

# CPIJ

## News Letter

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## Global City Planning Actions and Programs from Kansai Region

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## 1. International Exchange Activities of Kansai Branch

**Akiharu KAMIHOGI      The Chair Kansai Branch, International Exchange Committee**

International exchange activities of CPIJ Kansai Branch started in 1997, the third year after its establishment. Main components of the activities are research exchange meetings with various foreign countries and overseas study visits. Once every year, a lecture by a city planning expert from overseas, followed by a discussion session, is planned, and a study mission is sent out to southeast Asia to deepen the relationship. Here, let us look back on the history of our exchange activities.

The first exchange activity, which happened in August 1994, was an informal gathering for discussion on the city planning of Shanghai with Chinese City planning experts living in Kansai. In November of the same year, a study visit on Shanghai city planning was

conducted (with 12 participants), and the branch level exchange between Shanghai City and Osaka Bay Metropolitan Area on city planning and city improvement started. Since then, exchange activities with Malaysia, Taiwan, Indonesia, China, Mongol, Vietnam, and Hawaii developed with consideration to each regional characteristics. In 1995, a research exchange meeting was held regarding the situation on the coexistence of multiracial groups in Malaysia and the active on-going city development. In the following study visit (with 7 participants), a discussion was held with people from the Department of Urban and Country Planning of Malaysia on the new phase of urban and country planning. In 1996, taking up Taiwan cities as examples, an exchange student from Taiwan presented a report on

how feng shui concept is reflected in the planning of Taiwan cities. Following that, a study mission to Taiwan (with 7 participants) confirmed the actual situation and discussed with the Department of Urban Development, Taipei City Government, about the recent moves in Taipei city planning. Taking up Indonesia as an example, the theme of the research exchange in 1997 was globalization and urban development in southeast Asia. The study mission (with 12 participants) attended the seminar on “the Development of Structural Environment in 2020’s” at Universitas Gadjah Mada in which they gave a keynote speech. Also on the same year, we accepted a mission from the City Planning Institute of China and guided the cities in Kansai area. In 1998, the study mission (with 12 participants) visited to see the situation of open cities in southern China and Hong Kong after its return to China. The mission also attended Xiamen City Planning Seminar. In 1999, although the study visit was not conducted because of the preparation for the International City Planning Symposium in the following year, an exchange meeting on German city planning was held. In 2000 and 2001, the mission visited socialist states of Mongol (with 10 participants) to study the transition to democratic regime and the settlement of nomads to the city (Ulaanbaatar) and Vietnam (with 6 participants) to see the urbanization caused by rapid economic development after Doi Moi Policy (Ho Chi Min and Hanoi). Also, at the National University of Vietnam, Hanoi, the mission gave a lecture and exchanged ideas on “Aquatic Environment and Cities” and sought potentials on improving city environment.

In 2002, the mission visited Xian, Ping Yao, and Peking (9 participants), and discussed the preservation plan of traditional landscape with officials of Shanxi Province and planners from the University of Peking. In 2003, the mission visited Honolulu, the tourist-attracting city, and studied the tourism initiatives and coastal environmental management (with 6 participants). We received explanation on the development history and tourist-attraction schemes of the world-known coastal resort Waikiki, and exchanged ideas on the future of tourist cities, as well as land use and landscape management in Honolulu.

As explained above, Kansai Branch has been very active in international exchange programs; however, the past exchange cities are mostly selected from countries where we have previous connections, like exchange students.

Thus, in order to promote more active international exchange, it is imperative to strengthen the network with foreign planners and exchange students living in Kansai area. Furthermore, more stepped in exchange is starting. For example, after the visit to China in 2002, a specific proposal for the regeneration of historical cities was discussed, and the proposal was presented to the hosting country. Even though there are many common issues such as global environment, it is becoming more and more important to utilize the unique natural, social and historical characteristic of each city and to share wisdoms at the local levels in order to sustain cities in their healthy state. That is the meaning of the branch level international exchange of CPIJ Kansai Branch.

## 2. Planning Proposals to Ping Yao

### 2-1 Restructuring of the Transport System and Conducting of Life Style Survey

Michihiko Sato City Planning Division Planning and Coordination Bureau Osaka City

#### (1) Current Condition and Issues of Ping Yao

Landscape of Ping Yao: Ping Yao City in Shanxi Province, China, is a castle town that retains the old castle (Gu Cheng) in one of the most complete state. The city still retains the traditional landscape of Min Qing Era. The basic shape of present day city blocks was formed in the latter 14th century, in early Min Dynasty. The city wall coated with clay is 1.5 km in length and 12m in height. There are 3,800 traditional private houses within the wall, more than 400 of them

reported to be in good condition.

Ping Yao was registered as World Cultural Heritage in November 1977. Since then, strict zoning based on Gu Cheng Preservation Plan is implemented by law, and systematic management is practiced.

Absolute Protection Zone targets important structures such as City Wall, Wenmiao, and City Tower (the symbol and the landmark of the city that functions also as an observatory). First Rank Protection Zone is for streets and alleys in which the layout, form, and design

of traditional architectures are to be strictly protected. In Second Rank Protection Zone (general protection zone), the preservation of remaining traditional houses is required while new buildings are required to harmonize with the traditional landscape. Lastly, there is Third Rank Protection Zone (environmental coordination zone). Those zoning areas are designated to preserve and inherit the historical environment.

To this date, while the space improvement around Gu Cheng and the rebuilding of the city gate are in progress, historical buildings such as “Rishengchang”, the first money exchange merchant in China, were opened as paying tourist attractions along the main street. And residential buildings are being converted to souvenir shops and lodging facilities for tourists.

## **(2) Issues**

In order to preserve and inherit precious landscape heritage, it is rational for people to live and secure way of living and at the same time to preserve landscape. In that respect, issues regarding the bases of residents lives, such as securing of the income and improving the convenience of daily life, can be organized as follows:

- Improvement of living environment

Main street has turned into tourist site, but within the city blocks, basic life infrastructure is inadequate, old buildings densely standing on narrow streets, and water and sewage problem still existing.

- Harmonizing preservation of historical landscape and improvement of living environment

While historical landscape is preserved by law, adjustment with life amenity is an issue. Architectural form, transportation mode, and improvement of life style are some of the specific issues.

- Sophistication of Tourism

Although there is lacquer as a local product, most of

the shops are exoteric souvenir shops, only large in numbers and characterless. To promote new, value-added tourist-cultural industry, high income-generating entrepreneurship that is tied to the landscape is needed.

## **(3) Proposal of Research**

- Research on Restructuring of the Transport System: Methods to Control Traffic

- Introduction of zone system: Using 3 ax-streets, divide the city into 6 zones, each of which is approached only through one gate. Traffic that cross over the ax-roads to move between zones are restricted.

- Parking; Place parkings outside the city wall. Disperse riding and loading spaces inside the city wall based on a traffic survey.

- Ax-streets are to be made into pedestrian streets.

- Freight traffic for daily life are allowed with time regulation

## **(4) Research on the Changing Life Style**

- Description and inheritance of traditional manners and rituals

- Life style survey for the coexistence of tourism policy and daily life

- Research on the changing life activities corresponding to the change in spatial structure

- Restructuring of open space system corresponding to human life activities

## **(5) Initiatives to Raise Funding**

- Introduction of visitor’s tax to be used on landscape preservation

- Place bus parkings outside the city wall and collect visitor’s tax as parking fee

- Collection of hotel tax

## **2-2 Introduction of Conservation Survey and Planning**

### **on a basis of Architectural Typology**

**Shigemori Kanazawa**

**Dept. of Urban Environment, Osaka Sangyo University**

Ping Yao is a castle city that retains Gu Cheng in one of its most complete state. Especially traditional landscape of Min Qing Era still remains. Inside Gu Cheng surrounded by the city wall, 3,800 traditional private houses remain, more than 400 of them reported to be in good condition. With in the wall, zonings are desig-

nated to preserve and inherit the historical environment. Absolute Protection Zone targets important structures such as City Wall, Wenmiao, and City Tower. First Rank Protection Zone is for streets and alleys on which the layout, form, and design of traditional architectures are to be strictly protected. In Second Rank Protection

Zone, the preservation of remaining traditional houses are required while new buildings are required to harmonize with the traditional landscape. Lastly, there is Third Rank Protection Zone (environmental coordination zone).

The houses of Ping Yao is a kind of Siheyuan that are seen in many parts of China. Clear central axis and four buildings surrounding a court yard (yuanzi) form the basic structure. The style in which two courts yards called liyuan and waiyuan are placed along the central axis, each comprising Siheyuan, is often seen. Generally, liyuan side is used as a private space for a family, while waiyuan side is more complementary and semi-public. The layout of the buildings and rooms follows feng shui idea of orientation and the traditional space order that respects ancestors and patriarchs.

As stated above, much knowledge on the Ping Yao's traditional architectural structure and their characteristic is already accumulated and city planning implemented accordingly. It is needed to preserve historical environment and improve resident's lives, as well as promote tourism, all together at once. Thus, comprehensive and systematic research regarding the urban space and living environment is needed. As an effective method, I would like to propose a research using ar-

chitectural typology that captures the city as an organic structure. The architectural typology covers not only the structure, the size, and the manner of a single building, but by blocks or by city-size scale, it typologically recognizes and analyzes buildings, land divisions, and open spaces such as streets as a collective whole. Furthermore it tries to analyze spatial structure of the city with regard to its residents' social structure. (Refer to Italian city research by S. Muratori, P. Marretto, and G. Caniggia). The architectural typology reflects the region's natural conditions, social and economic conditions fostered through history, and life culture. A historical city like Ping Yao should be respected not only as a cultural asset, but an environmental asset that enables high quality of living with highly-dense dwellings. And not only at the building level, it enables the pursuit of theory on the formation and development of architectural typology at block and city levels. Therefore, the result of study based on architectural typology will deepen the understanding of the character and formation process of Ping Yao. At the same time, it will give guide to the preservation, rehabilitation, renewal, and enlargement of the existing buildings and provide norms of traditional design that should be respected or inherited to new buildings.

### 3. Tourism Development and Environmental Management in Hawaii

#### 3-1 The Marquee Strategy of Hawaii, the International Tourist Resort

Michihiko Sato

City Planning Division Planning and Coordination Bureau, Osaka City

As a result of a visit and interviews to the city of Hawaii on the background on Hawaii's long-standing reputation as an international tourist resort, it was discovered that inherited natural resources and acquired strategic approach are the two reasons.

##### **(1) The Bottom Line of the Resort Hawaii is WILD NATURE**

“Luxurious and glittering Waikiki Beach and its surrounding area are advertised as the all of Hawaii in Japan, but the nature of Hawaii is in its refreshing climate and natural resources of seas and mountains that are ones of the greatest in the world. Those nature is found in Hawaii Island. This is the stereotypical image of American Resort.”

A land of ever-lasting summer, with low humidity,

and dynamic and beautiful ocean in which you can fish large fishes. The Kilauea Mountain where many countries have built space observatories because of its stable climate and high visibility. The view of lava that moves slowly into the ocean. Being lava-made islands, the untouched nature next to danger is used as a selling point of Hawaii.

##### **(2) Made Image of Hawaii as a Pleasant Tourist Spot**

“The resort which originated from nature also has a man-made aspect. In order to accept investments from many parts of the world as a world-known tourist spot, it emits real estate information.”

- The artificial beach of Waikiki made by landfill seems to be authentic, and anti-terrorism measures and secu-

rity system are thorough.

- Transportation is enriched with circulation buses networked for shoppers, regular pedestrian heaven, and falls and sculptures placed along beachside pedestrian paths to add color to the pedestrian space.

- Recently, land owners' personal information like names and annual incomes are made open on the internet to help the land purchase, sending a message to real estate investors worldwide.

## 3-2 Coastal Zone Environmental Management

Akiharu KAMIHOGI

Graduate School of Agriculture and Biological Sciences  
Osaka Prefecture University

### (1) The Traditional Nature Management System

In Hawaii, traditional nature management system called Ahupua<sup>a</sup> System existed from 6th to the end of 19th century. Sharing of land and beaches, or skillful using of breeding ponds to cultivate fish and taro roots, by a river basin unit heightened the productivity of the whole river basin, nurtured the people of the basin, and preserved the environment. Such traditional system contains an important concept for the future of coastal zone environmental management. That is to say, the total management of land and sea, or the view of mountains, rivers and sea as a singular system.

### (2) Present Conditions and Issues of Coastal Zone

Hawaii is made of molten-rock islands. Kilauea Volcano in Hawaii Island is still active. Lava running down the slope and blocking the road or making a lava wall where it runs into the sea tell us of the fact. On the rocky shoreline, marine plants like bayhops and beach naupaka are grown; the black sand beach made from crumbled lava is a habitat for marine plants and also a egg laying area for sea turtles. Hawaii is gifted with natural resources.

On the other hand, those natural resources are also attractive as tourist resources. Hanauma Bay in Oahu is a coastal park where coral shelf is popular, but an excessive use has damaged the corals significantly. Now, while the park use is maintained, the marine protection zone is designated for the protection of corals, and programs are made for the tourist education on environmental awareness. Time regulation, park closing day, collection of admission fees are implemented to control the number of visitors.

### (3) Coastal Zone Management Plan

In Hawaii's coastal management, the area within a certain distance from the coastline are designated as "Shoreline Setback Area (6 -32m)" and "Special Management Area (90m)" for protection. Large development within these areas require permission, as well as environmental assessment. However, in reality, there was a long time when the management program was not working in the segmented administration. Hawaii Marine Resource Management Plan (1991) was made under such situation. Public involvement was emphasized in the drafting of the plan. Hawaii Marine Resource Committee comprised of 6 government officials and 5 appointed private persons was formed, and Technical workshops and public hearings were placed under the committee. The system where private organizations and not-for-profit organizations can offer proposals and information was formulated. In other words, the principles of the coastal management in Hawaii are, while learning from the traditional system, "the protection of coastal zones" based on inclusive preservation ethics with consideration to sustainable development and appropriate resource allocation and "the comprehensive preservation" in which sea, coast, shoreline and land are viewed in an interactive relationship. In Japan, Coastal Act was modified in 1999 to add "environment" and "usage" in addition to "coastal protection" to the objectives of the coastal management for more comprehensive management. The principles stated above give an important suggestion to the situation here.

#### References:

1) Shinya, Miwa(2001): 沿岸域管理の展開-ハワイの事例と沖縄への適用-

<http://yoron.netbank.co.jp/okabe/20011019-Miwa.html>

### 3-3 Shopping Center in Waikiki, Honolulu

Masahiro Shimada

JAS Co., Ltd

Although nobody can deny that shopping and restaurants are one of the attractions of Hawaii, the enormous shopping centers that are built around Waikiki are astonishing.

Ala Moana Center, the biggest shopping mall in Hawaii, Victoria Ward Centers, a large shopping area which stands within 1km, and Royal Hawaiian SC, a large-scale shopping center which stands within a radius of 3km(\*1) -- as a person who live and work in the suburb of northern Osaka, I cannot stop thinking whether or not those band of shopping centers are sound as a business.

In the late Saturday afternoon in Ala Moana Center, comprised of 3 core stores and a connecting mall with specialty stores, shoppers were sparse on some floors of the core department stores, but the mall, food court, and well-known brand shops were bustling with tourists and (probably) local people.

To examine the situation in which those shopping centers manage, some data are collected for comparison.

Although Honolulu is the capital of Hawaii and 80% of the people live there, Oahu's population is only approximately 880 thousand. The annual visitors to Hawaii is 6.36 million and 4.24 million (67%) of them



Mall and Food Center of Ala Moana Center crowded with tourist.

come to Oahu (2002).

In other statistics, approximately 6 million people visit Honolulu annually, and the money spent is 10.77 billion dollars (1,000,013,000,000 yen : 105yen/\$). The visitors from eastbound (from Japan and Asia) and westbound (mainland America and Europe) are about the same in numbers. Westbound visitors stay in Hawaii 10 days in average and spend \$160 per day, while eastbound visitors spend 5.5 days in average, spending \$300 per day (1997)(\*2). It means there are 130,000 (6 million x 8 days / 1year) staying population each day.

In addition, for Victoria Ward Centers, 300 thousand population live within the 5 mile radius (8km) of the building and possible sales amount is \$4.2 billion (440 billion yen)(\*3).

By the way, the North Osaka's "new capital," Senri Center, has the second largest commercial size in North Osaka, and 600 thousand people live within the 5km radius. It has the sales floor area that is approximately 40,000 square meters and the sales amount is 68.3 billion yen (1997). The population is more than twice but the difference in commercial size is obvious. It may not be appropriate to compare, but the total retail sales in North Ward of Osaka City is 662.7 billion yen, with restaurant business 16% (\*4) of the retail amount. Compare to that, the commercial accumulation around Waikiki is huge.

The daily average of 130 thousand tourist population should enable such shopping centers of such size, it is still unbelievable how big the consumption of the visitors who come all the way from overseas.

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\*1 The adjectives for each SC are from "Globe Trotter Travel Guide" website.

\*2, \*3 From data on Victoria Ward Centers website. Total annual sales of Hankyu Department Store (Umeda) is 208.8 billion yen (2000, Nippon Keizai Shinbun)

\*4 General restaurant sales/retail sales = 795 billion / 4,970 billion yen (1992, Osaka City)

#### Reference:

In Shirahama-cho, in which shirahama is the friendship beach of Waikiki, annual visitors are 3.28 million (1999). The number is about the half of the visitors in Hawaii, but only 1.99 million are lodgers (most of those are assumed to be one-night lodgers) and 1.29 million return in a day; the effect on the economy is obvious.