

6.6 Site A Plan and Facilities

(1) Development Scale

Under the land use plan of Khanthabouly District, Site A is currently designated partly as agricultural area and partly as industrial area. The land use plan should be modified prior to SEZ development.

The whole development area at the ultimate stage is 300 ha. The 1st stage development is planned with the manufacturing area of less than 20 ha. The whole development area at the 1st stage, including roads and green area is planned to be about 50 ha. This presumed that the land development areas will be composed of the following lots:

- i) Less than 0.1 ha : 21 %
- ii) 0.1~0.25 ha : 29 %
- iii) 0.25 ~1.0 ha : 15 %
- iv) 1.0 ~2.0 ha : 18 %
- v) More than 2.0 ha : 18 %

(2) Selection of Alternative Land Use Plan for Site A

Two alternative land use plans at Site A have been prepared to examine the recommendable land use. The following preconditions are assumed:

- i) Passenger flow of commerce, amenity and supporting, as well as commodity flow of industry should be separated.
- ii) The land for manufacturing use is located to minimize the influence of other SEZ functions, surrounding residents, and the environment. Amenity area is located on the land of higher elevation to attract visitors.
- iii) The elevation of the land should be over 140 m, as the water level of the Mekong river in 100 years return period is 139 m.

The two alternative land use plans are shown in Figure 6.8, and they are compared as tabulated in Table 6.4.

Through the comparative study, the Option A-2 is recommended for Site A land use plan. It will have better arrangement of functions, accessibility, and drainage.

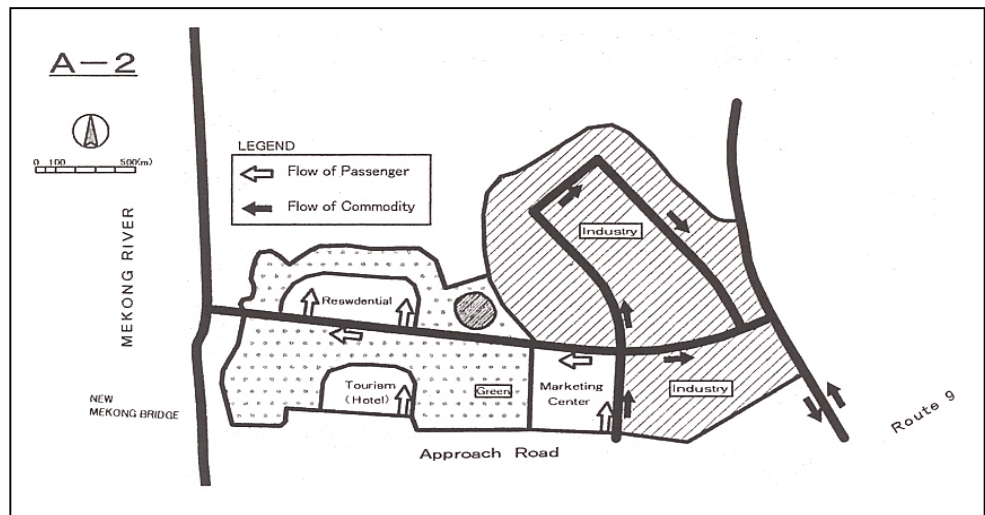
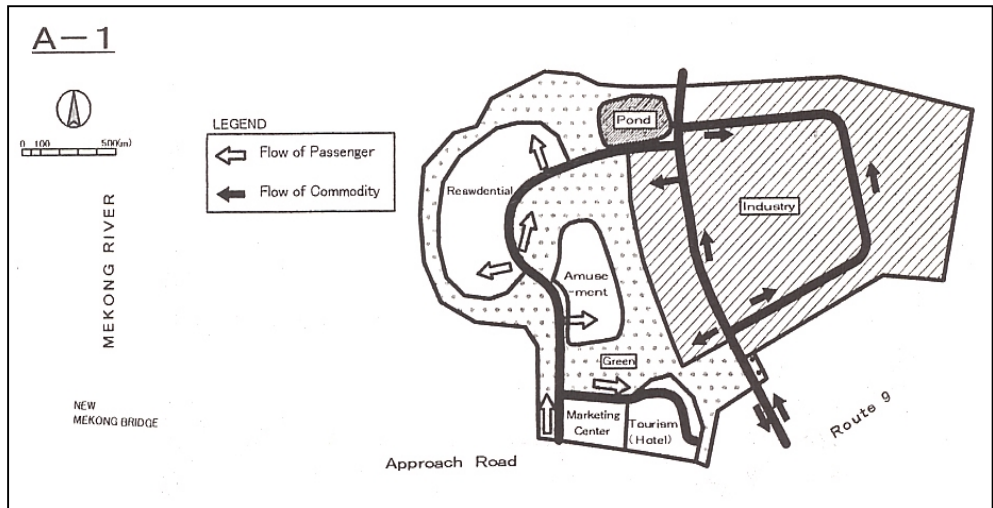


Figure 6.8 Alternative Land Use Plan in Site A

Table 6.4 Comparison of Land Use Plans

Comparison Factors	Comments on each alternative		Evaluation	
	A-1	A-2	A-1	A-2
1. Development Area	<p>① Whole development area is approximately 300 ha located 1.5 km east from the Mekong River. The area covers 1.2 km~1.5 km of north-south and 2.5 km of east-west.</p> <p>② the land is located over 140 m in elevation.</p>	<p>① Whole development area is approximately 300 ha covering 1.0~1.5 km of north-south and 3.0 km of east-west. The area is located 0.5 km east from the Mekong river.</p> <p>② Similar to A-1</p> <p>③ Adjacent to the Lao BCF.</p>	△	○ (adjacent to the Lao BCF)
2. Accessibility	<p>① Access to the Amenity is entrance road from the access road to New Mekong Bridge.</p> <p>② Access to the Industry is enlarged existing road from Route 9.</p> <p>③ The access to the Industry is used for population in the northern part of Site A.</p>	<p>① Access is one entrance in the 1st stage.</p> <p>② east-west road is arranged in the ultimate stage. It connects to existing road along the Mekong river.</p> <p>③ Access in the ultimate stage is similar to A-1. Commodity flow is separated from passenger.</p>	○	○
3. Site Plan	<p>① Industry covers the eastern area of the existing road from Route 9. The area is low land and separated from other functions by green belt and elevation difference.</p> <p>② Amenity is located in the high land.</p> <p>③ Marketing center & hotel is approached from the access road. Hotel is located in the high land for panorama.</p> <p>④ Industry and Amenity is separated by green belt.</p>	<p>① Industry is near Route 9. The access will be change to Route 9 in the ultimate stage.</p> <p>② Hotel is adjacent to the BCF. The land is the highest for panorama of the Mekong river.</p> <p>③ Market center is located at junction of industry and the access road of the Bridge.</p> <p>④ Industry and Amenity is separated by existing valley and green belt.</p>	△	○ (Industry and others are clearly separated.)
4. Earthwork	<p>① Cutting soil is filled in the low land for industry.</p> <p>② Land preparation follows the existing topography in amenity.</p>	<p>① Earthwork is rather big for Industry.</p> <p>② similar to A-1</p>	○	△ (Earthwork volume is larger.)
5. Drainage	<p>The inflow from outside is rather big. The drainage system is necessary for it.</p>	<p>The inflow from outside is small.</p>	△ (Drainage)	○
Total Evaluation	<p>A-2 is selected for the following reasons with some comments.</p> <p>① It has advantages in accessibility, site plan and drainage.</p> <p>② Earthwork volume should be reduced.</p> <p>③ Definite land of 50 ha is available for the 1st stage.</p> <p>④ Green belt will be designed for golf course.</p>		△	○

(3) Site A Land Use Plan

The land use plan at Site A is prepared, in view of the following:

- i) A green buffer zone is planned, between the manufacturing area and the other areas.
- ii) Marketing center area and hotel area will incorporate facilities of commerce, amenity, and supporting as follows:
 - Marketing center area : Marketing center, administration center, exhibition facilities, training center, and wholesale
 - Hotel area : Hotel, service apartment, and duty free shop
- iii) Marketing center is located along entrance road to SEZ.
- iv) Hotel area is selected at the place of higher elevation.
- v) Residential area is located at the northern slope of hills, so as to avoid sunstroke.
- vi) The sewerage treatment plant is allocated at the lowest place for gravity flow of wasted water.

At the 1st stage, 57.1 ha is developed which includes 17.1 ha for manufacturing use, 11.4 ha for hotel area, and 9.2 ha for marketing center. Composition of land use and number of lots are tabulated in Table 6.5 and Table 6.6, respectively.

Table 6.5 Land Use of Site A

Land Use	1 st stage		Midterm stage		Ultimate stage		Total		Note
	Ha	%	Ha	%	Ha	%	ha	%	
Industrial Area	17.1	29.9	-	-	90.5	65.3	107.6	35.2	Incl. standard factories
Hotel Area	11.4	20.0	-	-	-	-	11.4	3.7	Incl. DFS and service apartment
Golf Course	-	-	101.9	92.7	-	-	101.9	33.4	
Marketing Center Area	9.2	16.1	-	-	-	-	9.2	17.1	Incl. AC, WS, TC and exhibition
Residential Area	-	-	-	-	17.7	12.8	17.7	5.8	Incl. detached house and bungalows
Subtotal	37.7	66.0	101.9	92.7	108.2	78.1	247.8	81.1	
Road	10.8	18.9	1.7	1.6	19.1	13.8	31.6	10.4	
WTP	-	-	-	-	1.3	0.9	1.3	0.4	
STP	-	-	0.7	0.6	-	-	0.7	0.2	
Green Area	7.5	13.9	-	-	9.9	7.2	17.4	5.7	Incl. pedestrian way and park
Regulation Pond	1.1	2.1	5.6	5.1	-	-	6.7	2.2	
Sub Total	19.4	34.0	8.0	7.3	30.3	21.9	57.7	18.9	
Total	57.1	100	109.9	100.0	138.5	100.0	305.5	100.0	

Note: DFS - Duty Free Shop, AC - Administration Center, WS – Wholesale, TC – Training Center

Table 6.6 Number of Factory Lots at Site A

Lot Size (ha)	Number of Factory Lots					
	1 st stage		Ultimate stage		Total	
		%		%		%
4.0	2	11.1	2	2.3	4	3.8
2.0	-	-	21	24.1	21	20.0
1.0	4	22.2	17	19.5	21	20.0
0.5	4	22.2	29	33.3	33	31.4
0.25	8	44.5	18	20.7	26	24.8
Total	18	100.0	87	100.0	105	100.0