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MONASTERIES ZONE



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PROVISIONS OF THE HERITAGE PRESERVATION AND DEVELOPMENT MASTER PLAN (P.S.M.V) SPECIFIC TO ZPP-M: MONASTERIES ZONE		
TITLE 1	Graphic Documents of the ZPP-M	
SECTION1	Scope of prescriptions of the legend of the Graphic Document	
Article 1 Zoning of the Area	<p>The ZPP-M is constituted with land plots included in the enclosure of monasteries;</p> <p>These zones are identified in the Plan of the heritage Protection Zone (ZPP) at a scale 1/5000 (Zoning Plan) and the Plan ZPP at a scale 1/2000 (Graphic Document). However they will be extended according to land acquisition which each monastery might acquire.</p> <p>Properties of monasteries outside their enclosures are submitted to rules of the zone where they are situated.</p> <p>ZPP-M is constituted with all monasteries of Luang Prabang district, located or not in the Heritage Protection Zone (Z.P.P);</p>	
Article 2 General prescriptions concerning zones of the Area	<i>Without object</i>	
Article 3 Scope of prescriptions on buildings	<p>1. Buildings included in the inventory of P.S.M.V.</p> <p>Buildings of the Inventory constitutive of the dossier of presentation of the site of Luang Prabang city to the World Heritage of U.N.E.S.C.O. (in black in the plan): Rehabilitation works identical to original, possibility for evolution to be determined case by case, on consent of the services of La Maison du Patrimoine. Demolition is prohibited. In case of demolition by accident or malevolence, reconstruction identical to original.</p> <p>Buildings to be conserved and restored (in red in the plan): Rehabilitation works identical to original, possibility for evolution to be determined case by case, on consent of the services of La Maison du Patrimoine. Demolition is prohibited. In case of demolition by accident or malevolence, reconstruction identical to original.</p> <p>2. Buildings not included in the inventory of P.S.M.V.</p> <p>Buildings which merit to be conserved and restored: In case of conservation and transformation, works must be referred to construction model and concerned typology. Extensions will be authorized in reference to articles of rule relating to coverage on the ground and authorized height. In case of reconstruction, respect of original typology and volumetry.</p> <p>Buildings which can be replaced: Rehabilitation of these constructions can be submitted to the respect of the architectural prescriptions in respect of their own typology. In case of reconstruction, application of the rules relating to construction possibility and architectural prescriptions.</p>	 

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	<p>3. Archeological vestiges:</p> <p>Destruction of archeological vestiges is strictly prohibited. Restoration or improvement works to be determined case by case on consent of services of La Maison du Patrimoine.</p>	
Article 4: Scope of prescription on public domain	<i>Without object</i>	
Article 5 Scope of prescriptions on spaces which can not be constructed	<i>Without object</i>	
Article 6 Drainage	<i>Without object</i>	
Article 7 Conditions of construction possibility	<i>Without object</i>	
Article 8 Perimeter of protection and prospect	<p>A zone of protection is established around the enclosure of monasteries. This protection zone will be composed of:</p> <ul style="list-style-type: none"> - A protection perimeter not allowed for construction extending on 3 meters from the external limit of the enclosure of the monastery; - A “prospect” defined as follow against the ground level within the enclosure of the monastery; <ul style="list-style-type: none"> - In the zone P1 extending on 4.5 m from the limit of the protection perimeter, the height of all parts of new construction must be less than or equal to the distance separating it from the enclosure. - In the zone P2, extending further, the height of walls (without pinion) of a new construction must be less than or equal to the distance separating it from the enclosure. <p>(See diagram 8-1)</p>	<p>Diagram 8 - 1</p>
Section 2	List of particular architectural prescriptions and content of prescriptions	
	<i>Without object</i>	
Section 3	List of spaces submitted to Particular Prescriptions and content of prescriptions	
	<i>Without object</i>	

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Section 4	List of Reserved locations	
	<i>Without object</i>	
Section 5	List of plantations to be implemented	
	<i>Without object</i>	
TITLE II	Regulation of the ZPP-M	
SECTION1	Characteristics of activities of the ZPP-M	
Article 1 Activities admitted	-All activities linked directly or indirectly with Buddhist worship; - Education; - Lodging for monastery inhabitants and passing guests.	
Article 2 Activities prohibited	- All activities not expressively authorized	
SECTION 2	Conditions of occupation of the plot	
Article 3 Access and system of roads	<i>Without object.</i>	
Article 4 Service by networks	<i>Without object</i>	
Article 5 Characteristic s of plots	<i>Without object</i>	
Article 6 Settlement of buildings against roads	6-1- In the enclosure of monastery, buildings will be set up at least on 3 meters back from the limit of coverage of public road. <i>(See diagram 6-1)</i>	<p>Diagram 6 – 1</p>

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<p>Article 7</p> <p>Settlement of buildings against separating limits</p>	<p>7-1- In the enclosure of monastery buildings will be settled at more than 1.5 meters from the enclosure. (See diagram 7-1)</p>	<p>Diagram 7 – 1</p>
<p>Article 8</p> <p>Settlement of constructions one against the other on the same plot.</p>	<p>8-1- Except the That, any building can not be constructed on the esplanade in front of sanctuary. (See diagram 8-1)</p> <p>8-2- In the enclosure of the monastery independent buildings must be spaced from each other for at least 3 meters. (See diagram 8-2)</p> <p>That space will be extended to 6 meter against Vihan or That. (See diagram 8-2)</p> <p>Cells and small latrines can be spaced from each other 1.5 meters. Funeral That can be built on 0.5 meters from other building.</p> <p>8-3- Any new building can not be constructed in contact with building inscribed in the inventory.</p>	<p>Diagram 8 – 1</p> <p>Diagram 8 – 2</p> <p>Diagram 8 – 3</p>
<p>Article 9</p> <p>Coverage on the ground</p>	<p>Without object.</p>	
<p>Article 10</p> <p>Maximum height</p>	<p>10-1- Any construction can not taller than the sanctuary (See diagram 10-1)</p> <p>10-2- The highest level of floor of any construction not directly or indirectly destined to the worship must be inferior to the level of plinth of major Buddha statue. (See diagram 10-2)</p>	<p>Diagram 10 – 1</p>

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	<p>10-3- The level of the lower floor of a construction not directly or indirectly destined to the worship must be lower than the level of the ground floor of the sanctuary. (See diagram 10-2)</p>	<p>Diagram 10 – 2</p>
<p>Article 11 External appearance</p>	<p>11-1- Any new building will be constructed by respecting prescriptions mentioned in the Fascicle n° 8: Monasteries, of the Recommendation Notebook.</p> <p>11-2- Materials</p> <p>-For structure of buildings: Traditional materials, locally made or imported must be used in priority. Different construction materials will be produced in conformity with traditional procedures (Fascicle n° 2: Architectural details, and Fascicle n° 3: Production of materials, of the Recommendation Notebook).</p> <p>-For décor of buildings: Traditional materials, locally made or imported must be obligatorily used. Different construction materials will be produced in conformity with traditional procedures (Fascicle n° 3: Production of materials, of the Recommendation Notebook).</p>	
<p>Article 12 Parking</p>	<p><i>Without object</i></p>	
<p>Article 13 Open spaces and plantations</p>	<p>13-1- Felling of trees is prohibited except on the surface of the plot necessary for construction. Plan of felling of trees must be indicated on the master plan included in the application dossier for construction license. Trees of the same specie will be planted on the plot in replacing felled trees.</p> <p>13-2-Planted space will be maintained or organized between road and fences in conformity to prescriptions of the Fascicle n° 5: Fences & Vegetation of the Recommendation Notebook.</p>	
<p>SECTION 3</p>	<p>Condition of occupation of the soil</p>	
<p>Article 14 Soil Occupation Coefficient</p>	<p><i>Without object</i></p>	

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Article 15
Exceeding of
soil
occupation
coefficient

Without object