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MISSION REPORT / RAPPORT DE MISSION

Old Town of Lijiang (China) (811) / Vieille ville de Lijiang (Chine) (811)

10-19 January 2008 / 10-19 janvier 2008

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Mission Report



UNESCO WHC-ICOMOS Reactive Monitoring Mission to the Old Town of Lijiang, China (10-19 January 2008)

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TABLE OF CONTENTS

ACKNOWLEDGEMENTS	4
EXECUTIVE SUMMARY AND LIST OF RECOMMENDATIONS	5
1. INTRODUCTION	10
2. BACKGROUND TO THE MISSION	12
3. NATIONAL POLICY FOR THE PRESERVATION AND MANAGEMENT OF THE WORLD HERITAGE PROPERTY	15
4. IDENTIFICATION AND ASSESSMENT OF ISSUES/THREATS	16
a. Lack of a Comprehensive Master Plan and Site Management Plan	
b. Sharp increase of the influx of the visitors	
c. Development pressure of the uncontrolled tourism related business	
d. Boundary of the World Heritage sites	
e. Statements of the outstanding universal value	
f. Various conservation/redevelopment projects	
5. ASSESSMENT OF THE STATE OF CONSERVATION OF THE PROPERTY	19
a. Review of outstanding universal value and conditions of integrity of the site	
b. Tourism in Downtown Streets	
c. Environmental Improvement Projects	
d. Boundary of core and buffer zones	
e. Effective legal and administrative system	
f. Outreach of conservation principle to the local community	
6. CONCLUSIONS AND RECOMMENDATIONS	25
a. Preparing a Statement of Outstanding Universal Value for the property	
b. Development of a strategy for the Conservation Master Plan and Site Management Plan	

- c. Elaboration of a Site Management Plan**
- d. Boundary of the Site**
- e. State of Conservation**
- f. Capacity building and international exchange programme**

7. ANNEXES

30

- 1). Terms of Reference**
- 2). Itinerary and programme**
- 3) List of the persons met during the mission**
- 4) Materials obtained during the mission, including maps**

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The members of the UNESCO WHC-ICOMOS mission team expresses its deep appreciation to the Government of China for their kind invitation to undertake this monitoring mission, for their hospitality and excellent assistance extended throughout the duration of the mission. In particular, the Mission appreciated very much the cooperation received from China's State Administration of Cultural Heritage (SACH), in the persons of Mr Guo Zhan (Vice President of ICOMOS) and Ms LU Qiong from the Department for the Protection of Cultural Heritage who spent their time with the mission traveling to the site and shared their knowledge and wisdom. The mutual respect and understanding greatly inspired the mission team and its output. The open and frank discussions with the competent authorities ensure a better understanding of the obligations by the State Party within the framework of the 1972 World Heritage Convention. We are also thankful to the Director-General of SACH and his staff, as well as the Secretary-General of the Chinese National Commission for UNESCO and colleagues from UNESCO Office in Beijing, for taking the time to attend a debriefing meeting.

We are grateful for the assistance and information provided by the representatives of various agencies and departments of Yunnan Provincial Government and the Lijiang Municipal Government and other non-governmental organizations such as ICOMOS/China which greatly facilitated our work during the mission.

Finally, the Mission wishes to acknowledge the help provided by colleagues of the Chinese National Commission for UNESCO and UNESCO Offices in Beijing and Bangkok.

EXECUTIVE SUMMARY AND LIST OF RECOMMENDATIONS

The Mission was carried out at the request of the World Heritage Committee to assess the state of conservation of the **Old Town of Lijiang (C 811)**, China and progress made by the Chinese authorities in the implementation of its recommendations as adopted in **Decision 31 COM 7B.69 (See Annex 1)**. The mission focused its particular attention on the examination of the impact of tourism-related activities and other proposed development projects on the authenticity and integrity of both tangible and intangible heritage values of the site, further assessed the efficiency of current management mechanism in protecting heritage values of the property.

The Mission was jointly undertaken by staff of the UNESCO World Heritage Centre and an international expert of ICOMOS. The mission visited all the three components of the WH property: Lijiang Dayan Old Town and Heilongtan (Black Dragon Pool), Baisha village, 8 kilometers to the north of Dayan and Shuhe Town, a small town 4 kilometers north-west of Dayan Old Town.

The mission found that some improvements were made by the Chinese authorities to address the issues and threats such as proposing clear demarcation of the World Heritage boundaries, including core and buffer zones of all three components and the proposals were commented by the mission. The final proposals for boundary changes have been submitted to the World Heritage Centre before 1 February 2008 for examination by the WH Committee according to paragraphs 163-165 of the Operational Guidelines.

A Conservation Master Plan for the property and its surrounding areas is being developed by the Shanghai Tongji Urban Planning & Design Institute and the mission was briefed of its concepts and approach. No formal Visitor Management Plan was prepared, but some concrete and significant steps to improve visitor management on the ground have been taken since end of 2007.

Regarding the reinforcing the effectiveness in protecting the heritage values of the property, notably by developing appropriate land-use regulations and impact assessment procedures for proposal development projects, the mission was briefed and provided some information relating to China's Urban Planning Law and Rural and Urban Planning Law which was adopted on 28 October 2007 and shall be effective as of 1 January 2008 as well as other documents on the clarifications of construction planning at Lijiang. Despite the legal framework being putting into place, the lack of a

vision for the overall identification of heritage values, tangible and intangible, may affect the implementation of these rules and regulations concerning procedures for approval of development projects. The mission was of the view that this should be taken into account while reviewing and developing a Conservation Master Plan.

The mission had the chance to visit and observe five individual conservation/redevelopment projects being implemented or proposed, Lion Hill Region Environment Improvement Plan, White Dragon Cultural Park Plan for former Lijiang Army Area, Lijiang Ancient Town World Heritage Forum Center, Old Town Hospital Area Redevelopment Plan, and Improvement of the Lanes between Black Dragon Pool and Dayan Old Town.

Although all of the projects retain the high quality of the design and layout, the mission was of the view that they should be integrated into a Conservation Master Plan in order to avoid unnecessary imbalance between tourism development and heritage conservation.

Despite some of the positive improvements and efforts, the conservation and management of the property continue to face severe threats to the values for which it was inscribed and these must be addressed by the State Party as a matter of urgency. In this regard, the mission suggested the site management authority to take a value-based management approach in the elaboration of a Conservation Master Plan and other conservation strategies.

At the time of inscription, the WH Committee recommended that the property be inscribed on the WH List on the basis of criteria (ii), (iv) and (v) with the following description **“Lijiang is an exceptional ancient town set in a dramatic landscape which represents the harmonious fusion of different cultural traditions to produce an urban landscape of outstanding quality”**. Since there are no clear statement of Outstanding Universal Value approved by the WH Committee, and the justification suggested by ICOMOS with cultural criteria (ii), (iv), or (v) was not very clear, it is difficult for a short mission to assess the Outstanding Universal Value in this report.

However, based on the on-site visits and observations, we believe that the site still retains outstanding universal value in spite of the large influx of the tourists. This is principally because the old town is physically large and culturally intact enough to accommodate the change at this point. In the Lijiang Dayan Old Town, the physical street pattern, land-use and architectural coordination remain unchanged. Furthermore, conditions of integrity seem to be within the level of acceptable change, although several

large-scale conservation/redevelopment projects may affect the property's integrity. While authenticity of the site seems to be at risk, this is partly because of the change of the lifestyle of the local community and partly because of the commodification and/or commercialization of the Naxi and Donba culture.

It should also be stressed that, while the nomination dossier of 1996 referred mainly to the artistic and historic significance of the old town and its group of buildings, it is apparent that the Outstanding Universal Value of this property depends also on the extraordinary relationship between the tangible heritage and intangible heritage values, including its cultural identity. However, the latter is at serious risk of losing its integrity if urgent steps are not taken.

Generally speaking, in the absence of an integrated management strategy balancing development and conservation, comprehensive guidelines and an enforceable monitoring mechanism ensuring the sustainable conservation of the site's heritage values, these changes pose growing challenges to the management authorities of Lijiang, which remain aware and committed to safeguarding their traditional tangible and intangible heritage.

The Mission considers that the scale of the threats to the townscape of Lijiang and its surrounding landscape from conservation/new development projects, other new buildings and services requires urgent action for the development of a Site Management Plan for Lijiang to be integrated into the Conservation Master Plan for the property, which need to address tourism services, infrastructural development, housing etc. in a holistic way and respects the authenticity and integrity of all three components of the World Heritage site.

As stressed in the Hoian Protocols for Best Conservation Practice in Asia¹, "unlike historical monuments or archaeological sites, living urban settlements often have no institutional custodian. It is therefore important that an administrative and decision-making body be formed which combines local government, business and community representation with professional conservation and planning expertise. The function of this body is to plan long-term integrated conservation and urban improvement".

¹ This document provides professional guidelines for assuring and preserving the authenticity of heritage sites in the context of the cultural of Asia within the framework of the Nara Document on Authenticity. It reflects the discussions of experts in conservation from and/or working in South, East and Southeast Asia under the auspices of UNESCO and with the support of the government of Vietnam and Italy.

In the particular case of Lijiang, the Mission recognized the great efforts and commitment displayed by all different stakeholders individually, but noted also the persisting lack of institutional coordination, accompanied by clear conservation policies/strategies and procedures guided by a single agreed vision for the property. This situation undermines the effective management and conservation of the World Heritage property, and explains why on the other points raised by the World Heritage Committee, i.e. the development of an effective management system for the sustainable protection and development of the Old Town of Lijiang.

Therefore, there is a need for better coordination of the management system to ensure stronger coherence for the protection of the wider setting/landscape of the WH city and a regulatory and planning framework to enable the concerned authorities to more effectively manage the property and its buffer zone.

A complete set of recommendations has been included in Section 6 of the present report. An initial summary of these recommendations was presented in Beijing during a debriefing meeting to the Chinese authorities on the last day of the Mission, with the participation of representatives from the Chinese National Commission for UNESCO, SACH and UNESCO Office in Beijing.

Summary of Primary Recommendations

It is necessary to re-define the statement of outstanding universal value of the Old Town of Lijiang, including the relationship/social significance between the tangible heritage and intangible heritage values, as a base of the Conservation Master Plan and Site Management Plan.

The Conservation Master Plan should be completed in conjunction with the local regional development plan of Lijiang. It should serve as an overarching principle of the regional development and tourism control as well as conservation guidelines.

The Site Management Plan should be elaborated based on the careful monitoring of the tourists' activities. Close coordination with local communities should be the foundation of the Plan.

Buffer zones of Baisha and Shuhe are not large enough to safeguard the integrity of the entire area because the tourism development is likely to engulf the settlements in near future. In case that the extension of the buffer zone is extremely difficult for some

external reasons, the State Party irresponsible to clarify the reason and at least some planning control measures should be taken in order to regulate the quality and quantity of the commercial and residential developments around the World Heritage sites.

Boundary of both core and buffer zones of the three sites should be clearly demarcated in the large scale topographical maps with coordinates and submitted to the World Heritage Centre as soon as possible.



Location Map of the Ancient Town of Lijiang in Yunnan Province, China

1. INTRODUCTION

The Reactive Monitoring Mission to the **Old Town of Lijiang (C811)** in China was carried out between 10 and 19 January 2008 (with field visits to the site from 13 to 16 January), upon request of the World Heritage Committee by its **Decision 31 COM &B.69** adopted at its 31st session in July 2007 (Christchurch, New Zealand). (**See Annex 1**).

The Mission team was comprised of Mr JING Feng, Programme Specialist of the Asia and the Pacific Section of the UNESCO World Heritage Centre (Paris) and Mr Yukio Nishimura, former Vice President of ICOMOS and Professor of University of Tokyo (Japan). The Mission was accompanied by Mr GUO Zhan, Vice President of ICOMOS International and Secretary-General of China ICOMOS and Ms LU Qiong, Director of World Heritage Division, China's State Administration of Cultural Heritage (SACH). The mission visited all the three components of the WH property: Lijiang Dayan Old Town and Heilongtan (Black Dragon Pool), Baisha village, 8 kilometres to the north of Dayan and Shuhe Town, a small town 4 kilometres north-west of Dayan Old Town.

The main terms of reference for the mission were:

1. Assess the State of Conservation of this property, with special reference to the integrity and authenticity of the surrounding landscape and the larger urban context of the World Heritage site;
2. Hold consultations with the Chinese authorities and relevant stakeholders in examining progress made in the implementation of the recommendations of the World Heritage Committee in its **Decision 31 COM. 7B. 69**;
3. Assess progress made and provide advice as necessary to the Chinese authorities in addressing the issues raised in paragraph 3 of the above Decision, particularly the actions taken in the elaboration of a comprehensive Master Plan for the property and its surrounding area, which includes the Site Management Plan and allows a strategic approach to development, tourism and conservation in order to maintain the integrity of the property and its setting;
4. Examine the impact of tourism-related activities and other proposed development projects on the authenticity and integrity of both tangible and intangible heritage values of the site, further assess the efficiency of current monitoring mechanisms in protecting the heritage values of the property;

5. Assess the proposals for boundary change to be prepared by the Chinese national and local authorities, in particular the boundaries of the core and buffer zones of the areas of Baisha and Shuhe;
6. Make recommendations to the Government of China and the World Heritage Committee for a better conservation and management of the property, particularly on the elaboration of a Master Plan and Site Management Plan to ensure protection of the integrity of the property and its setting;
7. Prepare a joint report on the findings and recommendations of this Reactive Monitoring Mission and submit it to the UNESCO World Heritage Centre and ICOMOS Headquarters by 29 February 2008 at the latest in hard copy and an electronic version.

2. BACKGROUND TO THE MISSION

In December 1997, the Old Town of Lijiang was inscribed on the World Heritage List, under cultural criteria (ii), (iv) and (v)². The inscription recognized the Old Town of Lijiang, which is noted for its long history and its simple style, has the beauty both of a waterside town and of a mountain town. As an ethnic city with a long history, Lijiang is a typical illustration of the unique style of the Naxi ethnic group and a condensation of the architectural modes of China's Han, Bai and Tibetan nationalities in terms of both layout and specific buildings. Its designation in 1986 as a National Historic and Cultural City further confirmed its importance amongst Chinese cities.

After the property was inscribed on the World Heritage List in 1997, progress has been made in the conservation work, particularly through the establishment of competent management authority (Management Committee was established in 2002 and a Lijiang Old Town Protection and Management Bureau was established in 2005).

However, the state of conservation of the property is of concern in the following aspects:

a) The property includes three components: Lijiang Dayan Old Town, Baisha quarter, 8 kilometres to the north of Lijiang and Shuhe Town, a small urban settlement 4 kilometres north-west of Lijiang. At the time of World Heritage inscription, a three-level protection zone concept (derived from Lijiang "National Historical and Cultural City Master Plan" adopted in 1994) was used to define the core and buffer zones for a total area of 3.8 square kilometres in the old town of Dayan. In the process of elaborating a Conservation Master Plan for Lijiang Old Town, the relevant authorities attempted to reduce the core area and buffer zone of Dayan Old Town in order to allow the development of tourism-related projects at other sites of the property. In fact, there are no clear demarcations of boundary or buffer zones for Baisha and Shuhe components.

b) The increasingly common practice of selling development and management rights of heritage sites to commercial companies has also been noted with growing concern. This includes the development of Shuhe town which has been carried out with weak enforcement and monitoring of conservation regulations. In addition, several tourism-related facilities, real estate development and/or commercial shops have been

² In the nomination dossier submitted by the State Party of China, only cultural criterion (v) was quoted in the justification. However, ICOMOS evaluation report proposed that the points made in the justification seem to imply that the State Party wishes other criteria to be taken into account.

constructed around the property or even in the buffer zones of Dayan Town. For instance, Nanmen District close to Dayan Old Town was built in 2004 and construction of Chama (Tea and Horse) Tourist Centre at Shuhe began in 2003. Another project entitled “Lijiang Ancient Town World Heritage Forum Center (being proposed)” was submitted by China’s State Administration of Culture Heritage to the World Heritage Centre and ICOMOS for review. The proposed project is located in the southern part of the Dayan Old Town which is in the buffer zone. ICOMOS was of the view that the general function of the Centre was unclear. It was also not clear how this proposed project could contribute to reducing the over-concentration of tourist-related activities within the core area of Dayan Town. The use of traditional building materials in the proposed project has not been mentioned. ICOMOS suggested that the project should be carefully designed to be in harmony with the townscape of Lijiang.

In brief, the property is now surrounded by some commercial projects which are intended to “enhance” the beauty of the old town but actually damage the property. For instance, the water system in Shuhe has been deteriorating since the introduction of the tourism development project. Meanwhile, the surrounding environment of the property has been compromised. In this respect, tourism development projects and rapid commercialization at the property may have negative impact on the social structure, ethnic Naxi culture and heritage values.

The management authorities of the property have been mindful of the significance of safeguarding both the tangible and intangible heritage of the property, and have undertaken measures accordingly. A percentage of tourism revenues has been re-invested in both heritage and community projects in the Dayan Old Town, which have resulted in improvements in the townscape, infrastructure and public services. Museums illustrating local ways of life have contributed to the interpretation of the site. A Village Incentive Fund has been established to provide modest loans and grants to local homeowners in order to maintain their houses in accordance with traditional building practices.

However, the cumulative small-scale conservation attempts have been outweighed by the macro-level commercialization due to the site’s popularity as a tourism destination for both domestic and international visitors. Commercial interests have driven measures to facilitate large numbers of tourists, compromising the authentic heritage values which attracted visitors to the property in the first place. In physical terms, architectural and urban authenticity has been affected by widespread rebuilding and redevelopment projects, use of modern building materials and replication of traditional-style architecture, which have been carried out instead of maintaining the historic fabric. In social terms, the

property has seen displacement of local populations and the replacement of traditional occupations by tourism-related businesses run by non-local residents. Renewed attention to visitor management and regulation of associated investments in infrastructure and facilities is required.

In July 2007, the World Heritage Committee examined the state of conservation of the Old Town of Lijiang and expressed its concern over the uncontrolled and other development projects being carried out at the property, which might have negative impact on its heritage values. For this reason, the World Heritage Committee, by its **Decision 31 COM 7B.69**, requested the State Party to invite a joint UNESCO WHC-ICOMOS Mission, with the objective of assisting the responsible national and local authorities in identifying the key issues to be addressed and in defining the appropriate steps to be taken to improve the state of conservation of the World Heritage property.

In particular, the World Heritage Committee requested the State Party to review the current comprehensive Management Plan of the property by:

- a) Preparing a proposal for the boundaries of the core and buffer zones of the areas of Baisha and Shuhe, and submit it to the Committee for its examination according to paragraphs 163-165 of the *Operational Guidelines*;
- b) Developing a Master Plan for the property and its surrounding area, which includes the Site Management Plan and allows a strategic approach to development, tourism and conservation in order to maintain the integrity of the property and its setting;
- c) Strengthening its effectiveness in protecting the heritage values of the property, notably by developing appropriate land-use regulations and impact assessment procedures for proposed development projects;
- d) Continuously providing support to local homeowners in their efforts to maintain their houses in accordance with traditional building practices.

It was in this context that this Reactive Monitoring Mission was organized in January 2008 with the following participants:

Mr JING Feng, Programme Specialist, the Asia and the Pacific Section, UNESCO World Heritage Centre;

Mr Yukio Nishimura, former Vice President of ICOMOS and Professor of the University of Tokyo, Japan.

3. NATIONAL POLICY FOR THE PRESERVATION AND MANAGEMENT OF THE WORLD HERITAGE PROPERTY

The Mission was informed of several national and local heritage legislations and other legal framework governing the conservation and management of the World Heritage site. These include:

- Urban Planning Act of China (26 December 1989);
- Law of the People's Republic of China on the Protection of Cultural Heritage and its Regulation for Implementation (28 October 2002);
- Urban and Rural Planning Law of the People's Republic of China (28 October 2007);
- Principles for the Conservation of Heritage Sites in China (May 2002, Issued by ICOMOS China)
- Measures on the Protection and Management of World Cultural Heritage in China (November 2006)

Also, a number of statutory instruments have been promulgated by Yunnan Province. In particular, Regulation for the Protection of the Old Town of Lijiang was adopted by the Standing Committee of the People's Congress of Yunnan Province on 2 December 2005. With this local legislation, the institutional framework for the management of the entire World Heritage area comes directly under Lijiang Old Town Protection and Management Bureau. Its work is to coordinate with that of the competent bodies at provincial and national levels, and also with Dayan Old Town District, which also handles a number of infrastructural aspects of protection in Dayan Town, to ensure the implementation of the relevant rules and regulations. It has also been mandated to develop and implement the Conservation Master Plan and Site Management Plan for Lijiang.

At present, the legislative administrative system in place seems to be adequate to ensure protection of the site. However, further improvement is required in particular in terms of setting a broader vision for the protection of both tangible and intangible heritage values of the site and coordinating the enforcement of different rules regulations governing urban planning, development and heritage conservation.

There was no clear demarcation of the zoning systems for the World Heritage property. However, a national system is in place to classify the three levels of protection zones as defined by the national Urban Planning Act. In general, it is forbidden to construct any building irrelevant to the conservation of heritage sites in the core zones of the property.

Also, a clearance and assessment system for any construction plans in the buffer zones seem to exist. Any project planning and formulation within World Heritage buffer zone shall be entrusted to an entity with national planning qualifications, be assessed and monitored by experts and the exercise shall be conducted in compliance with relevant national rules and regulations for project's examination and approval.

It seems that there is also a monitoring framework being promoted by China's State Administration of Cultural Heritage (SACH), starting from 2007. Regulations such as Administrative Measures for the Monitoring and Inspection of World Cultural Heritage in China and Principles on the Advisory Management of World Cultural Heritage in China were issued by SACH.

In terms of management structure, the SACH is responsible for supervising and guiding local authorities in carrying out the WH nomination, protection and management of World Cultural Heritage sites in China. Together with the Ministry of Construction, it is jointly responsible for the mixed World Heritage properties and historic cities.

Also, the mission was informed that a China World Cultural Heritage Committee was established at SACH which acts as an advisory body to ensure proper protection and management of cultural heritage sites, including World Heritage properties. If any construction project involves a WH site, this Committee would be asked to carry out on-site inspection and assessment, and would then submit its evaluation and recommendations to SACH for its consideration in the decision-making process.

Regarding the reinforcing the effectiveness in protecting the heritage values of the property, notably by developing appropriate land-use regulations and impact assessment procedures for proposal development projects, the mission was briefed and provided some information relating to China's Urban Planning Law and Rural and Urban Planning Law which was adopted on 28 October 2007 and shall be effective as of 1 January 2008 as well as other documents on the clarifications of construction planning at Lijiang.

4. IDENTIFICATION AND ASSESSMENT OF ISSUES/THREATS

The progress reports submitted by the site management authority, Lijiang Old Town Protection and Management Bureau, to the mission team showed its strong commitment to the protection of the site, and described the numerous specific measures taken to improve the situation.

With respect to the issues raised by the Committee in its **Decision 31 COM. 7B.69**, the

Mission has observed the following:

4.a Lack of a Conservation Master Plan and Site Management Plan

Despite the legal framework being putting into place, the lack of a vision for the overall identification of heritage values, tangible and intangible, may affect the implementation of these rules and regulations governing procedures for approval of development projects. In fact, the absence of an integrated management strategy balancing development and conservation, comprehensive guidelines and ensuring the sustainable conservation of the site's heritage values is the major issue for a better conservation and management of the World Heritage property. The mission was of the view that this should be taken into account while reviewing and developing a Conservation Master Plan together with a Site Management Plan.

A Conservation Master Plan, *Baohu Guihua* in Chinese, means the overall plan for a historic town, including both conservation and management, as Principles for the Conservation of Heritage Sites in China published by China ICOMOS clearly refers to. Site Management Plan means management plan for each heritage site to cope with different pressures of the change such as tourism and modern way of life.

The Old Town Conservation Master Plan, drawn up in 1988 and revised in 1994 and 1998 respectively, contains more detailed specification and regulations. Three protection zones were designated according to the national Urban Planning Act. However, there seems to be a lack of harmonization between the national designated zoning system and the requirements under the World Heritage Convention. In spite of strict ban on all development in the core zone and strict controls over height and appearance in the other two with also guide manuals for the local residents in the Old Town of Dayan, irregular tourism development projects, such as the reconstructed Shuhe Ancient Town, still occurred due to the lack of a clear procedure on land-use control in the surrounding areas of the World Heritage property.

4.b Sharp increase of the influx of the visitors

According to the information received by the mission team, "from 1997 to 2007, old town's visitor number grew from 1,733,200 tourist arrivals to 4,600,900 arrivals, tourism revenue increased from 17.45 billion Yuan to 46.29 billion Yuan."(Progress Report' p.15). In the presentation made by Mr HE Shiyong, Director of the Site Management Authority, the number of incoming visitors in 2007 reached as many as 5.31 million visitors.

Since 2003, the Old Town Business Permission Certificate was issued to ban new business into the core area or large scale renovation for the business, and to ban unsympathetic commercial use such as audio-video shops, karaoke bars, internet cafés, and discos. The Certificate also requires the shop owners to deal with up to two commodity items and to hire local population as shop clerk.

However, sharp increase of the influx of the visitors has made the street conditions almost unmanageable in peak season in particular, And some of the busiest commercial streets in Dayan have become overcrowded to maintain authentic atmosphere of the Old Town. Moreover, traditional activities on the streets and main squares have almost been replaced by the tourism-related ones. This is a serious drain and eventual loss of the cultural identity of the Old Town of Lijiang. For example, Sifangjie Square, the main square of Dayan Old Town, used to be a traditional trading venue for daily food stuffs and commodities crowded by local residents until 1980's, have changed its features as tourists' main gathering place today.

4.c Development pressure of the uncontrolled tourism related business

Strong development pressure of the tourism industry is affecting not only the building use of the core area but also the new developments such as hotels and souvenir shops within the buffer zone.

For example, large scale commercial developments just outside the Dayan old town create a remarkable contrast between the old and new districts. In Shuhe, new commercial district specialized for tourism related business has been implemented at the southern edge of the historic core to create a new entrance to the Shuhe settlement cluster. In contrast, no large scale development has yet reached Baisha. However, it is obvious that the tourism development pressure will come to Baisha soon.

4.d Boundary of the World Heritage property

The original nomination dossier just referred to the two additional settlements, Shuhe and Baisha, to be included in the nominated property. There was no definition of the boundary of the core and buffer zones. In this regard, clear definition of the core and buffer zones in compliance with the Conservation Master Plan should be in place as soon as possible. Even for the Dayan Old town, the map of the nomination dossier was delineated based on the three protection zones of the Chinese urban conservation categories, not clearly defined the core and buffer zones in accordance the requirements of the World Heritage Convention.

4.e Statement of the outstanding universal value

At the time of WH inscription, the Committee did not adopt a Statement of Outstanding Universal Value for the property.

The original nomination dossier also lacks the clear statement of the OUV on the basis of each criterion applied to this site, that is (ii), (iv) and (v).

4.f Various conservation/redevelopment projects

During the mission, we also had the chance to observe five individual conservation/redevelopment projects, Lion Hill Region Environment Improvement Plan, White Dragon Cultural Park Plan for former Lijiang Army Area, Lijiang Ancient Town World Heritage Forum Center, Old Town Hospital Area Redevelopment Plan, and Improvement of the Lanes between Black Dragon Pool and Dayan Old Town.

Although all of the projects retain the high quality of the design and layout, they should be integrated into a Conservation Master Plan in order to avoid unnecessary imbalance between tourism development and heritage conservation.

In fact, for cities and their historic urban landscapes to survive, the urban regeneration and new development projects should aim to maintain character – the ‘spirit of place’ related to cultural identity and collective memory of the city. This requires a critical understanding of the transformation processes that have underpinned the city’s historic evolution over time and the determination of limits of acceptable change. Therefore, the existing planning tools have to be re-visited so as to integrate these essential aspects in the planning process.

5. ASSESSMENT OF THE STATE OF CONSERVATION OF THE PROPERTY

5.a. Review of outstanding universal value and conditions of integrity of the site

At the time of inscription, the World Heritage Committee did not adopt a Statement of Outstanding Universal Value for the property.

Since there are no clear identification on which cultural criteria (ii), (iv) and (v), to be applied on which basis to explain that the sites hold the outstanding universal value as stipulated in **4.e** above, no detailed assessment can be conducted in this mission report.

It should also be stressed that, while the nomination dossier of 1996 referred mainly to the artistic and historic significance of the old town and its group of buildings, it is apparent that the Outstanding Universal Value of this property depends also on the extraordinary relationship between the tangible heritage and intangible heritage values, including its cultural identity. However, the latter is at serious risk of losing its integrity if urgent measures are not taken. In this regard, the State Party of China should take urgent action to prepare a statement of Outstanding Universal Value for the property, to be guided by ICOMOS and the World Heritage Centre, for examination and approval by the World Heritage Committee.

Based on the on-site visits and observations, we believe that the site still retains outstanding universal value in spite of the large influx of the tourists. This is principally because the old town is physically large and culturally intact enough to accommodate the change at this point. In the Lijiang Dayan Old Town, the physical street pattern, land-use and architectural coordination remain unchanged. Furthermore, conditions of integrity seem to be within the level of acceptable change, although several large-scale conservation/redevelopment projects may affect the property's integrity. While authenticity of the site, in particular its cultural identity, seems to be at risk, this is partly because of the change of the lifestyle of the local community and partly because of the commodification and/or commercialization of the Naxi and Donba culture.

5.b Tourism Development in Downtown Streets

In recent years, the World Heritage Centre was informed by some international conservation experts of their shock at the level and intensity of tourist development, which while superficially preserving the physical appearance of the town was systematically destroying its character, in particular by replacing traditional businesses with stereotyped tourist shops and cafes and encouraging an excessive number of tourists for the limited space available.

The Mission was informed that, on 21 December 2007, the Lijiang Municipal Government announced the urgent action plans including the elimination of the karaoke bars and discos from the core zone of Dayan old town by 3 January 2008, which, according to the Standing Vice Mayor of the Lijiang Municipal Government, had been fully implemented. This plan was reportedly enthusiastically supported by the local communities; however shop owners dealing in tourism related business seemed not happy with the decision.

Thanks to the new regulations, the downtown street seems to go back slightly quiet at night. But, since the layout and interior of each shop remain the same, there may be

some possibilities for the shops resume to such noisy business again in near future. There should be a close monitoring system to prevent this reversal change.

The main route for the tourists remains the same, which is, entering the Dayan Old Town from the north, Yuhe Square heading southward for the main square, Sifangjie Square, wondering around the Sifangjie Square area, and going back to the north. This tour circuit creates large congestion of the tourists along the route, while it resulted in keeping relatively local residential areas behind the main tourists' routes.

The main strategy for the future tourism planning should be diverse the tourists' routes from the current main route to many other alternative destinations in order to reduce the congestion. However, it may result in affecting the traditional social life of the Naxi minority who are living in the residential areas.

According the statistic obtained during our mission, there are more than 6,200 households totaling 25,000 permanent residents living in the old town, 67 % of which are Naxi minorities. This means that Lijiang Old Town, including Shuhe and Baisha, still remains Naxi minority's vigorous living town. And they are basically traders along the important traditional caravan trading rout of tea and horse between Yunnan, Sichuan and Tibet (Chama Trading Route). Therefore, developing new traditional commercial activities along historical trade routes is not a main issue, only when they can keep a good balance between traditional commerce and residential activities.

5.c Environmental Improvement Projects

In order to diverse the tourist flow and to improve the quality of the tourism related activities, there have been a series of independent environmental improvement or urban upgrading projects implemented and/or planned in and around Dayan Old Town.

For example, the following improvement projects have been achieved by now in almost every part of the old town; 1) better drainage sewage system, 2) street lighting system, 3) water supply pipeline network, 4) fire prevention system, 5) electricity and telecommunication system, 6) better public toilets, 7) improved street pavements, and 8) demolition of several unsympathetic or unsafe buildings. Moreover, up to now, according to the project report, 299 households have received the subsidy amounting 2.31 million Yuan RMB for the restoration of 236 courtyards. The total amount of investment on old town protection by local government so far reaches 980 million Yuan RMB (Approximately US\$136 million).

Although most of the above mentioned projects are of high standard, they still need much more attention to improve the environmental conditions.

Currently, there are several on-going large projects for the improvement of the area, shown in 4.f above. Most of the projects retains good design quality and well integrated into the traditional urban fabric of Dayan old town. However, the mission could not identify the guiding principles or strategy for the coordination of these independent projects or analysis of possible impacts by these projects on the immediate neighboring communities. In this regard, a Conservation Master plan should play a key role for the coordination of the projects and clear priority should be given to these projects.

After a brief on-site visit, the mission is of the view that the traditional terraced landscapes on the eastern wing the Dayan old town should be maintained. Any further development/renovation projects should be banned for this part of the town as there have already been development projects implemented on the western, southern parts of the old town.

It should be mentioned that, one of the principal tasks will involve the evaluation and assessment of proposals for change through techniques such as environmental, visual, social and economic impact assessments, so that conservation and sustainable development may work together. However, the problem becomes especially acute in societies ever more technically capable of producing substantial change, particularly in phases of economic buoyancy such as that of Lijiang.

In a continuous process to understand and value our living environment, and to transmit this to future generations, it is essential to consider if historic cities and their urban landscapes are to foster economic, social and cultural development in mutually inclusive ways, as they have done for the last thousand years.

5.d Boundary of core and buffer zones

In response to the decision **31 COM 7B.69**, Lijiang Municipal Government decreed the ordinance demarcating the boundary of core and buffer zones for Shuhe and Baisha housing clusters on 13 January 2008, which is shown in **Annex 4-A** of this report.

Although the effort to comply the requirements in time is highly appreciated, there are several reservations we made during the mission.

First, both buffer zones are relatively narrow to safeguard the historic settlements,

because new development to accommodate the tourism pressure have already gone beyond the southern boundary of the Shuhe buffer zone and visitors facilities near Liuli Hall and Dabaoji Palace, major attractions of the settlement, would be necessary to extend beyond the buffer zone in near future.

Secondly, clear demarcation of the boundary of both core and buffer zones are still missing for Dayan Old Town as mentioned in **4.d** above.

Thirdly, larger scale topographical maps with coordinates for each of the three sites should be submitted to the World Heritage Centre as soon as possible.

Fourthly, because the three sites, Dayan, Shuhe and Baisha, locate relatively close to each other, control of in-between districts becomes also important to retain the overall landscape of the region. However, there is no indication to coordinate the land-use regulations together with city planning authorities in the material the mission team obtained.

After the Mission completed, we received, on 31 January 2008, a copy of the updated progress report on the state of conservation of the property, which included the revised maps of the core and buffer zones of the three sites (**See Annex 4-B**). The boundaries are clearly defined by either roads or village boundaries. However, the newly proposed boundaries are relatively smaller than the ones stipulated in the Lijiang Municipal Government Decree of 13 January 2008.

This new proposal is considered to be based on realistic observation of the physical and social situation of the sites, but the same problems we suggested above remain unsolved, for example, the buffer zones of Baisha and Suhe in particular are not large enough to protect the sites. Since the development of the entire region surrounding the three World Heritage sites is very fast, the buffer zones of the three sites may be engulfed by unsympathetic buildings unless proper development controls covers the area for the protection.

Furthermore, large scale topographical maps with coordinates are still missing.

5.e Effective legal and administrative system

The Lijiang Municipal Government has already implemented several rules and regulations to protect cultural heritage in the old town, such as the Notice of Practicing the Yunnan Provincial Scenic Spots Business Certificates in the Old Town of Lijiang

issued in March 2003, Regulations on the Protection of the Old Town of Lijiang decreed by Yunnan Provincial Government in December 2005 and set in force on 1 March 2006, Lijiang Interim Urban Planning Management Regulations effective on 29 March 2004, and Yunnan Naxi Dongba Culture Protection Regulation effective on 2 December 2005.

The Mission could not obtain any statistical figures regarding the annual application received or permission granted on project proposals during our mission; therefore it is difficult to assess the efficiency of the newly introduced legal framework or its legal power of law enforcement on appropriate regulations for land use and procedures for evaluation of proposed development projects.

As far as the administrative system is concerned, the Lijiang Old Town Protection and Management Bureau was established in October 2005 in accordance with the above 2005 Regulations. The Bureau is responsible for the implementation of the rules and regulations as well as the development and implementation of Conservation Master Plan and Site Management Plan and fully functioning to that purposes. The Mission found that the site management authority has been doing a very good job for the conservation of the Old Town of Lijiang. However, their responsibility remains physical restoration and improvements work and the coordination with the tourism and city planning departments seems not to be sufficient. In this regard, the Lijiang Old Town Protection and Management Bureau should be empowered to fulfill its mandate and given all necessary authority to safeguard Lijiang Old Town so that the Bureau can lead all the parties concerned in terms of coordinating and monitoring the progress of implementation of the management plan, supervising site monitoring and coordinating with related government authorities, line agencies and experts.

5.f Outreach of conservation principle to the local community

It is important that local administrative body should share the common goal of the urban conservation with local community in general, and in Lijiang, this is particularly important because their town remains unique only when they are on the basis of Naxi ethnic group and Donba culture. Without the cultural identity, Lijiang old town could easily become a cultural theme park.

In order to fulfill this goal, Lijiang Municipal Government published Manual of the Renovation and Protection of the Environment and Style of the Old Town of Lijiang in September 2007 to illustrate what to be preserved and how to improve the living conditions. At the same time, the Government departments have strengthened the collection, revision, protection and inheritance of the Donba culture, Naxi Ancient Music,

Traditional Handicrafts, traditional costumes and festivals by investing some 9.62 million Yuan RMB (US\$1.33 million) since 2002 and from 2008 they are going to spend another 10 million Yuan RMB (US\$1.39 million) for the same purposes.

However, there exists the out-migration of the Naxi minority families from the downtown. This is partly aimed to reduce the overcrowded conditions of the downtown, but it may lead to the eventual loss of the cultural identity of the core area.

6. CONCLUSIONS AND RECOMMENDATIONS

In today's urban age, more and more historic cities adopt strategies and policies that assign an important role to heritage in the city's social and economic development. A well-managed historic urban landscape is a strong competitive tool as it attracts not only tourists, but capital and residents as well. Historic buildings and spaces contribute significantly to the value of the city and the city is branded with their character. Next to these tangible heritage, increasing intangible values and benefits, including local cultural identity and community pride, the links with local history, educational value and symbolic role of heritage, are addressed in studies measuring benefits of built heritage, as they constitute 'cultural capital' in the development programme.

In the Old Town of Lijiang, one of the primary issues in the years to come will be urban regeneration and expansion. In this regard, it is essential to establish an active and more dynamic interaction between conservation and development, including processes of community consultation and public participation.

The Mission held open and frank discussions with the competent national and local authorities and concluded the following brief recommendations:

6.a Preparing a Statement of Outstanding Universal Value for the property

As stated above, the property does not have a clear statement of OUV as approved by the World Heritage Committee at the time of World Heritage inscription. Taking the opportunity of elaborating a Conservation Master Plan and Site Management Plan for the property, the site management authority is encouraged to take a value-based management approach to assess all cultural heritage values of the site and to decide where this can be demonstrated by policies and strategies in place. In fact, all planning, development and management of the Old Town of Lijiang should be based on an assessment of all the cultural values of the site. The China Principles adopted by ICOMOS/China (May 2002) included the concept of values-based management by

identifying all elements of significance and planning to conserve them. In the case of Lijiang, some traditions and practices of the community, such as Dongba Culture, Naxi Traditional Music etc, need dynamic interaction with the community to ensure a flourishing cultural revival.

It should be stressed that, while the World Heritage nomination dossier of 1996 referred mainly to the artistic and historic significance of the old town and its group of buildings, it is apparent that the Outstanding Universal Value of this property depends also on the extraordinary relationship/social significance between the tangible heritage and intangible heritage values, including its cultural identity and local values. And the latter is at serious risk of losing its integrity if urgent measures are not taken.

In this respect, the State Party of China should address this issue as a matter of urgency with proper guidance of the World Heritage Centre and ICOMOS, including ICOMOS/China.

6.b Development of a strategy for Conservation Master Plan and Site Management Plan

Although each individual conservation and/or redevelopment project, that has already implemented as well as planned for future action, is considered to be of relatively high level of design, they should be integrated into a Conservation Master Plan in order to avoid unnecessary imbalance between tourism development and heritage conservation.

In this regard, it appears that there is no strategy for future action, such as estimation of incoming tourists in future, commercial activities, and development around the old town. For example, there is a plan to open the new railroad connecting Lijiang to Dali in the end of this year and new passenger station and cargo station are under construction 13 km south and 8 km east to the old town respectively. The Conservation Master Plan should include this information and draw the future plan to provide the tourists with alternate routes and tourist destination in and out of old town in order to avoid the excessive concentration of the tourists to rather limited spots.

The Conservation Master Plan should also be closely coordinated with the local regional development plan of Lijiang. In a longer term, Lijiang may serve as a hub of tourist destination for much wider areas such as Lugu Lake, Dali old town and Three Parallel Rivers of Yunnan Protected Areas, another natural heritage site inscribed on the World Heritage List in 2003.

At the same time, the Conservation Master Plan should aim to protect traditional local community by avoiding the excessive exposure of the local life to the tourists. Each conservation and improvement project should have clear strategy and priority to achieve these objectives.

In view of the alarming situation of this property, it is suggested that the World Heritage Centre and ICOMOS may provide technical assistance in guiding the site management authority to develop such a Conservation Master Plan, together with a Site Management Plan.

6.c Elaboration of a Site Management Plan

As for the management of the old town, policy for the conservation of each district and each street should be based on appropriate level of acceptable change and carrying capacity. In terms of visitor management, the site management authority should conduct detailed survey of current conditions of tourists' congestion in peak seasons in particular and look at the current conditions carefully to set up the objective management strategy.

Taking into consideration the mass tourism development at Lijiang, it is recommended that a Visitor Management component be elaborated and integrated in the Site Management Plan as a matter of urgency. This part should address current problems, such as assessing and upgrading visitor capacity, and identifying itineraries and attractions to encourage visitors to travel into the local countryside and exploring new initiatives to reduce tourist pressure at the core area.

Identify the most problematic areas and state the problems clearly in the plan, and propose the solutions in their management plan

Also, the coordination with the other local bodies such as local community organizations, and chamber of commerce is necessary to monitor the law enforcement situation, particularly the tourist related commercial activities along the main streets, acceptable shop front design, more natural street lighting design, and authentic preservation projects.

Meanwhile, promotion and enhancement of Naxi and Donga culture should be integrated into the Site Management Plan as a cultural revival component.

In addition, an enforceable monitoring mechanism should be integrated into the Site Management Plan.

6.d Boundary of the property

Although a series of efforts have been made to identify the boundary of both core and buffer zones in Shuhe and Baisha including Decree on 13 January 2008 by the Lijiang Municipal Government and further amendments of the boundary stipulated in the updated state of conservation report submitted by the Government of China, it still remains room to be improved.

For example, it is advisable that to extend the buffer zones to cover all the surrounding areas which have already been developed and may be developed in the near future by the tourism related enterprises. In case that the extension of the buffer zone is extremely difficult for some reasons, at least the planning control measures should be taken in order to regulate the quality and quantity of the commercial and residential developments around the World Heritage sites.

These counter-measures are urgently needed for the south entrance of Shuhe housing cluster area in particular.

Large scale topographic maps with coordinates should be submitted for all the three sites, Dayan, Shuhe and Baisha.

6.e State of Conservation

In general, the Old Town of Lijiang has undergone a wide range of changes in this decade after its inscription on the World Heritage List. It turned from a quiet Naxi settlement to a very busy tourist destination. Magnitude of the change of the streetscape and gradual loss of cultural identity of Naxi minority is somehow in an alarming stage for the local authorities to cope with.

Of course, it is understandable to accept some limited range of change because Lijiang is still a living town and the local population needs better living conditions. But the speed of the change should be controlled within a manageable extent and local authorities should act as a principal player to safeguard the town in a good condition.

As far as the mission observes, local authorities have been making considerable effort to manage the change and improve the physical conditions of the Old Town by wide range of works, from limiting the number of tourism shops to controlling the quality of conservation works; from investing the improvement of streetscape to redeveloping the

surrounding areas to comply with the historic environment/fabric.

The mission is of the view that the traditional terraced landscapes on the eastern wing of Dayan old town should be maintained. Any further development/renovation projects should be banned for this part of the town as there have already been development projects implemented on the western and southern parts of the old town.

It is also recommended that, one of the principal tasks for the Lijiang Municipal Government will be involving the evaluation and assessment of project proposals for change through techniques such as environmental, visual, social and economic impact assessment, so that conservation and sustainable development may work together.

At the institutional building level, it is recommended to build a participatory planning, conservation and management process, involving regular consultations with different stakeholders involved in the site, and the community's direct participation in the site management.

However, sharp increase of the visitors every year is somehow uncontrollable by the single effort of Lijiang Old Town Protection and Management Bureau. There should be a coordinated effort by all the stakeholders to deal with the influx of the tourists. In particular, balanced regional strategy for the future development/conservation/tourism programmes should be in place to alleviate the tourism pressure to the Old Town of Lijiang. And, at the same time, a management plan based on an objective assessment of heritage values should be in place with a sound monitoring system for the change of the physical and social conditions of the old town. In this regard, constant monitoring with the international views would play a considerable role to protect the World Heritage property.

6.f Capacity building and international exchange programme

The mission team was informed by the site management authority that they would need training on international recognized conservation concepts and practices, in particular relating to urban development and conservation. The mission is of the view that, in order to promote sustainable urban heritage conservation and enhance the management capacities of Lijiang Old Town Protection and Management Bureau, some on-site mobile training activities could be organized to enable the site managers of Lijiang to exchange experiences and good practices with World Heritage cities in some European countries, such as France, Spain and Italy.

7. ANNEXES

- 1) Terms of Reference**
- 2) Itinerary and programme**
- 3) List of the persons met during the mission**
- 4) Material obtained including maps**

Annex 1

Terms of Reference for a Joint UNESCO/ICOMOS Reactive Monitoring Mission to the Old Town of Lijiang, China (C 811)

Undertake a joint UNESCO/ICOMOS Reactive Monitoring Mission from **10 to 19 January 2008** to the World Heritage property of the **Old Town of Lijiang, China**. The mission should:

1. Assess the State of Conservation of this property, with special reference to the integrity and authenticity of the surrounding landscape and the larger urban context of the World Heritage site;
2. Hold consultations with the Chinese authorities and relevant stakeholders in examining progress made in the implementation of the recommendations of the World Heritage Committee in its **Decision 31 COM. 7B. 69** (copy attached);
3. Assess progress made and provide advice as necessary to the Chinese authorities in addressing the issues raised in paragraph 3 of above Decision, particularly the actions taken in the elaboration of a comprehensive Master Plan for the property and its surrounding area, which includes the Management Plan and allows a strategic approach to development, tourism and conservation in order to maintain the integrity of the property and its setting;
4. Examine the impact of tourism-related activities and other proposed development projects on the authenticity and integrity of both tangible and intangible heritage values of the site, further assess the efficiency of current monitoring mechanisms in protecting the heritage values of the property;
5. Assess the proposals for boundary change to be prepared by the Chinese national and local authorities, in particular the boundaries of the core and buffer zones of the areas of Baisha and Shuhe;
6. Make recommendations to the Government of China and the World Heritage Committee for a better conservation and management of the property, particularly on the elaboration of a Master Plan and Site Management Plan to ensure protection of the integrity of the property and its setting;
7. Prepare a joint report on the findings and recommendations of this Reactive Monitoring Mission following the attached format and submit it to the UNESCO World Heritage Centre and ICOMOS Headquarters by 29 February 2008 at the latest in hard copy and an electronic version.

Extract of the Decisions adopted by the World Heritage Committee at its 31st session (Christchurch, July 2007)

Old Town of Lijiang (China) (C 811)

Decision: 31 COM 7B.69

The World Heritage Committee,

1. Having examined Document WHC-07/31.COM/7B.Add,
2. Notes with concern the uncontrolled tourism and other development projects being carried out at the property, which might have a negative impact on its heritage values;
3. Requests the State Party to review the current comprehensive Management Plan of the property by:
 - a) Preparing a proposal for the boundaries of the core and buffer zones of the areas of Baisha and Shuhe, and submit it to the Committee for its examination according to paragraphs 163-165 of the *Operational Guidelines*;
 - b) Developing a Master Plan for the property and its surrounding area, which includes the Management Plan and allows a strategic approach to development, tourism and conservation in order to maintain the integrity of the property and its setting;
 - c) Strengthening its effectiveness in protecting the heritage values of the property, notably by developing appropriate land-use regulations and impact assessment procedures for proposed development projects;
 - d) Continuously providing support to local homeowners in their efforts to maintain their houses in accordance with traditional building practices.
4. Also requests the State Party to invite a joint World Heritage Centre/ICOMOS reactive monitoring mission to the property to assess its state of conservation and assist in addressing the issues raised in paragraph 3 above;
5. Further requests the State Party to submit to the World Heritage Centre, by **1 February 2008**, a report on the state of conservation of the property, including information on the progress made in implementing the actions mentioned above, for examination by the Committee at its 32nd session in 2008.

Annex 2

Itinerary and Programme of UNESCO-ICOMOS Joint Reactive Monitoring Mission to the Old Town of Lijiang, Yunnan Province, China

January 10, Thursday

Mr Feng Jing arrives in Beijing by **AF126**
Stay in Beijing, Asia Hotel

January 11, Friday

12:25-15:35 Flying from Beijing to Kunming by flight **CA4172**

18:00-19:30 Meeting with representatives of Yunnan Provincial Cultural Heritage Administration and the Construction Department

19:30 Dinner

January 12, Saturday

8:00-15:00 Field visit to South China Karst at Shilin

16:00-16:50 Flying from Kunming to Lijiang by MU5734

19:00 Meeting and dinner with representatives of Lijiang Municipal Government

20:55 Mr Yukio Nishimura arrives at Lijiang from Shanghai by flight MU5818

January 13, Sunday

9:30-12:00 Stakeholders Consultation Meeting in Lijiang:

1. Presentation from Mr. He Shiyong, Director of Conservation of Lijiang Ancient Town Bureau
2. Presentation of mission objectives, World Heritage conservation process by Mr Feng Jing, UNESCO/WHC (Paris)
3. Introduction by Ms Lu Qiong, Director of World Heritage Division, China's State Administration of Cultural Heritage (SACH, Beijing)
4. Presentation from Profession Shao Yong of Tongji University, who is in charge of preparing the Conservation Master Plan of Lijiang Old Town)
5. Discussions on the monitoring mission programme

12:30 Lunch

14:30-16:00

Field visits to Baisha village (Wenchang Temple and Dabaoji Palace, the traditional streets of Baisha, Jiewei Village of Baisha) and on-site discussions on the proposals of boundary and buffer zones.

16:00-18:00

Field visits to Shuhe township (Sifangjie Square, Qinglong Bridge, Jiuding Dragon Pool, east bank of the Qinglong River back to Sifangjie Square)

18:00-18:30 visit to new Shuhe tourism village

18:30-19:00 Visit the Mu clan Mansion at Dayan town.

January 14, Monday

Full day field visits to Dayan Old Town including new development projects, meeting with local residents and community leaders.

9:00-12:00 Field visits at Dayan

Lijiang meeting hall along the Minzhu Road to Senlong Hotel (briefing on the Renovation project on Sleeping Lion Hill and visit to Bailong Culture Centre project site)

Baima Dragon Pool, Fire Protection Education Centre, project site of the World Heritage Forum Centre, Naxi traditional knitting courtyard, Naxi traditional wedding ceremony.

12:00-13:30 Lunch

13:30-18:00

Continuous field visits at Dayan town, including:

The former Lijiang Hospital and renovation project proposal, the former residence of Mr Fang Guoyu, Wuyi street and its business shops, Old Town monitoring centre, Dongba paper processing Workshop, Sifangjie Square, Xinyi community centre, Lijiang City Museum, Black Dragon Park

WHC-ICOMOS Joint Mission to the Old Town of Lijiang
January 2008

18:30-19:30 Dinner

19:30 Presentation of Naxi Traditional Music (Cultural Performance)

January 15, Tuesday

9:30-12:30

Concluding working session with stakeholders of Lijiang Municipal Government, SACH, Yunnan provincial governmental departments, local population and media representatives.

12:30 Lunch

14:00 Travel from Lijiang to Lugu Lake by car (4 hrs east of Lijiang)

19:00 Check-in at Lugu Lake Hotel

January 16, Wednesday

07:30-11:30

Field visits at Lugu Lake

14:00-18:00

Travel from Lugu Lake to Lijiang by car

18:30 visit to the eastern wing of Dayan town to see potential new developments and the surround landscape

19:00 Dinner at Lijiang Hotel

January 17, Thursday

08:30

Flying from Lijiang to Beijing via Kunming by MU 5733 and CA 1404

18:00 check-in at Asia Hotel, Beijing

19:00 Dinner with Mr TONG Minkang, Deputy Director-General of SACH

January 18, Friday

09:00-12:30

Debriefing session with Mr GU Yucai, Director-General, Department for the Protection of Monuments and Sites (SACH) and his staff, representatives from the Chinese National

WHC-ICOMOS Joint Mission to the Old Town of Lijiang
January 2008

Commission of UNESCO and UNESCO Office in Beijing

15:00

Feng Jing meeting with Mr Tian Xiaogang and Mr Du Yue of Chinese Natcom on issues relating to the World Heritage Training and Research Institute for Asia and the Pacific

Professor Nishimura's field visit in Beijing

19:00 Dinner with related officials/experts

January 19, Saturday

13:40 Mr Feng Jing's departure from Beijing to Paris by **AF 125**

14:40 Mr. Yukio Nishimura's departure from Beijing to Narita by **NH906**.

Annex 3

List of persons met during the mission

Beijing:

Mr Tong Minkang, Deputy Director-General, China State Administration of Cultural Heritage (SACH);

Mr Gu Yucai, Director-General, Department for the Protection of Monuments and Sites, SACH;

Mr Guo Zhan, Assistant Director-General, Department for the Protection of Monuments and Sites, SACH;

Ms Lu Qiong, Director, World Heritage Division, Department for the Protection of Monuments and Sites, SACH;

Ms Tong Wei, Division of World Heritage, Department for the Protection of Monuments and Sites, SACH;

Mr Zhang Dai, Programme Officer, Chinese National Commission for UNESCO

Ms Beatrice Kaldun, Programme Specialist for Culture, UNESCO Office in Beijing.

Kunming:

Mr Xiong Zhengyi, Deputy Director-General, Yunnan Provincial Department of Culture;

Mr Chen Xicheng, Deputy Director-General, Yunnan Provincial Department of Construction;

Mr Yu Jianming, Deputy Director-General, Yunnan Provincial Bureau of Cultural Heritage

Mr Ma Suhong, Director, Division of National Parks, Yunnan Provincial Department of Construction;

Mr Liu Wen, Director of World Heritage Management Bureau, Yunnan Provincial Department of Construction

Ms Ling Yan, Division of National Parks, Yunnan Provincial Department of Construction;

Mr Li Zhengping, Director, Stone Forest Administration Bureau

Lijiang

Lijiang Municipal Government:

Mr Yang Tingren, Executive Vice Mayor

Mr Wang Yang, Vice Mayor
Mrs Li Yan, Deputy Secretary-General
Mr Zhang Xuemin, Deputy Secretary-General

Old Town District (Dayan) Government of Lijiang City:

Mr Zhou Hong, Governor
Mr Jin Guangshan, Executive Governor
Mr Li Chenghe, Vice Governor

Yulong County Government of Lijiang City:

Mr He Huijun, Governor
Ms Mu Zhiying, Standing Deputy Governor

Departments of Lijiang Municipal Government:

Mr He Shiyong, Director of Lijiang Old Town Protection and Management Bureau
Mr Gao Shixiang, Director, Department of Culture, Broadcasting and Publication
Mr Zhou Xuelu, Director, Urban Planning Bureau
Mr He Yaoxin, Director of Tourism Bureau
Mr Li Lichuan, Director of Environment Protection Bureau
Mr Li Guowu, Director of Foreign Affairs Office
Ms Zhang Yan, Interpreter, Foreign Affairs Office
Mr He Niangu, General Manager of the Lijiang Old Town Management Company
Mr Xu Jiase, Deputy Director of Lijiang Old Town protection and Management Bureau
Mrs He Jianfang, Deputy Director of Lijiang Old Town protection and Management Bureau
Mr Guan Jianping, Deputy Director of Lijiang Old Town protection and Management Bureau
Mr He Hongyang, Deputy Director of Lijiang Old Town protection and Management Bureau
Mr Li Xi, Director/Curator of Lijiang Culture Museum

Expert:

Ms Shao Yong, Associate Professor, Shanghai Tongji Urban Planning & Design Institute

Townships and Communities:

Mme He Xiuqiong, Head of the Dayan Community of the Old Town District
Mr He Jiale, Head of Baisha Township of Yulong County
Mr Wang Hongzhan, Head of Shuhe Community of Old Town District

Representatives of the Residents of the Old Town:

Mr Li Shisheng, Mr Xue Shouyi, Mme Zhao Zhenlian

Representatives of business-owners:

Mr He Yongchang, Mr Zhang Liang, Mr Zheng Wu

Representatives of the Tourism Sector

Mr Zhou Gang, General Manager of China International Travel Service (CITS), Lijiang Branch

Mr He Zhengqi, Vice General Manager of Lijiang Sanduo Garden Tourism Ltd

Mr Chen Xu, General Manager of Lijiang Senlong Hotel

Media representatives:

Ms Annie Lin, Senior Editor, Xinhua News Agency, Beijing;

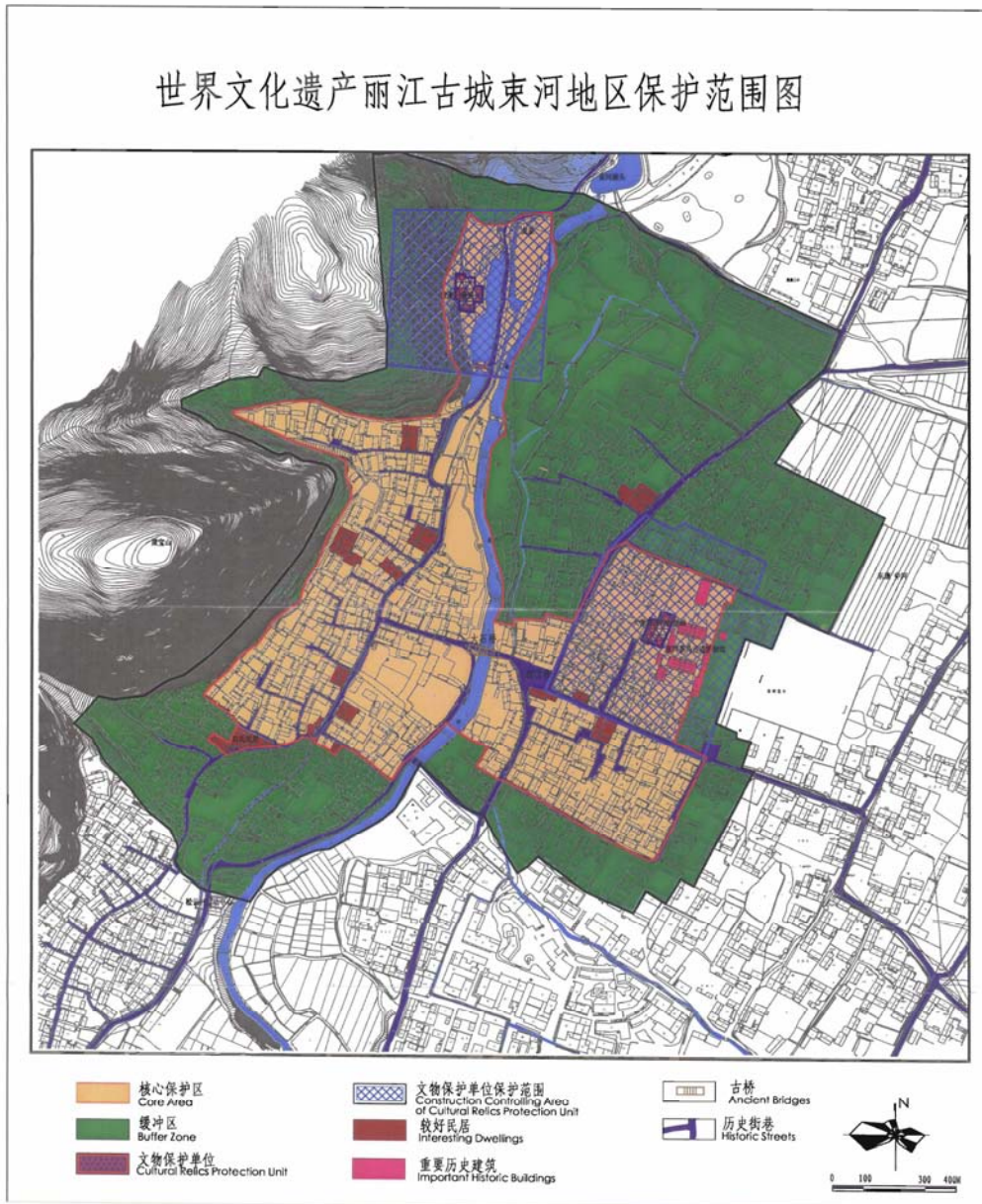
Dr Jiang Anquan, Chief Editor, the People's Daily, Beijing;

Mr Wang Fa, Yunnan Daily, Kunming;

Journalists from Lijiang TV and Lijiang Daily

Annex 4-A

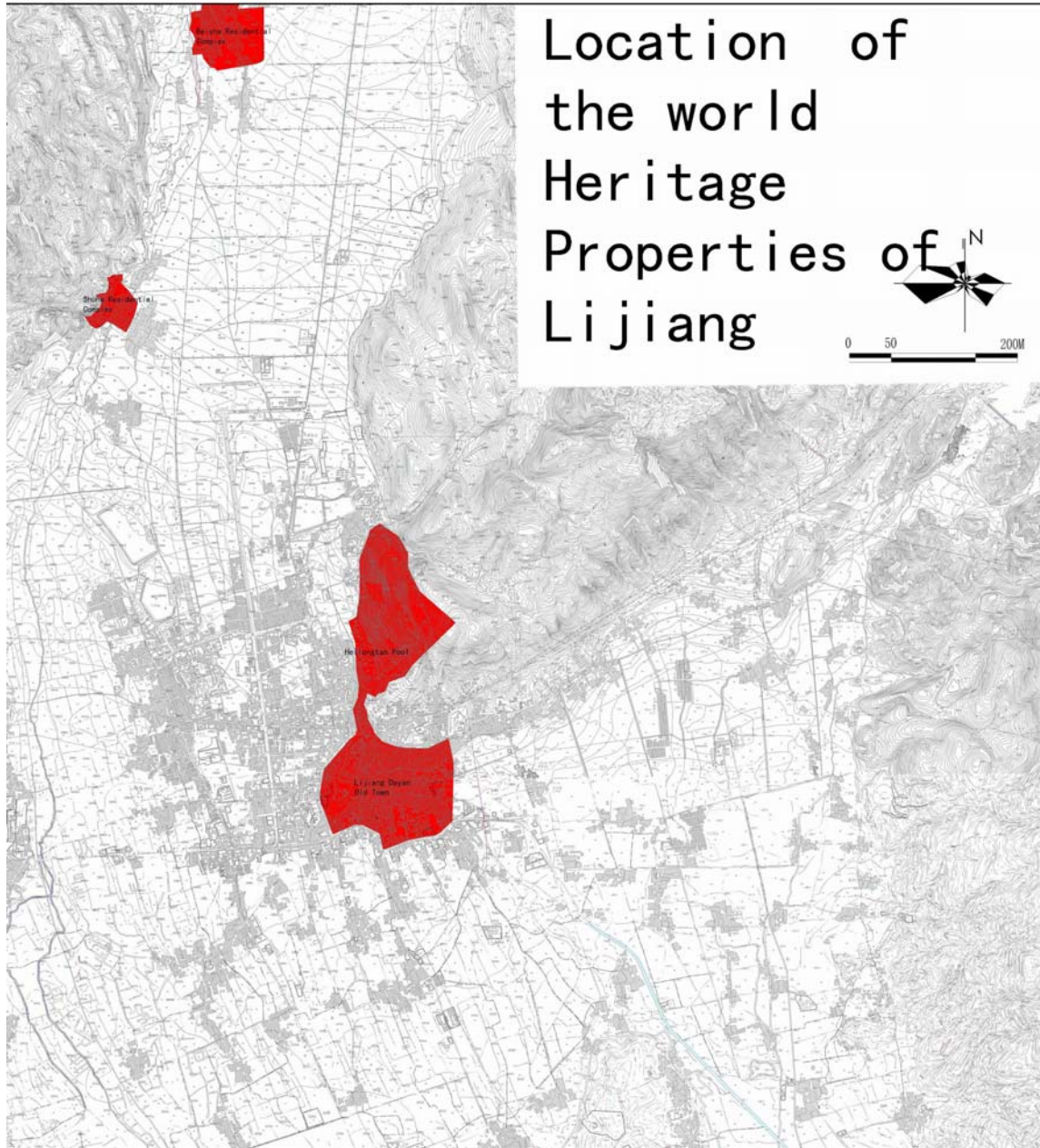
Maps shown in the ordinance by Lijiang Municipality on 13 January 2008 demarcating the boundary of core and buffer zones for Shuhe and Baisha housing clusters



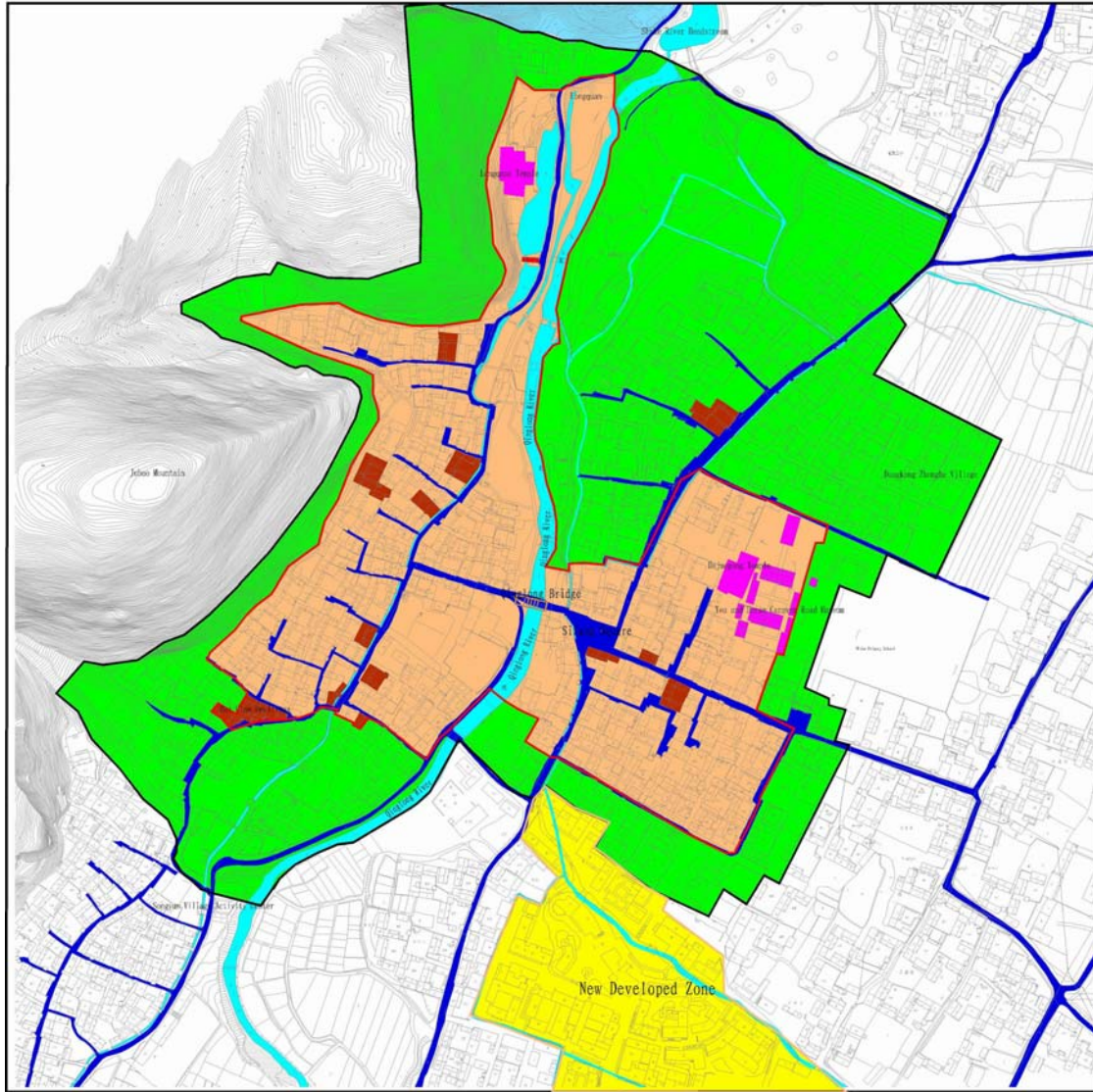


Annex 4-B

Revised Maps of the core and buffer zones of three sites at Lijiang World Heritage property submitted by the Chinese authorities on 31 January 2008



Boundary Identification Map of World Cultural Heritage---Shuhe Region



核心保护区
Core Area

缓冲区
Buffer Zone

重要历史建筑
Important Historic Buildings

较好民居
Interesting Dwellings

历史街巷
Historic Streets

束河新开发区
New Developed Zone

古桥
Ancient Bridges

