Technical Assessment

Lijiang Ancient Town, China
UNESCO World Heritage Site

Master Planning and Historic Preservation

A Four-Year Program by the Global Heritage Fund
and Lijiang Ancient Town Conservation and
Management Bureau (2003-2007)

July, 2008
GHF Technical Assessment

Lijiang Ancient Town - UNESCO World Heritage Site
Master Planning and Historic Preservation

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GHF Technical Assessment

Lijiang Ancient Town - UNESCO World Heritage Site
Master Planning and Historic Preservation

Executive Summary

Located in the southwestern province of Yunnan, the Old Town of Lijiang is prominent along the Ancient Tea and Horse Caravan Road, also known as the “Silk Road” of Southwest China, that connects Tibet to Yunnan and Sichuan.

This picturesque town has a history going back more than 800 years. It was designated a UNESCO World Heritage site in 1997 for its dramatic natural setting and harmonious fusion of different cultures within in a historic urban landscape of exceptional quality and authenticity. Its architectural style blends the traditions of the Naxi people – the town’s main ethnic group – with those of the Tibetan, Bai and Han peoples.
Buffeted by natural disasters, unplanned construction, mass tourism, and the exodus of native Naxi families from the ancient town, the Old Town of Lijiang needed to undertake a systematic process of planning and model conservation, while maintaining its historical integrity.

Lijiang Ancient Town is facing increasing threats and challenges including:

1. Heavy Negative Impact from over 5 Million Visitors per Year
2. New Commercial Development Pressures
3. Deterioration of Historic Buildings
4. Inappropriate Modern Buildings
5. Loss of Water Quality in Ancient Canals
6. Urban Sprawl Outside Ancient Town (New City)
7. Lack of Sufficient Preservation Funding
8. Loss of Traditional Heritage

Working with the Lijiang government and UNESCO, GHF supported the first Master Conservation Plan (MCP) for the Old Town co-developed with technical assistance by Shanghai Tongji University. GHF helped establish the public and privately-funded, Lijiang Conservation Trust. The Trust provided scientific conservation and planning tools and a subsidy incentive program for the authentic restoration of historic ancient Naxi homes.

Over a five-year period, the GHF Trust co-funded the restoration of more than 250 traditional Naxi homes (exteriors) for long-time, poverty and low-income residents. In 2007, UNESCO Asia Pacific recognized this public-private effort with the Award of Merit. The partnership between the residents, management authorities, external conservation experts and donors allow for a grassroots and participatory approach within the framework of Lijiang’s conservation management plan.
GHF Impact (2003-2007)

1. **Master Conservation Planning** - Completion and approvals of three integrated conservation and management plans for the Ancient Town in partnership with Shanghai Tongji University:
   
   a. Master Protection Plan
   
   b. Management Plan
   
   c. Heritage and Commercial Management Plan

2. **Removal of Modern Encroachment** - The demolition and removal of over 300 modern concrete buildings (200,000 sq. meters) with 300 more demolitions planned.

3. **New Gateways** - Development of four (4) new authentic ‘Gateways’ with integrated parks, community space, housing and commercial districts at the South and West entrances into Lijiang Ancient Town designed to reduce congestion and impacts of mass tourism.

4. **Historic Preservation** – Completed authentic restoration of more than 250 traditional Naxi homes (exteriors) for long-time, poverty and low-income residents. Developed Historic Preservation Guidebooks for local communities and contractors.

5. **Preserving Indigenous Communities** - Effectively stopping the exodus of indigenous Naxi people stabilizing at approximately 20,000 Naxi residents in the old town (70% of total population).

6. **Training and Capacity – Building** - Trained and supported Lijiang Ancient Town Management Bureau as it grew from 12 persons in 2003 to 140 persons in 2007 in partnership with Shanghai Tongji University.
Before elaborating on Lijiang’s and GHF’s progress in master planning and conservation of the ancient town, it is important to note critical forces impacting GHF and the Lijiang government’s planning and historic preservation work in this UNESCO World Heritage site: **China is mass tourism, crowded, congested and the fastest growing economy in the world.** When people complain that Lijiang is crowded and commercial, one should keep perspective versus the rest of China- Xian, Kunming, Dali, Suzhou, Beijing, Shanghai. The preservation of Lijiang is the forefront in the global battle to save historic sites facing massive tourism onslaught.

**China is commercial and highly entrepreneurial.** As any visitor can see, there are thousands of new Chinese brands, stores, products and chains exploding all over the country. Lijiang Ancient Town is not alone in being ‘over-commercial’. This is China.

**Lijiang was one of the major trading hubs of the Tea Horse Road from the 12th century to the 19th century** and had hundreds, if not thousands, of stores always selling everything from the Silk Road to Southeast Asia and beyond. The highly commercial aspect of Lijiang has always been core to its existence.
Growth in Visitors to Lijiang Ancient Town

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<tr>
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<tbody>
<tr>
<td>Total Tourists Arrivals</td>
<td>2.9 million</td>
<td>3.6 million</td>
<td>4.6 million</td>
<td>4.9 million</td>
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<tr>
<td>Average Stay</td>
<td>2.1 days</td>
<td>2.4 days</td>
<td>2.04 days</td>
<td>N/A</td>
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</tbody>
</table>

**Lijiang is the most popular tourist destination in China.** Whether the local community, foreign tourists, UNESCO or the Chinese government like it or not, Lijiang Ancient Town is, and will remain, (if the cultural and natural resource is not destroyed), one of the top 3 or 5 tourist destinations for Chinese travelers.

**A massive influx of immigrants, along with exploding per capita income growth, has come with the rapid growth of tourism.** Lijiang County’s population has grown from 200,000 people in 1990 to over 600,000 (3x) in 2007, while the native Naxi population has remained stable at 180,000 local Naxi during the same period. These new immigrants have taken most of the ‘unwanted’ jobs of shopkeepers, taxi drivers, restaurant workers, etc. While visitors may bemoan the ‘loss of local peoples in the ancient town’, local Naxi people have seen their per capita income increase tenfold in the past 10 years from $580 per annum to over $6,000 per annum.

According to statistics, from 1997 to 2007, old town’s visitor number grew from 1,733,200 tourist arrivals to 4,600,900 arrivals while tourism revenue increased from 17.45 billion Yuan to 46.29 billion Yuan. At the same time, the number of local Naxi residents in the Old Town declined dramatically from 24,000 persons in 1997 to 18,000 of a total population of 30,000 (60% of the total) as more local residents left the Old Town for the New Town and rented their homes and shops to immigrants coming in to exploit the tourism.
UNESCO World Heritage Monitoring and Reporting

In June 2007, the 31st Assembly Conference of World Heritage Committee held in New Zealand made a decision in regards to Lijiang Old Town (31, COM 7B.69 Action) for the Chinese government (state party) to:

1. Identify the core and buffering areas of Baisha and Shuhe to the World Heritage Committee.
2. Complete and approve a master plan covering Lijiang and the peripheral area should be designed, including management design, strategic means coping with development, tourism and protection, and conservation of the integrity of the environment of the peripheral areas.
3. Enact proper land use regulations and effect evaluation on to-be-developed projects to strengthen the efficiency of the old town heritage value protection.
4. Continue offering assistance to the local house owners to enable them to use the traditional means to renovate their houses (GHF Lijiang program).

Historic Preservation – Lijiang Ancient Naxi Residences  

GHF Lijiang Conservation Trust

This technical assessment summarizes the work of GHF and the Lijiang Ancient Town Protection and Management Bureau from 2003-2007, with technical assistance of Shanghai Tongji University to design and implement the ancient towns’s first Master Conservation Plan (MCP), its components and legal enforcement. Secondly, the GHF-Lijiang Conservation Trust was established to authentically restore nearly 300 native poverty-level and low-income family residences in Dayan Old Town and it’s two satellite villages – Baisha and Shuhe -designated UNESCO World Heritage in 1997.

Master Conservation Planning (MCP)

Working with the Lijiang government and UNESCO, GHF supported the first Master Conservation Plan (MCP) for the Old Town co-developed with the technical assistance by Shanghai Tongji University, led by Professor Shao Yong, who serves as Director of the Urban Planning and Preservation Institute,. Completion and approvals were achieved for three integrated conservation and management plans for the Ancient Town in partnership with Shanghai Tongji University:

1. Master Protection Plan
2. Ancient Town Management Plan
3. Heritage and Commercial Management Plan

As well, two important guidebooks were published on authentic restoration and preservation developed for use by local residents, contractors and commercial
Master Protection Plan

The Master Protection Plan (the ‘Plan’) was completed in 2004 and approved by provincial and county authorities in 2007. The Plan covers protection of both the built heritage, living culture and history of Lijiang Ancient Town and reflects the historic and cultural essence of the city in accordance with the UNESCO World Heritage standard.

The Plan reinforces a sustainable development strategy of the city and developed the practical value of the historic and cultural environment; meanwhile focused on the improvement of the living quality and environment quality, while taking full advantage of human resources, developing culture and the tourism industry to realize the social, economic and environmental positive effects, while minimizing negative impacts. The contents of the Plan include the peripheral water systems and pay equal attention to the protection of the tangible and intangible heritages.

The Plan details integrated protection of the Dayan Old Town including:

1) Protecting Viewscapes and regulating development on surrounding mountains-Sleeping Lion Mountain, Elephant Mountain and Jinhong Mountain.

2) Conservation of Waterways - rivers, canals, creeks and wells - and the measures to control the pollution to the water systems.

3) Improving the Living Environment for local people while reinforcing original landscapes and community spaces of the villages.

4) Managing the Spacial Relationships between the Old Town and the rapidly expanding New Town, while requesting the new city to adjust and improve its layout and functions in relation to the Old Town.

5) Balancing Living Heritage and Tourism which has rapidly grown beyond the control or expectations of anyone in the government or community.

6) Opening 3 New Southern Gateways into the Old Town and 1 New Eastern Gateway.
7) **Resolving the conflict between parking of tourist buses and the distribution of tourist into the Ancient City.**

8) **Regulation of all buildings in the protected** which are now controlled to be under 1-2 stories and shall not exceed 6.5 meters. The height of the buildings in the buffer areas are restricted depending on their relation with the Old Town.

**Dayan Old Town Core Protection Area**

The Protection Plan classifies and categorizes all buildings in the Old Town. The protection of buildings mainly focuses on proper renovation and rational improvements allowing controlled development while maintaining architectural integrity. While maintaining original shape and form, modern techniques are applied to consolidate and enable earthquake resistance. For the majority dwellings with high historic value, strict principles of renovation and improvement have been applied. Buildings not coordinating with the overall style of the old town have been demolished and new construction with compatible design and materials better coordinating with the overall style of the old town have been made. Over 300,000 square feet of modern buildings have been replaced.
To improve the protection of environmental elements of the old town, new parks and green belts, and restored vegetation have been implemented in accordance with the original landscapes. Large numbers of Cyprus trees have been grown for the restoration of vegetation on Sleeping Lion Mountain, Jinhong Mountain and Elephant Mountain.

All former office and governmental buildings have been removed and the traditional buildings have been maintained to restore enlarge open spaces for leisure of visitors and the local residents. Cultural tourism industry-oriented businesses were 1,361 in 2007, including 1,265 handicrafts and arts stores selling to tourists. Shuhe ancient town has now 396 cultural businesses, including 350 handicrafts and arts stores.

The preservation strategy for the Old Town of Lijiang differs radically from other archaeological and historic sites, museums or isolated castles. It is a freely accessible and open city with more than 6,000 households and 25,000 local residents (2007). It’s vulnerable tangible and intangible local cultures are easily affected by modern civilization and the dominant ‘Chinese’ and ‘Western’ cultures, which has caused major pressures to construction style, construction form, production style and living philosophy. Being one of Asia’s last ‘living’ ancient cities has attracted great attention and concern from experts, scholars and tourists, as well as the local population and the government.

Baisha and Shuhu Core and Protected Areas
Baisha and Shuhe Protected Villages

Shuhe village’s authenticity was severely impacted by a new foreign investment and development of over 2,000 condominiums, artificial waterways and lakes, performance auditoriums, tourism facilities and new roads just outside the UNESCO World Heritage site. It is now a ‘fake Lijiang’ replicated to make profits from land speculations and sales of second homes to wealthy Chinese. The only upside of the new development is that modern infrastructure can now accommodate 10,000s of visitors, greatly relieving tourism pressure on Lijiang Ancient Town.

The Plan regulates Baisha and Shuhe protection areas and all historical architecture is forbidden to be demolished, though new modern cement construction in both regulated areas is occurring with greater frequency. Detailed regulations are noted in the Plan regarding renovations, use, design including style of doors, windows, walls, roofs and structures. All shall be in accordance of the local design and the second story roof height shall not exceed 6.5 meters while retaining the architecture layout of Lijiang Naxi dwelling style. All the roads and lanes within the protection area shall maintain original measurements and all the streets and lanes shall be paved with the local five-color granites.

All new buildings and renovated buildings within Baisha and Shuhe buffering areas shall adopt local traditional designs. The west of Qinglong River in Baisha to the mountainous highland area shall be maintained as natural landscape and green zones. The close region to Longquan Mountain and Qinglong River in Shuhe shall be maintained as natural landscape and green zones.

Enhanced Legal Protection and Enforcement
In order to protect the dwellings in the old town, in March 1997, 140 courtyards were issued with Key Protection status, and all historic structures were forbidden to be demolished. In 1995, the Chinese government elevated Lijiang Ancient Town to ‘Bureau’ status with its own budget and management team, and core staff grew from 40 to over 140 professionals between 2004 and 2007. In 2005, Kunming Bentu Construction Design Research Institute published Lijiang Old Town Dwellings Protection and Renovation Manual to provide guidance for all preservation work for dwellings in the core area.

The scope for conservation work includes all traditional houses in core areas of Lijiang, the UNESCO World Heritage site, including 110 hectares in Dayan Ancient town, 30 hectares in Bosha and 30 hectares in Shuhe.

Both GHF and Shanghai Tongji University have expressed a number of reservations on the quality of the preservation work of some individual houses, which lacked strong technical documentation. While the majority of restoration works were impressive, they were undertaken in a more traditional way with local contractors and workers using ‘folk restoration’ methods. We hope that, in the future, all historic restorations will have complete and thorough documentation prior to restoration, and that plans will go through a strict approval process, and a post-restoration assessment be completed for each residence or building.

GHF and Lijiang entered into our agreement in 2002 in order to offer continuous assistance to local residents, to enhance the cooperation among the community stakeholders, and ensure the timely renovation on the dwellings. Since 2003, we have together provided a 50-50 subsidy allowance to local residents for the renovation of their historic dwellings. From 2003-2007, 2.30 million Yuan RMB ($320,000US) has subsidized to 299 households to complete the restoration of the Dwellings of 236 different courtyards. In August 2007, UNESCO Asia and the Pacific Bangkok honored the GHF Lijiang project with an Award of Merit.
UNESCO Asia-Pacific Heritage Awards
Award of Merit
Lijiang Ancient Town, Yunnan, China

Owners Protection and Management Bureau of the Cultural World Heritage Site of Lijiang Ancient Town

Individuals Responsible for the Project: He Shiyong

Architect/Designer: Shao Yong, Liu Shicheng

Coordination and Cooperation: Jeff Morgan (Global Heritage Fund), Shao Yong (Tongji University)

General Contractor: Restoration Company of Lijiang Ancient Town
UNESCO Bangkok Office  
Office of the Regional Advisor for Culture in Asia and the Pacific

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Ref.: 143.8/HACA282/07  
17 August 2007

Subject: 2007 UNESCO Asia-Pacific Heritage Awards Announcement of Winners

Dear Sirs,

It is a great pleasure to inform you that your project, Lijiang Ancient Town, China has been recognized with an Award of Merit in the 2007 UNESCO Asia-Pacific Heritage Awards for Culture Heritage Conservation programme.

I am pleased to report that this year’s submissions represent a major achievement in advancing conservation in the region. The projects were of great breadth in building type, conservation scope and geographic location. A total of 26 entries have been nominated for the 2007 UNESCO Asia-Pacific Heritage Awards for Culture Heritage Conservation. The conservation project submissions include hotels, offices, cultural institutions, educational institutions, religious sites, memorials, public institutions, residential buildings and urban districts from 10 countries in the region.

The Jury of nine international conservation experts was convened from 14-18 August 2007 at UNESCO Bangkok to deliberate on the project entries. The results were officially announced at a press conference held at Phra Racha Wang Derm Palace in Bangkok, Thailand (2004 Award of Merit) on 16 August 2007, in conjunction with the official launch of the book Asia Conserved: Lessons Learned from the UNESCO Asia-Pacific Heritage Awards for Culture Heritage Conservation (2000-2004).

The Selection Panel highly commends your achievements and hopes that you will continue to share the lessons learned from the project to encourage heritage conservation efforts in your country and throughout the Asia-Pacific region. The panel would like to share their comments on your award-winning project, as follows:

Awards of Merit

Lijiang Ancient Town, Yunnan, China

The conservation of 174 traditional houses in the World Heritage site of Lijiang Ancient Town marks a significant step forward in public-private efforts to safeguard vernacular heritage. Through a matching grants programme aimed particularly at underprivileged residents, the project has supported the upgrade of a historic townscape threatened by modern urban development and the tremendous increase in tourism to the site. The implementation of clear and easily-implemented conservation guidelines aimed at homeowners has guided the process through the use of appropriate levels of technology, local materials and traditional methods of building repair and consolidation. The partnership between the residents, management authorities, external conservation experts and donors allows for a broad-based and participatory conservation approach within the framework of the overall World Heritage site conservation management plan.

We hope that you will be interested in organizing an awards presentation ceremony. My office will be happy to work with you in coordinating a press announcement or to help you with other organizational matters for such a ceremony. Please do not hesitate to contact me regarding this matter.

On behalf of the Jury, allow me to extend my warmest congratulations to you and the entire project team once again for your outstanding conservation achievements which ensure that the heritage of the Asia-Pacific region will continue to have a life in the community.

Yours sincerely,

Richard Engelhardt  
Regional Advisor for Culture in Asia and the Pacific

cc:  Secretary-General, Chinese National Commission for UNESCO  
Permanent Delegation of China to UNESCO  
Director, UNESCO Beijing Office  
Assistant Director-General, Culture Sector, UNESCO  
Director, World Heritage Center
GHF Lijiang Conservation Trust - Overview

- Homeowner Assistance selected by Lijiang Community Ward Leaders
- Authentic Historic Restoration of Naxi Courtyard Residences
- Partnership with Global Heritage Fund (GHF) Preservation Incentive Fund (PIF)
- Long-term Poverty and Low-Income Families only
- Completed 174 historic residences by 2006 and an additional 125 improvements in 2007 for a total of 299 Naxi Courtyard Residences (312 families).
- Lijiang and GHF invested 2.4 Million Yuan ($320,000 US)
- Awarded the UNESCO Asia Pacific Award of Merit in 2007

In the Award of Merit, the UNESCO panel of experts commented that “the partnership between the residents, management authorities, external conservations experts and donors allows for a broad based and participatory conservation approach within the framework of the overall World Heritage site management plan and worthy of being populated to the other world Heritage sites”. A detailed survey of the ancient residences restored from 2003-2007 is attached.
Before and After: GHF-Sponsored Authentic Restoration of Naxi Historic Residences
Before Restoration                            After Restoration

Conditions of Ancient Town and Residents

After being declared a UNESCO World Heritage site, the rapid growth of tourism brought great impact on the local life of Naxi people. Facing an exodus of the local Naxi families and population, which declined from approx. 28,000 persons in 1992 to 18,000 person by 2002, GHF and Lijiang decided to invest heavily in helping local residents in low-income and poverty with subsidies for historic preservation.

Local residents faced a number of multiple major pressures and challenges by 2002:

1. The water system they had used for over 1,000 suddenly became unusable due to sewage from exploding tourism.

2. Difficulties related to living in a tourist town with nearly 2 million camera-snapping visitors and no access to automotives for transport. The local market relocated, while people in the Old Town had little access to critical products, produce and materials.

3. Traditional residential houses required nearly three times the investment for restoration than construction of a new modern home.

4. High rents caused by the immigration of so many new ‘outside’ businessmen offered excellent new income, with potential to buy a brand new home in Lijiang New Town.
The disappearance of local people has led to irreplaceable damage to Lijiang’s authenticity. In order to help protect the authenticity of Lijiang, and to help harmonious development for both social, cultural and economics aspects, in 2002 the Lijiang Ancient Town Management Committee (now the Lijiang Ancient Town Protection and Management Bureau of World Cultural Heritage), signed an agreement with Global Heritage Fund for a private-public sector Lijiang Conservation Trust for the rehabilitation of traditional residences in Lijiang.

Applying to the local community ward (12 in total) a low-income or poverty family which would stay in the ancient town for a minimum of 10 years could receive a preservation subsidy (GHF Preservation Incentive Fund - PIF) to conduct restoration and rehabilitation work guided by professionals. This new subsidy was prioritized by community ward leaders and made available to local residents who have lived in Lijang over 10 years. The amount of funding depends on the building’s historic value, degree of damage (urgency), cost and family incomes. In most cases, the house owner paid 50 percent of the cost of restoration, unless they were deemed too poor to participate.

Between 2002 to 2006, GHF and Lijiang, in partnership with local residences, completed restoration of 174 traditional houses while helping keep Lijiang’s social fabric better intact. In 2006, the GHF-Lijiang project received the Preservation Award of Business Week/Architecture Record.

**Stopping the Exodus of Native Naxi Local Peoples**

In 2007, the loss of native population has somewhat stabilized with 6,000 permanent families remaining of 25,000 people living in Lijiang Ancient Town. 67 percent of total population are Naxi ethnic people.

In compliance with the requirement of keeping authenticity being as world heritage, regarding restoration plan of Lijiang’s traditional houses, we define specific requirements for conservation and restoration through Conservation Regulations of Ancient town, Lijiang and Conservation Plan of Lijiang, the contents are followings:
Enforcing Authentic and Harmonious Development

In order to better train the local population and builders and contractors, a Conservation and Restoration Manual of Traditional Houses in Lijiang (please see attachment) was introduced to vividly and graphically show conservation and restoration techniques to residents, craftsmen and construction teams. This manual details:

a. Keeping the layout of traditional houses harmonious with Lijiang’s geographic conditions and water networks while forbidding any change to existent water network and topography.
b. Conserving traditional site layout which are centralized as courtyards. No attached constructions can be added to central courtyards
c. Maintaining external forms, height, depth and bay size of traditional houses
d. Keeping all original wooden framework and structures, throughout the process of reinforcement work on necessary walls, boards and pillars.
e. Retaining all original exterior elements in terms of form, style and colors on walls, roofs, eaves, plinths and steps, outside windows, entrances and gate towers, as well as screen walls. New materials must not be exposed.
f. Preserving inner decorations of traditional houses and keeping gate towers, screen walls, surface decorations, window partitions, decoration of beams, baluster, and stone pillars.
g. Strictly enforcing local architectural design, standards and flavor to prevent unharmonious styles and damage to authenticity.
h. Using appropriate materials during restoration and adopting traditional and local architecture techniques reflecting local architecture styles including spatial utility and artistic elements.
i. Standardizing restoration materials on adobe, grey bricks, grey tiles, and cedar and pine tree materials.
j. Defining all activities such as the maintenance, reinforcement, restoration, changes, demolition, expansion, redevelopment and reconstruction of traditional houses.
k. Approving all changes to traditional architecture through a detailed application process, inspection of the results during and after implementation.

Implementation of Master Conservation Planning (MCP)

A number of major activities resulted from the development and approvals of the Lijiang Master Protection Plan and other key documents by GHF, Lijiang and Shanghai Tongji University.

Major conservation and infrastructure investments were, and are being, undertaken between 2004-2010 including:

<table>
<thead>
<tr>
<th>Investments</th>
<th>Estimated Expense (2004-2010)</th>
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<tbody>
<tr>
<td>Two Major New Gateways</td>
<td>$1US = 7 yuan</td>
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<tr>
<td>Nanmen Gateway</td>
<td>250 million yuan</td>
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<tr>
<td>Bailong Gateway</td>
<td>280 million yuan</td>
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<tr>
<td>New Yuhe Plaza and Eco-Corridor</td>
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<tr>
<td>Sleeping Lion Mountain Park</td>
<td>120 million yuan</td>
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<td>New Sewage &amp; Water Pipelines</td>
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<td>Underground Electrical Network</td>
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<td>Green Belt and Parks Projects</td>
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<td>Mu Clan Mansion Restoration</td>
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<td>Fire Protection Network</td>
<td>40 million yuan</td>
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<td>Black Dragon Lake Restoration</td>
<td>40 million yuan</td>
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<tr>
<td>Public Lavatories</td>
<td>20 million yuan</td>
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Nanmen Gateway
The southern part of the old town (‘Nanmen’ in Chinese) used to be one of the key routes of the Horse and Tea Caravans and the southern entrance to the old town. In the early 1950s, modern structures of concrete and steel of the Lijiang Machine Tool Factory were built in the region, which were not coordinating with the building styles of the other houses of the old town. There were no water supply and sewage system for the factory, so all the wastewater was directly let into the nearby canals, which brought negative effects on the old town.

In accordance with the Plan, the factory was removed and inharmonious buildings were demolished. The reconstruction of the Nanmen Gateway was implemented in strict accordance to authenticity and integrity requirements of Lijiang’s World Heritage.

Nanmen Gateway
Before and After: Nanmen Gateways factories and army barracks replaced with new ‘Naxi’ style homes, shops and boutique hotels and pensions.
Nanmen Gateway

Before and After: Nanmen Gateways factories and army barracks replaced with new ‘Naxi’ style homes, shops and boutique hotels and pensions
Yuhe Plaza and Eco-Corridor

Before and After: Yuhe Plaza and Eco-Corridor Demolitions & Renovation
Before and After: Yuhe Plaza and Eco-Corridor Demolitions & Renovation
Before and After: Yuhe Plaza and Eco-Corridor Demolitions & Renovation
Lijiang Conservation Progress – The Last 5 Years

- Completed Master Protection Plan, Management Plan and Heritage & Commerce Plan
- Investments of over 1 billion yuan in conservation & infrastructure
- Built Lijiang Conservation Management Bureau to 140 Persons
- Two new ‘Gateway’ Districts to reduce over-crowding
- New Buffer Zone and Environmental Coordination Areas
- Stabilized Exodus of Local Ethnic Families to New Town
- Preservation of over 400 Historic Buildings
- Removal of over 300,000 sq. meters of modern structures
- Community-led Preservation 299 Historic Naxi Courtyard Residences (GHF initiated project)
- New Sewage, Water and Electrical Network Underground – 90%+ Coverage
- Strict Regulation on Commercial Activities - ‘Authentic’ signage, only ‘Naxi’ Lijiang-branded products, commercial licensing & enforcement

Lijiang Management Plan - Summary

- Completed in June, 2008
- Defines Organization and Responsibilities
- Monitoring and Assessment Guidelines
- Control of Development
- Enforcement of Construction
- Regulation of Tourism and Commercial Activities
- Focus on Lijiang’s Ethnic Heritage Integrity and Authenticity
Living Heritage Preservation - Summary

- Ethnic culture is soul of Lijiang Ancient Town
- 40 million yuan invested in Living Heritage
- Public buildings dedicated to ethnic culture
- Restoring ethnic festivals, foods, traditional handicrafts, art, dance, music, woodworking, construction techniques
- Scientific research and investigation
- Dongba culture training for local peoples
- Education and publicity of Naxi culture

Lijiang Ancient Town - The Next Ten Years

- Removal of Inappropriate Buildings (400K sq m)
- Continued Community Restorations (GHF Phase II)
- New World Heritage Monitoring Center
- Scientific research to adjust tourism impacts and commercial activities
- Focus on Ethnic Culture- Research, Education, Publicity, Training
- Increase Funding for Heritage Protection / Sustainability
- Disaster Prevention System and IT Management
Above and Below: Lijiang Old Town Conservation Manuals for Ancient Residences and Community Spaces.