



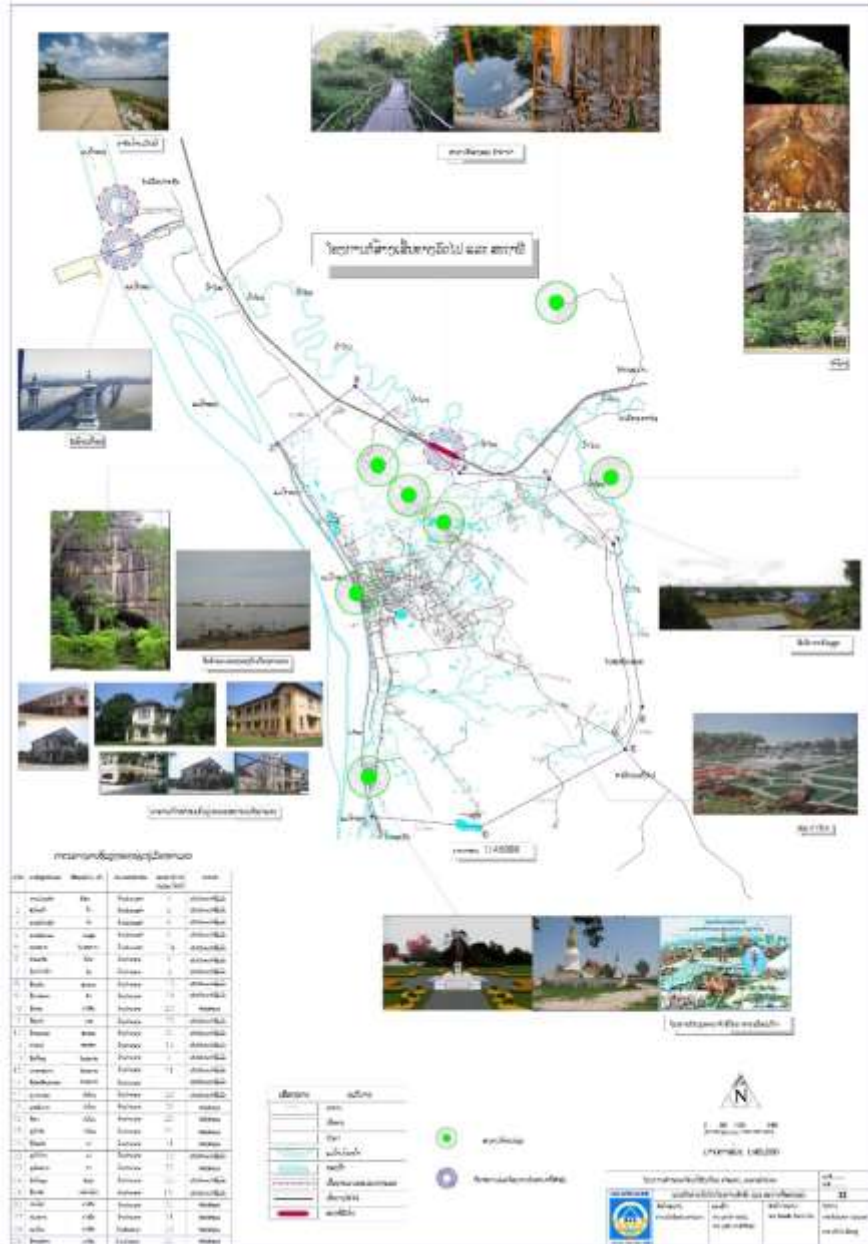
ທ່າແຂກ  
**THAKHEK**  
port of visitors

**LIVABLE TOURISM CITY**

Grow Thakhek as a tourism destination by improving the town, capitalizing on historic cultural assets and locational advantages

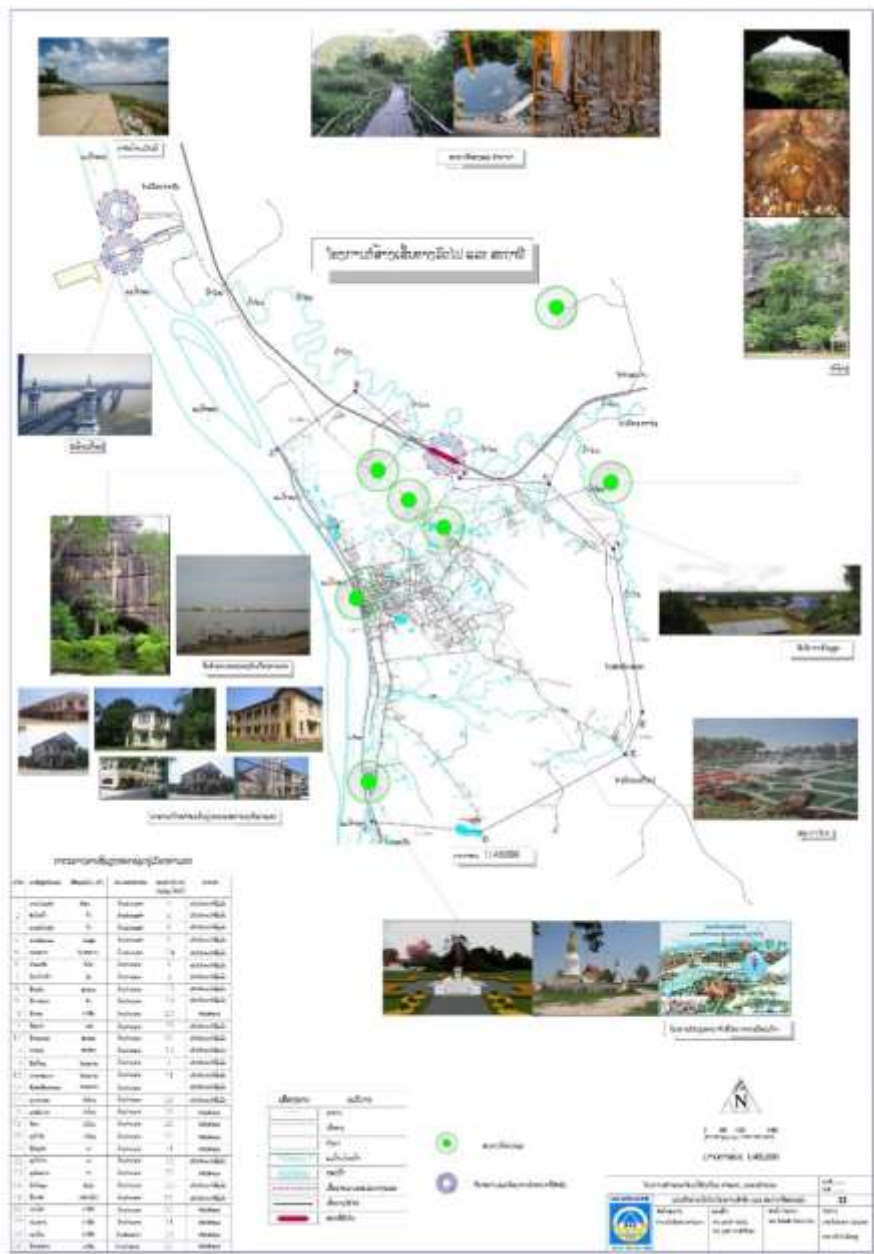
# Supporting development objectives

- Increase Khammounane Province tourism numbers to 2.5 million by 2020 from current 530,000 tapping both the international and the domestic visitor markets
- Increase length of stay in Thakhek from current to 3 nights from current 1-2 nights
- Create opportunities to diversify local economy
- Conserve and enhance the value of the unique heritage and built environment in Thakhek as a catalyst for economic growth
- Invest in basic urban services, public space and environmental upgrading
- Part of heritage town corridor along Mekong River: Luang Prabang, Chiang Khan, Vientiane, Savanakhet, Pakse, Champasak Town, Stung Treng, Kratie, Kampong Cham etc.



# ການສະໜັບສະໜູນຈຸດປະສົງຂອງການພັດທະນາ

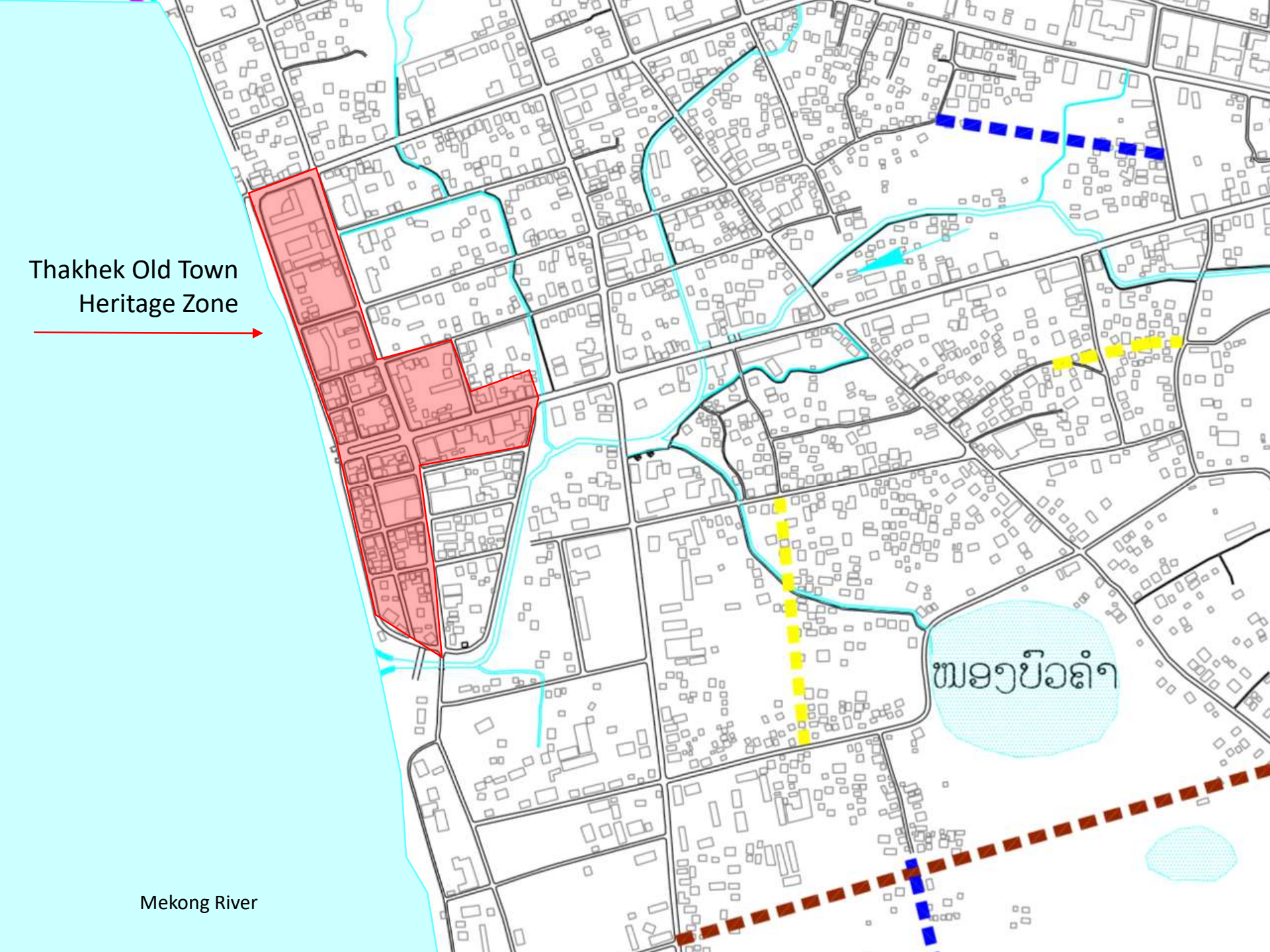
- ເພີ່ມຈຳນວນນັກທ່ອງທ່ຽວໃຫ້ແຂວງຄຳມ່ວນບັນລຸ 2.5 ລ້ານຄົນ ໃນປີ 2020 ຈາກຈຳນວນປະຈຸນ 530,000 ຄົນ ເປົ້າໝາຍຕະຫຼາດນັກທ່ອງທ່ຽວພາຍໃນ ແລະ ນັກທ່ອງທ່ຽວສາກົນ
- ເພີ່ມໄລຍະການພັກເຊົາໃຫ້ເປັນ 3 ມື້ ຈາກແຕ່ກ່ອນ 1-2ມື້
- ສ້າງໂອກາດໃນການກະຈາຍເສດຖະກິດທ້ອງຖິ່ນ
- ຮັກສາ ແລະ ເພີ່ມມູນຄ່າຂອງມໍລະດົມທີ່ເປັນ ເອກະລັກ ແລະ ສິ່ງແວດລ້ອມອ້ອມຂ້າງ ຂອງເມືອງ ທ່າແຂກ ໃຫ້ເປັນ ໂຕເລັງການເຕີມໃຫຍ່ທາງ ເສດຖະກິດ.
- ລົງທຶນໃນການບໍລິການພື້ນຖານຂອງຕົວເມືອງ, ເຂດເປົ້າຫວ່າງ ແລະ ຍົກລະດັບສະເພາບແວດລ້ອມ
- ເປັນສ່ວນໜຶ່ງຂອງບັນດາເມັທີ່ລຽບຕາມແລວ ແມ່ນໍ້າຂອງ: ຫຼວງພະບາງ, ຊຽງຄານ, ວຽງຈັນ, ສະຫວັນນະເຂດ, ປາກເຊ, ເມືອງຈຳປາສັກ, ສະຕຸງ ແຕຣງ, ກຣາເຈ, ກຳປົງຈາມ, ແລະ ເມືອງອື່ນໆ



Thakhek Old Town  
Heritage Zone



Mekong River



# Multi-layered and multi-cultural history

thakhek - timeline

- *8<sup>th</sup> century* - original settlement Sikottabhong built on both sides of the Mekong River. **Spiritual centre** and a **busy trade route** located on the corridor between present day Vietnam, Thailand and Cambodia
- *1893 - 1946 colonial period* - bustling trade town with a population that was **85 percent Vietnamese and Sino-Lao.**
- *1949 - independence* - French left Laos
- *1975 Establishment of the LPDR* - **massive exodus of the Chinese and Vietnamese.** Nationalized all land as well as many of previously foreign owned properties
- *Now* - due to the limited development Thakhek town in the last few decades, many of the **city's old buildings have been preserved** and also the **historic streetscape in the old town is largely intact**

# ມີປະຫວັດສາດ ແລະ ວັດທະນາທຳຈາກຫຼາຍໄລຍະ

ການເວລາ ຂອງເມືອງທ່າແຂກ

- ສັດຕະວັດທີ 8 - ສ້າງນະຄອນສີໂຄດຕະບອງຢູ່ສອງຝັ່ງແມ່ນ້ຳຂອງ. ເປັນສູນລວມທາງຈິດວິນຍານ ແລະ ເປັນເສັ້ນທາງການຄ້າ ຕັ້ງຢູ່ຕາມແລວທາງ ລະຫວ່າງຫວຽດນາມ, ໄທ ແລະ ກຳປູເຈຍ ໃນປະຈຸບັນ
- ປີ 1893 - 1946 ເປັນໄລຍະຖືກບົນຄອງຈາກຕ່າງດ້າວ - ເປັນເມືອງການຄ້າທີ່ຄົກຄືນ ແລະ ມີປະຊາກອນ ປະມານ 85 ເປີເຊັນ ແມ່ນແມ່ນປະຊາກອນປະສົມ ລາວ-ຫວຽດນາມ, ລາວ-ຈີນ
- 1949 – ມີອິດສະລະພາບຈາກຫົວເມືອງຂຶ້ນຝຣັ່ງ
- 1975 ສ້າງຕັ້ງ ສ.ປ.ປ.ລາວ - ມີການອົບພະຍົບຂອງຄົນຈີນ ແລະ ຫວຽດນາມ. ຜົນແຜ່ນດິນ ແລະ ສັບສິນທີ່ຄົນຕ່າງດ້າວເປັນເຈົ້າຂອງໃນເມືອງກ່ອນ ກັບຄືນມາເປັນຂອງປະຊາຊົນລາວ.
- ປະຈຸບັນ ເນື່ອງຈາກມີຂໍ້ຈຳກັດຂອງການພັດທະນາຂອງເມືອງທ່າແຂກ ໃນທິດສະວັດຜ່ຽນມາ, ບັນດາອາຄານເກົ່າຫຼາຍຫຼັງ ໄດ້ຖືກອະນຸລັກ ແລະ ທົ່ວທັດຕາມເສັ້ນທາງໃນເຂດດມເກົ່າ ແມ່ນຍັງຢູ່ໃນສະພາບສົມບູນ

# Thakhek Old Town . unique historical assets



Old Cargo Landing

MeKong River

Laos  
Thailand

Drainage Channel

Old Town Square

le bouton d'or boutique

DD Bistrot & Cafe

Inthira Thakhek

TonTan

Police

Thakhek High School

Sunset

Advice shop

Wat Nabo

Mekong

# Thakhek Old Town . unique historical assets



Old Cargo Landing

Wat Nabo

Mekong

le bouton d'or boutique

DL Bistrot & Cafe

Old Town Square

Minhira Thakhek

TonTan

Police

Thakhek High School

Sunset

Drainage Channel

MeKong River

MeKong River

Laos  
Thailand

sunset view



# Thakhek Old Town . unique historical assets



historic streetscape completely intact



main junction: four corner buildings intact



port, historic connection to Thailand



foundation stone, temple & naga steps



old well



waterfront and public square with uninterrupted view and historic properties



sunset view



# Suggested project components

## hardware

- 1** Widening **riverside promenade** from port to creek as an uninterrupted footpath and create additional lower level plateau vendors and F&B outlets
- 2** Upgrading of **public square** to create uniform public space with look and feel that is respectful to the historic character of the Old Town
- 3** Renovation and re-purposing 500 sqm historic **Old Post & Telecommunication Office** into multipurpose Tourism Information Centre
- 4** **Place branding, wayfinding and interpretive signage system** of heritage trails in Thakhek Old Town that show the different historic layers and unique multicultural history of old town

## software

- 1** **Zoning plan and management structure** for the promenade, with a clear allocation of public and private space and a fair system for concessions
- 2** **Survey and update inventory** of heritage buildings in Thakhek Town. Including assessment and designation of significance and capacity building for management
- 3** **Public awareness campaign** to incentivize owners, operators and tenants of heritage buildings to upgrade and maintain their properties with respect to the historic streetscape of the old town

# ການສະເໜີອົງປະກອບຍ່ອຍ

## ສ່ວນແຂງ

- 1 ຂະຫຍາຍລະບຽງແຄມນ້ຳໃຫ້ກ້ວາງ ອອກ ເລີ່ມຈາກກາທາເຮືອ ສູ່ຫ້ວຍ ເປັນທາງຍິ່ງແບບຕໍ່ເນື່ອງບໍ່ຂາດ ແລະ ສ້າງພັກທີ່ພຽງ ເພື່ອໃຫ້ເປັນບ່ອນຂາຍເຄື່ອງຕ່າງໆ
- 2 ປັບບຸງສວນນ້ຳພ ເພື່ອສ້າງຜືນທີ່ສາທາລະນະ ເພື່ອໃຫ້ເບິ່ງຄືວ່າໃຫ້ຄວາມເຄົາລົບແກ່ລັກສະນະປະຫວັດສາດຂອງເມືອງເກົ່າ
- 3 ສ້ອມແປງ ແລະ ປັບການໃຊ້ງານອາຄານທີ່ເປັນຫ້ອງການໂທລະຄົມເກົ່າທີ່ມີເນື້ອທີ່ປະທານ 500 ມ<sup>2</sup> ໃຫ້ເປັນສູນບໍລິການຂໍ້ມູນຂ່າວສານທ່ອງທ່ຽວທີ່ໃຊ້ໄດ້ຫຼາຍຈຸດປະສົງ
- 4 ການສ້າງ ເຄື່ອງໝາຍໃຫ້ສະຖານທີ່, ບ້າຍຊີບອກຕ່າງໆ ຂອງຄຸ້ມເກົ່າເມືອງທ່າແຂກ ທີ່ສະແດງໃຫ້ເຫັນປະຫວັດທາງວັດທະນາທຳທີ່ຫຼາກຫຼາຍ

## ສ່ວນອ່ອນ

- 1 ສ້າງແຜນຄຸ້ມ ແລະ ໂຄງປະກອບ, ການຄຸ້ມຄອງ ເຂດລະບຽງແຄມນ້ຳ, ທີ່ໄດ້ມີການກຳນົດເຂດສາທາລະນະ ແລະ ເຂດສ່ວນຕົວ ແລະ ມີລະບົບການສຳປະທານທີ່ເໝາະສົມ
- 2 ເຮັດການສຳຫຼວດ ແລະ ປັບບຸງລະບົບການຂອງບັນດາອາຄານທີ່ເປັນມໍລະດົກ ລວມທັງການປະເມີນ ແລະ ກຳນົດຄວາມສຳຄັນ, ການສ້າງຂີດຄວາມສາມາດໃນການຄຸ້ມຄອງອາຄານ
- 3 ສ້າງຄວາມເຂົ້າໃຈໃຫ້ແກ່ປະຊາຊົນ ເພື່ອ ສ້າງແຮງຈູງໃຈໃຫ້ແກ່ເຈົ້າຂອງ, ຜູ້ປະກອບການ ແລະ ຜູ້ເຊົ່າອາຄານມໍລະດົກ ໄດ້ມີການປັບບຸງ ແລະ ບຳລຸງຮັກສາ ຊັບສິນຂອງພວກເຂົາ ທີ່ໃຫ້ຄວາມນັບຖືແກ່ທັດສະນີຍະພາບເສັ້ນທາງ ຂອງເຂດຄຸ້ມເກົ່າ.

# hardware component 1

waterfront promenade  
from port to creek

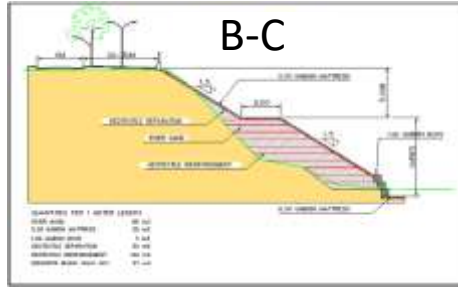
ຂະຫຍາຍລະບຽງ  
ແຄມນໍ້າໃຫ້ກວ້າງອອກ  
ເລີ້ມຈາກທາເຮືອ ສູ່  
ຫ້ວຍ ເປັນທາງຍ່າງແບບ  
ຕໍ່ເນື່ອງບໍ່ຂາດ ແລະ  
ສ້າງພັກທິພຽງ ເພື່ອໃຫ້  
ເປັນບ່ອນຂາຍເຄື່ອງ  
ຕາງໆ



# Three sections



Section A: steps



Section B&C lower plateau, with intermittent one metre wide steps every 50 metres

Two alternatives for Old Town Square Section:

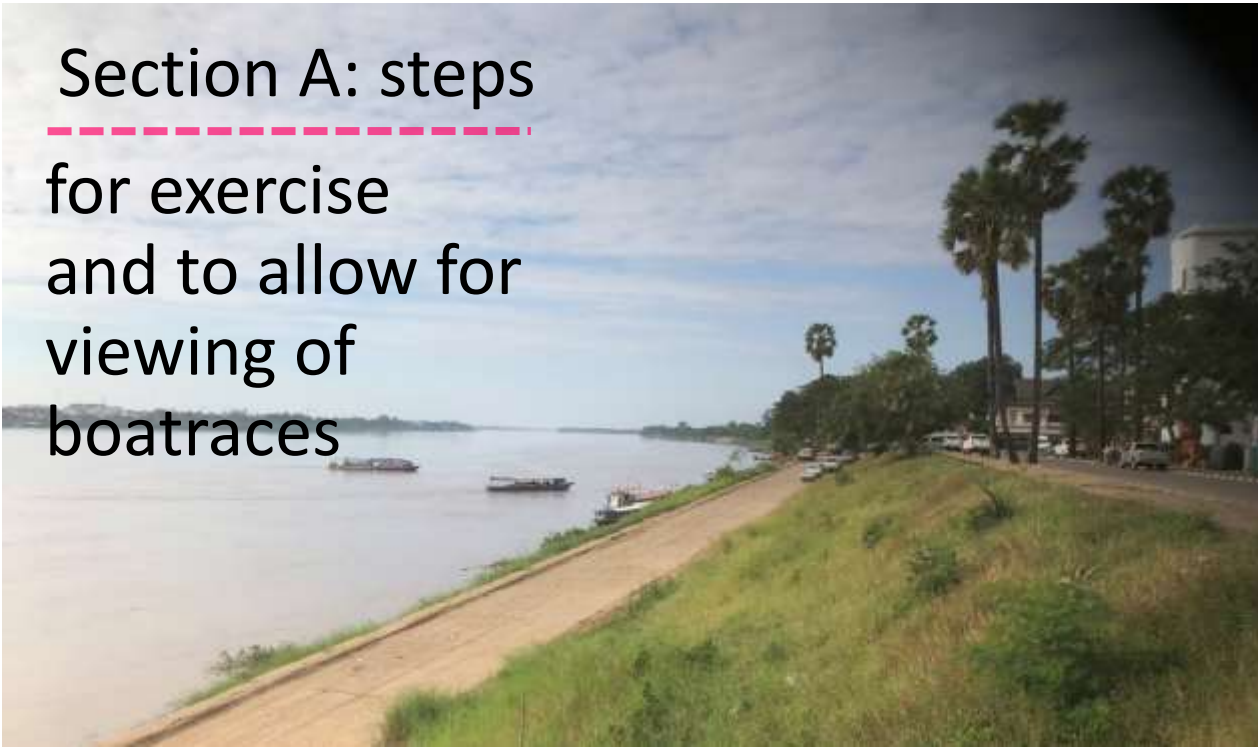
- A. Keeping toilet block building and have 2 meter wide steps at either end.
- B. Demolish toilet block and create grand 5 metre wide staircase all the way down to the water level (like Naga steps)



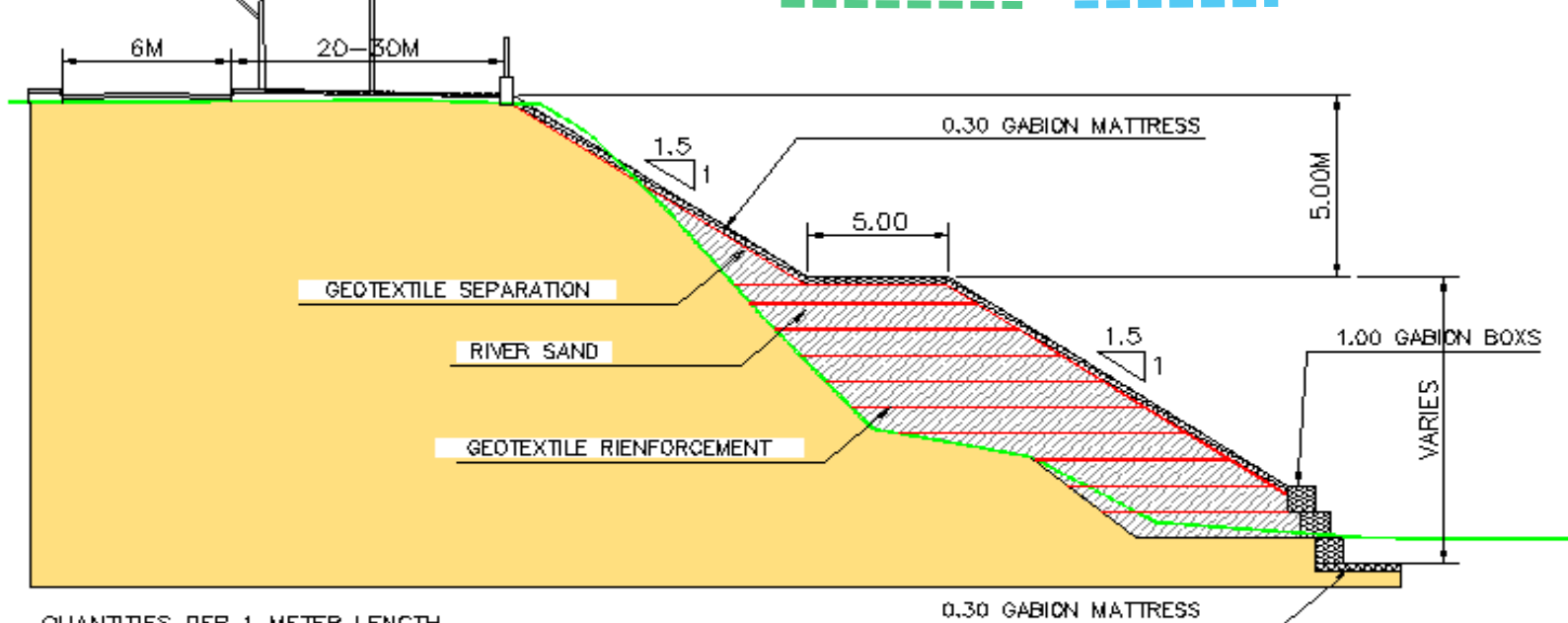
- important viewing corridors
- existing structures to be integrated in design

- Section A: steps
- Section B: lower plateau
- Section C: lower plateau
- Possible locations for grand steps (5 metres wide)

Section A: steps  
for exercise  
and to allow for  
viewing of  
boat races



## Section B&C: lower plateau



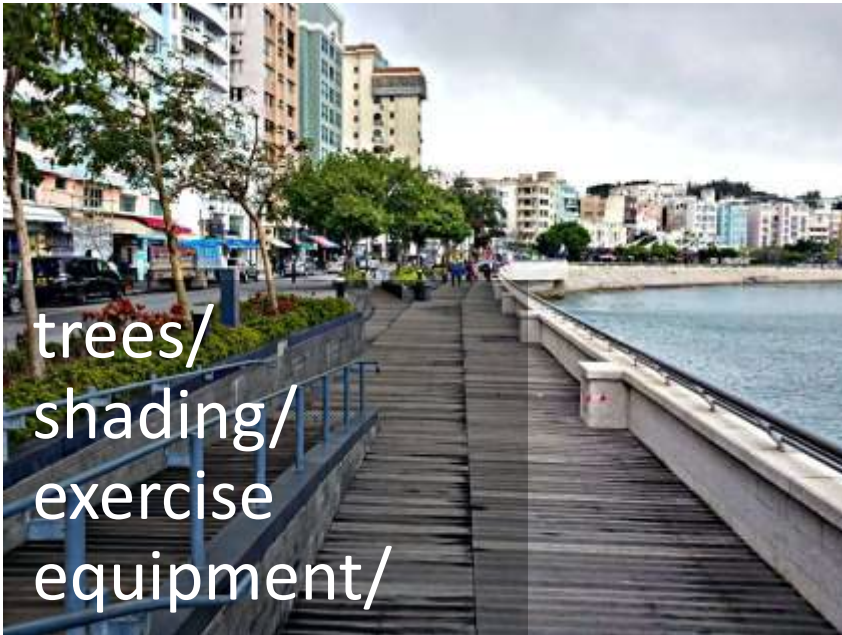
### QUANTITIES PER 1 METER LENGTH

RIVER SAND	95 m <sup>3</sup>
0.30 GABION MATTRESS	35 m <sup>2</sup>
1.00 GABION BOXES	3 m <sup>3</sup>
GEOTEXTILE SEPARATION	32 m <sup>2</sup>
GEOTEXTILE REINFORCEMENT	120 m <sup>2</sup>
CONCRETE BLOCK WALK WAY	27 m <sup>2</sup>

- Built up with layers of river sand and geotextile, with a gabion mattress on top (river rocks held in place with wire netting)
- Form a 5m wide earth step in the riverbank as a paved plateau for cafes/restaurants/vendors 2 metres below street level, accessible by set of 1 metre wide steps at 20 metre intervals
- Plateau is sufficiently high to prevent seasonal flooding. In the rare event of extreme flooding, people can lift their furniture and equipment up to the road



widened  
uninterrupted  
footpath  
at street level



trees/  
shading/  
exercise  
equipment/







restaurants & cafes





integrate  
design  
with existing  
structures,  
Naga steps  
and viewing  
platform



upgrade and  
integrate toilet  
block in coherent  
heritage design  
or alternatively  
demolish and  
replace with  
grand staircase to  
the water



playful design to  
reflect town  
heritage and  
enhance  
recreational  
value



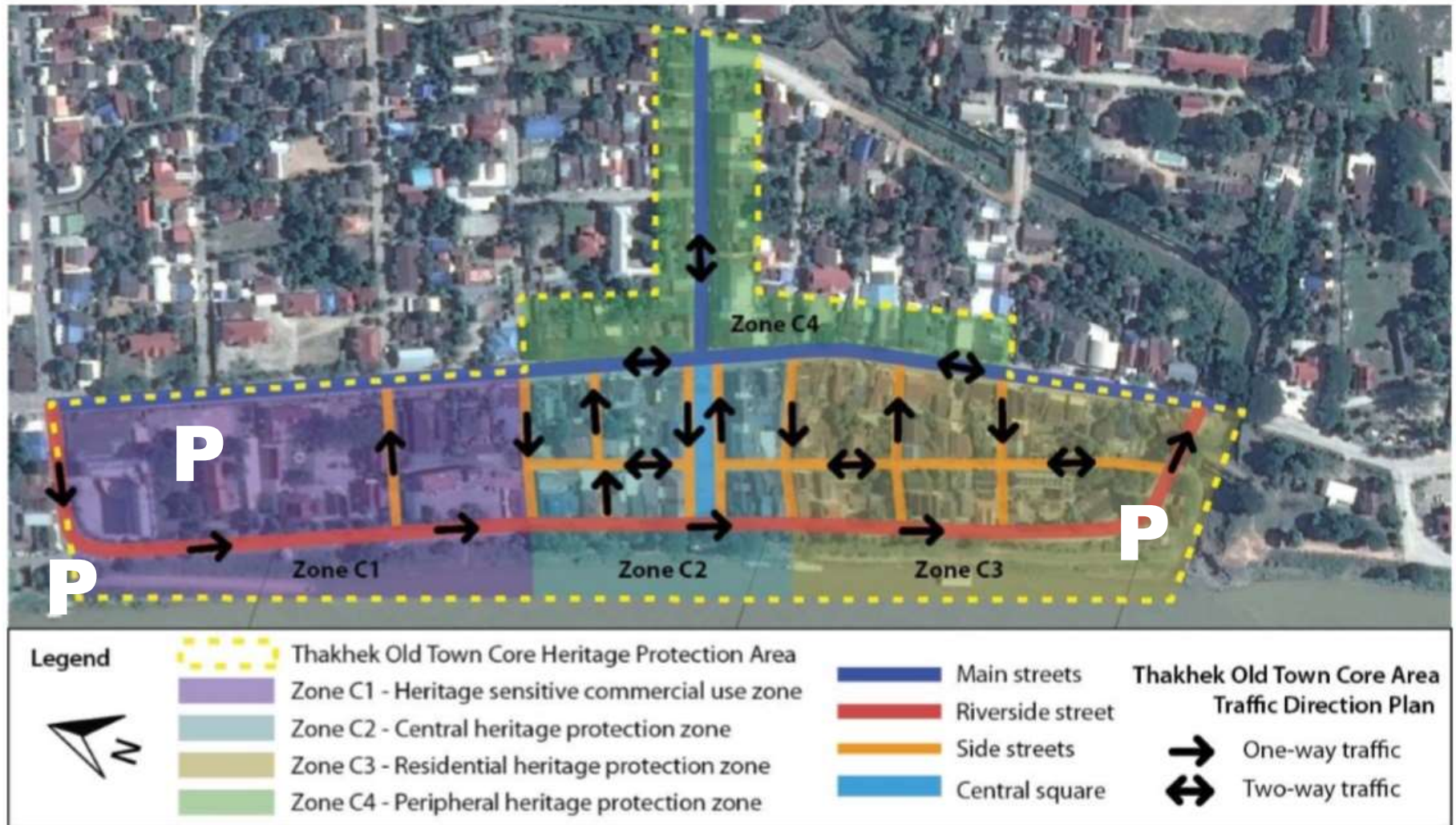


designated parking  
areas at both ends  
to allow for  
pedestrian and  
cycle friendly  
environment



# Revised traffic flow

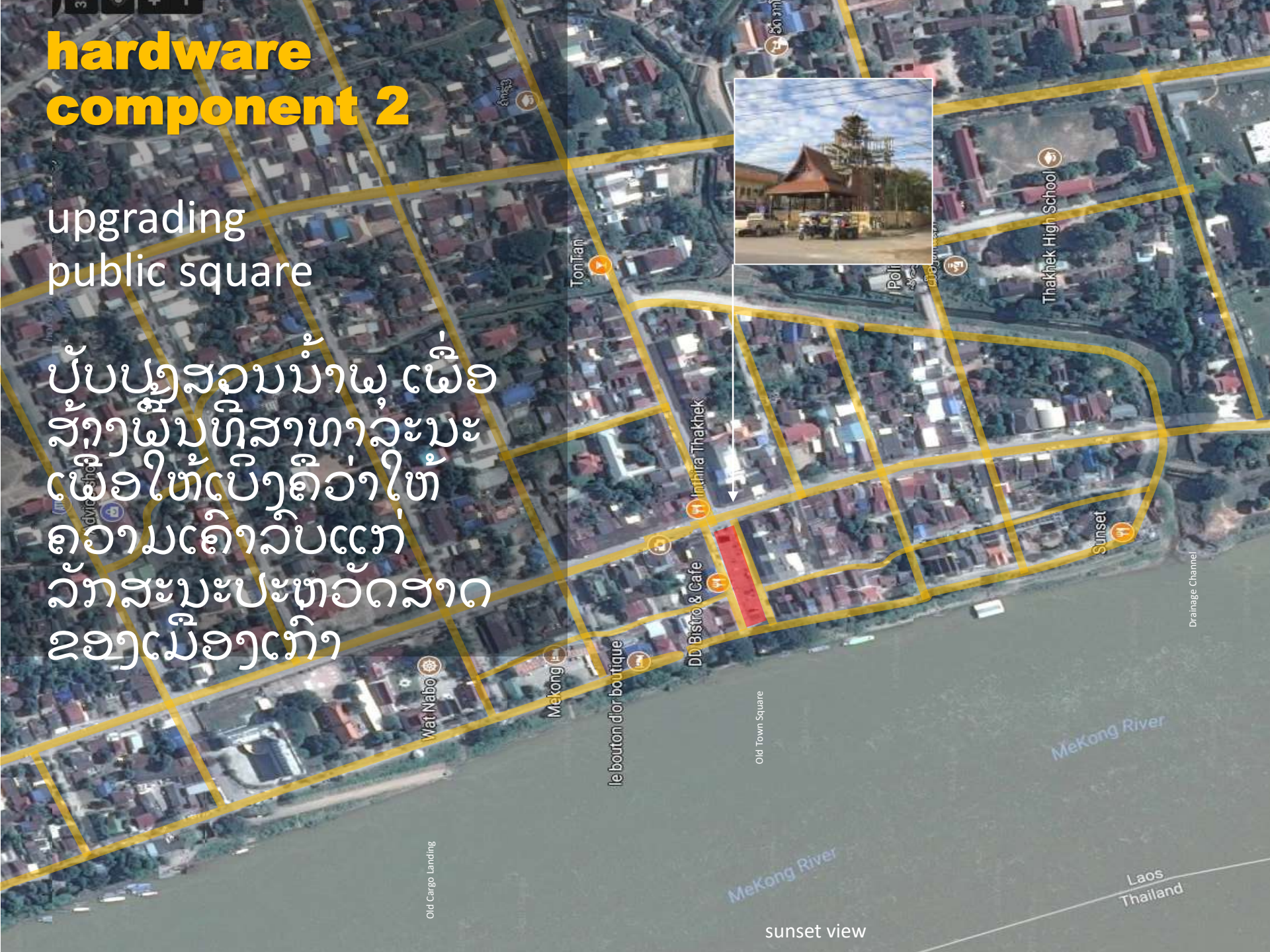
Figure 18: Proposed revised traffic directions in the Thakhek Old Town Core Area



# hardware component 2

upgrading public square

ປັບປຸງສວນນ້ຳພຸ້ ເພື່ອ  
ສ້າງພື້ນທີ່ສາທາລະນະ  
ເພື່ອໃຫ້ເບິ່ງຄືວ່າໃຫ້  
ຄວາມເຄົາລົບແກ່  
ລັກສະນະປະຫວັດສາດ  
ຂອງເມືອງເກົ່າ



sunset view



honour the square as a commemorative and sacred place



upgrade street  
furniture and  
fountain



tree  
planting  
to provide  
shade



A photograph of a town square. On the left is a two-story yellow building with a red roof and blue shutters. In the center is a monument with a square base and a small pavilion on top. The square is paved and has several wooden benches. A silver car is parked on the right. A blue tarp covers an object in the foreground. The sky is blue with some clouds. A dark grey semi-transparent box is overlaid on the right side of the image, containing white text.

/replace pavement  
/pedestrianize square  
/tree planting  
/upgrade street furniture  
/extend to pavement  
/create connection with  
waterfront promenade





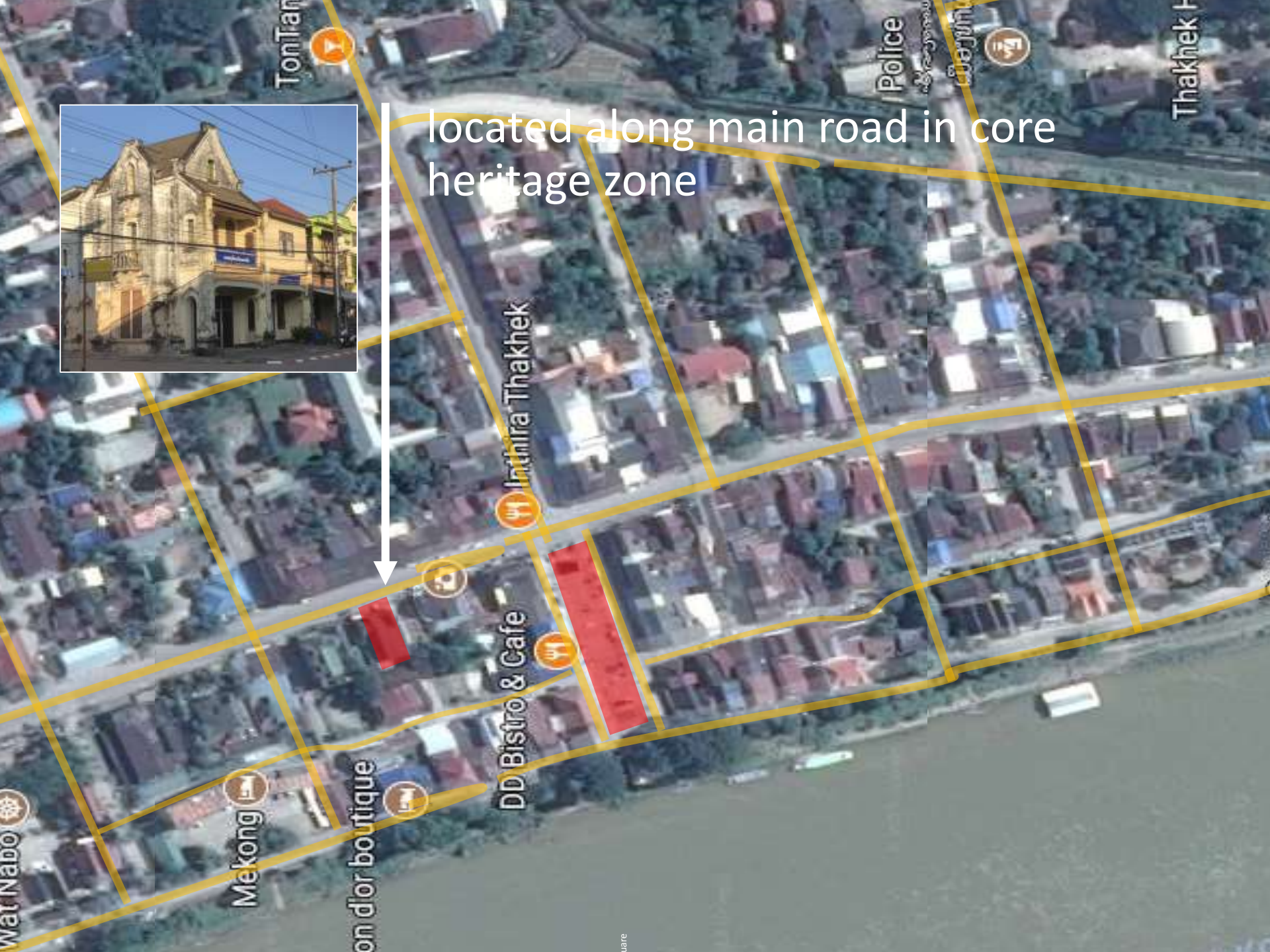
## hardware component 3

renovate and  
re-use old post  
office into  
multipurpose  
tourism information  
centre

ສ້ອມແປງ ແລະ ປັບ  
ການໃຊ້ງານອາຄານ  
ທີ່ເປັນຫໍໜັງສື  
ໂທລະຄົມເກົ່າ ທີ່ມີ  
ເນື້ອທີ່ປະມານ 500  
ມ<sup>2</sup> ໃຫ້ເປັນສູນ  
ບໍລິການຂໍ້ມູນ  
ຊ່າວສານທ່ອງທ່ຽວທີ່  
ໃຊ້ໄດ້ຫຼາຍຈຸດປະສົງ



located along main road in core heritage zone

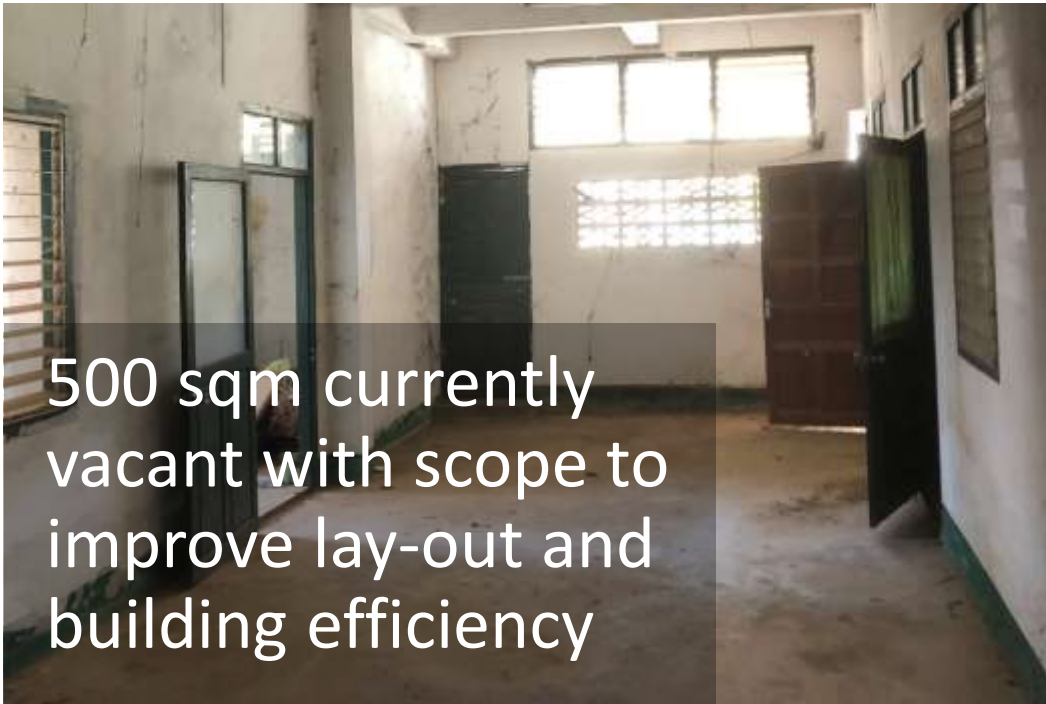




strategically located  
overlooking unique  
intact historic streetscape







500 sqm currently vacant with scope to improve lay-out and building efficiency





tourism info counter/  
displays/  
heritage centre/  
coffee shop/



pop-up exhibition/  
retail space/

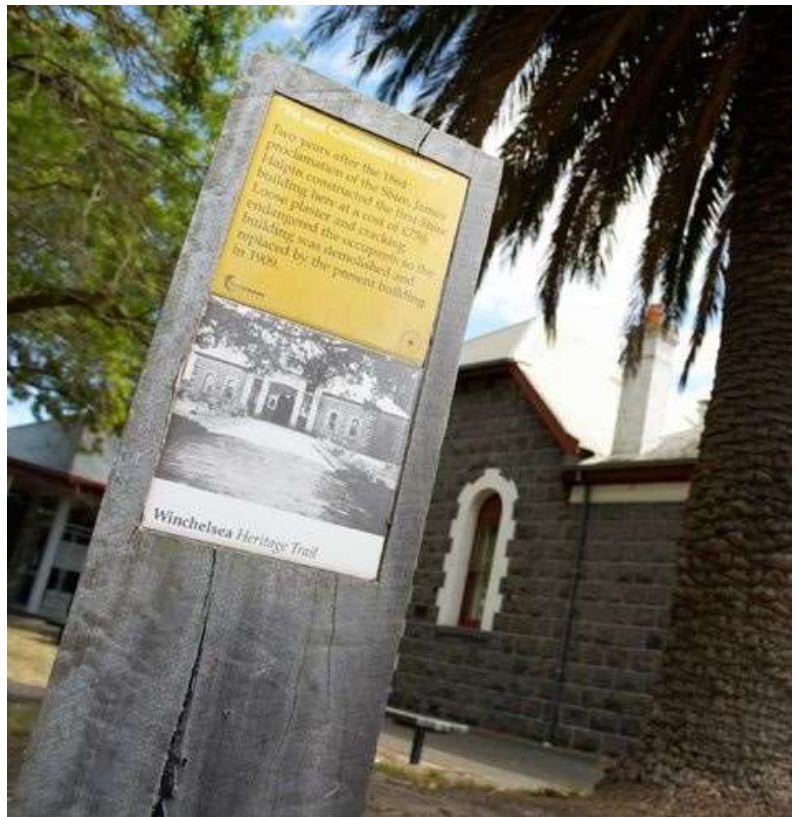


# hardware component 4

place branding,  
wayfinding &  
interpretive signage  
system of heritage  
trails

ການສ້າງ ເຄື່ອງໝາຍ  
ໃຫ້ສະຖານທີ່,  
ປ້າຍລູບອັກສອນ  
ຂອງຄຸມເກົ່າເມັ່ງ  
ທາງແຊກ ທີ່ສະແດງ  
ໃຫ້ເຫັນປະຫວັດ  
ທາງວັດທະນາທຳທີ່  
ຫຼາກຫຼາຍ







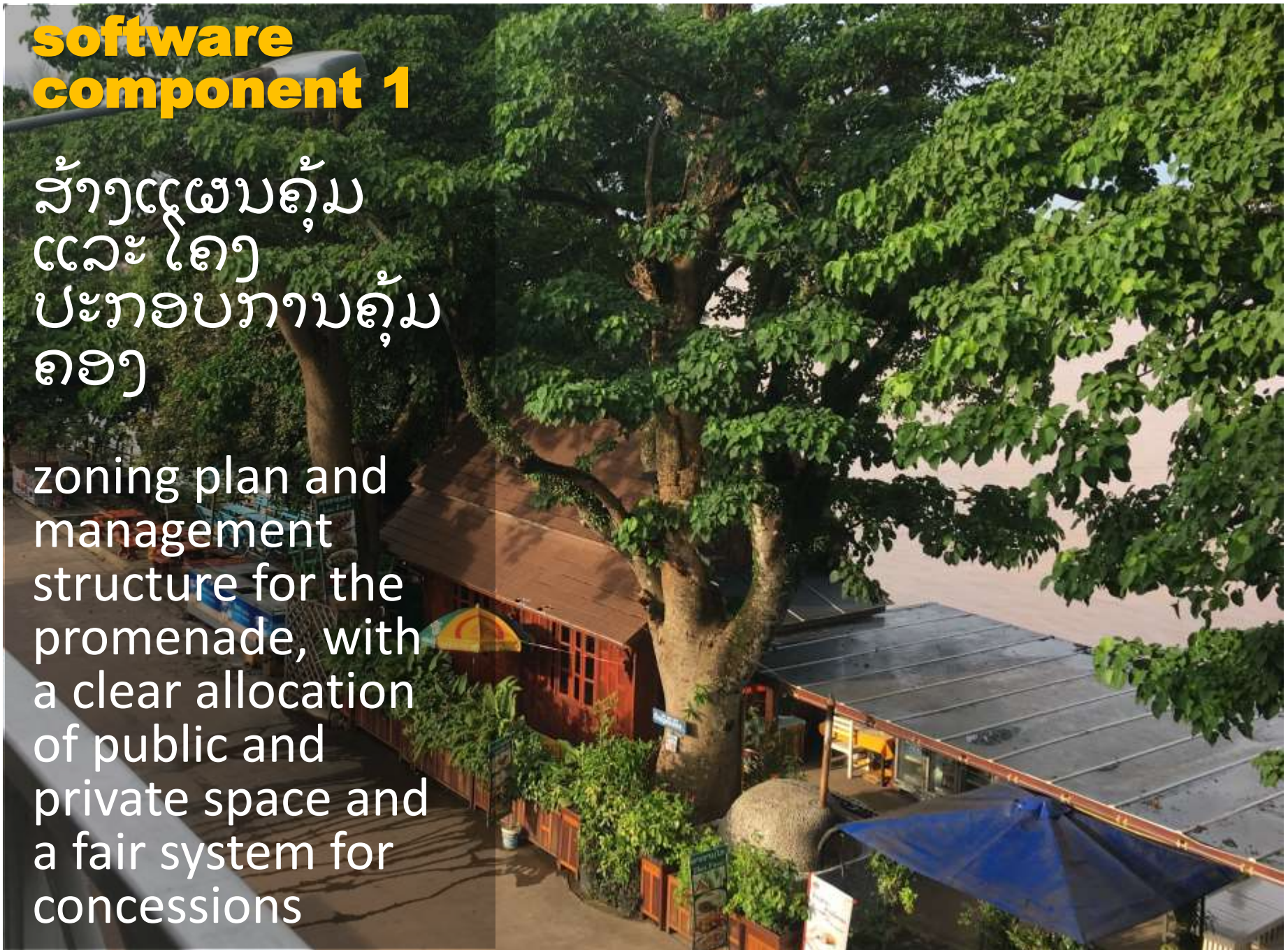
/heritage trails  
/tailored for different target groups  
/printed & on-line



# software component 1

ສ້າງແຜນຄຸ້ມ  
ແລະ ໂຄງ  
ປະກອບການຄຸ້ມ  
ຄອງ

zoning plan and  
management  
structure for the  
promenade, with  
a clear allocation  
of public and  
private space and  
a fair system for  
concessions



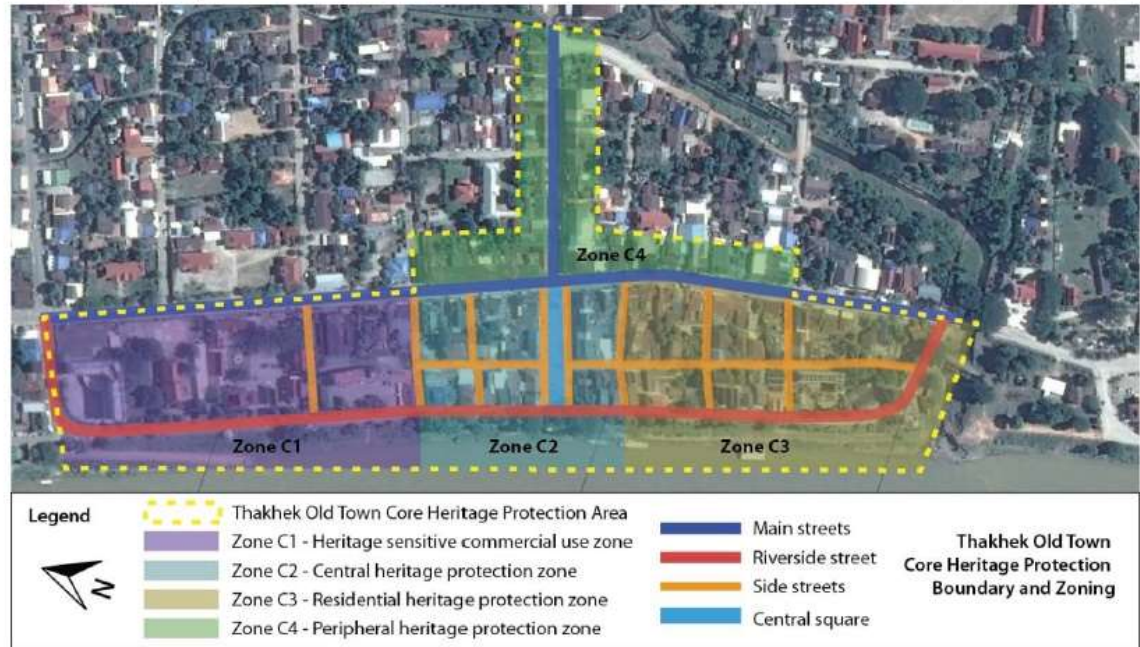
# software component 2

ເຮັດກຽມສໍາຫຼວດ  
ແລະ ປັບປຸງລາຍຮອດ  
ການຂອງບັນດາ  
ອາຄານທີ່ເປັນ  
ມໍລະດົກ

/update inventory  
of heritage  
buildings in  
Thakhek Town  
/assessment and  
designation of  
significance  
/historical records  
/capacity building  
for management



Figure 7 - Map of Thakhek Old Town Core Heritage Protection Boundary and Zoning





# software component 3

public awareness  
campaign  
ສ້າງຄວາມເຂົ້າໃຈ  
ໃຫ້ແກ່ປະຊາຊົນ

to incentivize owners,  
operators and tenants  
of heritage buildings  
to upgrade and  
maintain their  
properties with  
respect to the historic  
streetscape





ທ່າແຂກ  
**THAKHEK**  
port of visitors