

At the proposal of the Construction Minister in Report No. 48/TTr-BXD of September 18, 2007, and the People's Committee of Thanh Hoa province in Report No. 32/TTr-UBND of July 4, 2007,

DECIDES:

Article 1.- To approve the master plan on construction of Nghi Son economic zone, Thanh Hoa province, up to 2025 with the following principal contents:

1. Scope of plan study:

Nghi Son economic zone in Thanh Hoa province has a total land area of 18,611.8 hectares in 12 communes of Xuan Lam, Tinh Hai, Hai Yen, Mai Lam, Hai Thuong, Hai Ha, Nghi Son, Truc Lam, Truong Lam, Tung Lam, Tan Truong and Hai Binh of Tinh Gia district, Thanh Hoa province, and:

- To the east, it borders on the East Sea;
- To the west, it borders on Nhu Thanh district;
- To the south, it borders on Quynh Luu district (Nghe An province);
- To the north, it borders on Nguyen Binh and Binh Minh communes (Tinh Gia district)

2. Characteristics of Nghi Son economic zone:

- Being a general, multi-branch and multi-sector economic zone mostly for heavy and basic industries, such as: petrochemical industry, high-class steel working and rolling industry, mechanical engineering for machine building, automobile manufacture and assembly, seagoing ship building and repair, electricity, building material production, consumer goods production, processing and export, etc., and associated with the building and efficient operation of Nghi Son seaport; operating under a particularly preferential mechanism; and serving as a driving force for socio-economic development in Thanh Hoa province and the northern Central Vietnam.

- Being an important industrial-tourist-service urban center of Thanh Hoa province and the region covering the southern Thanh Hoa province and the

THE PRIME MINISTER

DECISION No. 1364/QĐ-TTg OF OCTOBER 10, 2007, APPROVING THE MASTER PLAN ON CONSTRUCTION OF NGHI SON ECONOMIC ZONE, THANH HOA PROVINCE

THE PRIME MINISTER

Pursuant to the December 25, 2001 Law on Organization of the Government;

Pursuant to the November 26, 2003 Law on Construction;

northern Nghe An province; having specific boundaries and operation regulations.

3. Population and land area:

a/ Population:

- Total population in 2006: 80,600;
- By 2015: around 160,000;
- By 2025: around 230,000.

b/ Land area:

Total land area of the whole economic zone is 18,611.8 hectares, of which:

- The customs bonded area covers 550 hectares.
- The tariff area covers a total of 10,498 hectares, of which:
 - + Land for industrial construction: around 2,965 hectares;
 - + Seaport area: around 860 hectares;
 - + Land for consolidated tourist resorts: around 350 hectares;
 - + Land for building residential areas (resettlement areas, urban and rural residential areas): around 1,516 hectares;
 - + Land for centers: around 368 hectares, including service centers (121 hectares), specialized service centers serving the whole economic zone (131 hectares) and central quarters of urban centers (116 hectares);
 - + Urban greenery land: around 428 hectares;
 - + Traffic land: 1,201 hectares;
 - + Land for training establishments: 195 hectares (including 102 hectares for living quarters for students and training staff).
 - + Land for a golf course and entertainment centers: 330 hectares;
 - + Land for green trees and water surface and ecological areas: around 2,121 hectares;
 - + Land reserved for future development: 100 hectares;
 - + Land for key technical infrastructure facilities: around 40 hectares;

+ Land for public cemeteries: around 25 hectares.

- Other land areas in the economic zone, including land for military purposes, hills and mountains, natural trees along rivers, river and lake water surface areas, areas under eco-forest trees, cover a total of around 7,563.8 hectares.

4. Spatial development orientations:

a/ Selection of land areas and directions for development:

- The coastal land area from Lach Bang river estuary stretching southward to Rang Cua mountain foot:

+ To concentrate on building and developing a system of ports and port services, raising the operation efficiency of Nghi Son port system (consisting of a general port and special-purpose ports) for the development of the economic zone and its vicinity as well as the whole region.

- The area north of Lach Bang river:

+ This area is convenient for development of urban centers downstream Lach Bang river, on both sides of national highway 1A, and borders on Cong township of Tĩnh Gia district; to arrange population in the central urban center and a number of suburban residential clusters.

- The area south of Lach Bang river:

+ To the east of national highway 1A: To develop an industrial park, especially for heavy industries and basic industries, such as petrochemical industry, cement, thermoelectric power, steel working and rolling, which have great demand for sea transportation;

+ To the west of national highway 1A: To develop multi-branch industrial parks for mechanical engineering, automobile and motorcycle assembly, paper production, commercial concrete production, food and foodstuff processing, especially post-petrochemical industries.

- The western mountainous and hilly area:

To take advantage of the system of mountains, hills and lakes for developing entertainment centers

and resorts in harmony with natural landscape and ecosystems.

- Islands and sea areas:

+ To develop eco-tourism in Nghi Son island;
+ To exploit Me island by combining economic development with defense, attaching importance to eco-environmental protection.

b/ Functional areas:

Nghi Son economic zone consists of two main functional areas: *The customs bonded area (non-tariff area)* and the tariff area.

- The customs bonded area:

The customs bonded area covers around 550 hectares situated in conjunction with seaports. It will include:

+ A wharf and port facility: around 50 hectares;

+ A financial and service center, an operation center, a product advertising and display and entertainment center: a total area of around 100 hectares;

+ *An export processing zone and a recycling zone:* around 320 hectares;

+ Roads: around 80 hectares.

- The tariff area consists of:

+ Port areas: The total area of port facilities and wharves is around 860 hectares and the total water area is around 1,460 hectares, of which:

• The southern port area: The port land and wharf area is around 460 hectares, of which an exploitable seawater area is around 410 hectares and capable of accommodating ships of up to 50,000 tons; the cargo handling of the port is 55 million tons/year;

• The port area north of Nghi Son island: This is a potential port development zone with a port facility and wharf area of around 400 hectares and an exploitable seawater area of around 1,050 hectares, and capable of accommodating ships of between 50,000 and 70,000 tons.

• Me island port: This port has an area of 500 hectares and is capable of accommodating ships of

between 100,000 and 300,000 tons.

- Industrial parks:

The land area for industrial development up to 2025 is around 2,965 hectares. Industrial parks include:

+ To the east of national highway 1A:

• A petrochemical industrial park: This park will be located in Mai Lam and Hai Yen communes on a land area of around 550 hectares (not covering land for oil pipelines and port);

• An industrial park for seagoing ship building and repair: This park will be located to the south of Nghi Son island on a land area of 65 hectares;

• Nghi Son thermoelectric power plant: This plant will be located in Hai Ha commune on a total land area of 255 hectares (for both the plant and the cinder dumping site) and have a capacity of 1,800 MW;

• A metallurgy industrial park: This park will be located in Hai Ha and Hai Thuong communes on a land area of around 255 hectares;

• Nghi Son cement plant: This plant will have a total land area of around 110 hectares, of which the area for building the plant will be 40 hectares and the area for its auxiliary works will be 70 hectares;

• A multi-branch industrial park: This park will be located in Mai Lam commune on a land area of around 345 hectares;

• Petrol and oil depots: These depots will be located in Hai Ha commune on a total land area of around 60 hectares.

+ To the west of national highway 1A.

Multi-branch industrial parks will be located in Tan Truong, Tung Lam and Truong Lam communes on a total land area of around 1,020 hectares, and include: Cong Thanh cement plant on an area of around 63 hectares; parks for other industries on a total area of 768 hectares; a park for material industry and mineral mining sites on a total area of around 189 hectares;

+ Existing scattered cottage industry and handicraft establishments: around 30 hectares;

+ The land area reserved for development up to 2015 on the hills in Hai Yen, Hai Thuong, Mai Lam and Tung Lam: around 470 hectares.

- Urban centers:

In addition to commercial and service centers in the customs bonded and tariff areas, the following centers will be located as planned as follows:

+ An administrative center: This center will be built along the trunk road leading to Lach Bang river on an area of between 20 and 30 hectares;

+ A commercial, service, cultural, physical training and sport center: This center will be built to the north of Truc Lam commune on an area of around 60 hectares;

+ Urban residential areas: To combine the building of new urban centers with the renovation and upgrade of existing residential clusters in Truc Lam, Hai Binh and Xuan Lam communes; to build dwelling houses of diversified architecture styles: multi-storied houses, garden houses, villas, tenement houses, etc.,

- Medical and educational establishments: These establishments will be rationally arranged according to detailed plannings on residential areas.

- Tourist and service areas:

+ Nghi Son island tourist site: This tourist site will cover 100 hectares and provide high-class restaurant, hotel and entertainment services;

+ Truong Lam eco-tourist resort in Khe Nhoi lake: This resort will cover around 250 hectares;

+ A golf course, hotels and an eco-tourist resort in Tan Truong commune on a total of around 330 hectares;

+ The site for oceanic ecotourism in Me island.

- Parks and greenery areas: Entertainment areas, the central flower garden and a system of coastal and riparian ecological green trees, etc., will occupy between 20% - 25% of the total planned land area of the economic zone.

- Industrial parks' general service areas: These areas will cover a total of around 50 hectares and be located at the center of industrial parks.

- Job-training and vocational centers, which will be located in two zones:

+ A zone already included in the planning on Nghi Son new urban center: 25 hectares;

+ A new zone expected to be built on an area of 170 hectares, of which the area for building schools will be around 40 hectares, to the south of Khe Tuan lake in Tan Truong commune.

- Residential clusters outside urban centers:

In addition to residential quarters within new urban centers, a number of existing residential clusters in Truong Lam, Tan Truong and Tung Lam communes and those located to the north of Nghi Son island will be maintained. These residential clusters, especially their socio-economic infrastructures, will be gradually upgraded and renovated.

+ To build resettlement areas to serve ground clearance and stabilize the life of relocated people who cannot immediately shift to appropriate occupations; to provide job training for them to have new occupations suitable to their ages; and to improve and stabilize the people's life in these areas;

+ In rural residential areas: To keep the present state unchanged, and work out solutions to improve the inhabitants' living conditions (renovation of technical infrastructure works, building of social infrastructure works, creation of jobs for working-age locals).

c/ Architecture planning and protection of natural landscape:

In order to preserve, protect, embellish and exploit relics and landscape, the following solutions should be applied:

- Local ground leveling and fill-up in areas where works are to be constructed, without damaging natural landscape;

- Preservation of the sea, swamp, lagoon and infield ecosystem, diversification and addition of plant varieties suitable to urban centers and tourist sites;

- Rational exploitation of the coast, revamp of submerged, mountainous, hilly, riparian areas and

areas surrounding lakes and reservoirs into green areas and attractive tourist spaces.

5. Orientations for development of technical infrastructure works

a/ Transport:

- External transport:

+ Airways: To build a grade-II civil airport in Quang Loi commune, Quang Xuong district, on an area of around 300 hectares;

- Railway:

+ The existing railway running through the industrial zone to the west of national highway 1A will be rebuilt westward to the system of expressways and North-South express railways;

+ To upgrade and expand Khoa Truong railway station into a central station;

+ To build a railway linking the non-tariff area and Nghi Son port with the national railway system.

- Waterways:

By 2015:

+ To completely build a general port to the south of Nghi Son island;

+ To build a port to the north of Nghi Son to directly serve petrochemical and cement industrial parks and the non-tariff area;

+ To build a port for importing crude oil in Me island.

After 2015:

+ To complete the construction of a port to the north of Nghi Son island;

+ To continue investing in a port in Me island, combining economic development with defense.

- Roads:

+ To build a North-South expressway to the west of national highway 1A;

+ To complete a road linking Nghi Son with Ho Chi Minh road, including a section from km 0 + 00 to km 4 + 661 which is adjusted to suit the master plan of Nghi Son economic zone;

+ To build a road linking Nghi Son port with Quynh Luu district, Nghe An province;

+ To upgrade and expand the section of national highway 1A running through Nghi Son economic zone up to grade-II urban road standards.

- Internal transport:

+ The main road system, consisting of north-south trunk roads linking the central urban center with industrial parks and Nghi Son port and east-west trunk roads linking Nghi Son port with the expressway, with a redline road width of 40 - 80 m;

+ Inter-area roads, which have a redline road width of 48 - 60 m;

+ Intra-area roads, which have a redline road width of 22.5 - 27 m;

+ Roads in service of eco-tourist sites, which have a redline road width of 14 m;

+ Crossroads of trunk roads (east-west and north-south roads) and external roads will be designed to be level crossings.

- The system of car terminals and parking lots:

+ An outbound car terminal will be located near Khoa Truong station on an area of around 6 hectares;

+ A parking center for north-south long distance coaches will be located in the greenery area close to the mountain of Truong Thanh village, Tung Lam commune, on an area of around 6 hectares.

+ Car parking lots and bus stops will be located according to the detailed planning.

b/ Water supply:

- Water use norms:

+ Daily-life water supply norms: by 2015, water will be supplied to 85% of population with 100 liters/person/day; by 2025, water will be supplied to 95% of population with 120 liters/person/day.

+ Tourist water supply norms: 300 liters/person/day.

+ Industrial and hi-tech water supply norms: 20 - 30 m³/ha/day.

+ Total water supply demand: 80,000 m³/day by 2015 and 140,000 m³/day by 2025.

- Water source: The main water source is Yen My lake and Dong Chua lake. After 2015, water from Song Muc lake will be added.

- Water supply works:

+ A water pump station will be built at Yen My lake to pump water from Yen My lake to Dong Chua and Kim Giao lakes;

+ Water plants: To build water plants with a total output of 90,000 m³/day at Dong Chua lake to serve the southern area of national highway 1A; a water plant with an output of 50,000 m³/day at Kim Giao lake to serve the western area of national highway 1A; the northern area will use water supplied by the water plant in Cong township, with its existing output of 5,000 m³/day to be increased to 15,000 m³/day.

- Rainwater drainage system:

+ To select a separate rainwater drainage system. Main water drainage lines will have round conduits while suburban drainage lines will be open ditches or sewers with aperture panels;

+ Main water drainage directions: rainwater will be drained into the basins of Tuan Cung, Nha Le, Cau Lau, Cau Ho, Yen Hoa and Bang rivers, then into the East Sea.

c/ Power supply:

- Power supply norms:

+ Daily life power supply: for the near future: 350 W/person; for long-term future: 500 W/person;

+ Industrial power supply: for multi-branch industrial parks: 200 kW/ha, for heavy industries: 300 kW/ha; for warehouses and ports: 50 - 150 kW/ha; for urban centers: 120 kW/ha;

- Power source: Electricity from the national power grid will be supplied from the 220 kV transformer station built at Lau bridge in Truong Lam commune.

d/ Wastewater drainage:

- Norms and demand:

+ Wastewater drainage norms are equal to clean

water supply norms.

+ Total wastewater volume in each period.

By 2015: 58,806 m³/day.

By 2025: around 85,140 m³/day.

- Wastewater treatment:

+ To treat wastewater for industrial clusters and urban residential areas.

+ Wastewater drainage systems: In the economic zone, there will be two water drainage systems: an industrial wastewater drainage system and an urban wastewater drainage system.

+ Industrial wastewater will be cleaned in two steps:

• Local wastewater treatment at factories to clean wastewater up to standard C according to Vietnam standard 5945 - 2005;

• Subsequent cleaning of wastewater at wastewater treatment stations in industrial parks up to standard B according to Vietnam standard 5945 - 2005 before water is discharged into the surrounding environment.

+ To build 6 wastewater treatment stations in planned areas.

e/ Environmental sanitation:

- Solid waste:

+ Daily-life solid waste will be concentratedly collected. Solid waste should be sorted at source for recycling, for inorganic solid waste, or for burial at public solid waste disposal facilities, for organic solid waste;

+ Industrial solid waste should be sorted at source, exhaustively recovered and reused. Solid waste which cannot be reused must be transported and dumped at burial sites together with garbage. Hazardous solid waste must be treated under separate plans;

+ Medical waste, which is regarded as hazardous waste, must be treated by standard incinerators;

+ Solid waste treatment facilities: Daily-life solid waste will be transported to the solid waste treatment facility of Tinh Gia district (north of the studied area). Industrial solid waste will be transported to the solid

waste treatment facility of Truong Lam commune. In each treatment facility, there must be a separate burial site for hazardous industrial waste. The land area of a solid waste treatment facility will be around 60 hectares.

- Cemeteries:

+ To close existing scattered cemeteries in the economic zone, zone off and grow trees to separate areas planned as new cemeteries from surrounding areas, and then relocate existing cemeteries to the following new cemeteries:

+ A cemetery on Rang Cua mountain in Hai Ha commune on an area of around 8 - 12 hectares;

+ A cemetery on Xuoc mountain in Hai Thuong commune on an area of around 15 - 20 hectares;

+ To plan 2 new cemeteries: A cemetery in Tinh Gia district (northwest of the economic zone), where a crematory will be built to serve some 30% of the urban population, and a cemetery in Truong Lam commune (south of the zone), on an area of 30 hectares each;

- Old cemeteries will be relocated to the cemetery in Truong Lam commune and other planned cemeteries.

f/ Post and telecommunications:

- Main signals will be transmitted from the Nghi Son switchboard through relay lines to the designed areas;

- By 2025: Nghi Son economic zone will have 115,000 subscribers with a density of 50 telephone sets/100 people. To raise the capacity of the Nghi Son switchboard and build satellite switchboards. To set up information centers of the province in Nghi Son economic zone;

- Optic-fiber cable transmission: To continue investing in new optic-fiber cable lines and improve loop circuits;

- Peripheral network: To continue building and expanding axial and branch cable lines in the coming period to match the subscriber growth rate and the economic growth rate;

- Mobile phone network: The service market will meet people's and the economic zone's information needs.

6. The first-phase construction planning up to 2015

a/ Objectives of the first-phase planning

The first-phase construction planning aims to bring into play the economic zone's potential in the most favorable conditions to develop necessary breakthrough foundations.

- Elaboration of a detailed planning on functional quarters;

- Investment in development of human resources for Nghi Son economic zone;

- Formulation of an investment project on construction of socio-economic infrastructure works of Nghi Son economic zone and functional quarters.

b/ Scale of the first-phase planning

- Population: around 160,000, including around 120,000 being new urban center dwellers including also inhabitants of existing villages which will be renovated into new urban centers), 19,000 being inhabitants of existing villages which will be kept unchanged, renovated or upgraded and around 20,000 being boarding students, armed forces men, visitors, guest workers from surrounding areas.

- Urban construction land area: around 6,691 hectares.

c/ Formation and development of functional quarters:

- To invest in the construction of resettlement areas:

To formulate a project on construction of resettlement areas to create new residences for to-be-relocated households in Nghi Son economic zone, covering Truc Lam resettlement area; a resettlement area in Tien Phong village, Hai Binh commune; a resettlement area of Nghi Son industrial park to the southeast of Do Be sluice gate in Binh Minh commune, and prepare for investment in resettlement areas in Tan Truong and Truc Lam communes to serve ground clearance and building of works in Truong Lam and technical infrastructure works in the

economic zone;

+ To develop industrial parks, including: a petrochemical park, a thermoelectric power plant, a steel industry park, industrial parks for shipbuilding, automobile assembly and other industries;

+ To develop tourist and entertainment centers:

• The ecotourism zone of Nghi Son island on an area of 100 hectares;

• The golf course on an area of 330 hectares;

• Ecotourism spots on Lach Bang river.

+ To build professional education centers in Nghi Son new urban center on an area of 25 hectares.

+ To develop urban residential areas:

• To build part of Nghi Son new urban center, with the central system for a complete urban center consisting of a general administrative center, a medical center, a physical training and sport center and service centers.

• To build an urban center to the south of Lach Bang river (Hai Binh), a western urban center and resettlement areas.

Article 2.- The People's Committee of Thanh Hoa province shall direct the Management Board of Nghi

Son economic zone in:

- Publicizing the master plan on construction of Nghi Son economic zone up to 2025 in accordance with law and manage construction under this master plan.

- Organizing the elaboration of a detailed construction planning and the formulation of investment projects on development of Nghi Son economic zone in strict compliance with the approved construction planning and relevant current legal documents.

Article 3.- This Decision takes effect on the date of its signing.

The Minister of Construction, ministers, heads of ministerial-level agencies, heads of government-attached agencies, the president of the People's Committee of Thanh Hoa province, the head of the Management Board of Nghi Son economic zone, and concerned organizations and individuals shall implement this Decision.

For the Prime Minister
Deputy Prime Minister
HOANG TRUNG HAI