings were encouraged to change to the traditional red roof tiles to guide towards the desired landscape.
- Through this effort, landscape with traditional red roof tiles was restored by 2016.



- [Subsidies to guide the landscape] Subsidies are granted for red roof tiles,
- stone works involving Ryukyu limestone, reapplying plaster to the red roof tiles for long-term maintenance and management of the buildings.

Building facilities to pass down the history/tradition and for promoting tourism

- In 1996, "Shuri Kanagushiku Muraya" was built as a facility to pass down the history/tradition of the Shuri Kinjo district and for promoting tourism.
- It is built in a traditional Ryukyu wooden architecture style to serve the tourists (offering a resting place/toilets) and to play a leading role in creating a historic landscape in the area.



Shuri Kanagushiku Muraya

Establishing the facility was done with the participation of the local residents so that it would be loved and embraced by the community.



Name inscription ceremony with the local residents (when first built)



Holding an event (2016)





Impact of the efforts

In the Shuri district, a higher percentage of people answered "I feel there is good landscape development featuring the unique characteristics of our local region making good use of red roof tiles, stone walls and trees" compared to the city overall.





Building with red roof tiles





Stone walls/pavement using Ryukyu limestone Overview of subsidies • Subsidy rate: 2/3 (maximum 1 million yen)

 Subsidy provided for: installation/repair of red roof tiles; stonework and stone pitching using Ryukyu limestone

• Number of subsidies granted: 104 cases (1994 to 2016)