

Đặc điểm phát triển của đô thị Đà Lạt nửa đầu thế kỷ XX và một vài gợi mở cho phát triển đô thị Đà Lạt hiện nay

Hà Triệu Huy*

*Nghiên cứu sinh tại Khoa Lịch sử, Trường Đại học Khoa học xã hội và Nhân văn
Thành phố Hồ Chí Minh, Việt Nam*

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TÓM TẮT

Bài viết này nhằm xem xét những đặc điểm chính của thành phố Đà Lạt nửa đầu thế kỷ 20 và đề xuất một số khuyến nghị cho sự phát triển hiện nay của Đà Lạt. Dựa trên các nguồn tư liệu bằng tiếng Anh và tiếng Pháp, cũng như kỹ thuật nghiên cứu phương pháp định tính và khoa học lịch sử, có thể thấy rằng Đà Lạt có ba chức năng chính, đó là thành phố cảnh quan, thành phố di sản và thành phố du lịch. Tác giả dựa trên ba đặc điểm này để mong muốn các nhà quy hoạch đô thị và người quản lý đô thị tôn trọng các giá trị cốt lõi của Đà Lạt để khuyến khích mở rộng không gian xanh và bảo tồn các di sản văn hóa lịch sử hiện có của Đà Lạt. Bên cạnh đó, phát triển du lịch di sản có thể là giải pháp phù hợp để đáp ứng nhu cầu phát triển bền vững của Đà Lạt trong tương lai.

Keywords: *Đô thị Đà Lạt, đầu thế kỷ 20-21, cảnh quan, di sản, du lịch.*

*Tác giả liên hệ chính.

Email: hatrieuhuy97@gmail.com

Features of Dalat City development in the early 20th century and recommendations for its current development

Ha Trieu Huy*

*Ph.D. candidate, Department of History, University of Social sciences and Humanities,
Ho Chi Minh City, Vietnam*

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ABSTRACT

This article aims at examining the main characteristics of Dalat city in the first half of the 20th century and proposes some recommendations for the current development of Dalat. Based on source materials in both English and French, as well as research techniques of qualitative methods and historical sciences, it is found that Dalat consistently has three major features, namely, a landscaped-based city, a heritage city, and a tourism city. The author depends on these three features to appeal to urban planners and leaders to respect the core values of Dalat to encourage green space expansion and conserve existing cultural and historical heritages of Dalat. Besides, the development of heritage tourism may be an appropriate solution to satisfy the demand for the sustainable development of Dalat in the future.

Keywords: *Dalat city, the 20th-21st century, landscape, heritage, tourism.*

1. INTRODUCTION

Dalat is considered as the pride of the French in their discovery in Indochina. A wide range of academic research mentions major cities in Indochina and their changes and development under colonial times. Initial projects of the French are starting points for an urban vision, which aims at promoting the combination between urban development and green space protection. As a result, this article benefits from various archival documents and previous articles directly linked to Dalat to elucidate the prominent characteristics of Dalat under its French ruling and inspect some construction plans of French architects' construction plans to acclimate further plans of Dalat revival nowadays.

2. METHODOLOGY AND RESEARCH METHODS

2.1. Methodology

This article primarily relied on the “Narrative sincerity” of Franco Minissi regarding cultural heritage conservation. In most constructions, Franco Minissi focuses on the linkage between relics and new additions of material in order to protect heritage effectively. His idea of architecture combined ancient values and new spaces, and he played a vital role in the protection of the values assessed in the buildings and museumize cultural heritages in modern spaces. He supposed that conservation and environmental promotion is a resonance of history of heritage funding, construction techniques, architectural

*Corresponding author:

Email: hatrieuhuy97@gmail.com

art layout, and museumization. Likewise, Philippot put an emphasis on the concepts of respect for the object's unity and development. He supposed that Restoration would not be able to develop except to the extent that the range of its cultural function is understood and sustained by society.¹ It is stated that all cities containing historical factors should be well-preserved, and architects should take responsibility for planning reasonable plans for the future development of historic cities. Especially, historical cities should be deemed to be a living cultural heritage, and all residents must respect the original characters and historical accuracy of the city. When approaching a historical city, it is advisable that there are seven factors needed, including keeping, maintenance, conservation, revamp, embellishment, restoration, and redevelopment. Based on these activities, historical cities are able to confront variable elements of time and nature.

2.2. Research methods

This research paper employed the historical method and the logical method. First, the historical method played a critical role in enacting all Dalat's urbanization events from 1900 to 1945 via a significant source of the primary printed document. Simultaneously, the logical method led this paper to a systematical approach to clarify three critical characteristics of urbanization in Dalat City. Interdisciplinary methods including investigation and survey, comparative method, system approach, analysis-synthesis of the theory were applied to address the research topic.

3. RESEARCH RESULTS

3.1. Dalat functions as a landscape-based city

Discovered in the very late 19th century by Yersin when he was travelling around a primitive place where an ethnic group named Lat resided. It is called as Dankia or Langbian². It was not until 1899 when a legal basis for the establishment of Dalat was issued by Paul Doumer because this place was very appropriate for vacation and plantation. Dalat was a backwood region

compared with other urban cities in Vietnam, namely, Saigon, Hanoi, Hue which experienced a definite urban development.

Dalat originated from an undiscovered land which still experienced pre-feudal society. Since the allocation of the French and the booming of tourism in 1915 - 1916, Dalat had slowly grown, but its essence was a forced development. Owing to favourable developing policies and plans, Dalat became a spontaneous city. According to Fourniau's comments, the urbanization process in Dalat is an implantation of a socio-economic entity into an economic mechanism- pre-colonial traditional society. So this urbanization has been sporadic, delayed, and incomplete.³ This observation is partly true, and the French colonialists imposed a French-style socio-economic mechanism on Dalat city while this city had not previously undergone a pre-private socio-economic mechanism. When approaching the characteristics of Dalat's urban history, it is crucial to typify the function of a landscape-based city. John Ruskin is a vanguard in protecting historical heritage and underscored the importance of a wider scope in heritage protection.⁴ In the first half of the 20th century, French architects put stress on a further plan for Dalat to benefit the green landscape of this city to make a little Paris for the French's vacations in Indochina.

Noticeably, the architectural plan Hébrard is considered as a starting point of a landscape-based city for Dalat. This scheme planned to regionalize the city into three areas: administrative manor, the Annam, and the European area. According to Hébrard, an artificial lake would become the heartland of the city, which is close proximately to the hotel, casino, schools, sports clubs, and governmental center. Also, in 1923, the French began to implement an urban design project designed by architect Hébrard. According to his idea, Dalat could develop into a city with a population of about 300,000 people, potentially becoming the capital of the Indochinese Federation, and

Dalat's Great Lake was expected to become the heart of this city.⁵ This work was intended to be completed near the main thoroughfare, which connected the downtown with the suburb. It was expected to introduce an overall scene of Dalat, which was deemed to be a high city of Indochina. Simultaneously, Hébrard supposed that European and Vietnamese villages had to be separated because the Vietnamese were assumed to be a group that linked traditional villages and lower classes. He hypothesized that the French would quickly isolate the Vietnamese in case an unexpected epidemic occurred. Huerin, the director of Pasteur Institute, also reached a consensus with Hébrard's plan and implied that architects should put stress on the importance of the European zone and persuaded the Vietnamese to erect their own house with bricks in lieu of wood.⁶ Meanwhile, the majority of Vietnamese people did not afford the price, and the authority would not subsidize their housing. Tran Cong Hoa - a Vietnamese architect/ researcher, stated that Hébrard was the first person who suggested the French build architectural model of the French style's garden-house structure,⁷ but this viewpoint is only partially accurate. It was undeniable that Hébrard contributed sketchily to shaping the green scene for Dalat when he proposed to build an artificial lake and significantly revamped the European zone. However, it was not until 1926 that the two Vietnamese people Nguyen Ngoc Chuc, and Ho Van Le in the municipal council of Dalat suggested that Hébrard plan unintentionally confused the available structure of Dalat while leaving no room for gardens of the shed and they supported the viewpoint of O'Neill's plan in 1919.⁶ In short, the architectural plan of Hébrard initially rearranged the positions of public and private work in Dalat and made a prerequisite for further ideas of rebuilding the city. However, the plan of building a complete zone for Vietnamese people was still neglected while this zone was recommended to become a center of Dalat downtown.

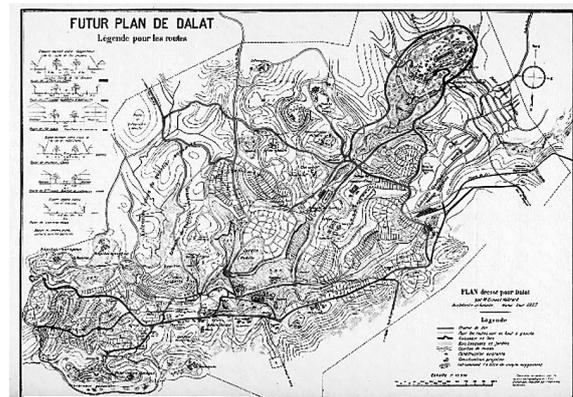


Figure 1. Hébrard's map of Dalat⁷

The idea of a landscape-based city for Dalat is continuously complemented in the project of Louis-Georges Pineau. He showed up his project for Dalat in CIAM and defined the function of this city as a landscape-based city, and served for the European's retreat. His map showed that Dalat had buffer zones and nontectonic green belts (Building prohibition). This map is his pride, but it significantly impacted the green expansion of Dalat. The fundamental principles of the building are aimed at extending artificial lakes, planting more gardens, and subdividing the regions for their own function. He put stress on the role of pine trees around Dalat and protecting wild animals in the city.⁸

Subsequent to the project of Pineau, Lagisquet released another zoning plan for Dalat, which considerably promoted the development of Dalat. In Rapport of Presentation, J. Lagisquet supposed that the city preserve its particular character as a garden-city mountain resort for residential areas.⁹ Dalat was intended to be multidimensionally expanded and linked Langbian. The outskirts of Dalat was for farming and breeding. In the downtown, all houses had to be designed with a garden. Lagisquet divided Dalat into two main regions, including a conservancy in the northwest Dalat, where exploitation was prohibited. The governor allowed woodworkers to benefit from logging in forestry areas while respecting landscapes. Tourism, forestry and sports areas occupy 3/5 of the area of Da Lat city (about 200 km²).⁹ It is

indicated that Lagisquet pondered upon a green development of Dalat, because he proposed nearly a half of Dalat square to function nature conservation and the other regions for facilities under a limitation. With sparse construction density and low-rise buildings, natural elements have been absolutely respected. This project should be appreciated due to the fact that it encouraged Dalat to become a landscape-based city and protected the city from further violations of climate and people. The French architects had sustainably developed of the city.

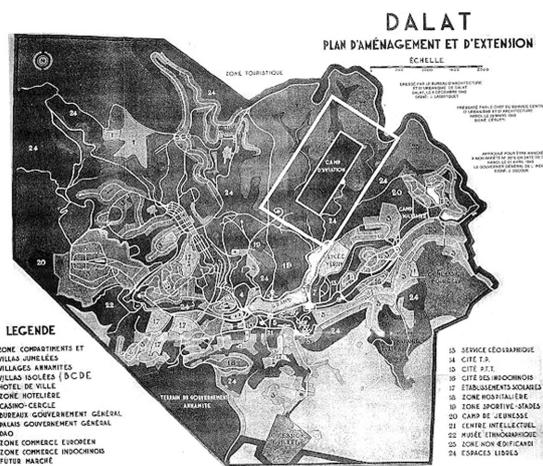


Figure 2. Lagisquet's plan for Dalat⁹

When the city reached its zenith in 1944, Lagisquet proposed a potential project to renovate Dalat which was then approved by Governor-General Decoux. This project was completed at the end of 1942. According to this design, Dalat was divided into 21 areas, the characteristics of each area were very specific: seven areas for housing with five classes of villas, apartments, condominiums, two areas for commercial areas, and other separate areas for offices, hotels, schools, sports, farming and livestock, rural villages, hospitals, and non-constructive areas for tourism and creating spaces.⁹ Generally, Hébrand, Pineau, and Lagisquet unanimously created a capital for the French to enjoy summer there and had a mutual vision of making this city become one of the French's largest cities in Indochina. However, personally, the project of Pineau was the most substantial for the sustainable development

of Dalat. This city possessed a large extent of forest, agricultural lands, and precious seeds of the tree, while its climate was very moderate for plantation and natural environment. However, his plan got neglected and was not implemented by his successors. Compared to other cities of Indochina, all architecture showed their conformity to a peculiarity in Dalat's development.

3.2. Dalat functions as a heritage city

The rising of villas, houses, and hotels in Dalat helped this city own a handful of heritages and become a summer capital of Indochina. These facilities met the demand of the French, but they unintentionally created a space of heritages and a very special architecture for the city. After the debacle of the French in Indochina, these heritages directly contributed to conserving a system of existing heritages for the future generation.

First and foremost, there was a mushrooming of public and administrative buildings in Dalat while the development of the traffic system made room for resident commuters. For example, roadwork from Xomgon to Dalat was completed in 1920.¹⁰ This road is considered a bridge to connect the southernmost provinces of Annam to Central Highlands and Dalat.



Figure 3. Design of Phan Rang - Dalat railway (Source: National Archives Center IV)

In addition, another roadwork from Saigon^a to Dalat through the Bao Loc pass was done.³ It is a crucial thoroughfare to link the largest city of Indochina to a new tourism place for the French. Also, the French constructed a railway in 1933 and built a railway station in 1938. It is a landmark of Dalat's development

^(a) Saigon is a former name of Ho Chi Minh City, Vietnam.

because all tourists and commuters found it not challenging to approach this city in the absence of inconvenience caused by the perilous terrain.

Furthermore, the French paid their attention to exploiting a copious source of hydropower of this city. They renovated Dalat's Great Lake (Grand lac) in 1919. In 1923, the French built the Cam Ly Hydroelectric power.¹¹ Meanwhile, in his developmental project in 1934, Pineau put an emphasis on a practical approach to natural preservation and sustainable development of Dalat. She opined that protecting Dalat's natural beauty played a decisive role for Dalat's further development. She recommended to enlarge its artificial lake, develop gardens, and establish zones. Meanwhile city planners were suggested to adapt their plan to the special site and the climate of Dalat, similarly, open spaces of all sorts, parks, hunting reserves, and conservation areas were crucial to leisure activities of tourists.⁶

Besides, the development of the public works system stimulated the urbanization of Dalat. Le Petit Lycée, Le Grand Lycée, Le Couvent des Oiseaux, Notre-Dame Du Langbian respectively built in 1927, 1935, and 1936 to satisfy the educational requirements of the French and local people in this city. In 1944, Architecture School was moved from Hanoi to Dalat, while the Department of Geography also changed their headquarters from Saigon to Dalat in late 1944.¹¹ This outcome led to the appearance of religious works in this city. The Dalat cathedral church was erected in 1931 and completed by 1942 under the supervision of parson Mossart. Also, Domaine de Marie was built with the aid of Suzanne Humbert – wife of Governor Jean Decoux. Linh Son pagoda was also erected by Thich Tri Thu in 1940. France has built marine and infantry camps such as Camp Courbet rebuilt in 1930. This barracks is about 24 acres and located on the east side of the city. The Joint Eurasian Military School was established in 1939, occupying an area of 38 acres.¹² The development of the school system,

hydroelectric projects, reservoirs, shopping areas, and people's markets proved that Dalat became an entire city until 1945, meeting the French's needs and Vietnamese migrants. Also, the increasing demands in education and religions led to the establishment of a system of buildings and facilities, and these public works were committed to accidentally enriching tangible heritages of Dalat.

Likewise, the larger population of Dalat encouraged the increasing number of households and housing. For instance, Dalat only had about a dozen wooden buildings in 1923. By 1938, Dalat had 398 villas, and by 1939, this number increased to 427 private villas such as Saint Benoit, Belle Vue, Des Piques.⁶ By 1945, Dalat had roughly 1000 villas.¹¹ According to Tran Cong Hoa, the majority of villas and houses in Dalat have a combination of Western and local designs such as Romansque architecture (Chicken Church), Gothic architecture (chapel block in the Couvent Des Oiseaux nuns school), French classical architecture (the block of Yersin High School), Modern architecture (Palace hotel, Dalat hotel, Pasteur Institute).¹³

Table 1. List of existing heritages in Dalat under French colony¹³

No.	Name of works	Time	Models
1	Da Lat Traffic Mechanics Enterprise	1900-1920	Pre-modern
2	St. Paul's Nuns Institute	1900-1920	Pre-colony
3	Archbishop's Court	1900-1920	Local of France
4	Palace Hotel	1916-1922	Modern
5	Geometric factory	1928	Pre-modern
6	Dalat University	1930	Hybrid
7	Cathedral Church	1931-1942	Romansque

8	Dalat hotel (Hotel Du Parc)	1932	Modern
9	Pasteur Insititute	1932- 1935	Modern
10	Dalat College of Education	1935	Hybrid
11	Notre Dame Du Lang Bian	1935	Hybrid
12	Forestry Insititute	1937	North France
13	Dalat Railway Station	1935- 1938	Modern
14	Department of Cartography	1939- 1943	Hybrid
15	Domaine De Maria	1940- 1943	Gothic

Figure 4 demonstrates that most heritages of Dalat are heavily influenced by French architecture, but it contains local elements. These public works are instrumental in structuring the architectural style of Dalat, which is distinguished from other cities of Vietnam.

3.3. Dalat functions as a tourist city

Initially, Dalat fundamentally functioned as a tourist city because it was the French’s plan to build this temperate city to become a retreat of the European during their residence in Indochina. From 1900 to 1914, the number of visitors in Dalat was inconsiderable because this city had not specifically planned for tourism. But after 1916, the number of visitors significantly increased due to the victory of the French after World War I. Besides, the number of Vietnamese tourists rose noticeably, which unveiled that Vietnamese people could benefit from Dalat in their vacations like a new method of retreat distinguished from traditional ways. Thanks to the cohabitants of various ethnic groups, all residents had an opportunity for East-West multicultural exchange. Some Indochinese, mostly bourgeois and upper class Vietnamese experienced summer vacation like the Europeans.

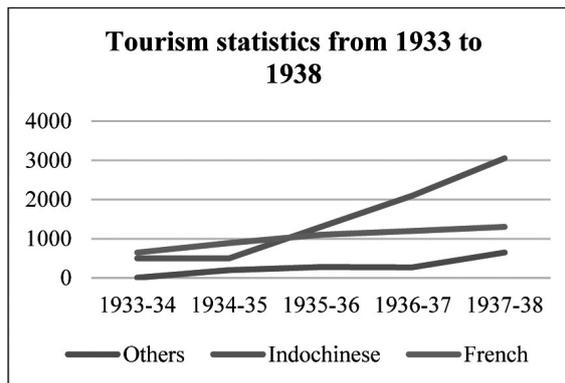


Figure 4. Tourism statistics from 1933 to 1938⁶

Figure 5 reveals that the number of tourists from 1933 - 1938 rose significantly. Accordingly, the numbers rose from 8.000 in 1925 to 12.000 in 1940 and then to 20.000 in 1942.¹¹ There is no doubt that the increasing number of Vietnamese tourists in Dalat over the course of 1933 - 1938 unveils a significant change in the tourism trend of the Vietnamese in Indochina. According to Lagisquet, his objective intended to clear the picturesque tourist perspectives and points of view and to star in the countryside which forms the main ornament of the city⁹. Jennings stated that this tendency is a new notion of the Vietnamese’s selections in tourism and marked a new period of local tourism. It is stated that the Vietnamese elite and upper class were the first people profoundly impacted by the cultural and societal shift in this city. Besides, the appearance of diverse ethnic groups, such as the Chinese, Laotian, Cambodian, and Montagnards, contributed to diversifying the local culture of Dalat through its limited number. It may be out of expectation of the French to follow a built inclusive city.

The development of local tourism helped both the French and the Vietnamese notice this city for their vacation and permanent residence. A temperate climate with a large square of undiscovered lands and enormous green space facilitated the booming of population in Dalat and stimulated the construction of works, housing places, and other facilities.

4. DISCUSSIONS

First and foremost, the upcoming development of Dalat should conform to three historical characteristics in the 20th century while adapting to the current context of urban development. Initially, Dalat is suggested to function landscape-based city continuously. The green space of Dalat must be well-protected and extended in the future when the urban population is larger and larger and pose a serious threat to natural environment. According to Pineau,⁸ it was necessary to protect Dalat's natural beauty, enlarge its artificial lake, develop gardens, establish zones adapted to the site and the climate... open spaces of all sorts like parks, hunting reserves, or conservation areas.¹⁴ As a result, it is recommended that policymakers should construct criteria to build an ecocity for Dalat. Particularly, the development of Dalat should be compatible with terrain, landscape, public buildings, residential space, service, and nature. The green space in the downtown should be conserved and closely linked enormous green space of the outskirts while respecting all cultural and historical heritage of the city. This solution will result in expanding the urban green space and renewing the structure of the garden city, and effectively combining elements of nature and local culture. It may be an impetus for tourism promotion.

Besides, Dalat contains a system of cultural and historical heritage which are well-preserved, mostly in palaces, villas, and public work. It is estimated that Dalat possesses roughly 1.500 villas and hundreds of historical works, including schools, religious places, and centuries-old palaces. According to Camillo Sitte, who introduced an urban approach, the conservation of the individual elements that conveyed memorial and social values was very important. Françoise Choay expressed his agreement with Camillo's opinion about the role of tangible heritage in urban conservation.¹⁵ However, the issue of heritage conservation in this city is a thorny problem for leaders

and architects in the context of the current intensive urbanization of Dalat. Although the population is not considered a critical factor of Dalat urbanization, the booming population is leading to an unexpected lack of space and the increase of demands in urban lifestyle. Besides, the allocation of investors into the urban development of Dalat accelerated the speed of modernization, and it is likely to pose a threat to existing cultural and historical heritages in Dalat downtown. In fact, architectural heritage plays a critical role in reflecting all historical and cultural aspects of a city. The heartland of Dalat attracted the interests of Hébrard, Lasquist, and other architecture, because the downtown demonstrated the overall architecture and became a symbol of the city. In 2019, leaders of Lam Dong province proclaimed Decision 229/QĐ-UBND dated 12 January 2019 to restructure the city center of Dalat and caused controversy regarding Governor's Palace and landscape zoning. In October 2021, another plan of Lam Dong People's Committee proposed heighten this palace to facilitate the surrounding modern works. These directions are facing oppositions of architects and residents about the future of Dalat Governor Palace.



Figure 5. Dalat Governor's Palace in Dalat downtown nowadays (Source: Thanh nien Online Newspaper)

Figure 6 unveils that the palace represents the ancient architecture of Dalat, which was very prominent in the French colony. The Palace has a congenial layout with green space enclosed while new modern buildings have mushroomed near this historical palace. The solution of heightening the palace and building a commercial complex below is infeasible and poses a menace

to the landscape of a historical city. According to Ngo Viet Nam Son, this action is tantamount to destroying authentic heritage and replacing it with pseudo-heritage.¹⁶ As a result, it is suggested that the decision regarding the Old Governor's Palace restructuration should be elaborated, and the leaders need to be aware of the core values of existing cultural and historical heritages of Dalat. Based on the special characteristics of Dalat development in the 20th century, it is crucial that municipal leaders should respect the green space of cities examined by first architects such as Lasgisquent and Hébrard in their proposals. Despite the fact that economic benefits are expected to boost the local economy, it is not the optimal choice for Dalat because this city should only function as a landscape-based and heritage tourism for the Vietnamese and foreigners. As a result, architects should create further proposals to expand the green space of the city and link existing green areas of downtown to the suburb of the city. Meanwhile, the downtown should be meticulously and carefully inspected, and all plans need to implement residents' and architects' surveys or referendum prior to issuing a decision. The protection of historical heritage, as well as limited development of non-functional plans of Dalat, will contribute to retaining a function of tourism in the history of Dalat and avoiding the negative effects of urbanization and climate changes. As for other heritages, urban planners and leaders should inspect existing heritages including old palaces and houses in order to rank the prioritized heritages for conservation and protection as well as develop regulations for the maintenance and effective usage of buildings and landscape areas.

In addition, the city leaders should pay much attention to effective methods of heritage conservation for a system of French-style houses to maintain garden-house structure in special space of Dalat and aim at a heritage city in the future. According to Tran Cong Hoa, Dalat housing architecture includes five major models of French house which are easily found

in France: Normandie (North France), Bretagne (West France), Provence (South France), Basque (Southwest France), Savoie (East France).¹³ The planning and architectural works of the French colonial period have created a typical appearance of the city: Da Lat is like a landscape city with European colors in the heart of Asia. In addition, Dalat owns a variety of historical heritages consisting of Grand Lycée Yersin (Dalat College of Education), Bao Dai Palaces, systems of old villas and accommodations, and European-based style Catholic Church. However, the allocation of economic investment without public fund for heritage is likely to cause an imbalanced development, deterioration of historical heritage, and severe loss of the chain of cultural heritage. In order to conserve the existing cultural heritage of Dalat, it is recommended that the city legitimate the definition of urban heritage and a particular program for upcoming development. Nowadays, there is a lack of "heritage city" in Vietnam Law of Cultural Heritages, yet Dalat municipal council should trial a local regulation to protect all surviving historical heritages. Likewise, architects should play their role in consulting with the committee for upcoming projects of heritage conservation, especially, proposals of the linkage between cultural heritages and green space is paramountly important so as to negate architectural policies appropriately and adequately invest the funding in widely protecting all historical heritages of Dalat and hamper negative effects of urbanization.



Figure 6. A dormitory of the French built in 1938 and zoned to become a modern villa (Source: Author, 19 June 2020)



Figure 7. Domain de Marie Catholic Church (Source: Author, 19 June 2020)



Figure 8. Bao Dai Palace (Source: Author, 20 June 2019)

Last but not least, the tourism function of Dalat should be enhanced in the future. According to Dewisk, Tourism is considered a cultural phenomenon since tourists seek to know the features of the destination from historical, cultural, and environmental perspectives.¹⁷ When experiencing Dalat space, tourists are likely to satisfy their demand in finding a retreat and eye-witness the history of Dalat and enjoy a variety of services. Although Dalat takes responsibility for developing this industry from the past to the present, this role is expected to boost effectiveness in the future. Heritage tourism is probably an appropriate idea to combine this function with heritage conservation in Dalat. The paradigm of heritage tourism is expected to bring great advantages to Dalat. On the other

hand, it is noticeable that Dalat should combine all their advantages in both historical heritages and tourism to promote heritage tourism. Heritage tourism can be seen as a type of tourism that primarily relies on the advantages of available heritages. Local people and authorities can take great benefits from heritage to boost the local economy and promote the image of tourism places to visitors and potential tourists. Accordingly, urban planners should contemplate the role of outskirts villages of ethnic minorities in the outskirts of Dalat. These villages is instrumental in potentials of Dalat for promotion of the values of local culture to visitors. As a result, it is necessary to have further projects which serve for public tourism. Human source in tourism is crucial to adapt to increasing demand of potential tourists and manage tourism source effectively. Holidaymakers have occasions to be fully aware of the values of cultural and historical heritages of Dalat. Therefore, the city should focus on developing heritage tourism to both preserve the existing heritage and improve economic well-being in place of improper economy-based plans for Dalat. It is crucial that the travel agenda and Lam Dong Department of Culture, Sport, and Tourism should build a chain of tourist attractions that includes heritage promotion and educates values of green space and indigenous culture for future development of the city.

5. CONCLUSIONS

To sum up, the development of Dalat has three main characteristics: First, this city functions as a landscape-based city because previous French architects intended to protect the city from any negative changes of nature and human behaviours. Second, Dalat plays a vital role in conserving its own cultural and historical heritages that are a system of tangible heritages under the patronage of the French. Last but not least, Dalat is consistently a tourist city that satisfies visitors' demands in their holidays and health convalescence. The present confusion of urban planners and the misleading of policies

are posing a serious threat to the green space and cultural heritages of Dalat. As a result, three historical features of Dalat's development in the first half of the 20th century will arouse a change and establish systematized plans for the future development of Dalat. Planners and policymakers have to respect the green space of Dalat by allocating funds to expanding green space and conserving existing cultural heritages. Simultaneously, the local authority should promote heritage tourism and ecotourism to effectively apply upcoming projects for sustainable development. Strict legislations are also crucial to protect natural environments and local cultures.

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