

## Annex 3: Regulation of the Land Use Plan for the classified area



Lao People's Democratic Republic  
Peace Independence Democracy Unity and Prosperity  
Champasak Province

### Vat Phou-Champasak World Heritage Site Urbanism Regulation

Amendment approved by the Provincial Government Decision, dated 18 February 2016

#### - Building Codes -

#### Introduction

This regulation distinguishes:

- The U (Urbanised) Zone: a built up area corresponding to the present placement of villages and authorised extensions. The possibilities for village expansion vary according to whether Area U is located in the heart core area or in the buffer zone.
- The S (Sacred) Zone: the area of the Sacred Mountain, which corresponds to Zone 2 in UNESCO's management plan: "Sacred Environment Conservation Zone".
- The N (Natural) Zone: the rest of the area which is part of the UNESCO site, mainly natural and agricultural areas.

The following specific dedicated use perimeters can be superimposed onto these defined areas:

- Perimeter A (Archaeological): Perimeter dedicated to archaeological research, which corresponds to Zone 3 of UNESCO's management plan: "Archaeological Research Zone".
- Perimeter B (River Banks): Service perimeter of the river banks, including the banks up to a distance of 20 meters inland.

If a dedicated perimeter is superimposed upon a zone, the rules pertaining to the dedicated perimeter have priority.

#### General provision applicable to all areas

Any work or construction must respect the prior authorisation and control procedure, in accordance with the provisions of Provincial Government Decree dated 18/02/2016.

#### SECTION 1: PROVISIONS TO BE APPLIED TO ZONE U

##### Character, zone limits and scope.

- Zone U corresponds to the present occupation of villages and authorised extensions. Authorised extension zones are coloured orange in the Land Use Plan. All of Zone U, including present villages and authorised extensions, is outlined by a thick orange line on the Land Use Plan.
- When part of Zone U is also part of an A or B dedicated perimeter, the rules pertaining to those perimeters apply.



## **Article U1: Unauthorised buildings, facilities, installations and demolitions.**

The following are not authorised:

### *U1.1. In the whole area classified as World Heritage:*

- Anything which may damage protected monuments and architectural features, identified as “preserved architecture”, shown in dark red in the Land Use Plan, and contained in the annex to the plan under the title of the Champasak Architectural Heritage Inventory.
- Demolitions of traditional wooden fences, banisters, terraces and balconies as well as wooden pelmets.
- Cutting down trees which have been identified as “preserved main trees” in the Land Use Plan.
- Building within 20 meters of any vestige – coloured in light red around the vestiges on the Land Use Plan, with the exception of constructions necessary for the protection and enhancement of those vestiges.
- Elimination of green spaces identified as “preserved green area”, shown in dark green on the Land Use Plan,
- Elimination of green bands of natural or agricultural spaces between villages and shown on the Land Use Plan by a white triangle named “preserved viewpoint to landscape.”
- Closing protected passageways and mews identified as “preserved path or passage”, shown on the Land Use Plan.
- Advertising billboards.
- Bus parking outside specially designated areas as indicated on the Land Use Plan.
- Cement or brick walls, other than for temples.
- Colours other than the natural colours of wood, sheet metal, earth or terra cotta. Blue or green roofs are especially forbidden.

### *U1.2. In the core area of the World Heritage classified site, shown in the zoning plan by a thick red dotted line:*

- The creation of new village urbanisation extension zones.

## **Article U2: Authorised buildings, facilities and installations.**

Subject to the provisions laid out in the previous article, the following are permitted:

- New ground level buildings no more than one floor high with the proviso that:
  - they have a symmetrical two-fold roof or a surrounding roof with ridgepoles being parallel or perpendicular to the street,
  - they respect the distance in relation to the road or to property limits as they may be shown in the detailed plan,
  - they respect at least a minimum distance from the road so as to preserve the harmony of the road vista and tree lines,
  - in regards to new buildings along the river bank, a minimum space of two meters must be respected in relation to the lateral property limits so as to preserve visual access to the river, and
  - they present traditional wooden facades, either on the entire building or at least on the first floor.
- Restoration and reinforcement of traditional buildings, be they in wood, temples or buildings from the French era, with the proviso that such work neither covers or destroys the existing structure or prejudices typical architectural elements in any way.
- Light lean-tos, including in the buffer area of new buildings in relation to the street.
- Natural colour wooden fences which can also have a brick basement.
- Wooden signs if they are in a natural colour.



- Information boards for tourists, in natural coloured wood.
- Facilities linked to the storing and distribution of water, telephone and electricity with the proviso that these do not compromise visual perspectives and are in neutral colours.

### **Article U3: Location of new buildings**

New authorised structures can be built either within Zone U, the borders of which are shown by a thick orange line on the Land Use Plan, or directly touching this zone.

However, building in areas touching the outer side of the zone's limit is not authorised when this limit touches:

- a zone of irrigated rice paddies identified as “irrigated rice land”, shown on the Land Use Plan,
- a natural ecological zone identified as “ ecological area for wildlife”, shown on the Land Use Plan.

New buildings and fences must respect the buffer and be aligned with either the road or neighbouring buildings, whichever the case may be.

The construction of new village urbanisation extension zones, coloured in orange on the Land Use Plan, must be subject to consistent project development, intended to avoid sporadic construction.

### **Article U4: Obtaining authorisations**

New buildings as well as work on traditional wooden buildings, temples, buildings from the French era and the planting of pylons higher than eight meters and the creation of parking spaces for more than five cars require a work permit and must obtain Vat Phou Champasak World Heritage Site Office consent.

Digging foundations, excavations or earthworks within the 20 meter buffer surrounding vestiges (shown as bright red contours around the vestiges on the zoning plan), must be submitted to an archaeological preservation procedure and obtain Vat Phou Champasak World Heritage Site Office consent.

## **SECTION 2: APPLICABLE PROVISIONS FOR NATURAL AREAS**

### **Character of natural areas.**

This space includes both:

- Zone S (Sacred): The area of the Sacred Mountain which corresponds to Zone 2 in UNESCO's management plan: “Sacred Environment Conservation Zone” and,
- Zone N (Natural), which corresponds to the rest of the UNESCO Heritage Site and is mostly agricultural land or a natural environment.

### **Article N1: Unauthorised buildings, facilities and installations.**

The following are not authorised:

- All building, facilities, installations and parking areas, as well as telephone antennas, signs and billboards with the exception of those authorised in Article N2.
- Cutting down trees which have been identified as “preserved main trees” in the Land Use Plan.
- Building within 20 meters of any vestige – coloured in light red around the vestiges on the Land Use Plan, with the exception of constructions necessary for the protection and enhancement of those vestiges.
- Elimination of green spaces identified as “preserved green area”, shown in dark green on the Land Use Plan,



- Elimination of green bands of natural or agricultural spaces between villages and shown on the Land Use Plan by a white triangle named “preserved viewpoint to landscape.”

#### **Article N2: Authorised buildings, facilities and installations.**

In Zones N and S, those facilities and installations which are deemed necessary to protect and enhance archaeological digs and vestiges are authorised.

In Zone N only, the following are authorised:

- Traditional wooden buildings, fences, facilities and installations deemed necessary for farm work and the household needs of the farming families,
- Signs and indications relative to agricultural produce sold on the farm,
- Technical installations linked to the storage and distribution of water, telephone and electricity with the proviso that they do not interfere with the landscape and respect neutral colours.

#### **Article N3: Location of new buildings**

New buildings and fences must respect the buffer and be aligned with either the road or neighbouring buildings, whichever the case may be.

#### **Article N4: Obtaining Authorisations**

Digging foundations, excavations or earthworks within the 20 meter buffer around vestiges (surrounded in bright red on the zoning plan), must be submitted to an archaeological preservation procedure and obtain Vat Phou Champasak World Heritage Office consent.

Building, facilities and demolitions must obtain a work permit and obtain Vat Phou Champasak World Heritage Office consent.

### **SECTION 3: PROVISIONS APPLIED TO ARCHAEOLOGICAL RESEARCH PERIMETERS (PERIMETER A)**

#### **Character and limits of the perimeter**

Perimeter A (Archaeology) is defined by the spaces of archaeological research, which corresponds to Zone 3 in the UNESCO management plan: “Archaeological Research Zone”. These perimeters are bordered by a red line on the Land Use Plan.

#### **Article A1: Unauthorised buildings, facilities, installations and demolitions**

The following are not authorised:

- New buildings, facilities and installations, basin digging or earth removal,
- Anything which may damage protected monuments and architectural features, identified as “preserved architecture”, shown in dark red in the Land Use Plan and contained in the annex to the plan under the title of the Champasak Architectural Heritage Inventory.
- Demolition of traditional wooden fences, traditional banisters, terraces, balconies and wooden pelmets,
- Cutting down trees which have been identified as “preserved main trees” in the Land Use Plan.
- Elimination of green spaces identified as “preserved green area”, shown in dark green on the Land Use Plan,
- Elimination of green bands of natural or agricultural spaces between villages and shown on the Land Use Plan by a white triangle named “preserved viewpoint to landscape.”
- Closing protected passageways and mews identified as “preserved path or passage”, shown on the Land Use Plan.



- Bus parking lots,
- Advertising,
- Cement or brick walls, other than for temples,
- Any colour other than the natural colours of wood, sheet metal, earth or terra cotta. In particular green or blue roofs are forbidden.

#### **Article A2: Authorised buildings, facilities and installations**

As exceptions to the previous article, the following are authorised:

- New buildings and facilities inside villages in Zone U, the borders of which are shown by a thick orange line, no higher than one floor above the ground, with the proviso that they:
  - have shallow foundations,
  - have neither earthworks, ditches nor landfill,
  - have a symmetrical two-sided or surrounding roof, with ridgepoles parallel or perpendicular to the street,
  - respect the alignment of the plot as may be indicated in the detail plan,
  - or respect a minimum buffer space from the road so as to preserve the harmony of the alignment and tree line,
  - in case of new buildings on the river bank, to respect a minimum buffer space of two meters between lateral separating limits so as to preserve visual access to the river,
  - have traditional wooden facades, either on their entire height or at least on the first floor.
- Museum annex buildings, facilities and installations which are deemed necessary for the correct functioning of the Vat Phou monument site or the Ancient City, for archaeological digs and the protection and enhancement of vestiges.
- Renovation and reinforcement of traditional wooden structures, with the proviso that the existing structure be neither hidden nor destroyed.
- Light lean-tos, with neither foundations nor earthworks, as annexes to existing structures.
- Natural coloured wooden fences.
- Natural coloured wooden signs.
- Tourist information boards in natural wood.

#### **Article A3: Location of new buildings**

New buildings and facilities must be within Zone U limits, as shown by a thick orange line.

New buildings and fences must respect the buffer and be aligned with either the road or neighbouring buildings, whichever the case may be.

#### **Article A4: Obtaining Authorisations**

Buildings or facilities requiring foundations, digging or earthwork are subject to an archaeological preservation procedure and must obtain the consent of the Vat Phou Champasak World Heritage Site Office.

All building, facilities and demolitions are subject to a work permit and must obtain the consent of the the Vat Phou Champasak World Heritage Site Office.

### **SECTION 4: PROVISIONS APPLICABLE TO THE RIVER PERIMETERS (PERIMETER B)**

#### **Character and limits of perimeter**

Perimeter B, for River Banks, covers the area bordering the river, including the banks up to a distance of 20 meters to the interior of the land.



### **Article B1: Unauthorised buildings, facilities and installations**

The following are not authorised:

- Anything which may damage protected monuments and architectural features, identified as “preserved architecture”, shown in dark red in the Land Use Plan and contained in the annex to the plan under the title of the Champasak Architectural Heritage Inventory
- Demolitions of traditional wooden fences, traditional banisters, terraces, balconies or wooden pelmets.
- Any buildings, facilities, installations or parking lots, including telephone antennas, signs and billboards with the exception of those mentioned in article B2.

### **Article B2: Authorised buildings, facilities and installations**

Buildings, facilities and installations deemed necessary for archaeological digs and the protection and enhancement of vestiges are authorised.

Light wooden structures within Zone U, as shown as surrounded by a thick orange line, or in immediate contact with this zone, are authorised.

Light wooden structures deemed necessary for embarcaderos, as well as pumps and public equipment related to the river.

### **Article B3: Location of new buildings**

New buildings, facilities and installations must respect safety norms which may be imposed due to risks of flooding or erosion.

### **Article B4: Obtaining Authorisations**

Digging foundations, excavations or earthworks within a buffer zone of 20 meters from vestiges – as shown bright red around the vestiges on the zoning plan – are subject to an archaeological preservation procedure and must obtain the consent of the Vat Phou Champasak World Heritage Office.

Buildings, facilities, installations and demolitions are subject to a building permit and must obtain the consent of the Vat Phou Champasak World Heritage Office.

\*\*\*\*\*