



**RURAL LANDSCAPE VALORIZATION AT NISHITOKYO:
YASHIKIMORI CONSERVATION METHODOLOGY**

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ABSTRACT

Nishitokyo is a ward that made part of the metropolitan area of Tokyo, it is a sprawled area where it is visible the need to create residential units near Tokyo. However, agriculture was the original character of the area, where despite of the urban growth, it is also possible find out farmlands, or also productive green zones (PGZ), as well as nurseries and small forests called yashiki-mori, but currently, the need to create new roads are putting them on risk, risk that is reinforced with the high rates of the tax system (property tax, city planning tax, and inheritance tax), what motivates the owner to sell the land. These green areas are part of the cultural landscape that Japan has, which according to the Japan's Law for the Protection of Cultural Properties when a landscape area or zone shaped by the daily lives, careers, and unique customs of a population living in a certain region, is possible to use the term "cultural landscape" for name it.

Considering these green spaces as part of the cultural landscape of Japan, they need to be preserve, protect and enhance. The Nishitokyo's municipality is doing an effort for keeping these areas, creating different strategies, because in some cases those areas are part of the heritage that they have. Because of that, another strategy that can help to preserve these areas, also let them be productive and in addition emphasize the importance in the cultural field that they have, is the agritourism, this would let the owner of the land has the enough incomes for maintaining the land, besides enhance this type of heritage and communicate the knowledge that comes with these landscapes. For reaching this goal is necessary

to create a new methodology answering the specific conditions of Nishitokyo, as the need to preserve and enhance the green spaces, giving a special character, including distinct types of tours and an specific and particular lodging, involving different kinds of actors as the municipality, the owner of the land, the public, etc.

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INTRODUCTION

Starting with the workshop Planning for the Global Urban Agenda Shaping Ecodistricts in Tokyo suburbs from the program IMPLEMENTING THE UNITED NATIONS' NEW URBAN AGENDA. UNIVERSITIES IN ACTION (UNI-NUA), was the first approach to the case study, the city of Nishitōkyō, which make part of the metropolitan area of Tokyo. Nevertheless, Nishitōkyō city has a completely different character than Tokyo, being a city with a significant number of green open spaces like parks, tree nurseries, but outstanding the farmlands plots which make clear his rural original character. Some of these farmlands have been there from more than 250 years, reason why it is possible to consider them as part of their heritage.

During the workshop the principal aim was to conserve the farmlands facing the threatens of some of the new planning policies that includes the realization of several roads that will cut or erase some of these plots, however, the current approach proposes to see the farmlands as part of the cultural rural heritage of Japan that must be conserved and enhanced. This way of seeing the farmlands as part of the cultural rural heritage is reinforced through the existence of the *Yashikimori* a residential plot traditional of the rural areas with agriculture fields, which is also in risk due the inheritance taxes are so high that when an area is not designated as a productive green zones (PGZ) or a green open space, have to pay all the normal taxes as if it would be a residence plot, what means that some of the owners prefer to sell the land (with the *Yashikimori* inside) than pay the taxes.

Therefore, recognizing the different elements of rurality present in Nishitōkyō in order to search a way to preserve and enhance them, the creation of a model is proposed, where first it identifies the different cultural rural landscape present in the territory as the farmlands, parks, tree nurseries and also the *Yashikimori*. Then, involving the different users, local entities and stake holders for construct a network that allows not to see the landscape elements as individuals but a complex, appreciating their value in the quality of life of the people, their identity and also trying to communicate the importance of the cultural rural landscape.

Nishitokyo farmland view. Photo from the author



CHAPTER ONE

CONCEPTS

CULTURAL RURAL LANDSCAPE

CULTURAL LANDSCAPE DEFINITION

The concept of cultural landscape was recognized by the first time in an international legal context in 1992 by the World Heritage Convention, where the committee has established the guide lines for including them into the world heritage list.

The term "cultural landscape" embraces a diversity of manifestations of the interaction between humankind and its natural environment. Cultural

landscapes often reflect specific techniques of sustainable land-use, considering the characteristics and limits of the natural environment they are established in, and a specific spiritual relation to nature. Protection of cultural landscapes can contribute to modern techniques of sustainable land-use and can maintain or enhance natural values in the landscape. The continued existence of traditional forms of land-use supports biological diversity in many regions of the world. The protection of traditional cultural landscapes is therefore helpful in maintaining biological diversity (UNESCO, 2018).

There are three categories of World Heritage cultural landscapes adopted in 1992 and defined in Paragraph 39 of the Operational Guidelines (1999):

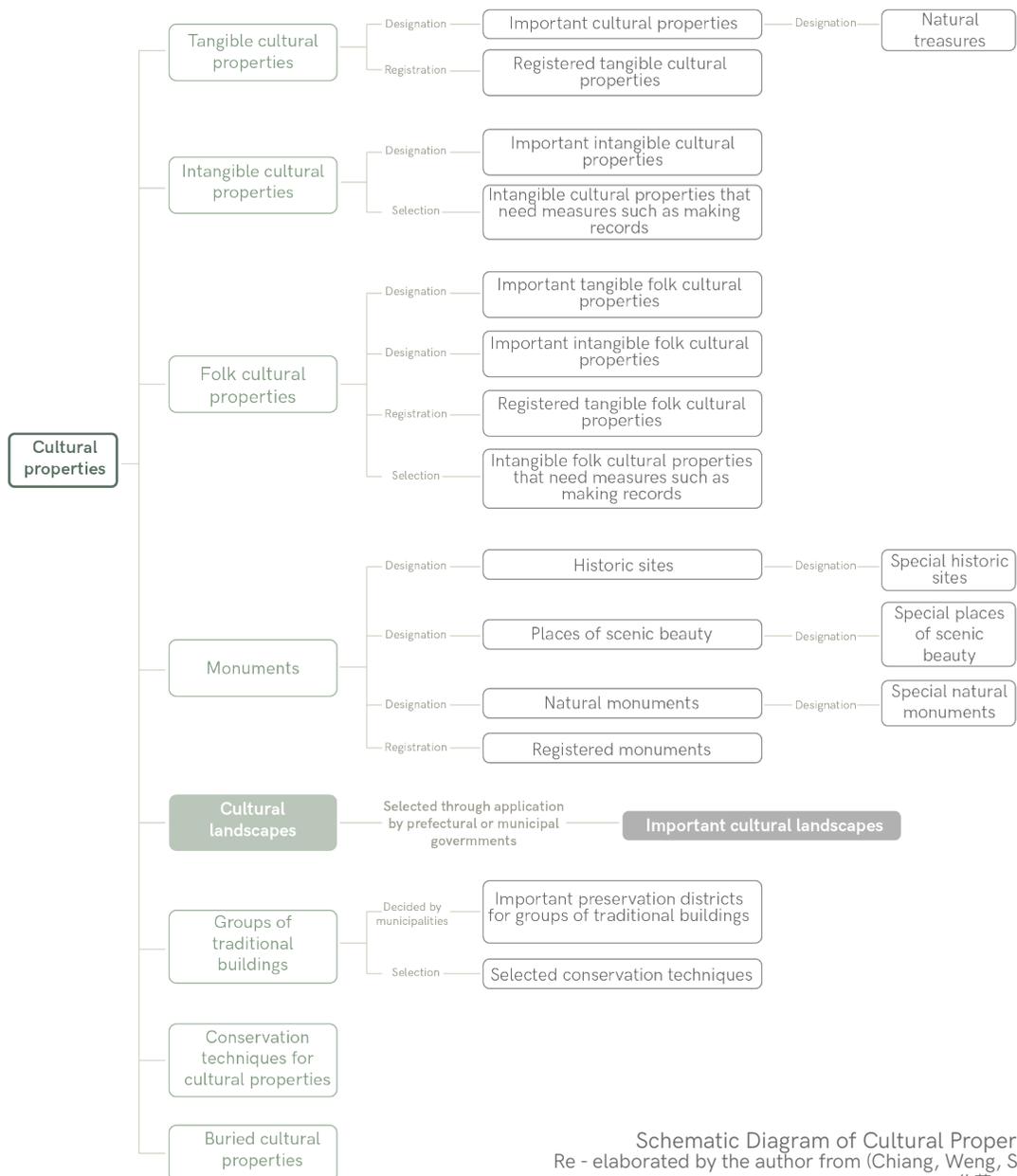
Categories of world heritage cultural landscape	
Cultural Landscape Category	Definition
I	A dearly defined landscape in one designed and created intentionally by man. The embraces garden and parkland landscapes characteristically for aesthetic, social and recreational reasons which are often (but not always) associated with religious or other monumental building and ensembles.
II	An organically evolved landscape results from an initial social, economic, administrative, and/or religious imperative and has developed its present form by association with and in response to its natural environment. Such landscapes reflect that process of evolution in their form and component features. They fall into two sub-categories (labelled a and b respectively for the purposes of this review): a. A relict (or fossil) landscape is one which an evolutionary process came to an end at some time in the past, either abruptly or over a period. Its significant distinguishing features are, however, still visible in material form. b. A continuing landscape in one which retains an active social role in contemporary society closely associated with traditional way of life. It is continuing to evolve while, at the same time, it exhibits significant material evidence of its historic evolution.
III	An associative cultural landscape is landscape with definable powerful, religious, artistic or cultural associations with the natural element rather than material cultural evidence, which may be insignificant or even absent.

Categories of World Heritage Cultural Landscape
 Re - elaborated by the author from (Fowler, 2003)

CULTURAL LANDSCAPE AND CULTURAL RURAL LANDSCAPE IN JAPAN

In the specific case of Japan, that has also participated at the World Heritage Convention in 1992, but It wasn't until 2005 that the country includes the concept of Cultur-

al Landscape inside their Cultural Properties system (see image 2 for understanding the hierarchy and the organization). (For cultural landscape be part of these cultural properties has to be first selected and register by the Minister of Education, Culture, Sports, Science, and Technology based on reports submitted by the Council for Cultural Affairs in response to a ministerial inquiry.)



Schematic Diagram of Cultural Properties
 Re - elaborated by the author from (Chiang, Weng, Sato, & 佐藤, 2013)

The Japan's Law for the Protection of Cultural Properties defines a cultural landscape as landscape area or zone shaped by the daily lives, careers, and unique customs of a population living in a certain region, resulting in the term "cultural landscape."

In addition, Kakiuchi (2005) further defined a cultural landscape as the traces of activities left by humans in the natural environment over time and as the cultural phenomena created by humans on the Earth's surface, which is also a type of historical expression method. Therefore, a regional cultural landscape often develops through the accumulation of various cultures over different historical

periods and comprises temporality, spatial characteristics, and creativity or creation. Cultural landscapes can be tangible (including cities or towns, settlements, farmlands, roads and paths, churches, monuments, production tools, appliances for daily life, and production technology) and intangible (including language, literature, art, religion, laws, customs, and systems or institutions). (Chiang, Weng, Sato, & 佐藤, 2013)

The classification of this cultural landscapes is almost the same of the one dictated by the UNESCO, divided in three categories mentioned previously.

But more explicitly in the rural field, according to the Ministry of Education, Culture, Sports, Science, and Technology Notification No. 47, exists the following eight types of cultural landscapes (Agency for Cultural Affairs, 2008):

- Farming-related landscape areas, such as rice fields and agricultural lands
- Wild grazing and pasture landscape areas
- Timber forests and disaster prevention forests, as well as other forest use-related landscape areas
- Aquaculture fisheries and dried vege-

table production-related fishery landscape areas

- Reservoirs, channels, and port-related water use or irrigation facility landscape areas

- Mines, quarries, and factory group-related mining or production facility landscape areas

- Roads and distribution-related transportation landscape areas

- Fenced-off gardens, private woods, and residence-related landscape areas.

These eight cultural landscapes types that are specially referred to the rural domain, emphasizing agriculture, forestry, fishery, and animal husbandry landscapes, that belong to the organically evolved landscape category specified in the World Heritage cultural landscapes. Also exists sixth types related to the industrial landscape and the seventh types related to the transportation landscape.

From the institution of the Cultural landscape inside the Cultural Properties in 1992, the Japan government is making an effort in aim to preserve, manage and communicate the cultural landscape heritage. They have classified the different landscapes this in order to include as much as possible all the conceivable cultural landscapes in the Japanese territory, which is a valuable strategy for identify and also recognize the diversity of the country, especially for distinguish the different categories of cultural rural heritage mentioned previously.

Regarding the preservation system of the important cultural landscapes, it has to follow the next process:

- I. Use landscape law to designate landscape planning regions or the cultural landscapes within a landscape area.
- II. Conduct cultural landscape preser-

vation surveys.

III. Enact cultural landscape preservation regulations and ordinances.

IV. Draft cultural landscape preservation plans.

V. Obtain consent the landowners or managers.

VI. Initiate the application and confirm selection.

The cultural landscape preservation mechanism process is funded by the Agency for Cultural Affairs (Asanos and Lin, 2006). Is important to emphasize that once that an area is designated, classified and certified as an important cultural landscape (including buildings) the site is entitled to preferential tax mitigation schemes.

LAWS AND POLICIES

CULTURAL HERITAGE LAWS

At the XIX century the Japan country starts seeing the importance of recognize the own cultural heritage. In that process they cre-

ate the first law that defended this interests that was the Law of Protection of Historical Sites, Archeological Sites and Scenic Beauty established in 1919. From that point forward the different policies were created in order to protect their culture and heritage. (Chiang, Weng, Sato, & 佐藤, 2013)

1. THE EMERGENCE OF THE CULTURAL PROPERTY PROTECTION SYSTEM (1868 TO 1925)

1871 After the Meiji Restoration period and under the effects of Europeanization and Buddhism or Buddhist temple abolishment ideas, Japan announced the Plan for the Preservation of Ancient Artifacts designed to preserve arts and crafts to secure ancient cultural properties. This was Japan's first cultural property mechanism.

1897 After the Sino - Japanese War, national consciousness increased. Against this background, Japan announced the ancient Temples and Shrines Preservation Act, focusing on the preservation of shrine and temple buildings and their treasures.

1919 The Historical Sites, Places of Scenic Beauty, and Natural Monuments Preservation Law was enacted.

2. IMPLEMENTATION OF NATIONAL TREASURE PROTECTION (1926 -1945)

1929 Enactment and implementation of the National Treasures Preservation Law.

1933 Law regarding the Preservation of Important Works of Fine Arts.

3. ENACTMENT AND IMPLEMENTATION OF THE LAW FOR THE PROTECTION OF CULTURAL PROPERTIES (1945 TO 1965)

1950 The announcement of the Law for the Protection of Cultural Properties was Japan's first holistic related to the protection of the cultural properties. This law integrates previous cultural property preservation - related laws, such as the National Treasures Preservation Law, Law Regarding the Preservation of Important Works of Fine Arts, and the Historical Sites, Places of Scenic Beauty, and Natural Monuments Preservation Law.

4. ENACTMENT OF THE LAW FOR THE PRESERVATION OF THE ANCIENT CAPITALS (1966 TO 1977)

1966 With the nation's significant economic growth and urbanization, natural environment and historical environment in large-scale cities throughout the nation were being gradually destroyed. Because the environments of ancient cities or capitals, such as Kyoto, Nara and Kamakura, which are representative of Japanese culture, were being destroyed, the Law for Preservation of the Ancient Capitals was enacted.

5. FORMULATION OF A SYSTEM FOR THE PRESERVATION DISTRICTS FOR GROUPS OF TRADITIONAL BUILDINGS (1975 TO 1980)

1975 The Law of protection of Cultural Properties was amended in 1975, and the Preservation Districts for Groups of Traditional Buildings system was established for historical and cultural preservation.

1978 The Kobe City Landscape Ordinance was developed.

6. INTEGRATION OF URBAN AND RURAL REGIONAL LANDSCAPES (1981 TO PRESENT)

1992 Signed the convention Concerning the Protection of the World Cultural and Natural Heritage.

1996 Established the cultural property registry system.

2003 Announced the Policy Outline for Building a Beautiful Nation.

2004 Announced the Three Laws on Landscape Greenery.

2005 An Amendment to the Law for the Protection of Cultural Properties was passed and Cultural Landscape Preservation

The Development Process of Cultural Properties and Landscapes
Re - elaborated by the author from (Asano and Lin, 2006).

CULTURAL LANDSCAPE LAWS

Focusing on the cultural landscape, the urban sprawling stood out the need for implement a conservation policy for natural and urban landscapes inside the planning system.

Thus, the preservation of the cultural landscapes designated by the Cultural Properties of Japan, in 2004 was announced the law that introduces the landscape plan inside the conservation policy. The aim of these law wasn't only the conservation but

also the regeneration and construction of landscapes including also the stakeholders and the different municipalities, because the landscape plan in controlled by the local authorities. (Niglio & Inoue, 2015)

The article n.2 of the law affirms:

[...] Article 2 (Basic Philosophy) In view of the fact that good landscapes are essential for building a beautiful and dignified land and creating an attractive and comfortable living environment, every effort shall be made to create and

conserve good landscapes so that the present and future generations of people can enjoy the benefits of landscapes as the common property of the people of Japan. In view of the fact that a good landscape of an area is produced by her harmony between the nature, history and culture of the area and people's lifestyle and economic and other activities effort shall be made to create and conserve good landscapes so as to promote land uses that help achieve such harmony under proper restraints. In view of the fact that good landscape of an area is closely related to peculiar characteristics of the area, effort shall be made to develop diverse landscapes so that the personality and characteristics of each area enhanced, taking into consideration the opinions of the local residents. In view of the fact that good landscapes play a significant role in promoting tourism and other interregional exchange, a concerted effort shall be made by local governments, business and local residents to enhance regional vitality. Effort to develop good landscapes shall be made with the aim of not only conserving existing good landscapes but also creating good landscapes. (Niglio & Inoue, 2015)

Additionally, in order to management the different landscapes, this law promotes the creation of "Landscape Administrative Organizations" that with the approval of the municipality can the can monitor the activities of construction, reconstruction, addition, moving, recovery, change the facades of buildings as indicated in Article 16 of the law.

Article 16 (Notification, recommendation, etc) (I) Any person who intends to commit any of the following acts in a landscape planning area shall in advance notify the head of the landscape administrative organization concerned of the type of act, place, design or construction method, the schedule date of commencement, and other matters specified in an ordinance of the Ministry of Land, Infrastructure and Transport pursuant to an ordinance of Infrastructure and Transport (or, in the case of any of the acts listed (IV) , an ordinance of a landscape administrative organization; the same shall apply hereafter in this article). (I) The construction, addition, reconstruction or relocation of a building, repair or remodeling that alters the appearance of a building, or color alteration (hereinafter referred to as "building, etc.") (II) The construction, addition, reconstruction or relocation of a structure, repair or remodeling that alters the appearance of a structure, or color alteration (III) Any of the acts of development referred to in Article 4 paragraph 12 of the City Planning Act and other acts specified in a Cabinet Order. (IV) Any of the acts other than those listed in the three proceeding items that are specified in an ordinance of a landscape administrative organization in accordance with a landscape plan as acts that could adversely affect the development of a good landscape.

Japanese laws (Chiang, Weng, Sato, & 佐藤, 2013)

LANDSCAPE ELEMENTS

Besides this laws that talk about the management of the landscape and the meaning, there are also others laws as the *Law Concerning Preservation of Trees to Maintain Beautiful Scenery of Cities*¹ that is in charge of take care of the trees and the preservation of trees, as explained on the first article:

First article: This law aims to prescribe necessary matters concerning the preservation of trees and to contribute to the maintenance and improvement of the healthy environment of the city in order to maintain the beautiful scenery of the city. (Designation of conservation tree, etc.) (Ministry of Internal Affairs and Communications, 2018)²

This law also involves the municipality that has to register the trees or the forest in order to conserved it and explains the different typologies that can made part of this designation.

Succeeding this law, it was added subsequent modifications and integrations, that go deeper in the registration system, the type of landscape that has to be the tree to be part of it.

Law concerning Preservation of Trees to Maintain Beautiful Scenery of the City

- Act No. 142 of 19272

Enforcement Ordinance on the preservation of trees to preserve the beautiful scenery of the city.

- Showa 37 years Cabinet Order No. 444

¹ - Translation made by google translate, so may be subject to errors.

² - Translation made by google translate, so may be subject to errors.

Enforcement Regulation on the Preservation of Trees to Maintain the Beauty of the City

- Showa Denka No. 30, Ministry of Construction Ordinance

Ministerial Ordinance on Landscape Important Trees and Landscape Agreements Outside Cite Planning Area

- Heisei 16 years Ministry of Agriculture, Forestry and Fisheries · Ministry of Land, Infrastructure and Transport. Order No.4

Laws concerning the tree protection (Ministry of Internal Affairs and Communications, 2018)³

At this point, is possible to recognize the effort made by the Japan government in order to manage the cultural landscapes establishing several laws, not only the mentioned before but also the laws that want to protect the nature and the urban greening.

- **Setting Greens Conservation Area and Greening Agreement System**

Act on Conservation of Urban Green Spaces En-acted (S48 / 1973)

- **Planning System for Greening and Open Spaces in Urban Plan-ning**

Outline of Developing Master Plan for Green-ing (S52 / 1977)

- **"Basic Plans for Greening" Sys-tem Initiated by Municipalities Act on Conservation of Urban Green Space Re-vised (H6 / 1994)**

³ - Translation made by google translate, so may be subject to errors.

- Civil Green Space and Green Space Management Function System Initiated

Act on Conservation of Urban Green Space Revised (H6 / 1995)

- Establishment of Management Agreement System and Greening Facility Development Plan Authorization System

Act on Conservation of Urban Green Space Revised (H13 / 2001)

- Development of Scenic Spots and Scenic Preservation Planning System

Landscapes Act Enacted (H16 / 2004)

- Initiating Systems for Greening Areas and Green Spaces Conserving Areas

Act on Conservation of Urban Green Space Revised (Renamed Urban Green Space Conservation Act) (H16 / 2004)

- Establishing a Provision against Development of City Parks Based on "Basic Plans for Greening"

Urban Act Revising (H16 / 2004)

Big Three Acts concerning Scenery and Greening

- Maintenance and Improvement of Traditional Scenery Planning System Initiated

Act on Maintenance and Improvement of Traditional Scenery in Certain Districts (H20 / 2008)

Development of Systems Regarding Urban Greening
(Details about Systems Concerning Parks and Green Spaces, 2008)

CULTURAL RURAL LANDSCAPE PRESERVATION PROBLEMS IN THE URBANIZED AREA

URBAN SPRAWL

With the urban sprawl the rural and agricultural areas near the cities are being absorbed not only because of the need to create new residential units, but also for create new roads or new facilities that connect and serve a big urban area, therefore this urban sprawling represents a risk for the conservation and preservation of the rural cultural landscapes that are at the nearest and inside of the metropolitan areas.

The urban sprawl also affects agricultural activities. Investments in agriculture that often uses public subsidies will not be effective if the farmlands areas are not consolidated to a certain extent.

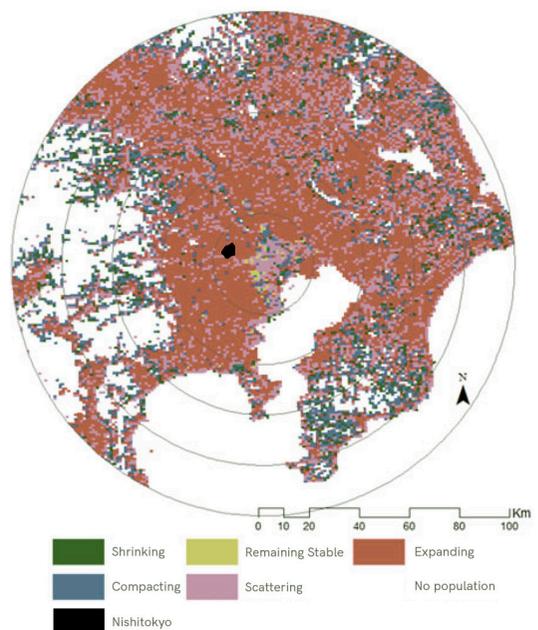
Additionally, the scattering of the big cities affects the natural and living environments, because those can be easily absorbed by the urban fabric, therefore the quality of the urban landscape may become deteriorated by inappropriate development in slope greenery areas; commuting time may also become longer because of inefficient public transportation, as a result, people depend on private cars in their daily life. (Urban Land Use Planning System in Japan, 2007)

DEMOGRAPHY RISK

The expansion of the urban land use has affected a wide quantity of areas at the sur-

rounding of the big cities, affecting various ecological systems and compromising the different landscapes.

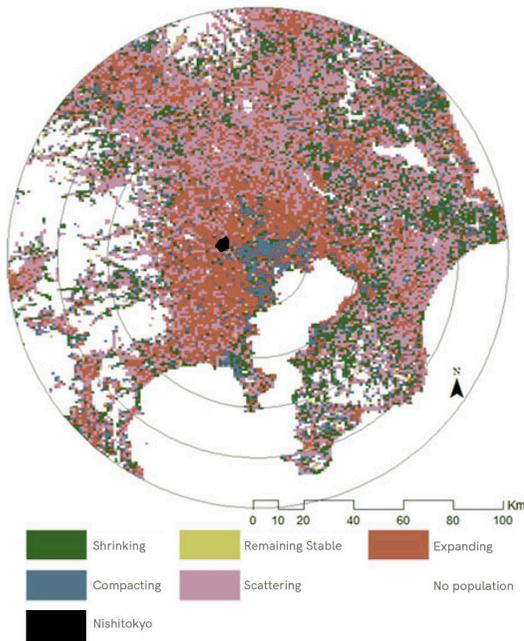
This phenomenon of urban sprawling is also linked to the increase of the population, but after 2008 Japan had enter into a phase of population shrinking specially at the countryside. Nevertheless, there are some areas where the increasing of the population is present but very limited to in some parts highly agglomerated areas near the big metropolitan areas, like Tokyo, Nagoya, Osaka, Fukuoka.



Spatial distribution of combination changes of population and urban land use between 1975 and 2010 around Tokyo
Re - elaborated by the author from (Shimizu, Kawaguchi, & Takatori, 2017)

Thus, the peripheral areas of the big cities where the urban land use the population is also decreasing and a mosaic structure of

shrinking, expanding, compacting and scattering in the peripheral areas away from the city center becomes clear. (Shimizu, Kawaguchi, & Takatori, 2017)



Spatial distribution of combination changes of population and urban land use between 2005 and 2010 around Tokyo
 Re - elaborated by the author from (Shimizu, Kawaguchi, & Takatori, 2017)

In the specific case of Nishitōkyō that is placed at the peri-urban area of a big metropolis like Tokyo, the riskiest phenomenon may be the expanding of the city that is endangering the present cultural rural landscape inside the municipality.

Additionally, the general decrease of the population and the change of the land use, has affected mostly the countryside, what has also put them on risk because of the lack management of the traditional cultural landscapes.

FINANCES

Another topic that represent a risk are the taxes. Talking about the cultural rural land-

scape specifically in the urbanized areas, there are several areas like the small forests with residences inside owned by privates that are not enrolled at the Cultural Properties list as cultural landscape category or in any type of register that can give it some cultural value designation, accordingly those areas doesn't count with the tax mitigations schemes, what likewise signify certain risk.

The taxes in Japan for this kind of areas are really high, what represent an inconvenient at the moment to preserve them in consequence are making difficult to maintain. Also, the most of these lands has been part of the familiar patrimony of the owner for generations and when the possessor of the land dies the successor has to pay the "inheritance taxes" which are that high that some people prefer to sell the land.

Inheritance tax in Japan is based on the residence status of the individual. Beneficiaries are subject to inheritance tax on property they received if they are domiciled in Japan. The registration tax rate for entrusting real estate is 0.4% on the appraised value of the property.

INHERITANCE TAX 2015	
TAX BASE, JPY (US\$)	TAX RATE
Up to 10 million (US\$90,090)	10%
10 million - 30 million (US\$270,270)	15%
30 million - 50 million (US\$450,450)	20%
50 million - 100 million (US\$900,901)	30%
100 million - 200 million (US\$1,801,802)	40%
200 million - 300 million (US\$2,702,703)	45%
300 million - 600 million (US\$5,405,405)	50%
Over 600 million (US\$5,405,405)	55%

Inheritance Tax Costs
 (Global Property Guide, 2018)

Inheritance tax is levied at progressive rates on the fair market value of the property inherited less funeral expenses and taxes. (Global Property Guide, 2018)

Nevertheless, the Japanese government at level state and also the municipalities offers some incentives policies that can help the owner with the taxes in order to let them keep the land preserving the original character.

Tax Incentives System for Heritage in Japan

National Tax

- 30% of inheritance tax deduction for assessed values preservation districts for groups of historic buildings.
- No land value tax is imposed on land within important preservation districts for groups of historic buildings

Municipality tax

- No fixed assets tax is imposed on listed historic buildings within important preservation districts for groups of historic buildings.
- The fixed assets tax for land in which are located listed historic buildings that are within important preservation districts for groups of historic buildings is reduced to within one half of the property's taxable value. The fixed assets tax for land, for buildings, other than listed historic buildings are also reduced in accordance with the particular condition with the municipalities.

Tax Incentives System for heritage in Japan
Re - elaborated by the author from (Agency for Cultural Affairs, 2012)

One example of another help brought by the government concerning the farmlands and the preservation of the land and the productivity is succeeding mentioned at the Urban Land Use Planning System:

Currently, a tax reduction is applied only to farmlands approved

as Productive Greenery Zones in UPAs. The Productive Greenery District is a category of the land use zoning that was established by the Productive Green Land Law in 1974. The 1991 amendment mandated that a piece of farmlands in the Urbanization Promotion Areas be maintained as farmland for thirty years if these farmlands are decided as the Productive Greenery District by the land owner's application, which can receive tax reduction. The amended law enforced in 1992 became mandatory for land owners of farmlands in UPAs in metropolitan areas to choose either the tax increase for possible conversion for non-agricultural uses or the tax reduction for the Productive Greenery District that is prohibited to make a conversion. As a result, about 10% of the farmland in UPAs was designated as the Productive Greenery District by landowners' selection. The rest of the farmland has been converted gradually into parking places and rental housings. (Urban Land Use Planning System in Japan, 2007)

ECONOMICAL POTENTIAL IN MANAGEMENT OF CULTURAL LANDSCAPE: AGRI-TOURISM

ment different strategies that includes a general view of the touristic system, like, establishing funds for donations, introducing membership and ownership, entry fees, tours and lodging infrastructure. Finally, tourism related businesses should recognize the necessity of participating in heritage protection in various ways. (Kakiuchi, 2014)

Considering that the taxes of some green rural spaces are very high and the incomes of the production of the land may not be enough for guarantee the maintenance of the land and the owner life, it is possible to link the character of cultural rural landscape that has as a possible economic development.

With the participation of the local government including some policies that help with the taxes expenses through programs with the object of develop, communicate, preserve and maintain the cultural rural landscapes and likewise involves an economic development, the private owner of the land in the different cases of the landscape would have the possibility to keep and manage the land.

In other words, public support by government would be justifiable to a degree but falls below the necessary level for protection of the cultural value of heritage. Thus, in addition to government support, it is necessary to involve all of the other beneficiaries of the values of cultural properties, not only visitors and tourists who enjoy the cultural value of the cultural rural landscape at the urbanized area, but also tourism-related entities, volunteers, owners and others who are concerned. (Kakiuchi, 2014)

Tourists are an important and valuable resource at the moment of revitalize the cultural shield, for take advantage of their maximum potential is necessary to imple-

AGRITOURISM – RURAL TOURISM

Currently the tourism has become one of the main economic driving forces of some countries. It covers a large quantity of typologies, that are focused in different topics, one that has taken some interest in the recent decades is the agritourism or rural tourism. (Villanueva Álvaro, Mondéjar Jiménez, & Sáez Martínez, 2017)

Rural tourism represents an alternative for the people that has different preferences what can includes the agriculture shield and food production that are focused on the rural landscape and the element that make it up. It can be likewise considered as some type of sustainable tourism that cause a low impact on the natural environment and additionally capitalize and protect the natural and cultural resources of the local community giving them more opportunities and alternatives for work on.

Talking about the vantage of the developing of tourism in the area is that it leads to improvements in the infrastructure, which also benefits the local population and their opportunities for local recreation and to (Aronsson, 2000). Besides, tourism can play a positive role in diversifying and developing the economy of rural areas where traditional activities like agriculture are in decline. (Swarbrook, 1999)

The concept of rural tourism is very large and sometime only associated with farm tourism but actually rural tourism is a wider concept that also includes various specific features as the development of nature trails, picnic sites, interpretation centers and agricultural and folk museums (Medlik,

2003). Farm tourism is a holiday tourism centered on a working farm, which takes various forms but invariably includes accommodation and often other services for users. Farm tourism may be seen as a form of rural tourism and is also called agricultural tourism or agri-tourism and vacation farm tourism (Medlik, 2003).

Agritourism is achieved by harnessing the natural environment, the accommodation offers and the various agritourism services provided by agritouristic households and farms. The incomes obtained from agritourism have a complementary character because the household or agritouristic farm realizes the basic incomes from agricultural activity or other types of activities, such as: processing of agricultural raw materials, handicrafts, etc. (Abargaonitei, 2010)

From the point of view of the accommodation space, agri-tourism can be defined as an activity that exploits the existing accommodation surplus in the peasant household, prepared and arranged especially for the reception of guests (Platona, 2002). Agri-tourism uses only tourist boarding houses and agritourist boarding houses for accommodation and meals, benefiting from an unpolluted and picturesque environment, natural tourist attractions and cultural-historical values, the traditions and customs present in rural areas, the farmer's hospitality (Nistoreanu & Gheres, 2010).

AGRITOURISM IN PERIURBAN AREAS IN JAPAN

Focusing on the Japanese context, where cities continue to expand rapidly. Vast tracts of agricultural land and their associated villages have already been absorbed into the urban areas, but it's also a need to ensure that an adequate and sustainable food

supply is maintained. Moreover, access to open space, including forms of extensive agriculture, is recognized as a valuable feature of high-quality urban areas. (Fleischer & Tchetchik, 2005)

Thus, it is possible to consider the agritourism as a commercial value inside the agriculture shield what offers a possibility to integrate urban and rural development in a manner that can counteract some of the negative impact of the urban sprawl. Also, with the development of multi-functional forms of urban agriculture is probably to reconsolidate urban and rural relationships by improving the competitiveness of agriculture with urban functions in the peri-urban areas of Japanese cities.

Consider the value of the rural landscape as a place with numerous historic, natural and social qualities that can be or not linked to the agriculture production, the agritourism model can be a method to ensure their conservation.

Because agritourism is a multi-faceted activity rooted in social and environment resources. It can take advantage of various cultural, social, environmental, economic resources to develop a variety of cultural and environmental tourism products (Cawley & Gillmor, 2008) (Garrod, Wornell, & Youell, 2006). Typically, these products are developed based on local rural traditions, and the image or asset of images shaped by the history, geography, and culture of a specific territory (Cánovesa, Villarino, K. Priestley, & Blanco, 2004). Interestingly, because of such tourism potential, agriculture is gradually becoming a décor to maintain varied landscapes via old, regionally differentiated farming systems (Meeus, 1993), which forms a stimulus for conserving, protecting and improving natural environment (Daugstad, 2008) (Petrin & Gannon, 1997) (Roberts & Hall, 2001) The support of the landscape and the preservation of local

culture in return generate economic benefits via tourism. (Yang, Cai, & Sliuzas, 2010)

Thereby in order to maintain and preserve the rural areas near the big cities that are always growing and absorbing more land into their urban metropolitan area, is conceivable to recognize the agritourism as not only an economic opportunity for the peri-urban zones, but also a methodology to guarantee the preservation of the rural landscape, the traditional rural works and in certain form enhance the rural heritage. Among this, it is possible to work on the rural development creating new jobs, dynamizing the economy of the place, and the incomes of the farmers as the same way that incorporates cultural elements to promote the traditional architecture, works, food and cuisine, giving the opportunity to provide to the citizens and other stakeholders a pleasant experience of rurality, open spaces and traditional works and architectures. (Yang, Cai, & Sliuzas, 2010)

RURAL

INTERACTION

URBAN

ENVIRONMENTAL

- Economically justifying arable land
- Reduce agricultural contamination
 - Efficient use resources
- Improve rural community

SOCIAL

- Maintaining agricultural culture
- Promote by agricultural elements
 - Mildly change
 - Improve social

AGRO-T

- Green spaces
- Ecological functions

ENVIRONMENTAL

- Demonstration
- Accessible to agricultural citizens

SOCIAL

CULTURAL

• Preserve cultural and local heritage
• Integrate modern amenities
• Enhance rural life
• Ensure social security

ECONOMIC

- Add value to product competing for higher price
- Create jobs for farmers and enhance incomes
- Positive economic externalities to local business.

AGRO-TOURISM

• Preserve traditions
• Offer a wide range of experiences

CULTURAL

ECONOMIC

- Provide organic food
- Diversify urban economy

Multi-functional Agro-tourism in Integrated Urban Development
Re - elaborated by the author from (Yang, Cai, & Sliuzas, 2010)

LAND USE PLANNING REGULATIONS IN JAPAN

In Japan, the Urban Land Use Planning System has the object to establish an order on land uses in the cities, ensuring the efficiency of various activities of people and industries, protect the quality of the natural a living environment and create proper townscapes with characteristics by the application of regulatory measures on land development and building constructions. In order to respond at the varied demands of the people and specific characteristic of the areas or places diverse types of regulatory measure are provided.

The Urban Land Use Planning System is organized -in general aspects- in two parts:

- The visionary part, or also called "master plan" or "comprehensive plan":

That describes the basic policy of planning, the ideal formation of the urban areas and strategies for carry it out.

- The regulatory part, that has the "land regulations" or "zoning codes":

Which enforces certain regulations on each land owner and developer to implement the plan. This part includes diverse and complex measures in order to cope timely with up-to-date urban problems, such as:

- Prevention of urban sprawl caused by rapid urbanization.
- Separation and appropriate allocation of residential, commercial, business, and industrial uses in response to industrialization and the country's shift to service

industry.

- Promotion of efficient land utilization in city centers due to acute increase in land prices and to prevent fire disaster caused by earthquake.

- Formulation of elaborate rules on urban design and landscape respond to the rise in the interest in the quality of urban environment as income increases.

URBAN LAND USE PLANNING SYSTEM WORK STRUCTURE

And works with the following structure:

- **Area Division: Urbanization Promotion Areas (UPAs) and Urbanization Control Areas (UCAs)**

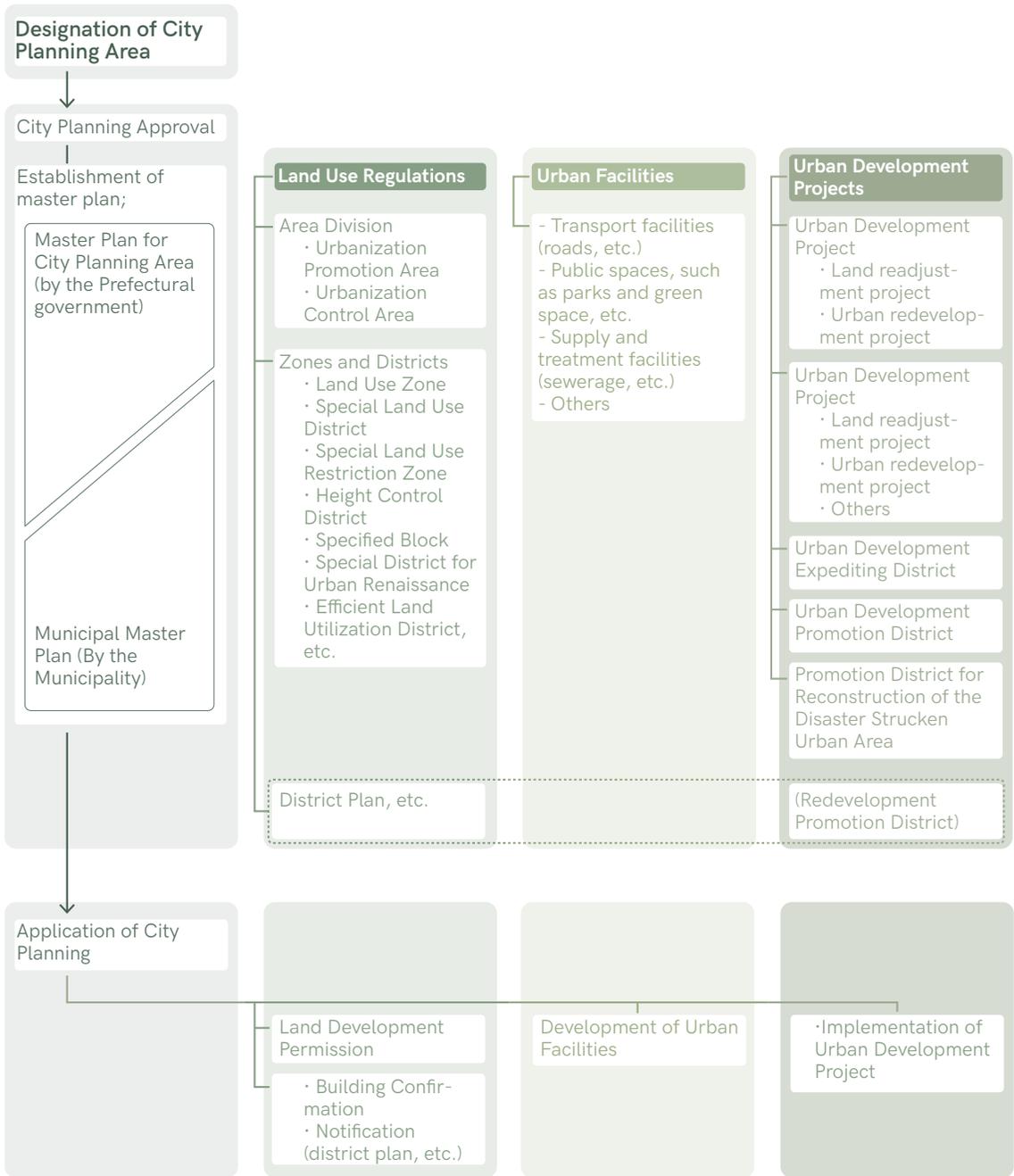
This category aim on prevent urban sprawl and ensuring efficiency of public investments by controlling expansion pressure of urbanized area.

- **Land Use Zones and Other Additional Zonings**

Land Use Zones are the most fundamental regulatory measure for controlling use, density, height and shape of buildings. There are 12 categories Land Use Zone that must be used for classified the Urbanization Promotion Areas.

- **The District Plan**

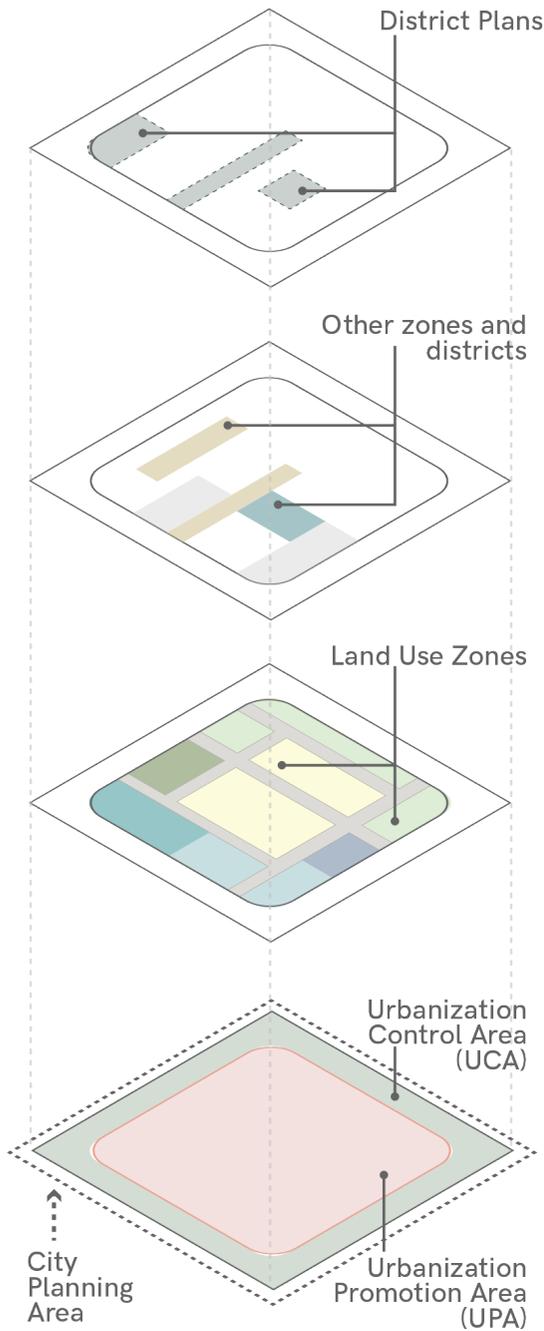
The District Plan is a detailed and comprehensive land use planning system applying to areas with several hectares, for the purpose of promoting quality urban environment in accordance with proper characteristics of each district. (Urban Land Use Planning System in Japan, 2007)



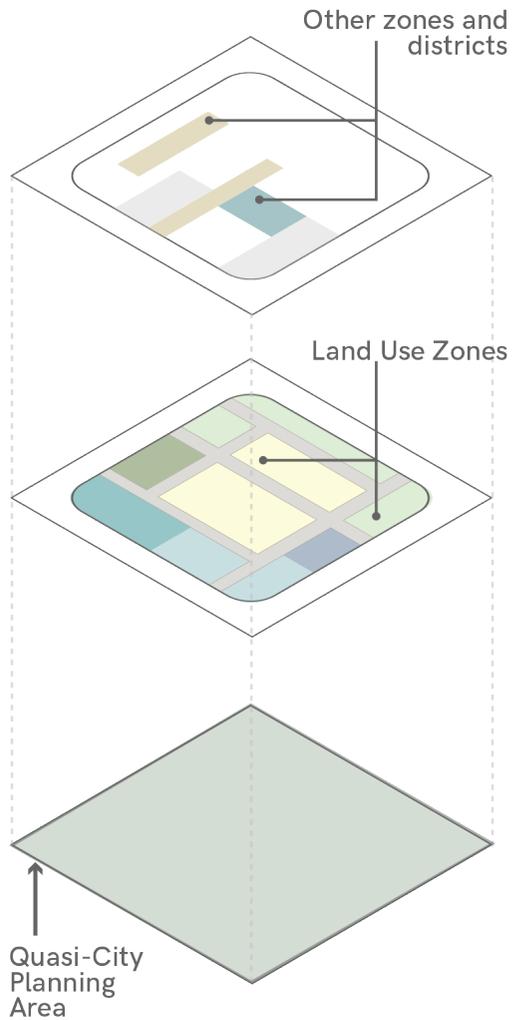
Designation of Quasi-City Planning Area

Area outside Cite Planning Area where orderly lands use or preservation of environment is required; Land Use Zone, Special Land Use District and Special Land Use Restriction Zone, etc. can be designated: District Plan, Urban Facilities and Urban Development Projects shall not be designated.

Structure of City Planning System
 Re - elaborated by the author from (Urban Land Use Planning System in Japan, 2007)



A CITY PLANNING AREA



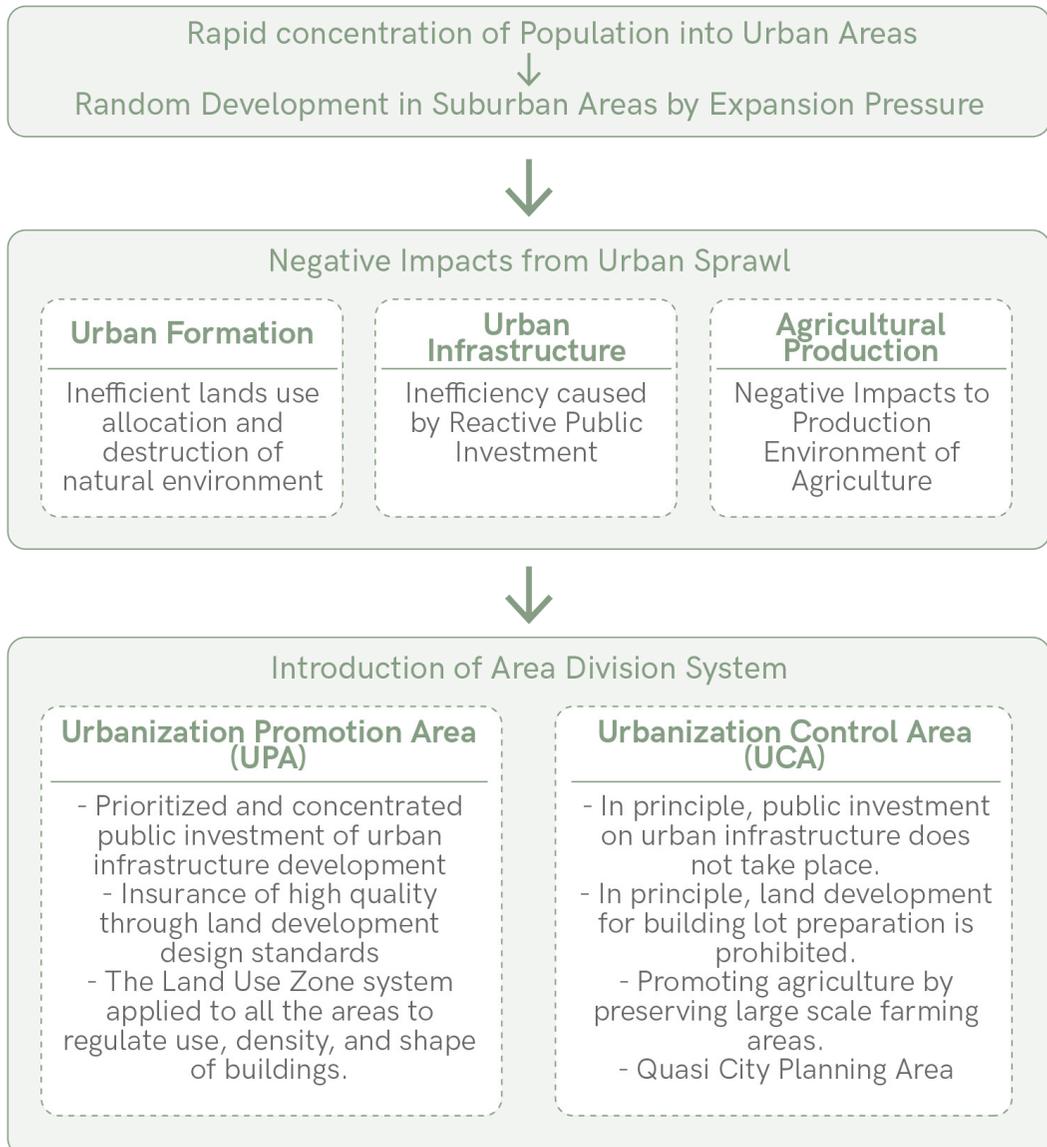
A QUASI CITY PLANNING AREA

Concept of Land Use Planning System
 Re - elaborated by the author from (Urban Land Use
 Planning System in Japan, 2007)

AREA DIVISION SYSTEM

The Area Division System, or also "line-drawing system", is in charge of classifies the City Planning area inside the categories of Urbanization Promotion Areas (UPAs) and Urbanization Control Areas (UCAs).

- UPAs: are the areas that are already urbanized and prioritized for development within 10 years or so. The public investments are controlled by the plan.
- UCAs: are the areas where urbanization should be restricted. The public investment is not a priority.



Concept of Area Division System
Re - elaborated by the author from (Urban Land Use Planning System in Japan, 2007)

COORDINATION WITH FARMLAND POLICIES

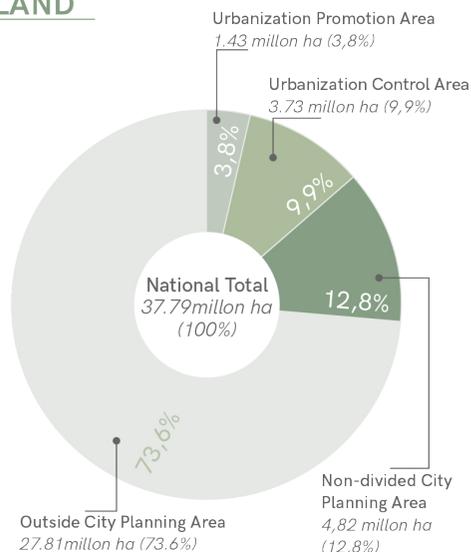
In 1969, a year after the introduction of the Area Division System, the Law on Improvement of Agricultural Promotion Area was enacted. The objective of the law is to enable the orderly development of agricultural infrastructures in areas where agricultural promotion is deemed appropriate. These areas overlap with the Urbanization Control Areas.

The key of the law is that it has the power to designate the Farmland Area within Agricultural Promotion Areas, where non-agricultural land use is, in principle, prohibited and infrastructure development for agricultural production is promoted. However, there still remains the areas where are not designated neither the UPA nor the Farmland Area around agricultural villages, for this reason was created the enactment of the Rural Districts improvement Law in 1987.

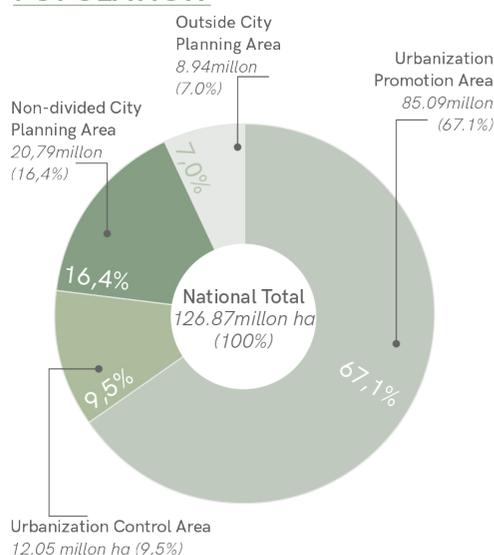
Furthermore, the Area Division system is administered in conjunction with the operation of the Farmland Law. The Farmland Law, which protects productive farmlands, requires the land owner to undergo the permission process when every piece of farmland is to be converted to other uses. Conversion is restricted according to preserve the quality of farmlands, such as size of farmland group, agricultural productivity, years passed after public investments were made, urbanization conditions in surrounding areas, and so forth. The most strictly restricted areas are those within the Farmland Areas, and the next are farmlands of more than 20 hectares within the UCAs. On the contrary within the UPAs, the procedure is simpler: Only a notification of conversion has to be submitted to the authority, attesting

that such conversion will not disturb the progress of urbanization. In this respect, the urban land use planning and agricultural land use planning are consistent with each other. (Urban Land Use Planning System in Japan, 2007)

LAND



POPULATION



Land and Population by Area Division
Re - elaborated by the author from (Urban Land Use Planning System in Japan, 2007)

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Aerial view from Nishitokyo, Hoya Station. Image from Google Maps.
2018



CHAPTER TWO

CASE STUDY

CASE STUDY: NISHITŌKYŌ



World



Japan



Kanto Region



Tokyo

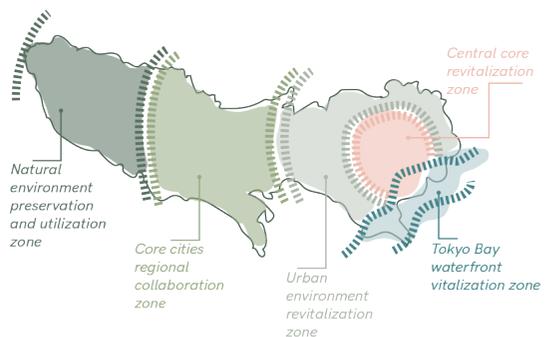
Elaborated by the author

GENERAL OVERVIEW

Locates at the western side of Tokyo, Japan (what is also where it takes their name, in Japanese “Nishi” means west, therefore Nishi + Tokyo = Nishitōkyō = West Tokyo). Made part of the Tokyo metropolitans area.

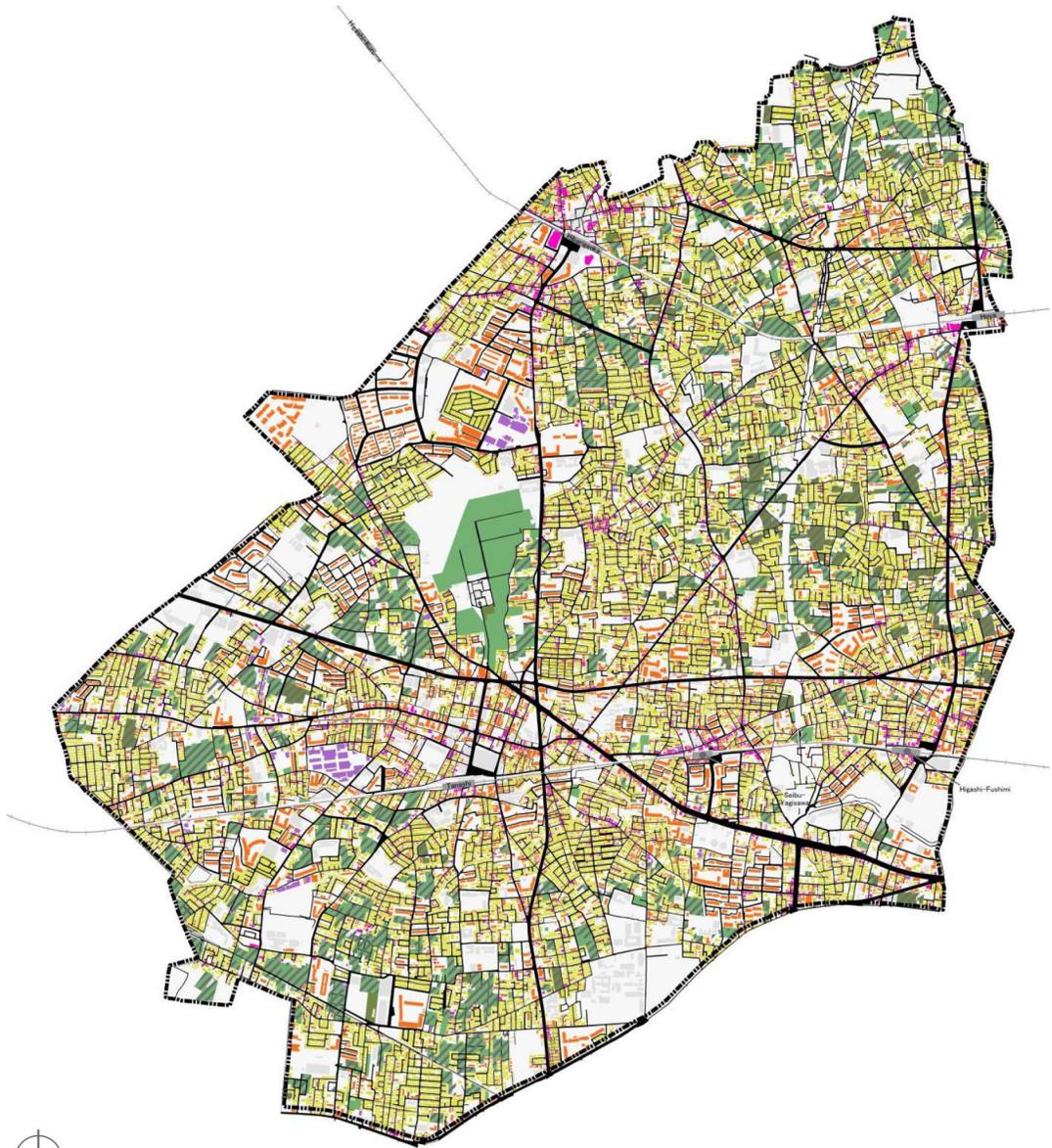
Nishitōkyō city was originated in January of 2001 by the merge of the cities Tanashi and Hoya, with the goal of “enjoy friendly, community spirit of Nishitōkyō while enjoying urban living”, thus the city has adopted policies focused on the development of urban infrastructure, education, welfare and the environment. (Nishitokyo City Living Guidebook, 2014)

The city makes part of the urban area of the Tokyo metropolis, but has a strong agriculture and residential character. At the begging it was a rural zone, that was later developed as consequence of the urban sprawl of Tokyo, due to this several farmlands plots were lost. But even now on is possible to see some traces the original rural character in the remaining farmlands.



City Planning Vision for Tokyo, Zone Strategy
Re - elaborated by the author from (Bureau of Urban Development; Tokyo Metropolitan Government, 2009)

LAND USE



---+---+ Railway Seibu	Other Building	Others
— Station	Single House	Road
//// PGZ	Apartment House	Rice Paddy
	Mixed Use (H+S)	Vegetable Field
	Mixed Use (H+F)	Nursery
	Factory	Grass Field
		<i>*Data base from 2012</i>

(The Tokyo University-Politecnico di Torino, 2018)

As to land use, according to the land use and building typology map of 2012 is possible to highlight the following points:

- The strong residential character where the prevailing typology is the single houses.
- The significant quantity of green zones that are mostly farmlands.
- The presence of the majority of activities of mixed use near to the train stations.

The current situation of Nishitokyo is that by one side they want to maintain the farmlands and the areas that represent them, but there are several internal as external issues that compromises this objective.

INTERNAL ISSUES: FARMLANDS

Nishitōkyō has and especial land use character for being an urban area, owing to the presence of several farmlands plots that has been there for a long time.

Some of these farmlands are categorized as productive green zones (PGZ), this means that has some benefits like a discount on some taxes as the: property tax, the city planning tax and has a special condition with the inheritance taxes.

Normally the farmlands in urban areas when is not a PGZ has the same classification as a plot of housing, what implies the payment of higher taxes.

Nevertheless, for be categorized as a PGZ it has to accomplish several conditions as:

- Be located in Urban Areas.
- Be cultivated at least 30 years.
- Be more than 500m².
- Be located in an appropriate place for future public use.

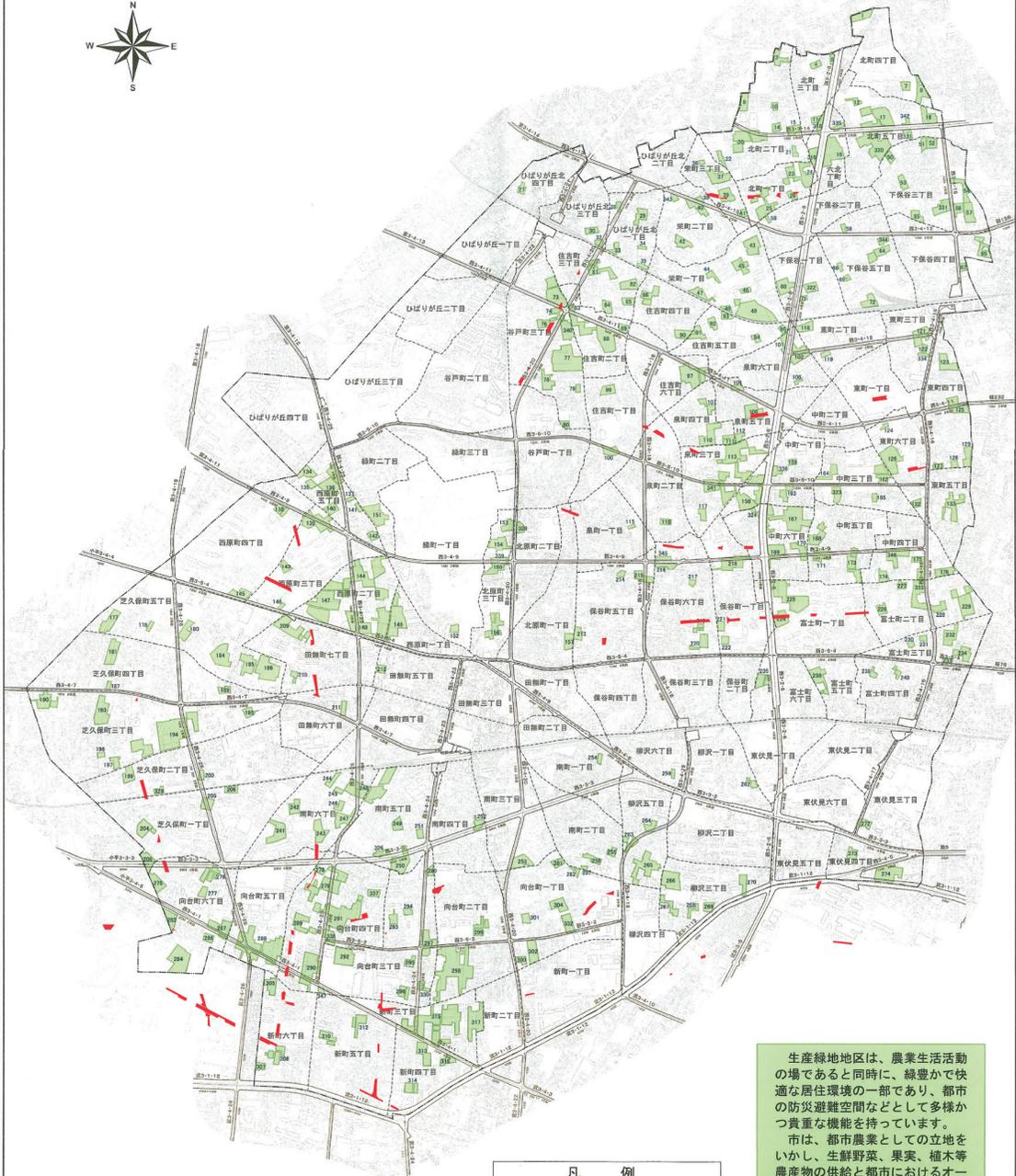
For the preservation and management of the different farmlands in Japan exist the

JA (Japan Agricultural Co-operative), this entity is organized in every prefecture and municipality in the country with the aim of establish a mutual cooperation in order to protect the farming and living of its individual members, helping them with:

- Farm guidance.
- Marketing of farm products.
- Supplies of production inputs.
- Credit and mutual insurance businesses.

西東京都市計画生産緑地地区指定図

西東京都市計画生産緑地地区 約118.18ha 平成28年11月22日告示



凡 例	
1~347	西東京都市計画生産緑地地区
—	都市計画道路
○→	起点・終点

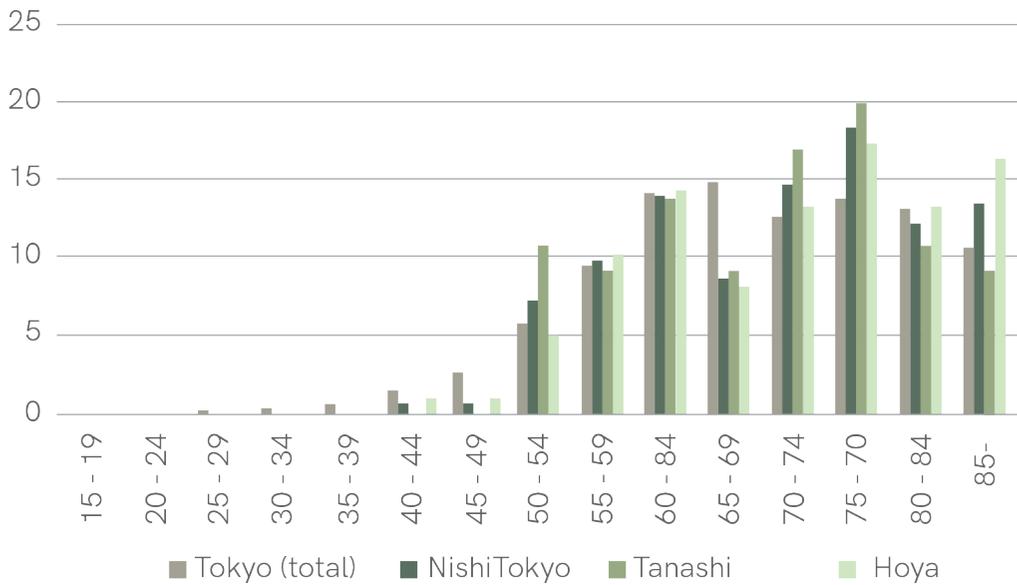
生産緑地地区は、農業生活活動の場であると同時に、緑豊かで快適な居住環境の一部であり、都市の防災避難空間などとして多様な貴重な機能を持っています。
市は、都市農業としての立地をいかし、生鮮野菜、果実、植木等農産物の供給と都市におけるオープンスペースとしての役割を大切に、農地の快適な環境の保身に努めます。

西東京都市計画生産緑地地区指定図

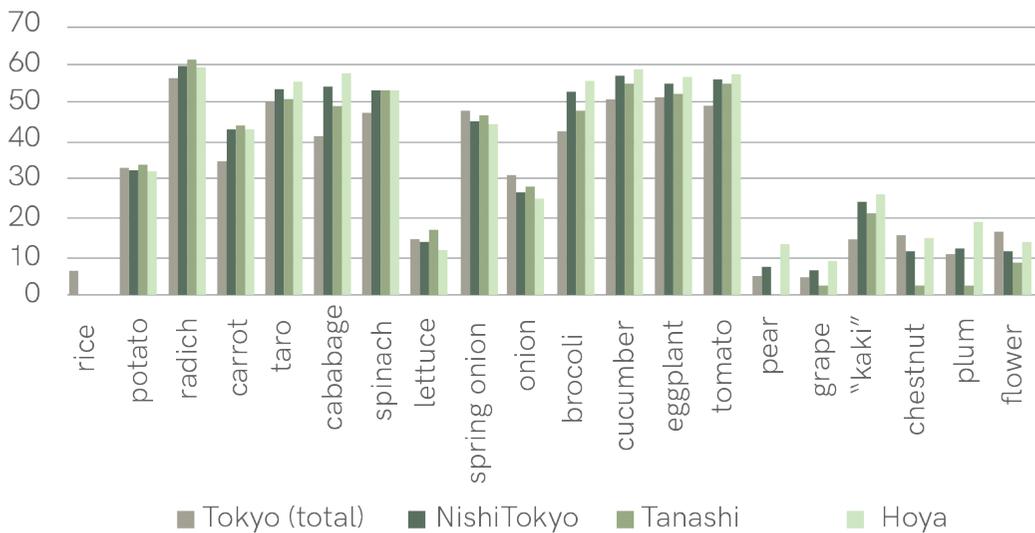
Productive Green Zones (PGZ):
Urban farmlands mostly protected by 2022
(The Tokyo University-Politecnico di Torino, 2018)

Concerning about the agriculture in Nishitōkyō there are several facts important to consider:

FARMERS AGE(%)

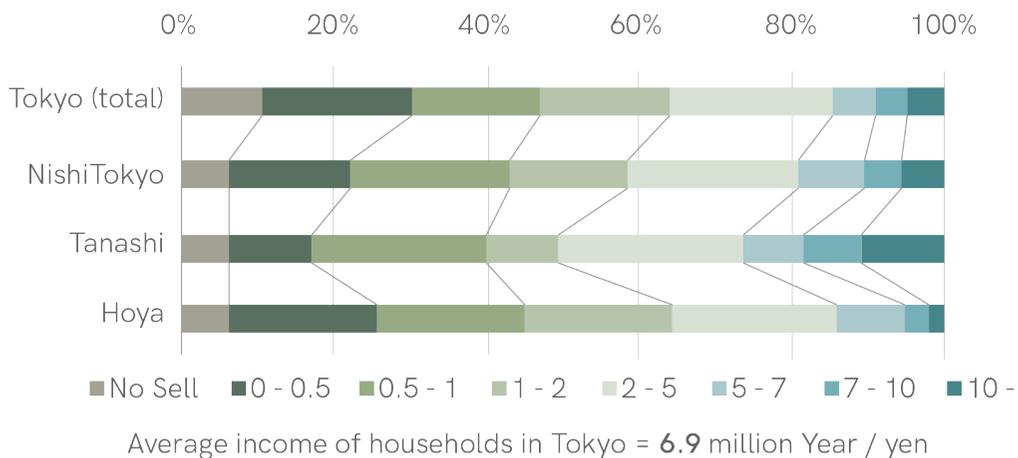


FARMERS BY SELLING PRODUCTS (%)

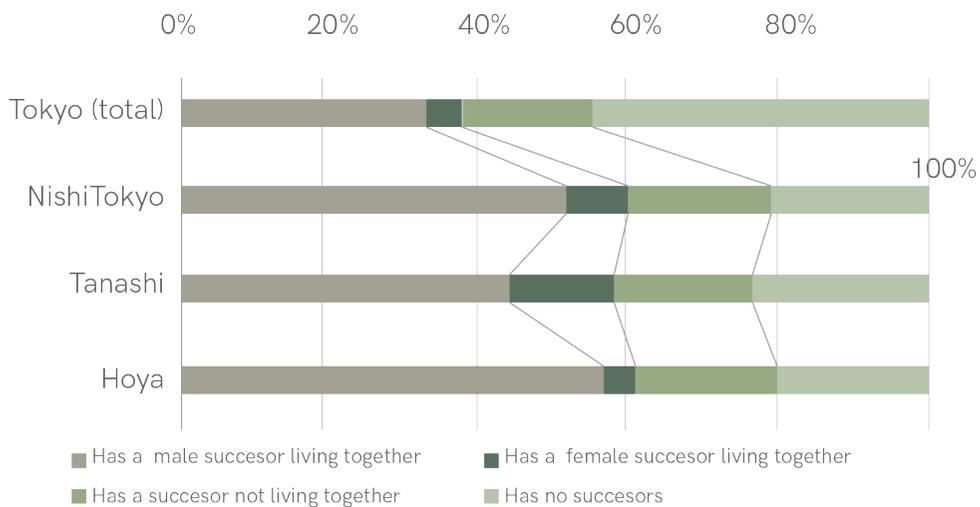


Re - elaborated by the author from (Kurimoto & Watanabe, 2017)

FARMERS'S SELLING AMOUNT (million Yen / year)



FARMERS'S WITH / WITHOUT SUCCESSORS



Re - elaborated by the author from (Kurimoto & Watanabe, 2017)

According to this is possible to see how the agriculture is confronting several threats that puts on risk the activity, especially as a living resources font. Insomuch as:

- Most of the farmers works on tiny farmlands,
- Commonly are aged people (mostly between the 40 and the 85 years) and about the 20% of them has no

successors, what suggest a long-term risk due the possibility of lose the land.

- Many farmers do not specialize in only one product
 - Many farmers earn their income from other occupations (mainly by real estate management)
- (Kurimoto & Watanabe, 2017)

EXTERNAL ISSUES: TRANSPORTATION STRUCTURE

As far as it concerns Nishitōkyō is connected with Tokyo through two different train lines, the Seibu shinjuku line & Seibu Ikebukuro line that allows to arrive to Tokyo in approximately 42 minutes by train and 1 hour and 10 minutes by car.



Currently at the city planning, the transportation plan proposes the creation of several roads in order to improve the connectivity and also improve the flow of the road grid in the city. Nonetheless, the

creation of these new roads implies the loss of several farmlands and other green zones. Inasmuch as some of these has to go through entire farmlands or cut a part reducing significantly their size.



URBAN PARKS

Nishitōkyō has a several numbers of park and green open spaces, what are an element that they have put an effort to highlight, like the:

- Bunridai Park
- Nishihara Nature Park
- Nishitokyo Ikoinomori Park

Besides of them, emphasizing the agricultural character of the city, they have the Institute for Sustainable Agro-ecosystem Services (ISAS) of the University of Tokyo, that have a big green campus that is open to the public for being used as a park.

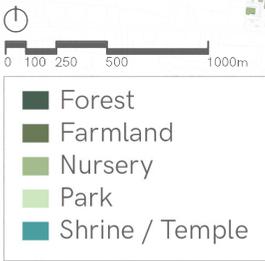
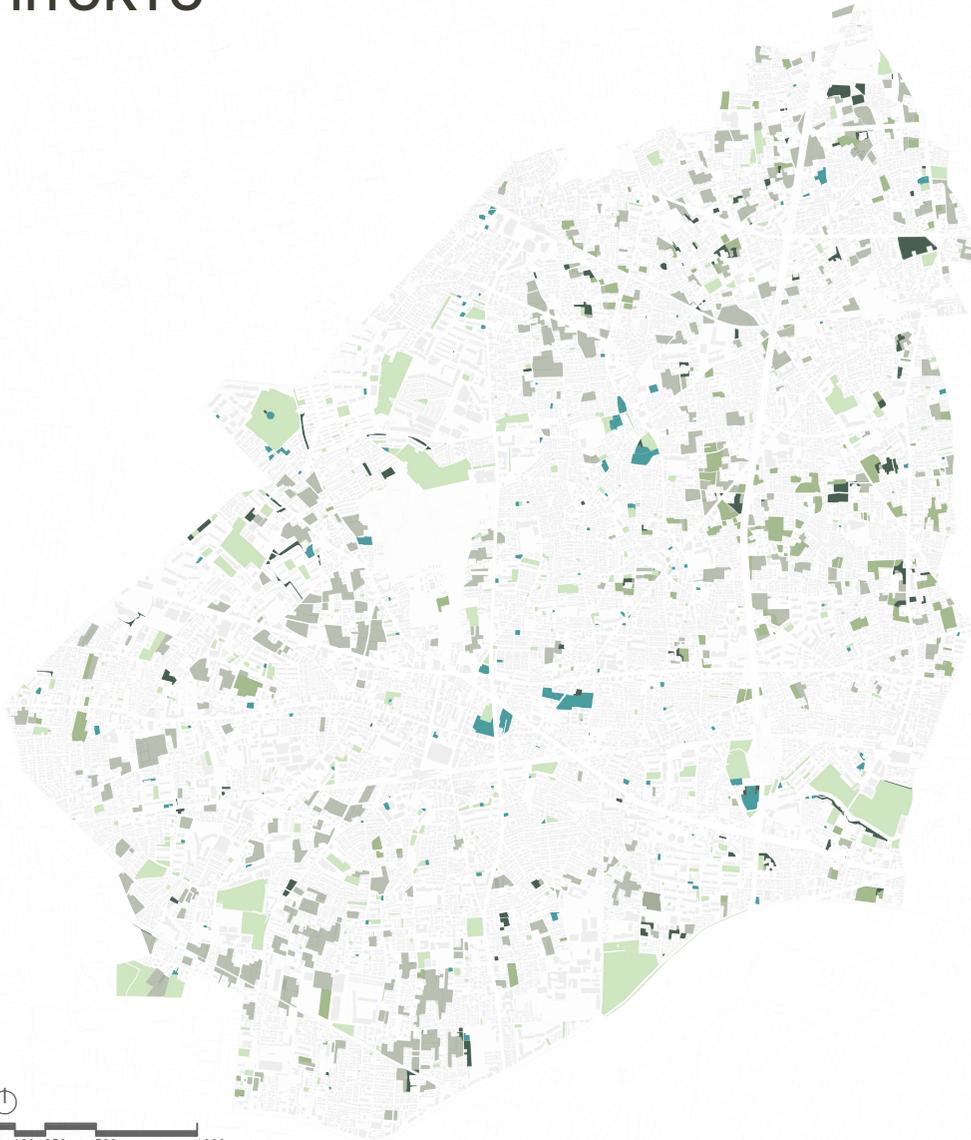
MUNICIPALITY POLICIES

The municipality of Nishitōkyō is currently doing an effort for create a city where is possible to highlight the facilities and the several green spaces that they had.

Conscious of the strong agricultural character that characterize the city, they use that as a symbol and identity of the place sharing it in separate publications where they principally focus on the green aspects and different products that they cultivate. Thus, with the aim of emphasize the high quality of life that Nishitōkyō city can offer, the municipality has proposed five different paths or recreation itineraries that go through the city, passing by strategic places according to the thematic of the path that can be: history, education, nature, explore and food.

With this kind of actions and efforts, the municipality shows what is the image of the city that they have but above all the image and the elements that they want to maintain and highlight.

CULTURAL RURAL LANDSCAPE IN NISHITŌKYŌ



YASHIKIMORI

yashiki rin - yashiki mori

木 --> ki --> Wood

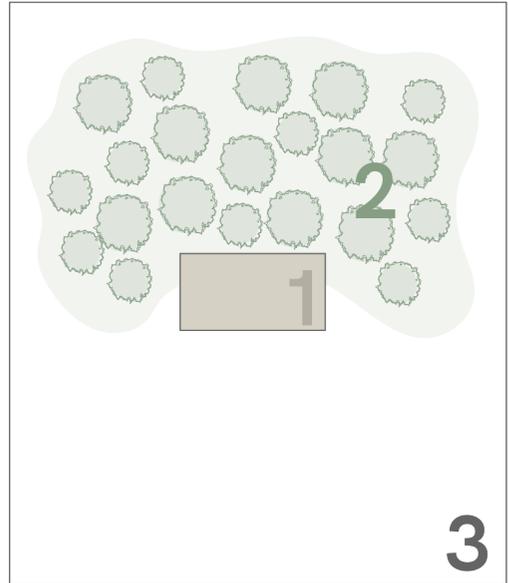
木木 --> rin --> Small Forest

木
木木 --> mori --> Forest

Etymology of the name
Elaborated by the author

The *Yashikimori* are a typology of inhabit rural plot characteristic of some regions like Kanto in Japan. This typology refers to a wood traditional Japanese house inside a plot and surrounded by a set of trees, almost conforming a small forest and a productive farmland.

It has two principal elements: the house that as mentioned before, built in wood following the Japanese traditional architecture style commonly with a rectangular plan, dependent of the use of the land and the owner it can have one or two floors. The other element -and the most characteristic- are the trees that creates a small forest, they are normally placed according the direction of the wind with the aim to protect the house and the field of the cold wind. Furthermore, with the fallen leaves is possible to do fertilizer what is useful for the agricultural production. Therefore, the *Yashikimori* is a complex that can provide food, wood, fertilizer, housing, wind protection and additionally helps to regulate the temperature. (Iida & Nakamura, 2017)

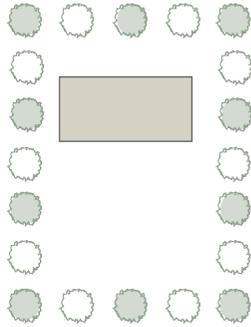


1. *Yashikimori* Building
2. Forest
3. *Yashikimori* (residence) plot
4. Farmland plot

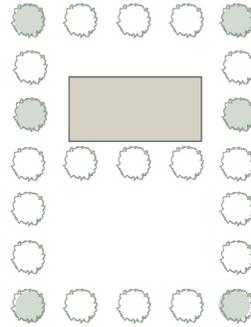
Elements that make up the *Yashikimori* Plot
Elaborated by the author

There is various type of trees in the plot and it can be organized in different ways in consonance of the soil, the wind, and the production.

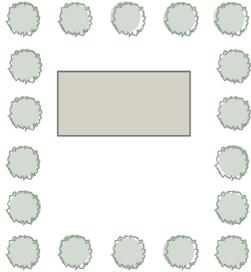
1



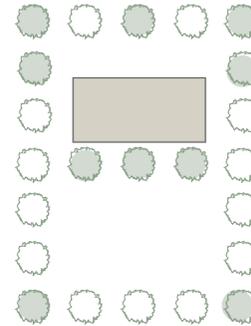
2



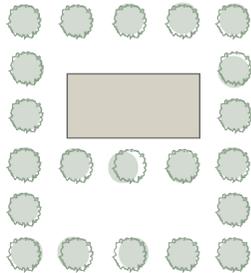
4



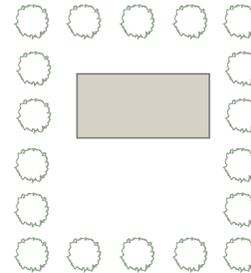
3



5



6



 Tree with persistent leaves

 Tree with falling leaves

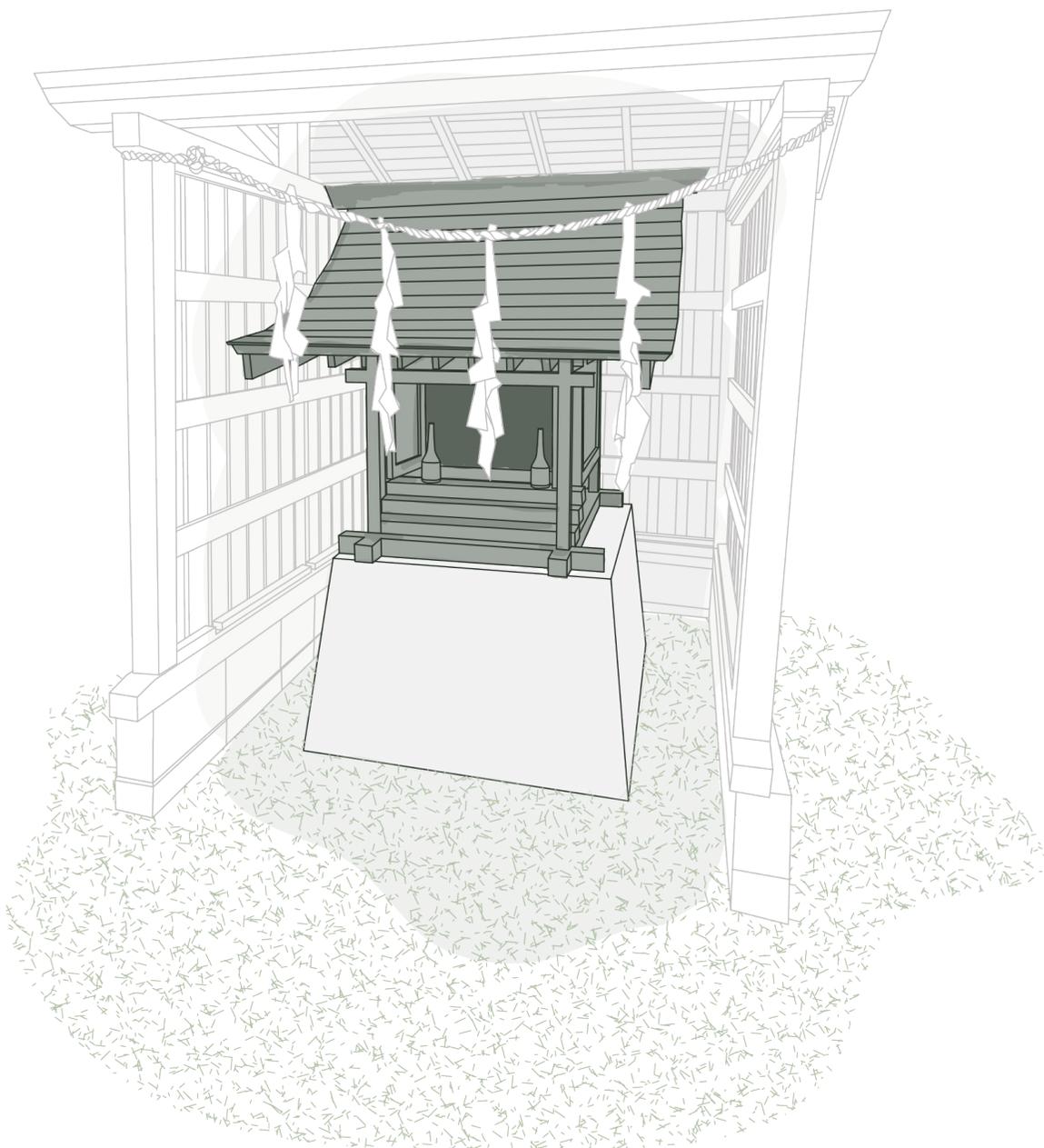
 Residence building

Types of *Yashikimori*

Re - elaborated by the author from (Pezeu-Massabuau, 1966)

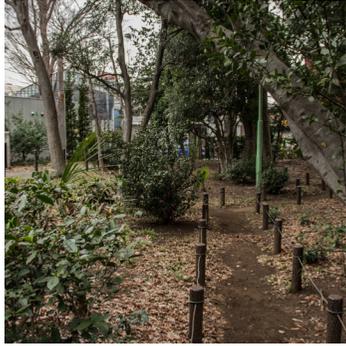
Inside the plot of the *Yashikimori* there are also other elements that define the landscape, as a warehouse, the traditional

lighting elements as lanterns and a religious spot like the Inari shrine.



Inari Shrine, Nishitōkyō's *Yahsikimori*
Elaborated by the author

Currently in Nishitōkyō there is only one public Yashikimori that was recently acquired by the municipality and is in charge of an association that takes care of it and also is open to the public in a specific schedule.



Photos by the author

FARMLANDS

The farmlands or also called productive green zones (PGZ) are a common element inside Nishitōkyō. These farmlands have an historical value inasmuch as some of them are 150 years older. Mostly have a small size and produce several types of products that are sold in some specific stalls besides of some supermarkets.

According to the field work, sometimes for generate more incomes to the owner of the land they rent a part to associations or persons that are interested in agriculture. It is also possible that the income for this rent can be upper than the income for the agricultural production.



Photos by the author

TREE NURSERIES

Another relevant element are the tree nurseries that are presents in the territory. They are normally open to the public, so in certain way works also as a park but they are in charge of cultivate several types of trees for selling.

At Nishitōkyō there are two different type of nurseries corresponding to the typology of tree that cultivates.

1. Ornamental plants (for landscape architecture): short woods 1.0 - 3.0m

Like: pine tree, zelkova,
cherry tree, azalea,
goldcrest, etc.

2. Ornamental plants: tall woods > 3.0m

Like: pine tree, zelkova,
cherry tree

(Shaping Eco-districts in Tokyo Suburbs - Japanese Team, 2017)



Photos by the author

SHRINES – TEMPLES

The Shrines presents in Nishitōkyō make part of the cultural landscape, not for only the architectural value, but also for the green spaces that are inside of the total area of the shrine. Actually, the green space is that significative -also in the size- that in the period of the government of Emperor Meiji, the government had expropriated some temples and shrines owned forest, leaving only the inside areas, converting the most of them into urban park with the western style. (Niglio & Inoue, 2015)

Nowadays, there are more than fifteen shrines in Nishitōkyō, of which the most important are:

- Tanashi Jinja Shrine
- Tanashisan Sojiji Temple
- Higashi Fushimi Inari Jinja Shrine

Some of this shrines or temples have a very big green area that is also make up with high tree almost like forests. These green spaces are normally open to the community and also can be used for them, so has an important value in the quality of life of the citizens of Nishitōkyō.



Photos by the author

PROBLEMS AND POTENTIAL

Nishitōkyō for being a suburban area has a significant number of green open spaces, specially farmlands, these farmlands work not only for cultivate food but to create emergency places in case of a disaster; therefore, is possible to identify different significant values of the farmlands that can go further the productive field. This element influence at the identity of the whole Nishitōkyō, giving them a several numbers of reasons to maintain them.

But, there are also other factors, the most significant, external to the municipality, that compromises the preservation of the farmlands and in general the preservation of the open green spaces, like the creation of new roads what is not decided by the municipality but the government itself. The other outstanding factor, that can be more local, are the taxes, these spaces are subject to pay different taxes what complicates the fact of maintaining the land.

In spite of the reasons why they are in risk, it exists also a potential in these green spaces that can be exploit in order to benefit the different actors. Nishitōkyō, have a special condition and is that they have not only the farmlands as green open spaces, but also the tree nurseries, the Yashikimori, parks and also the shrines that includes some green spaces. These elements made a system that nowadays cannot be physically connected, nonetheless, there is a high potential in the possible connections and the conceivable results that it can generate if they work on it.

Considering that the agricultural field has some conditions that are affecting them

negatively, like the fact that some of the owners have not heirs to work on the land or not interested in keeping it, and besides, the fact that they cultivate numerous products instead of focusing un only one; this implies that the option of losing the farmlands is a tangible possibility, because of that, is important to build a methodology that allows to protect, enhance and maintain the plots. Thus, consider to create a scheme, a proposal, that includes the other green spaces can help to give them the strength that they may not have by itself as an individual item, could be a good methodology for not only preserve the green spaces but also to generate awareness of the rurality, involve more stakeholders in the agriculture, give the farmers the possibility of have more incomes, let the owners keep the land and improve in general the quality of life.

THE YASHIKIMORI

The Yashikimori make part of the system of green spaces in Nishitōkyō but has an additional value that make it stand out above the others and is the possibility of becoming into a lodging space, this can turn the system as something deeper and livable than only a superficial network. This big vantage can also mean a starting and central point of the system that can structure it.

Recognizing the Yashikimori as the main pillar of the system will also valorize and enhance this type of cultural rural landscape, because the current situation of most of them are not in the best conditions as they are exposed to several conditions that has caused the degrade of the structure due the lack of maintenance, inasmuch as normally the people do not use the main

building as residence anymore leaving them abandoned. Besides, adding the fact that the plot is not recognized with any special category into the planning system, they are denominated as a residence plot according what they have to pay the taxes, which are really high, therefore commonly the owners prefer to sell the land before to face all the circumstances that the keeping of the Yashikimori brings on.

Accordingly, with the help of some actors -including the municipality- and the implementation of the new system based on the valorization of the green spaces a scenario where the preservation, valorization and a conception of the rural cultural landscape as reachable and enjoyable space will not be so far.

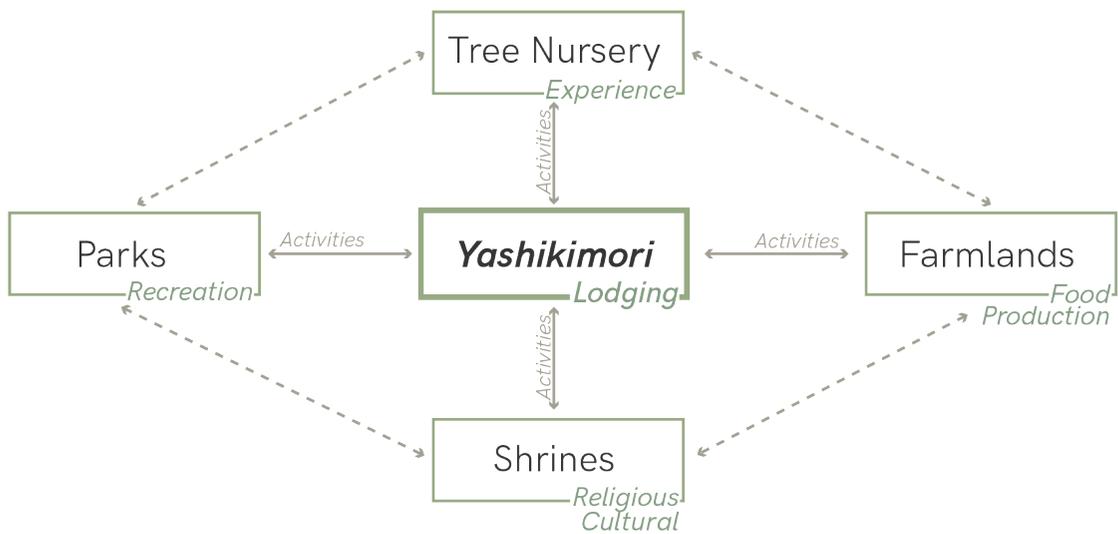


Diagram of the Proposed System
Elaborated by the author

MUNICIPALITY POLICIES: NERIMA CASE STUDY

Talking about the good practices looking upon the preservation of the cultural rural landscape, is important to consider the case of a ward next to Nishitōkyō, Nerima. Nerima has work in the enhancement and valorization of their green spaces, creating different activities that involves the community in order to give these areas an additional value and above all a function that involves also the public.

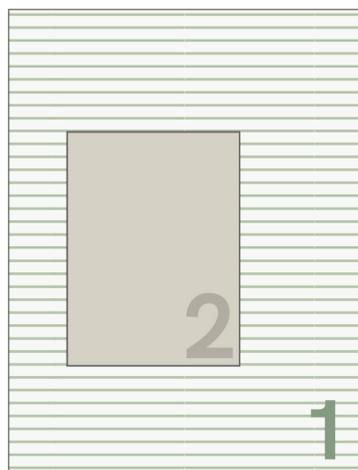
Focusing on the Yashikimori the Nerima municipality has implemented a specific methodology with the aim of maintaining and highlight this important cultural rural landscape. Being conscious that the biggest threat that the Yashikimori has to face are the high taxes that the owners has to pay, the municipality offers to pay it instead of the owner if he accepts to keep a part of the plot open as a park for the community, in a certain way, they buy a part of the land that is the one that remains open. Once the municipality owns the land they do not applies more taxes to the open green space and besides, they take care of the maintenance of the space.

MR. MOTOHASHI YASHIKIMORI

One Yashikimori under this program at the Nerima ward is the Mr. Motohashi ones. Currently, the original farmland doesn't exist anymore, but it remains the small forest and the house.

The Nerima municipality bought part of the land and opened to the public, trans-

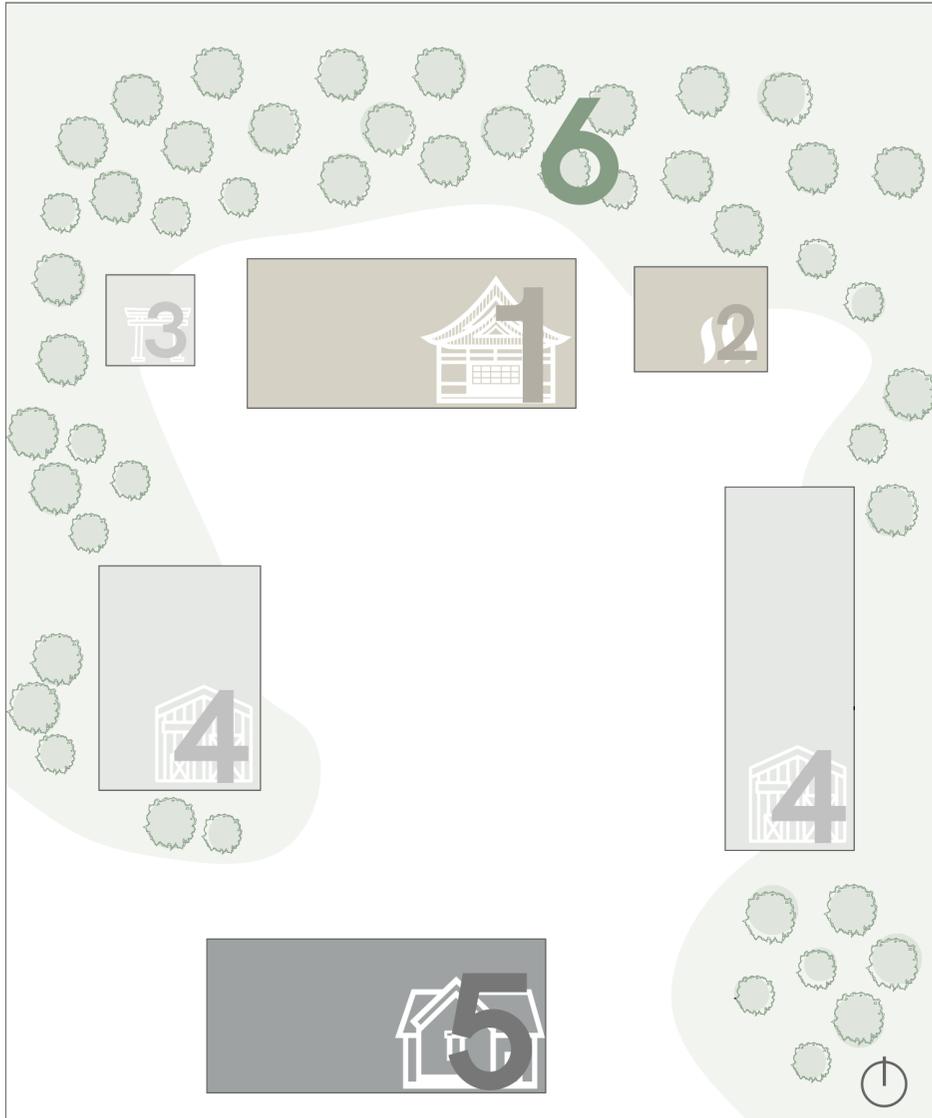
forming it into a park, so it doesn't have to pay any more taxes, the other part of the plot is where Mr. Hashimoto and his family lives. One of the motivations for keeping it was that inside of this plot is an irrigation channel that dates after the Edo period (approximately 1971), also there is a several numbers of trees, specially Keyaki trees that can be older than that majority of the near houses.



1. Part of the land that remains open as a park.
2. Mr. Motohashi's private part.

Yashikimori Plot Property Division
Elaborated by the author

This *Yashikimori* was owned by the Mr. Motohashi family since decades, he inherits it from his father who consider the following: "*what I can leave to the next generations are the trees.*" That's why he wanted to keep the land instead of selling him for another use, he also says that without the help of the Nerima's municipality he may not have keep the land because of the high rates, and when he dies, if their heirs don't want to keep the part of the land that he still own, he would like to sell it to the municipality or to an NGO (non-governmental organization) if they guarantee to preserve the original elements of the *Yashikimori* (the house, the warehouse, the lighting element and the small shrine).



1. Original *Yashikimori* Building
2. Bath of the original *Yashikimori*
3. *Inari* Shrine
* Was made by Mr. Motohashi's grandfather. It has the heart of God that his grandfather brought from Kyoto.
4. Warehouse
5. Mr. Motohashi current house
6. Forest

- In the last 30 years ago, no one's live in the *Yashikimori* building anymore. But it was built approx. 100 years ago, and it was bigger than nowadays.
- The trees grew up so much that makes shade to the house (the *Yashikimori*), also because of that they do not live there anymore.
- When Mr. Motohashi family still had the farmland, it used to be at the south inasmuch the forest at the north protected them from the wind in winter.

Elements that make up the Nerima *Yashikimori*
Elaborated by the author

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Nishitokyo's *Yashikimori* entrance. Photo from the author



CHAPTER THREE

PROPOSAL

AGRITOURISM AT NISHITŌKYŌ

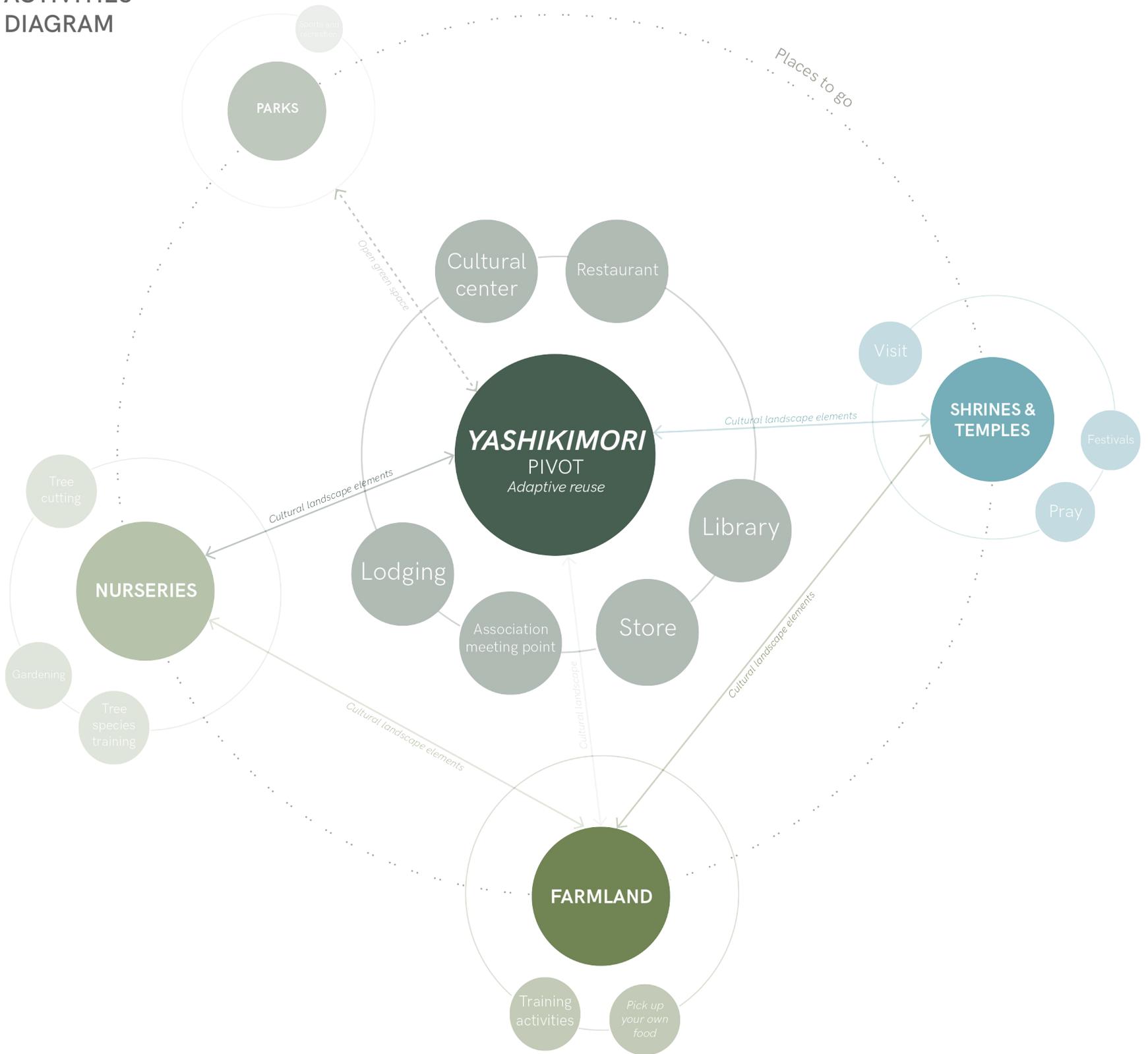
highlighting the value of the good practices in the food cultivation, buttress the rural tradition, etc.

Thus, at this point considering the agritourism as methodology for an adequate preservation and valorization of the cultural rural heritage of the landscape in the urban and suburban areas in Japan is a realistic option with several fundamentals.

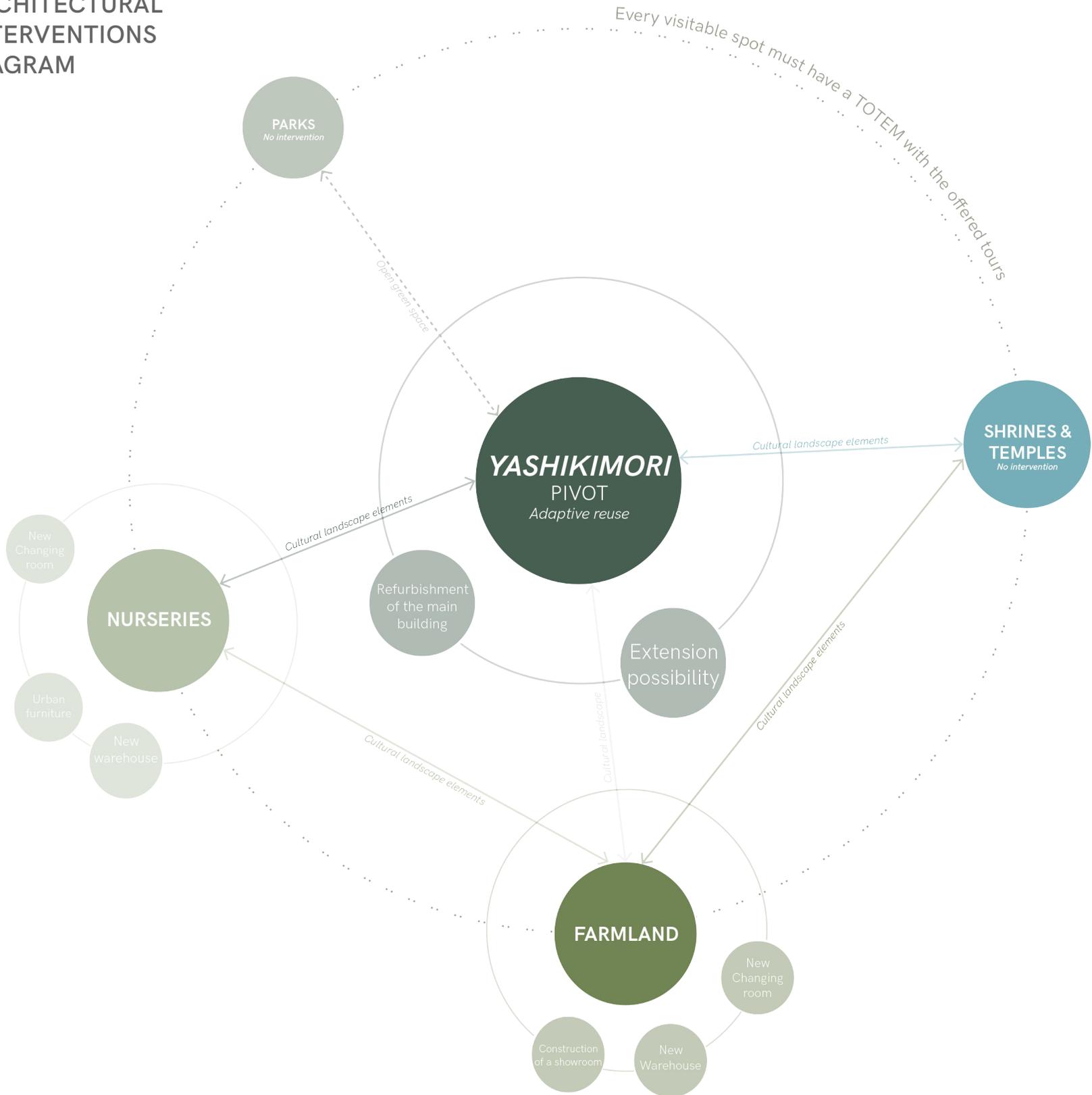
With the implementation of this model, creating a specific methodology and involving particular actors that are going to execute a punctual role in order to achieve a general big goal -that is the preservation and valorization of the different elements of the cultural rural landscape-, will also improve several factors inside Nishitōkyō, because this methodology means the creation of a system, that look upon the landscape elements as an all and this give the strength enough that they may not have by itself.

Therefore, this system has to have a basis, that will be on charge of support and articulate all the model and it will be the *Yashikimori*, this element is the one that represent the daily life of the farming and the tradition. Besides, the *Yashikimori* having also a building let to develop several activities like lodging, meeting point, highlight the traditional elements that are present inside the plot like the family shrine, etc. Thereby, using the *Yashikimori* as a started point and connect it with the other elements that represents the different faces of the rurality will establish the methodology of the system, that will not only achieve the preservation and valorization of the cultural rural landscape, but also reinforce the community aspect inside Nishitōkyō involving also the municipality, favor the agriculture and

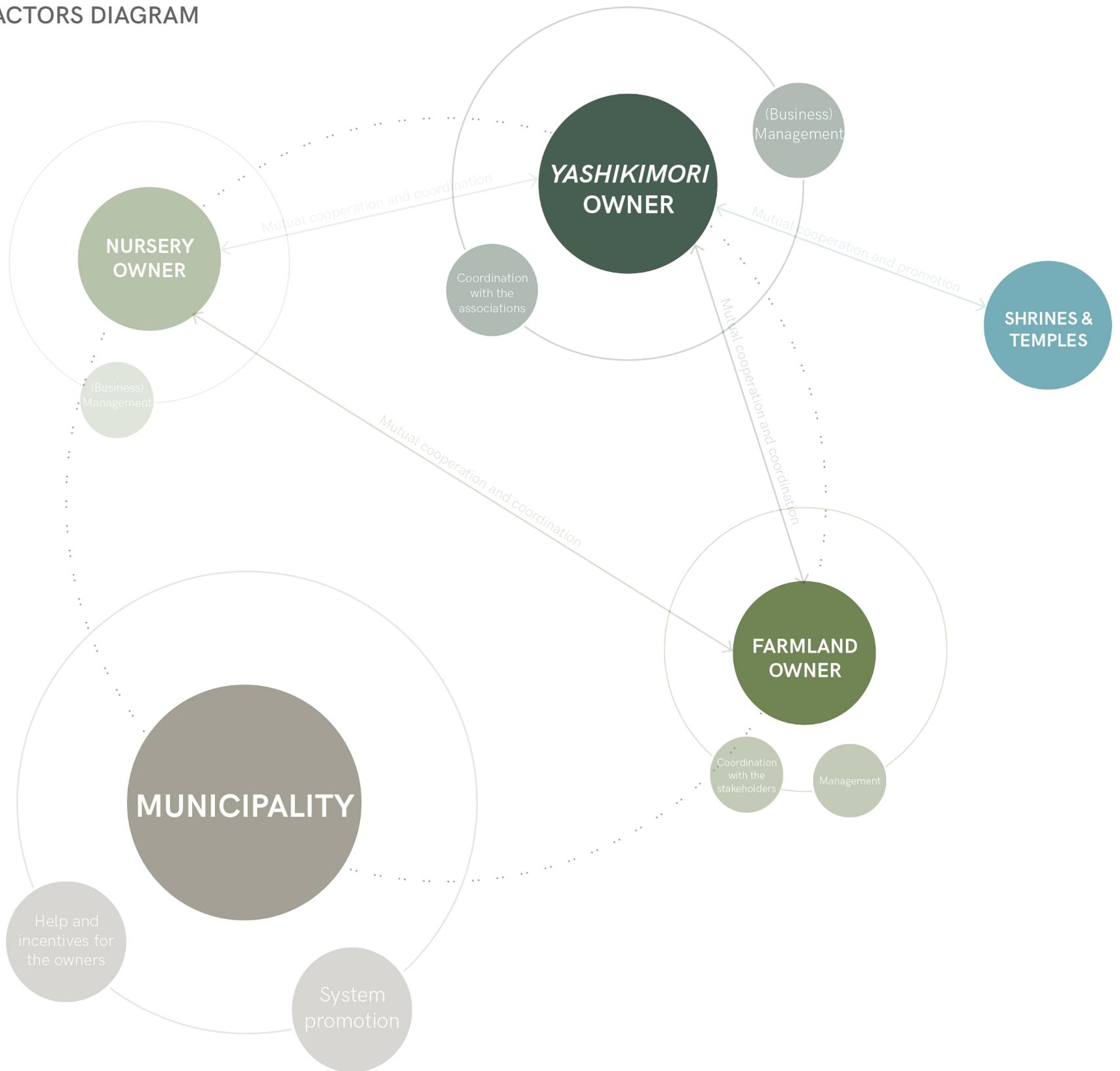
ACTIVITIES DIAGRAM



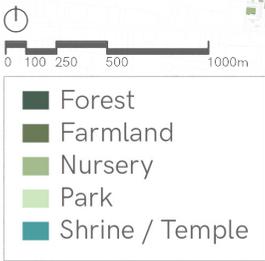
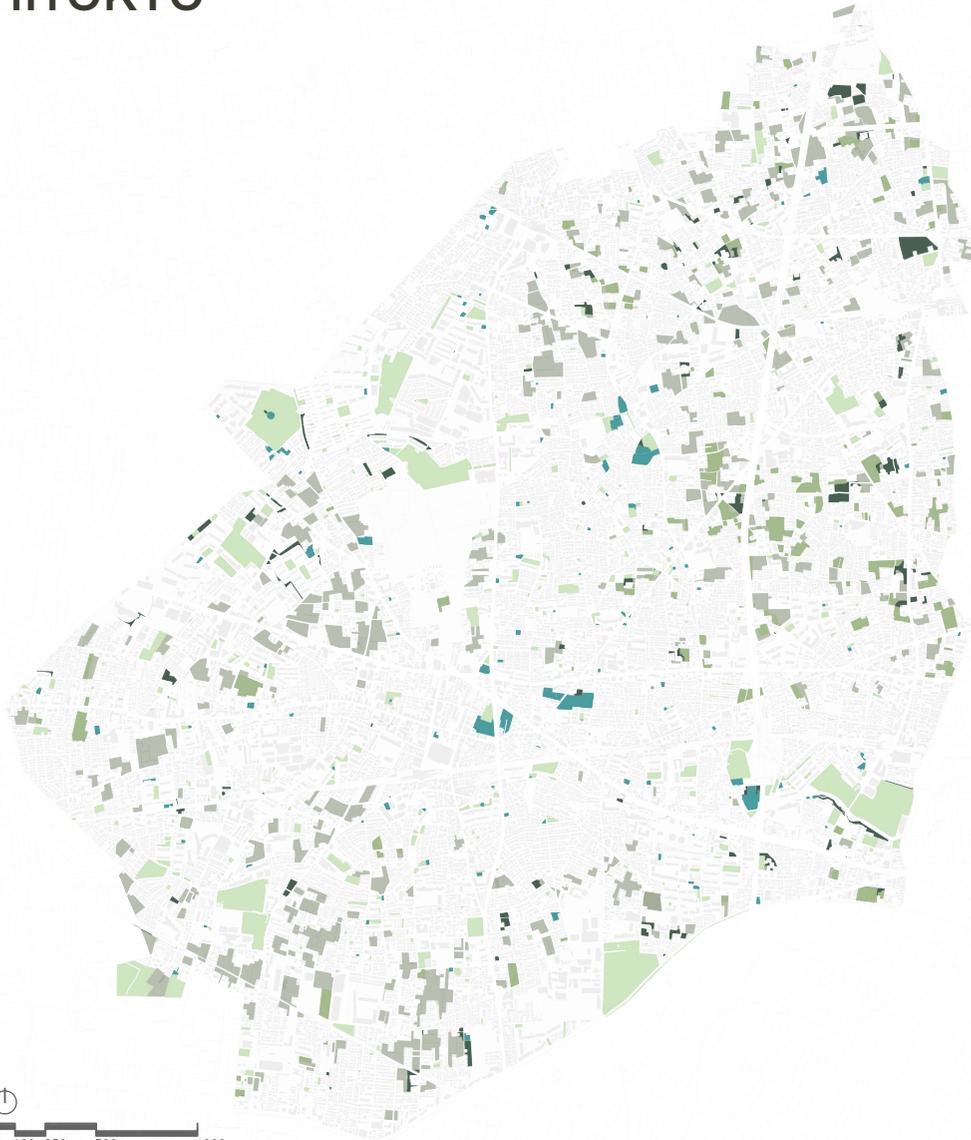
ARCHITECTURAL INTERVENTIONS DIAGRAM



ACTORS DIAGRAM



IMPLEMENTATION OF THE MODEL AT NISHITŌKYŌ



ZOOM





Morning: Waking up at the
Yashikimori
& *Yashikimori* Activities



Morning: Training
activities (*Farmland*)



Lunch: Local food (Local farmlands production)



Afternoon: Shrines and temples tour

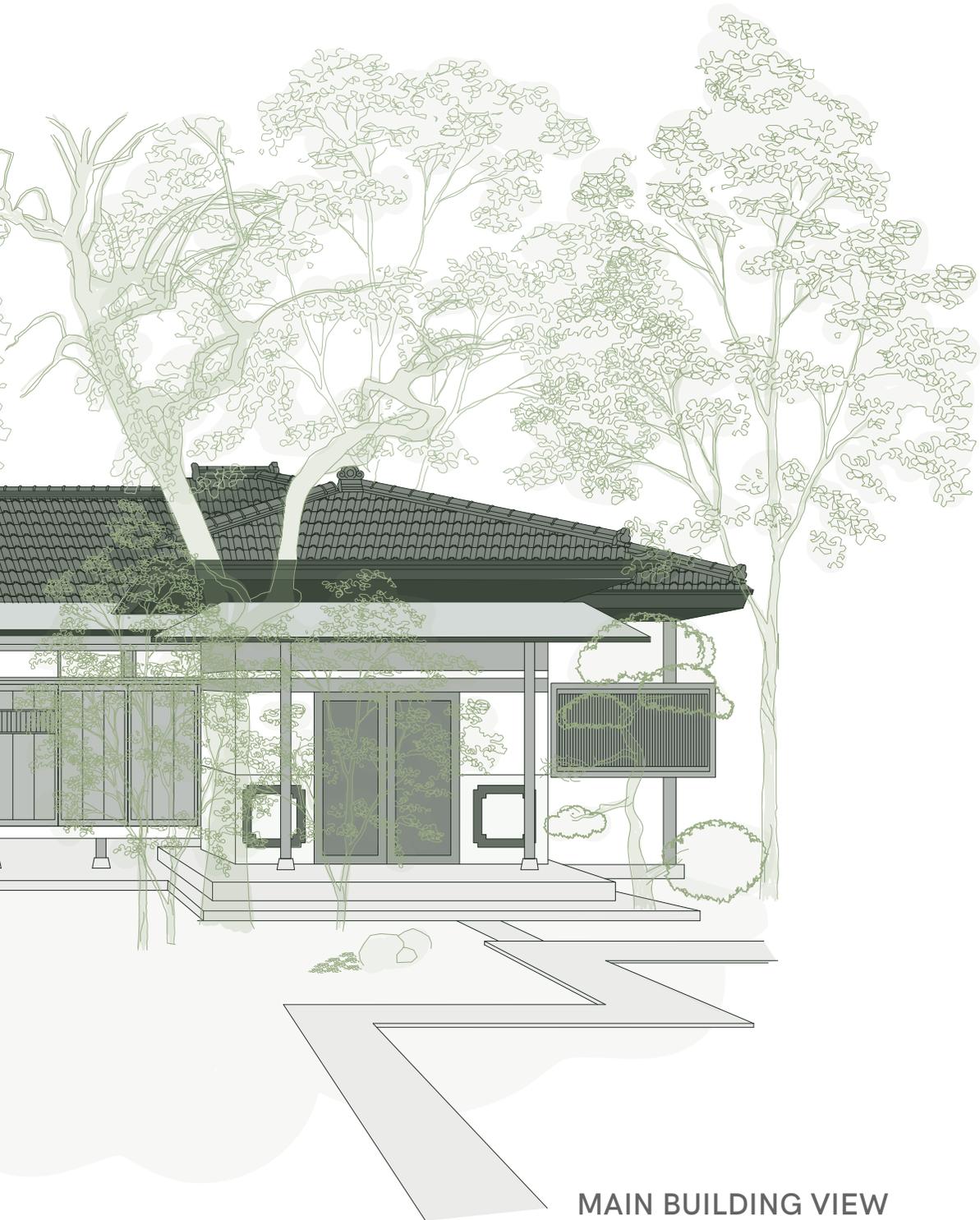
A JOURNEY IN NISHITŌKYŌ



*Nishitokyo's Logotype re-elabotated by the author
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**NISHITŌKYŌ'S
YASHIKIMORI**

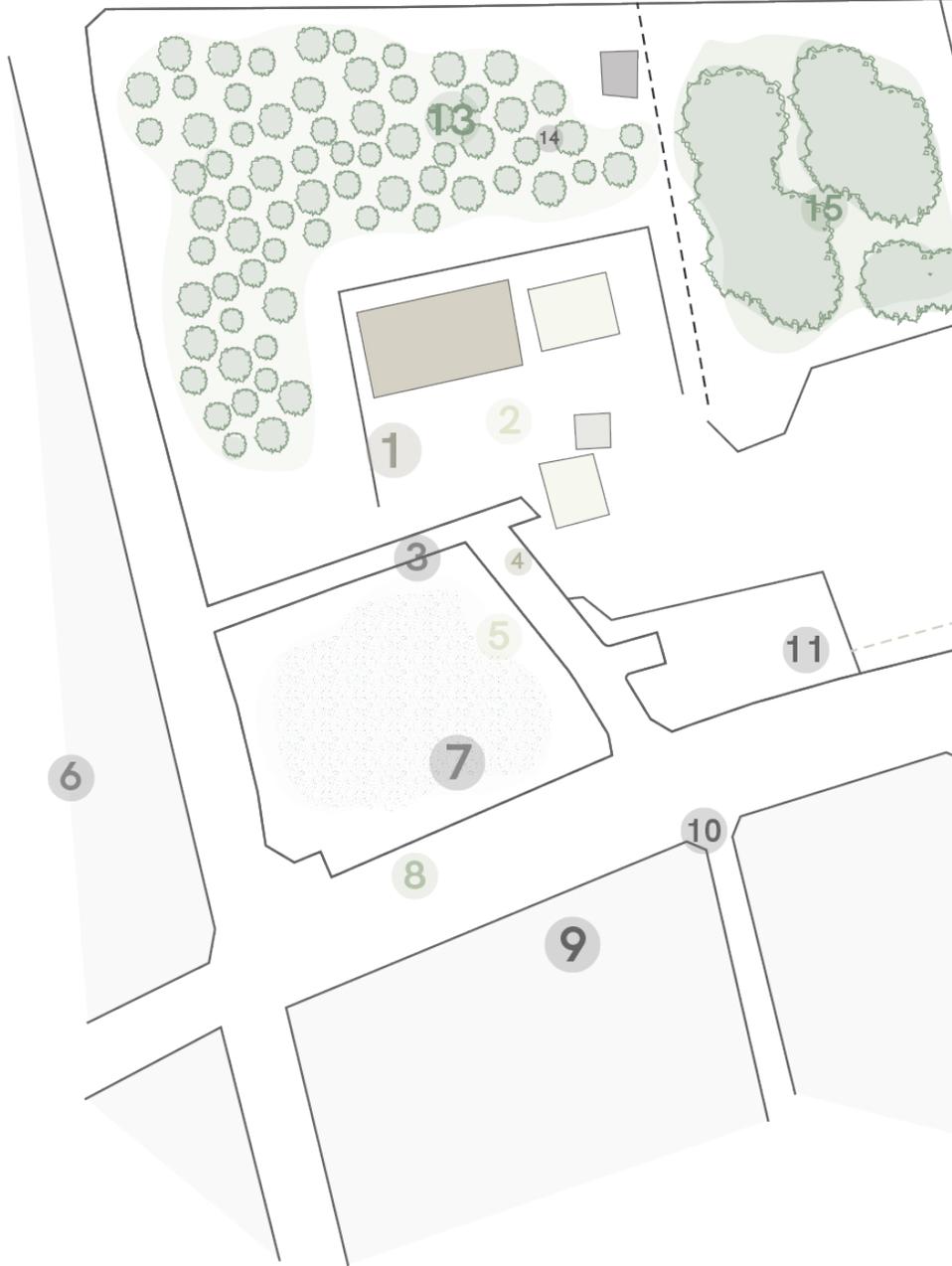


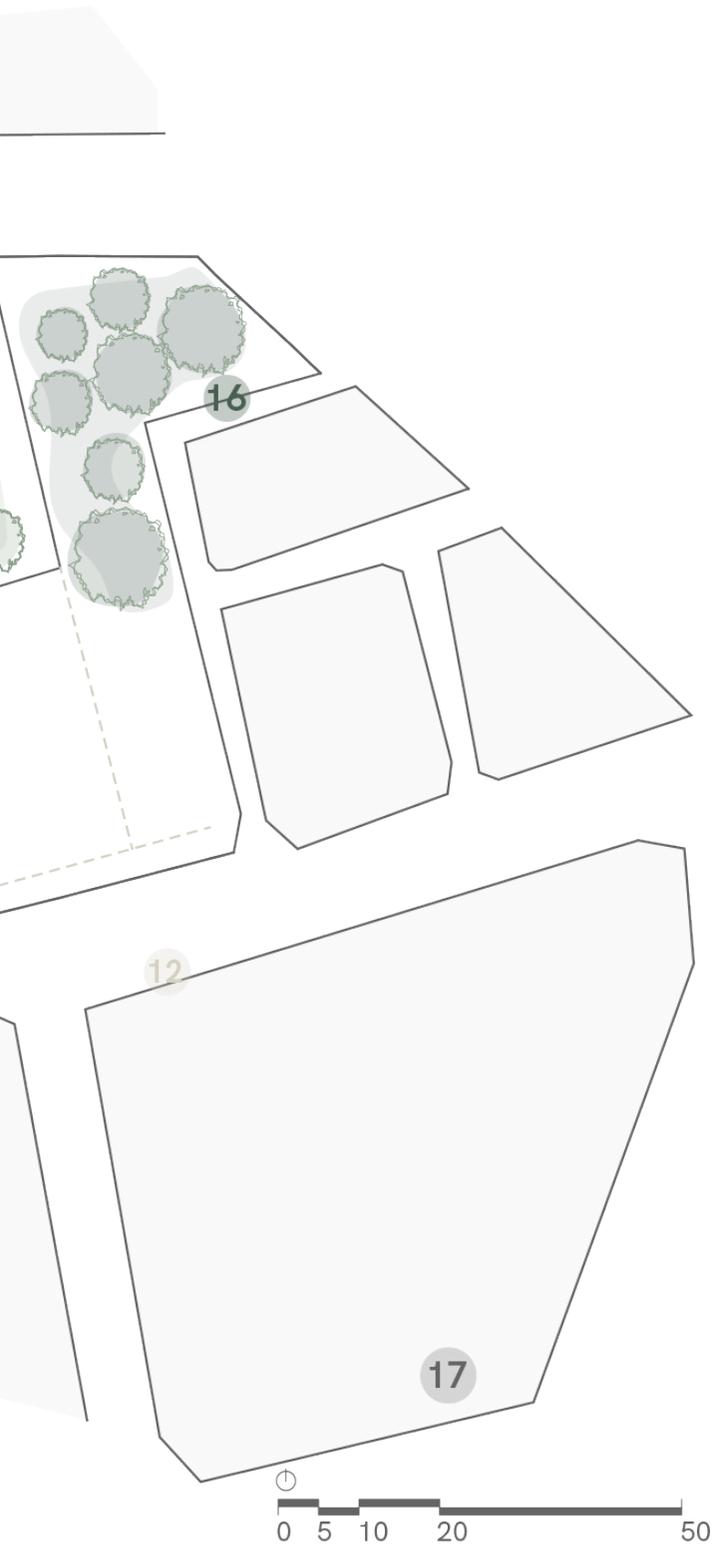


MAIN BUILDING VIEW

Elaborated by the author

PLAN





- 1- Main House
- 2- Warehouse
- 3- Garden in front of the main building
- 4- Well
- 5- Warehouse (made by soil, prevents fire)
- 6- West gate
- 7- Main gate
- 8- Herb garden
- 9- Entrance
- 10- Parking
- 11- Small open space
- 12- Small soil hill
- 13- Forest with small trees
- 14- Inari shrine
- 15- Bamboo forest
- 16- Forest
- 17- Arayahiki park

** It used to be part of the Yashikimoru, but then was sold to the municipality.*





Nishitokyo's *Yashikimori* pictures
Photos by the author

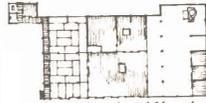
TRADITIONAL JAPANESE WOODEN HOUSE

Commonly the main building of the Yashikimori is constructed with the traditional Japanese style wood house.

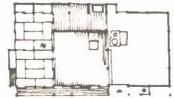
Historically -taking about the specific farm house- changes depending of the region. In the region of Kanto, the model had a rectangular plan and normally only one floor. (Nishi & Hosumi, 1989)



Former Sakura House
(late 17th cen.)



Former Kitamura House
(1687)



(Nishi & Hosumi, 1989)

EVOLUTION

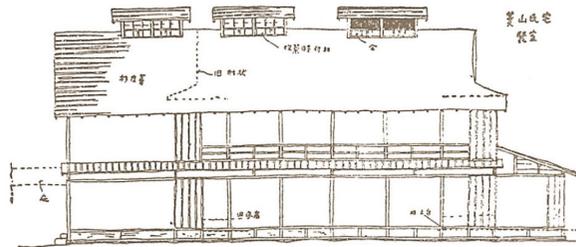


図4-10 菱山家蚕室（駒木野）正面図（『日本の民家』）

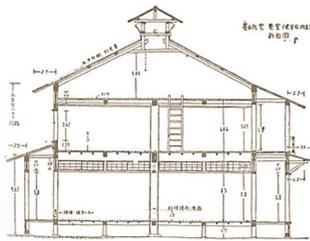


図4-12 菱山家蚕室（駒木野）断面図
（『日本の民家』）

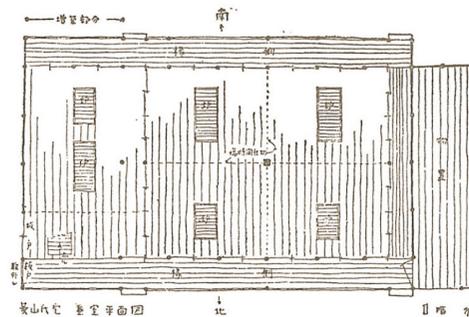


図4-11 菱山家蚕室（駒木野）平面図（『日本の民家』）

(Hachioji City History Compilation Committee, 2012)

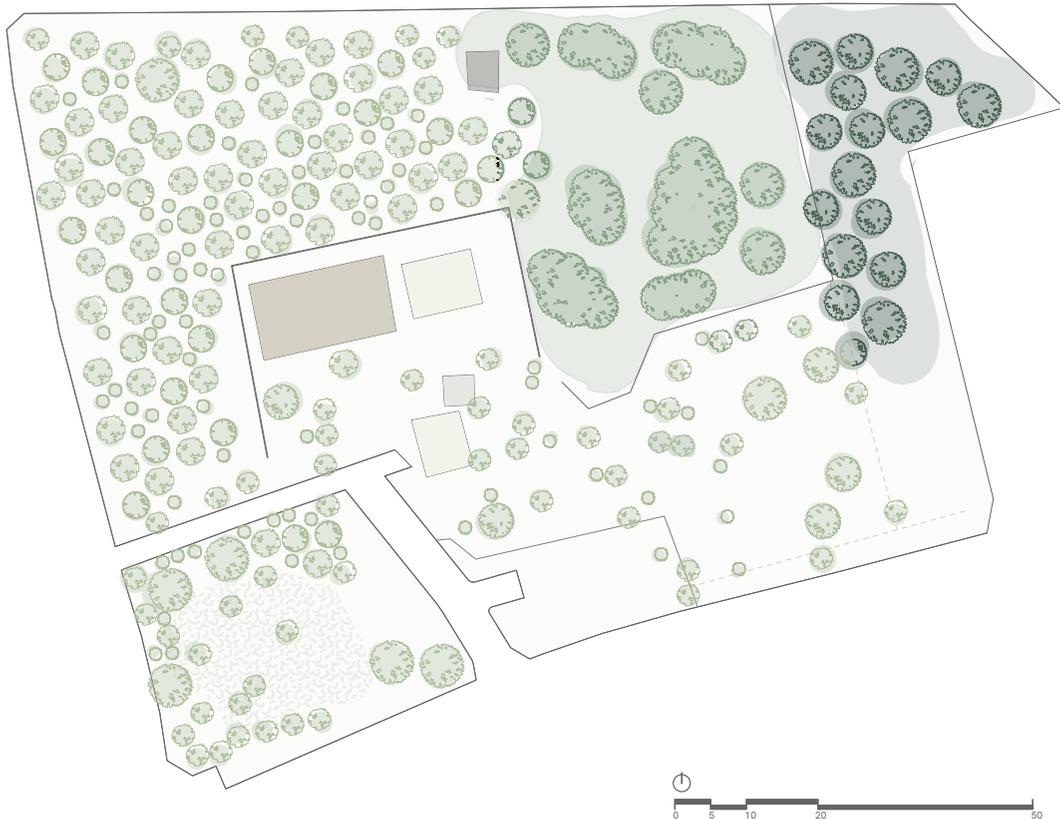
With the time the style has evolved, using new materials like the glass but maintaining the original rectangular plan which allows adapt the structure according to the functions needed.

"The typical Japanese house is small. Room size is expressed by the number of the mats that cover the floor. A typical size for a living-dining-sleeping room will be six to eight mats (or 10m² to 13m²). Usually,

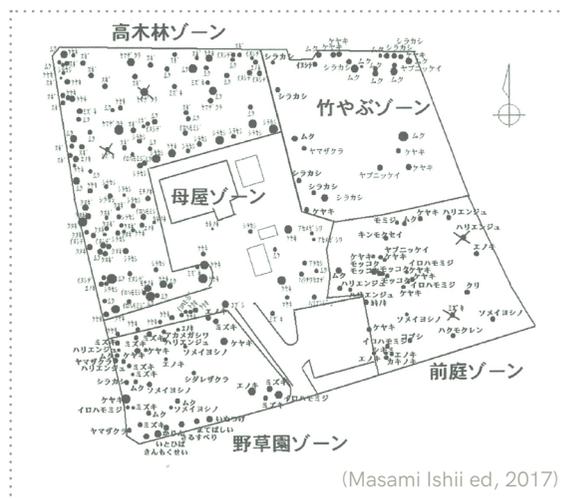
however, this space is not only multipurpose bur also readily expandable into other rooms and to the outdoors by means of sliding wall panels.

Normally the entry opens into an interior corridor that gives access to most (but not necessary all) of the living rooms, as well to the kitchen and bathroom". (Ishimoto & Kiyoko, 1963)

VEGETATION MAP

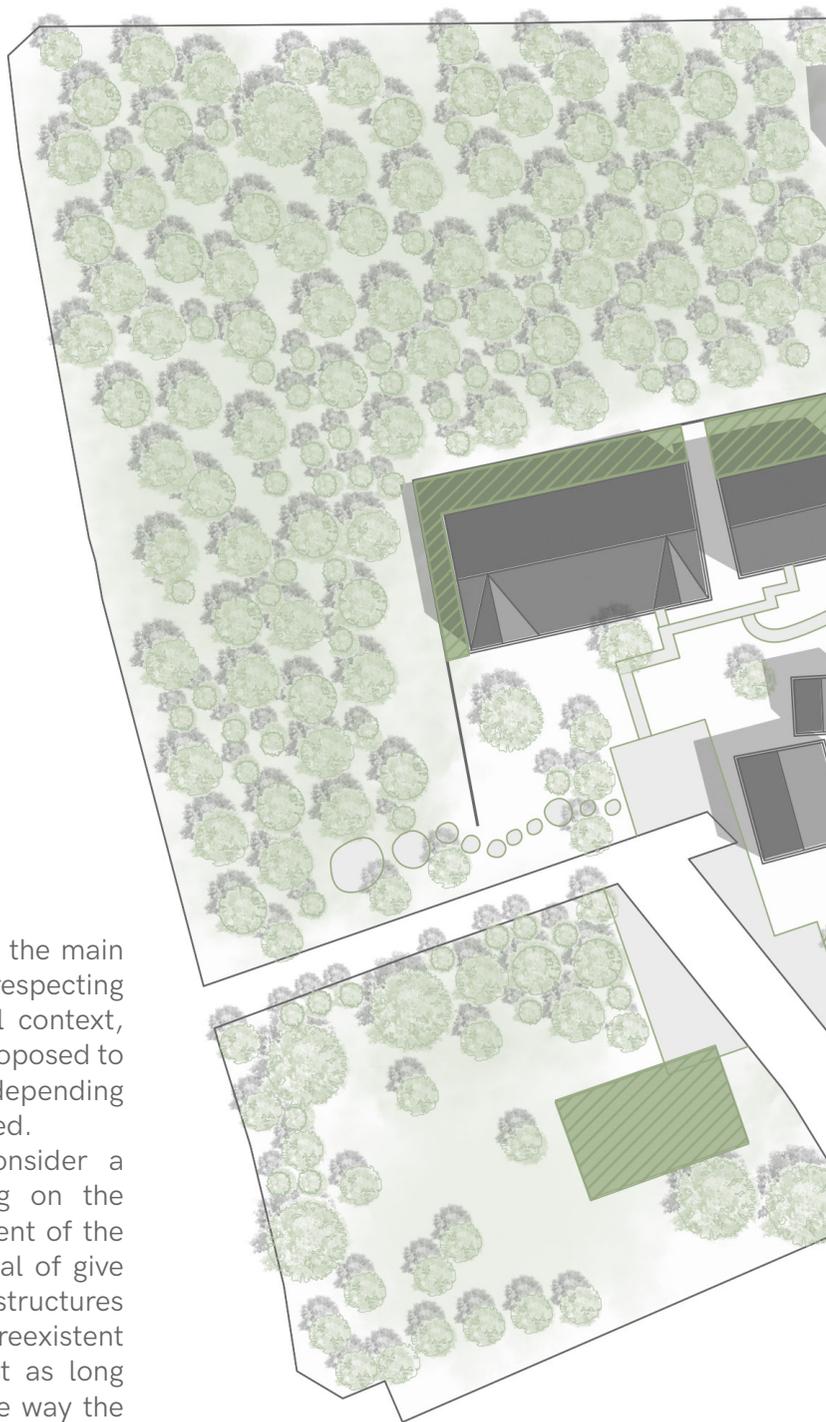


Inasmuch the trees have made part of the landscape for many years, even more than the building, is important to consider them as an essential element in order to conceive and maintain the cultural rural landscape. Thus, with the map of the location of the trees inside the Yashikimori is possible to respect the trees at the moment of carry out any type of intervention



YASHIKIMORI **INTERVENTION** **PROPOSAL**

The *Yashikimori* intervention has the main object to enhance the space but respecting as much as possible the natural context, specially the trees. There by, is proposed to carry out a series of interventions depending of the use of the scenario proposed. For all the interventions is consider a landscape intervention, focusing on the public space and the refurbishment of the preexistent buildings with the goal of give them a use. The addition of new structures and possible extension of the preexistent buildings is also considered, but as long as it does not affect in a negative way the cultural rural landscape or the value of the building.





 Possible new structures



INTERVENTIONS ON BUILDINGS



WAREHOUSE

The main goal of the warehouse refurbishment is to create a space more comfortable (and large if an extension is considered which can only be up to the fence that surround the buildings 120m²) where the members of the association in charge of the *Yashikimori* maintenance could be calmly, leave their belongings and also conduct some meetings or small activities

MAIN BUILDING

Scenario A Lodging: the object to turn the *Yashikimori* into a lodging is to maintain the feeling of a traditional residence space but adapting it according to actual needs.

- **Scenario A1 - Lodging 1:** refurbishment of the total area, maintaining the tatami floor and most of the original inner distribution with the exception of

the bathroom that must be equipped with all the modern element needed (Japanese WC, etc.) and also and *ofuro*.

The kitchen would need a specific renovation to guarantee the expected comfort.

- **Scenario A2 - Lodging 2:** in this is case an extension of the building is considered, which can be only up to 77m², not interrupting the principal facade and respecting the space of the trees. This new space can be used for increase the sleeping area, or improve the facilities of the bathroom and the kitchen in order to offer a better experience or lodge more people

Scenario B - Library/cafeteria: maintaining the traditional aesthetics adapt the house to be used as a Library/cafeteria. Therefore, is necessary to adapt the kitchen to be used as a cafeteria. A bar, space to eat and an exhibition space for books,

would be created taking advantage of the original inner distribution. Something small and simple.

Scenario C - Restaurant/market: due to the proximity of the farmlands and given the idea of join the system, a scenario of a restaurant/market is proposed, which all the products must be local, the food will be also local and traditional.

- **Scenario C1 - Restaurant / market 1:** Adapt the kitchen to be used as a restaurant, creating a space to eat. Besides, taking advantage of the inner distribution, using a room as a small space for sell some products from the near farmlands.
- **Scenario C2 - Restaurant / market 2:** Restaurant/market 2: with the aim of increase the space for eat and exhibition and sell, an extension of the building can be considered (max 77m²).

Scenario D - Community Center: considering the traditional character of the building, is proposed to turn it into a community center.

- **Scenario D1 - Community center 1:** create big and adaptable spaces for different uses. The kitchen would be renovated too, and the whole building would be at the disposal of the associations.
- **Scenario D2 - Community center 2:** Is possible to enlarge the space of the building. So that the kitchen can be enlarged towards the new added space, respecting the original state of the building, and also increasing the useful space.

PUBLIC SPACE INTERVENTIONS

In order to improve the open spaces, some permanence spaces (platforms with different materials as stone) would be created, so the users can have a comfortable space to chill or develop some activities.

They are going to be located on specific and strategic points (in order to enjoy the nature and the landscape). And they would be connected by different paths.

Besides, is considered to enlarge the parking.

- All the interventions must create a relationship with the environment.
- Besides, the addition of some street furniture and lighting is necessary.

POSSIBLE NEW STRUCTURES

With the aim of making different activities and workshops possible, it is considered to build a new structure (that can be a building or just a canopy) located in the herb garden, thereby it would have an easy access from the main entrance and would not significantly burst with the landscape and the trees.

Another option would be to extend of the main building and the warehouse.

*All the interventions are considering the preservation of the majority of the trees and the landscape, an would respect and dialogue with the current natural elements. Due the trees are the oldest and most important elements in the *Yashikimori*, they are part of the heritage.

GUIDELINES

INTERVENTIONS ON BUILDINGS

Before any intervention it is necessary to make a survey. It begins with an analysis of the current state which will decide if it is needed to dismantle some parts of the structure in order to guarantee the security of the building, or if it is needed to add new reinforce elements.

The work to do depends from the state of the structure. The repair of the main structure, includes:

- Repair of the roof: is important to regularly control the condition to avoid any damage due to rain infiltration.
- Maintenance of walls
- Localized repair on the damage parts/elements
- Structural reinforcements: are made in order to not change the original appearance of the building. This reinforcement work should be done so as not to be visible. When is impossible to camouflage the new work, it has to be used a material that is deliberately different from the original ones, so that is plausible to distinguish between the original construction and the reinforcements added later, therefore it would be possible to recognize the different periods of the building, besides, that is interesting to see the contrast of the elements.

*Preferably new parts must always be of the same kind and quality as the original ones. In this way the value of ancient building can be preserved

And then the possible additions in order to ensure the modernization of the house and a better comfort.

*After the refurbishment work it is necessary to regularly carry out maintenance works.

(Gianighian & Paolucci, 2010)

EXAMPLES

LODGING



LODGING



LODGING



SHIMOTOYAMA HOUSE RENOVATION

- **Architects:** ALTS Design Office
- **Location:** Ritto, Japan
- **Area:** 260 m²
- **Year:** 2018
(ArchDaily, Shimotoyama House Renovation / ALTS Design Office, 2018)

HOUSE REFURBISHMENT IN KAGA

- **Architects:** Tailored design Lab
- **Location:** Kaga, Japan
- **Area:** 105 m²
- **Year:** 2018
(ArchDaily, House Refurbishment in Kaga / Tailored design Lab, 2015)

KHAKI GUESTHOUSE

- **Architects:** Tada Masaharu and Endo Shojiro
- **Location:** Kyoto, Japan
- **Area:** 100 m²
- **Year:** 2015-16
(designboom, 2018)

LIBRARY - CAFETERIA



BANKARA STORE

- **Architects:** studio201architects
- **Location:** 2 Chome-124 Miyachō, Ōmiya-ku, Saitama-shi, Saitama-ken 330-0802, Japan
- **Area:** 94 m²
- **Year:** 2014 (ArchDaily, Bankara Store / studio201architects, 2016)

RESTAURANT - MARKET



MOUNT TAKAO SUMIKA

- **Architects:** Naruse Inokuma Architects
- **Location:** Hachiōji-shi, Takaomachi, 193-0844 Tōkyō-to, Japan
- **Area:** 357 m²
- **Year:** 2018 (ArchDaily, Mount Takao Sumika / Naruse Inokuma Architects, 2018)

RESTAURANT - MARKET



SATODUTO

- **Architects:** Coil Kazuteru Matumura Architects
- **Location:** : Nose, Toyono District, Osaka Prefecture, Japan (ArchDaily, Satoduto / Coil Kazuteru Matumura Architects, 2015)

COMMUNITY CENTER



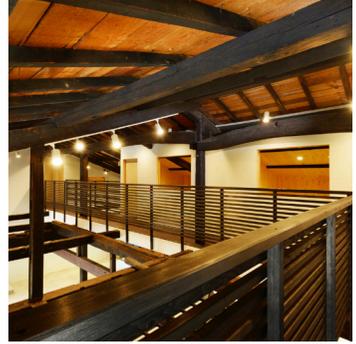
KOUMORI-AN 1945-2015
- **Architects:** Atsumasa Tamura Design Office
- **Location:** Wakayama, Japan
- **Area:** 152 m²
- **Year:** 2016
(ArchDaily, Koumori-An 1945-2015 / Atsumasa Tamura Design Office, 2016)

COMMUNITY CENTER



FUKUCHIYO SAKE BREWERY
- **Architects:** yHa architects
- **Location:** Kashima, Saga Prefecture, Japan
- **Area:** 155 m²
- **Year:** 2014
(ArchDaily, Fukuchiyo Sake Brewery / yHa architects, 2016)

COMMUNITY CENTER



C-HOUSE
- **Architects:** Yasuhiro Sone
- **Location:** Gero, Japan
- **Area:** 382 m²
- **Year:** 2014
(ArchDaily, C-House / Yasuhiro Sone, 2014)

PUBLIC SPACE



NEW BUILDINGS



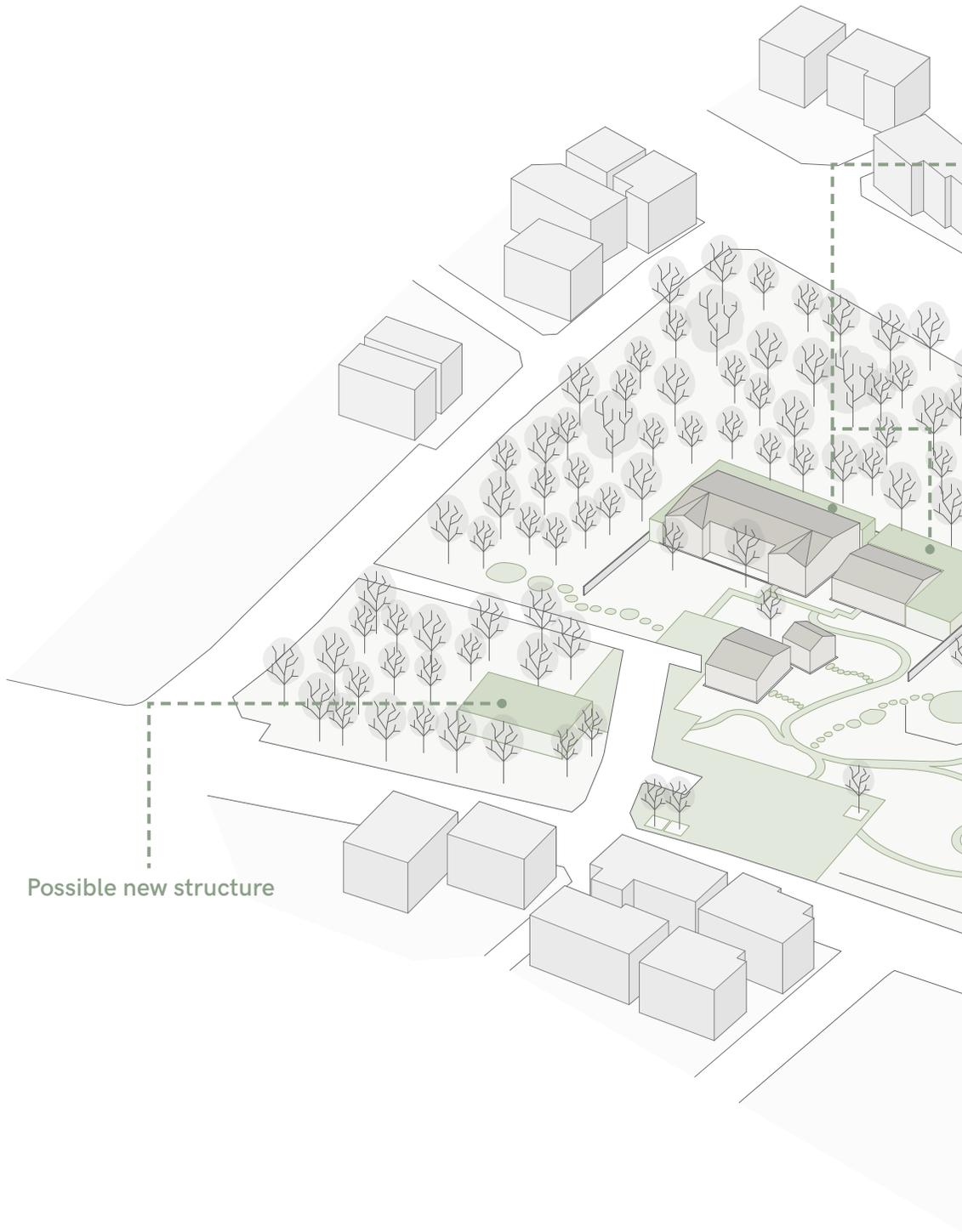
CONVERSION OF A SAKE WAREHOUSE

- **Architects:** Jorge Almazán , Keio University Almazán Lab
- **Location:** Ichikawamisato, Nishiyatsushiro District, Yamanashi Prefecture, Japan
- **Area:** 145 m²
- **Year:** 2016
(ArchDaily, Conversion of a Sake Warehouse / Jorge Almazán + Keio University Almazán Lab, 2016)

MIYAGAWA BAGEL

- **Architects:** ROOVICE
- **Location:** Miyagawacho, Miura, Kanagawa Prefecture 238-0231, Japan
- **Area:** 215 m²
- **Year:** 2016
(ArchDaily, Miyagawa Bagel / ROOVICE, 2016)

VIEW



Possible extensions

Landscape intervention



TOTEMS

With the goal of unify the elements of the system and to identify it in an easy and clear way, is proposed to use a totem in the entrance of the element with some information on it, like a data sheet, that also shows and explains that that element make part of the system.

The information can also change depending on the element, can include historical information, in the case of the nurseries or the farmlands specific information about the cultivations or the species in the field.

AGRITOURISM AT NISHITOKYO

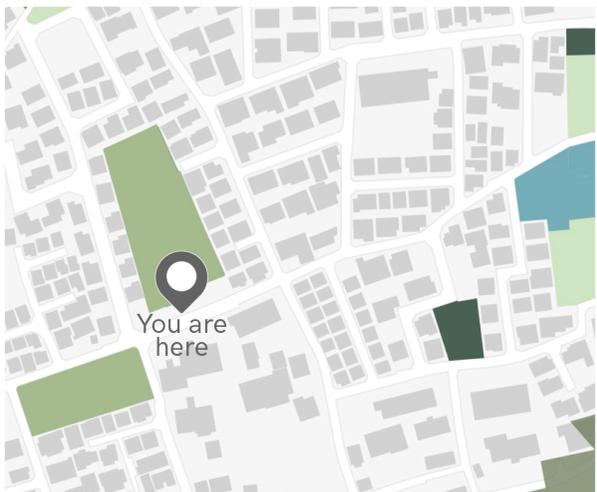
Name: _____

Opening : _____
hours

Activities: _____



Map



Info: agritourismatnishitokyo@agnishitokyo.jp

Basic model of the totem

AGRITOURISM AT NISHITOKYO

Name: Nishitokyo's Yashikimori

The Yashikimori are a typology of inhabit rural plot characteristic of some regions like Hamō in Japan. This typology refers to a wood traditional Japanese house inside a plot and surrounded by a set of trees, almost conforming a small forest and a productive farmland.

Opening hours: Wednesday to Monday
from 9:00 to 17:00
Tuesday closed

Activities: Meditation
Tai chi
Crafts with bamboo

Map



Info: agritourismatnishitokyo@agnishitokyo.jp



YASHIKIMORI

Photos by the author



TREE NURSERY

Photos by the author

AGRITOURISM AT NISHITOKYO

Name: Mr. Watanabe Nursery

Opening hours: Wednesday and Friday
For activities from 15:00 to 17:00

Cultivations: Pine tree
Zelkova
Cherry tree
Azalea
Goldcrest

Activities: Tree cutting
Gardening
Tree species training

Map



Info: agritourismatnishitokyo@agtnishitokyo.jp





AGRITOURISM AT NISHITOKYO

Name: Mr. Tanaka Farmland

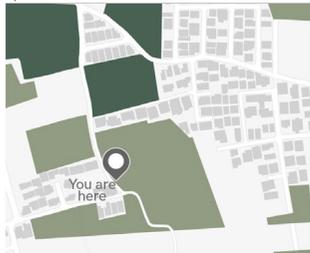
Opening hours: Monday, Tuesday and
For activities Thursday from 9:00 to
12:00

Cultivations: Potato
Radish
Carrot
Spinach
Eggplant



Activities: Training activities
Pick up your own food

Map



Info: agritourismatnishitokyo@agnishitokyo.jp

FARMLAND

Photos by the author

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CONCLUSIONS

The Nishitōkyō city has several number of farmlands plots, which is outstanding characteristic considering that the city makes part of the metropolitan area of Tokyo. This means that the original rural character still alive, especially acknowledging that the farmlands are not the only element remaining of the rural traditional landscape, they also have the *Yashikimori*, which are closely related to them, inasmuch as they were the residential part and the farmland the productive part, knocking into shape the rural life, living and work. Thereby, both, the *Yashikimori* and the farmland are part of the cultural rural heritage as they reflect the traditional life. However, these traditional elements are on risk due two mainly reasons, the first, that with the new City Planning are proposed the creation of several roads that would cut or destroy the farmlands. And the second affect the *Yashikimori* since they have to pay a significant amount of taxes with makes difficult to maintain the *Yashikimori*. Accordingly, is necessary to set up policies, or methodologies in order to aim for the preservation of the rural cultural landscape. As the Nerima's municipality did, that helps to the owner of the *Yashikimori* to pay the taxes if agrees to leave a part of the *Yashikimori* open to the public as a park.

Therefore, recognizing the interest of the municipalities to preserve this landscape, is proposed to implement a model, a system, that not only aim for the preservation of the farmlands and the *Yashikimori* but also the other elements that make up the cultural rural landscape, as the tree nurseries and the shrines. Thus, the system would involve

the participation of different actors either privates and publics which will have to collaborate with each other's in order to not only generate profits for the owners of the land, but will also enhance, highlight and communicate the rural heritage.

This is the "Yashikimori conservation methodology" that will work using the *Yashikimori* as a pivot, inasmuch is the only architectural element of the system that can be adapted to the current necessities but letting experiment what means to live a rural life, or at least the feeling of rurality. The will be starting point to go to the other elements, connecting them.

Finally, despites of risks of the cultural rural elements has to face, the implementation of the tax incentives, the help of the municipality are giving way to the creation of new conservation methodologies as showed in this document, considering not only the cultural value, but trying to give it a value according the current needs of the people, a new use that can guarantee their functionality for another period of time, demonstrating that the cultural landscape (and their elements) are not something that have to be putted aside being untouchable, but it can be adapted and re-used without losing their traditional character since is a different approach to valorize the tradition turning it more accessible in the daily life.

