

DECISION BY THE CITY PEOPLE'S COMMITTEE

Ref: approving the 1/2000 detailed plan for National Historical-Cultural works complex

PEOPLE'S COMMITTEE OF HO CHI MINH CITY

- Pursuant to the Law on organization of People's Councils and City People's Committee dated 21/6/1994;
- Pursuant to Decision No. 322/BXD/DT dated 28/12/1995 by Ministry of Construction on issuing the regulations on preparing the urban construction planning projects;
- Pursuant to the master planning project of Ho Chi Minh City approved by the Prime Minister at Decision No. 20/TTg dated 16/01/1998;
- Pursuant to the master plan of Thu Duc district approved by City People's Committee at Decision No. 785/QD-UB-QLDT dated 10/02/1996;
- Pursuant to Decision by the Prime Minister on location for constructing National Historical-Cultural Works Complex at Decision No. 156/TTg dated 15/3/1995;
- In considering the request from the Project Management Unit of National historical-Cultural works complex at letter No. 16/CTVH-96 dated 26/08/1996 on asking for approving the 1/2000 detailed plan of National historical-Cultural works at Long Binh commune, Thu Duc district prepared by Southern Architecture Construction Company (City Architects' Association).
- In considering the request from the City Chief Architect on approving the 1/2000 detailed plan for National historical-Cultural works at the Statement No. 8098/KTS.T-QH dated 8/7/1996.

DECISION

Article 1: Approving the 1/2000 detailed plan for National historical-Cultural works prepared by Southern Architecture Construction Company (City Architects' Association) with the main contents as follows (see the attached 1/2000 detailed plan).

1. Location and borders of the land lot

* Total area of the land lot: 408 ha

In which:

+ the area at Long Binh commune, Thu Duc district, Ho Chi Minh city = 381 ha

+ Area at Binh An commune, Thuan An district, Song Be province = 27 ha

(approved by Song Be Province People's Committee to hand over to Ho Chi Minh City People's Committee for using).

- The East adjoins to Dong Nai River
- The West-North adjoins to National Highway No. 1 (Ha Noi Highway, Binh An commune, Thuan An district, Song Be province)
- The south and West-South adjoins to Thu Duc Residential Area and Forestry Park
- The North adjoins to the residential area (Long Binh commune, Thu Duc district)

2. Organization of functional areas

+ Principally, the National historical-Cultural works Complex is a cultural park, and the whole complex is divided into 4 main functional areas with the scale as follows:

Area I: Ancient Area and landscape	: 80ha
Area II: Medieval Area and landscape	: 33ha
Area III: Contemporary and Modern Area and landscape	: 30ha
Area IV: Cultural area and landscape	: 191 ha
Service areas and auxiliary areas:	: 74 ha

+ The functional areas are arranged basing on the contents of planning, topography, architectural space, landscape and environment. The different areas are connected by local road system on the ground and the aerial traffic system.

+ The functional areas are arranged following the historical progresses of the country through main areas (from King Hung to date), using the topography and proper altitudes for constructing the key works (King Hung Temple, Victory Statue,...) to outline the main subjects of each area. The arrangement of each area must be in harmony with the general plan of the whole complex and combined with landscape: green trees, hills, rivers, lakes and closely linked to the contents of the works and ensure to improve the environment and climate (large area used for planting tropical forest, garden,...)

3/ Economic and technical criteria and land use organization

a/ Total area of the land lot: 408 ha in which

- Area for constructing the historical works	: 20.25 ha accounting for 4.96%
- Area for constructing the cultural works:	34.8ha accounting for 8.4%
- Area for administration area	2.76 ha accounting for 0.67%
- Area for public works (commercial, service, technical works)	2.5 ha accounting for 0.61%
- Area for traffic, yard, parking area	61.8 ha accounting 15.14%
- Area for green trees	276.39ha accounting for 67.77%
- area for development contingency	10 ha accounting for 2.45%

Total: 408 ha accounting for 100%

b/Main criteria

The general construction density: 10% - 20% (maximum 10% for historical works area and 20% for historical works and service area)

The percentage of green trees, pond, water surface: 60% - 75%

The percentage for traffic + parking area: 15-20%

4/ Contents of construction planning:

Area I: Ancient Period: 45,740m²

1. Area for general information and re-appearing the legends: 6,000m²
2. Kings Hung Temple and display area 13,600m²
3. the Area for reappearing the periods (including caves, wax statues, models for stone period to Dong Nai river-Mekong river basin civilization area –Oc Eo culture): 1.700m²
4. Area for reappearing the rise up in Chinese domination period 23.500m²
5. Auxiliary works: 940 m²

Area II: Medieval period: 16.240m²

- 1 Dinh – Le – Ly Area : 1,700 m²
- 2 Tran Hung Dao area : 5,000 m²
- 3 Ho Quy Ly Dynasty area : 1,300 m²
- 4 Le Loi – Nguyen Trai area : 1,000 m²
- 5 Mao – Trinh- Nguyen area : 2,000 m²
- 6 Tay Son area : 4,300 m²
- 7 Auxiliary works : 940 m²

Area III: Contemporary – Modern period: 27,270 m²

1	Nguyen dynasty area	: 2,500 m ²
2	French domination area	: 2,500 m ²
3	Fighting for National Freedom area after the Communist Party of Vietnam is established	: 5,880 m ²
4	Uncle Ho Area	: 14,500 m ²
5	Victory statue	: 1,000 m ²
6	Auxiliary works	: 940 m ²

Area IV: Cultural works: 120,240m²

1	Area for reappearing the national culture	: 26,000 m ²
2	Concert area	: 26,000 m ²
3	Theme park	: 4,000 m ²
4	Ancient pagoda	: 4,440 m ²
5	Cultural areas for different ages	: 10,100 m ²
6	Service area	: 10,700m ²
7	Administration area and auxiliary works	: 11,000 m ²

5/ Organization of technical infrastructure system

a/ Traffic system

- the plan must ensure the traffic circulation so that all means of transportation from outside to the area can be collected at the parking areas near the entrances of the whole works. Here, the customers are instructed to pay the visits by specialized means of transportation such as battery-driven trains, horse-drawn carriages, monorail, telfer....

- Main road from the entrance to the complex: Right of way of 30m, width of 24 m, sidewalk of 3m each side.

- the Ring road, regional roads: right of way of 20m, width of 15m, sidewalk of 2.5m each side.

- the pedestrian way: right of way of 12m, width of 8m, sidewalk of 2m of each side.

- the North-South road cutting the national historical-cultural works complex: right of way of 30m, width of 24m, sidewalk of 3m each side.

b/ Drainage system: arranging two separate systems

- the rainwater drainage: are close or open systems depending on the topographical location, but must ensure strict sanitation and safety.

- the sewerage system: are close system with local treatment system and discharged to the central treatment station before discharging to Dong Nai river.

c/ Water supply system:

- the water supply source is Φ 600 system available at Bien Hoa Industrial park on Hanoi Highway, and branched by new Φ 300 pipelines to supply water for the whole complex

- Particular for Ba Sang Island area, it is constructing the wells and pumping station system to supply locally to the island.

+ Criteria for domestic water supply for villas, hotels: 200 liters/day/person

+ criteria for domestic water supply for administration area: 120 liters/day/person

+ Criteria for domestic water supply for visitors: 25 liters/day/person

+ Criteria for domestic water supply for watering: 2liters/day/person

d/ Electricity supply

- the main electricity supply source is 15KV medium voltage in the West of the land lot (Hanoi highway), the separate low voltage transformer will be constructed to serve the whole complex.

- the Electricity system inside the area is transmitted by underground cable system at the main axis and areas must ensure the landscape.

e/backfilling

- the standard altitude is calculated from the national benchmark at Hanoi highway axis

- the backfilling is carried out in accordance with the planning drawings of the height prepared by competent authority and calculations are carried to ensure the control levels as regulated by the ministry of construction.

g/ construction phasing planning

- Basing on the situations of implementation of investment cooperation, balancing the time for infrastructure construction and selection of living-cultural areas exploitation to create the capital for constructing the remained areas:

- It is proposed to divide into the following phases:

* Phase 1:

+ Construction of Area I: Ancient period including the area of 20,440m²

. Area for general information and reappearing the legends

. Area for King Hung temple

+ Construction of living-cultural area: area of 23,800m²

. Area for youth entertainment

. Area for restaurants

. Area for sailing

. Area for green tourism area in Ba Sang Island

+ Combination of construction of some infrastructure components:

. the main traffic system includes: Main road and North-South traffic route

. The fences system around the whole area

. the stone embankments along the river

. the combine drainage system

. the electricity system: lighting system for the whole area and the lighting system for each component

* Phase 2: Area of 26,040m²

+ Construction of area I

. Area for reappearing the Dong Son culture period – Song Hong – Sa Huynh cultivation period

. Area for reappearing the per-historical period: the oil stone period to the post new stone period

. Area for reappearing the modern civilization period in Song Nai – Mekong river delta region, Oc Eo culture

. Area for reappearing big rise ups in Chinese domination period

+ Construction of living-cultural area

. Area for reappearing the traditional festivals-concerts-national villages

. Youth and teenager area

. Area for villas and hotels

. the administration area and auxiliary works

. Theme parks, landscape area

. Camping area

. Pagoda

+ Constructing and completing the infrastructure components:

. Green tree system

. Detailed electricity and water supply system

. Local traffic system, connection traffic system

* Phase 3: Construction of area II and III

+ Construction of area II: Medieval period: area of 25,140m²

+ Construction of area III: contemporary and modern period: area of 27,170 m²

Article 2:

The project management unit of National historical-cultural works complex of Ho Chi Minh city shall be responsible for drafting particular regulations and policies on functions, authority of the Project management unit and relations with functional authorities of the City relating to the management and use of land lot, exploitation of land lot, management of construction, management of environment, promoting the preparation of investment projects in accordance with the approved plan.

The project management unit of National historical-cultural works complex shall be responsible for contacting Song Be province to prepare procedures as regulated for land lot located at Binh An commune, Thuan An district, Song Be province.

The project management unit of National historical-cultural works complex of Ho Chi Minh city shall be responsible for cooperating with Department of Traffic and Public works, City Power company to define particular solutions for constructing the technical system to ensure the general requirements on land use, construction, ecological environment of the neighboring areas.

Article 3: Office manger of City People's committee, City chief architect, director of department of construction, director of department of cadastral of Ho Chi Minh city, Director of Department of Finance, director of City Post office, Director of City power department, director of department of culture, information, director of department of science, technology and environment of the city, chairman of People's Committee of Thu Duc district, director of Project management unit of Ho Chi Minh city National Historical-Cultural works complex shall be responsible for executing this decision.

Recipients:

- As in article 3
- TT/TU, TT HDND/TP
- PC of Song Be province
- VPUB: PVP/QLDT, K. QLDT
- Filing

ON BEHALF OF CITY PEOPLE'S

COMMITTEE

Acting chairman

Signed and sealed

Vo Viet Thanh

DECISION

On approving the assignment of revising 1/2000 detailed plan for National Historical-Cultural Park area in Long Binh ward, district 9, Ho Chi Minh city and Binh An commune, Di An district, Binh Duong province

PEOPLE'S COMMITTEE OF HO CHI MINH CITY

Pursuant to the Law on organization of People's Councils and City People's Committee dated 26/11/2003;

Pursuant to Construction law on 26/11/2003;

Pursuant to Decision No. 3523/QD-UB-QLDT dated 30/7/1996 by city People's committee on approving the 1/2000 detailed plan for national historical-cultural works complex;

Pursuant to Decision No. 426/QD-TTg dated 20/5/1998 by Prime Minister on handing over the land lot to National Historical – Cultural Park Company at Long Binh ward, district 9, Ho Chi Minh city;

Pursuant to Decision No. 937/QD-TTg dated 16/10/1998 by Prime Minister on handing over the land lot to National Historical – Cultural Park Company at Binh An commune, Thuan An district, Binh Duong province;

In considering the request from Department of Architecture Planning at Statement No. 1062/TTr-SQHKT dated 26/3/2008 by the Department of Architecture Planning on asking for approving the assignment of revising 1/2000 detailed plan for National Historical-Cultural Park at Long Binh ward, District 9, HCMC and Binh An commune, Di An District, Binh Duong province in which the Project Management Unit of National Historical-Cultural Park area is the client.

DECISION

Article 1: Approving the assignment of revising 1/2000 detailed plan for National Historical-Cultural Park area at Long Binh ward, district 9, Ho Chi Minh City and Binh An commune, Di An district, Binh Duong province with the following main contents:

1. Location, scale and borders of the land lot

- the scale of the area in the plan (in accordance with the approved option); about 395 ha (excluding the right of way in Hanoi Highway)

- Location and borders of the planned area

+ The East : adjoins to Dong Nai river

+ The West : adjoins to Ha Noi Highway

+ The South : adjoins to residential area

+ The North : adjoins to residential area

2. Reasons and necessity for preparing the assignment (revising the plan)

- Modifying the borders, reducing the scale from 408 ha as in the approved plan to 395 ha (excluding the area within the right of way of Hanoi highway) to avoid the site clearance of heavily populated area.

- Modifying the main traffic axis to be suitable with the existing routes in the planned area.

- the approved detailed plan previously is not updated on the existing topography, cadastral maps at the present to create favorable conditions for preparation and implementation of component projects.

- Adding and modifying some component projects as instructed by City people's committee

3. The objectives of the assignment

- Ensuring the development of functional areas as in the approved plan.
- Exploiting effectively the land use right and ensuring the feasibility of the project

- Meeting demands for synchronous development of technical infrastructure

4. Organization of land use and architectural planning criteria

4.1 Land use organization

No.	Type of land	Area (ha)	Percentage (%)
I	Area I: Ancient area	84.15	21.30
1	Area for commemorating Hung kings	5.93	1.50
2	Area for reappearing ancient legends	20.91	5.30
3	Area for entertainment, cultural activities and supporting services <ul style="list-style-type: none"> - <i>Friendship garden</i> - <i>Tropical flower garden</i> - <i>Public service entertainment</i> - <i>Area for general information and small Vietnam landscape</i> 	31.74 6.67 3.12 6.50 15.45	8.03
4	Administration area	3.46	0.87
5	Area of natural ditches kept – corridor of green trees in the Southern road of the park	4.66	1.18
6	The main traffic land – public vehicle parking area – auxiliary area	17.45	4.42
II	Area II – Medieval area	29.19	7.40
1	Area for reappearing the victories and historical events in the medieval period	16.68	4.23
2	Area for cultural-service activities and auxiliary area	7.56	1.91
3	Area for main traffic system-public vehicle parking area	4.95	1.26
III	Area III: Contemporary and modern period area	35.92	9.10
1	Freedom Square and Unification Statue	2.20	0.56
2	Areas for reappearing the historical topics <ul style="list-style-type: none"> - <i>Nguyen Dynasty and French domination period</i> - <i>The war for freedom under the leadership of the Communist Party of Vietnam</i> - <i>Area for commemorating Uncle Ho</i> 	21.50	5.44
3	Service and auxiliary areas	9.27	2.35
4	Area for main traffic system-public vehicle parking area	2.95	0.75
IV	Area IV: Area for cultural activities	245.74	62.2
1	Natural history museum	23.96	6.07
2	Cultural villages of Vietnamese ethnic groups	48.17	12.2
3	Area for reappearing Truong Son forest	20.19	5.11
4	Cinema park area	23.28	5.89
5	Area for public services serving for the whole area	6.80	1.72
6	Area for flower village – mineral water stream tourism	17.88	4.52
7	Area for adventure park and Hoa Binh square	13.34	3.37
8	Area for low-rise building	13.12	3.32

9	Area for Hoi Son pagoda preservation	3.09	0.78
10	Area for Buu Long pagoda preservation	8.47	2.15
11	Contingency area for infrastructure service development	1.92	0.48
12	Area for outdoor sports activities	3.71	0.94
13	Ba Sang island ecological tourism area	39.74	10.06
14	Area for main traffic system – public vehicle parking area	22.07	5.59
	Total	395	100.0

4.2 Architecture-planning criteria

No.	Criteria	Unit	
1	Construction density of the whole area	%	10-20 (maximum of 10% for area of constructing the historical works and 20% for area for constructing cultural works)
2	Green trees, water surface	%	60-75
3	Traffic, parking area	%	15-20 (local traffic system for functional areas accounts for the minimum percentage of 5%)
4	Number of storeys	maximum	storey
		Minimum	05 (public service area) 01 storey

5. Organization for architecture and landscape space

The revised method still keeps 04 functional areas: Ancient area, Medieval area, Contemporary-Modern area, cultural area. Functional areas are arranged following the historical periods of the country through main periods, take the advantage of the topographical situations to construct the key works (King Hung temple, Victory Statue...) to outline the main subject of each area. The locations of 04 main functional areas remain unchanged comparing to the previously approved plan, and components of the works are kept as in the approved plan for each main functional area with adding some more components to be suitable with the actual situations and meet the demands of the visitors such as:

- The Ancient period area:
 - + Keeping the following components:
 - . King Hung Temple and display area
 - . Area for general information and re-appearing the legends
 - . the Area for reappearing the periods (including caves, wax statues, models for stone period to Dong Nai river-Mekong river basin civilization area –Oc Eo culture):
 - . Area for reappearing the rise up in Chinese domination period
 - . Auxiliary works:
 - + adding the following components:
 - . Friendship garden
 - . Entertainment area – public services area along Northern Ring road
 - Medieval period area
 - + Keeping the following components
 - . Dinh – Le – Ly Area
 - . Tran Hung Dao area
 - . Ho Quy Ly Dynasty area
 - . Le Loi – Nguyen Trai area

- . Mao – Trinh- Nguyen area
- . Tay Son area
- . Auxiliary works
- + Adding the following components: Public service area along Northern Ring road
- Contemporary – Modern period area
- + Keeping the following components:
 - . Nguyen dynasty area
 - . French domination area
 - . Fighting for National Freedom area after the Communist Party of Vietnam is established
 - . Uncle Ho Area
 - . Victory statue
 - . Auxiliary works
- + adding the following components
 - . Freedom Square
 - . Unification Statue
 - Cultural activities area
- + Keeping the following components
 - . Area for reappearing the national culture
 - . Concert area
 - . Theme park
 - . Ancient pagoda (with location and scale modified)
 - . Cultural areas for different ages
 - . Area for public services and guesthouse (with location and scale modified)
 - . Administration area and auxiliary works (with location and scale modified)
- + Adding the following functions
 - . Reappearing Truong Son forest
- + Modifying and clarifying more contents of functions of theme parks
 - . Cinema Park
 - . Adventure park and Hoa Binh square
 - . Flower village, mineral water tourism area
 - . Ba Sang island ecological tourism area
- 6. Notes when implementing 1/2000 detailed plan
 - Updating Ring Road 3 and railway in accordance with Decision No. 101/QĐ-TTg dated 22/01/2007 by the Prime Minister on approving the traffic system development plan of Ho Chi Minh city up to 2020 and vision to 2030; ensuring there is no impact on the plan of King Hung commemorating area
 - The safety corridor of Song Nai river, Dong Tron ditch and other ditches within the planned scope.
 - the components of the detailed plan project must be in accordance with Decision No. 08/2005/ND-Cp dated 24/1/2005 by Prime Minister on construction planning and Circular No. 15/2005/TT-BXD dated 19/8/2005 by Ministry of Construction on guiding, appraising and approving the construction plan.

Article 2

Basing on the approved assignment of revising the detailed plan, Project management unit of National Historical and Cultural Park is assigned to cooperate with District 9 People's committee and the consultant in charge of preparing the revised 1/2000 detailed plan to submit the Department of Architecture Planning to submit the City people's Committee for approval.

Article 3: Office managers of People's council and City People's committee, Directors of departments of Architecture planning, traffic and public works, natural

resources and environment, planning and investment, finance, cultural and information, chairman of People's Committee of District 9, director of Project management unit of Ho Chi Minh city National Historical-Cultural park shall be responsible for executing this decision.

Recipients:

- As in article 3
- Standing committee of the city committee of the party
- Standing committee of the city people's council;
- TTUB, CT, PCTs;
- Institute of construction planning;
- Institute of economics
- VPHD-UB, PVP
- Special departments;
- Filing VT (DTMT M) H 3

ON BEHALF OF CITY PEOPLE'S
COMMITTEE

For chairman
VICE STANDING CHAIRMAN

(Signed and sealed)

Nguyen Thanh Tai

DECISION

**On approving the assignment of revising 1/2000 detailed plan for National
Historical-Cultural Park area in Long Binh ward, district 9, Ho Chi Minh city**

PEOPLE'S COMMITTEE OF HO CHI MINH CITY

Pursuant to the Law on organization of People's Councils and City People's Committee dated 26/11/2003;

Pursuant to Construction law on 26/11/2003;

Pursuant to Decree No. 08/2005/ND-CP dated 24/01/2005 by the Government on urban construction planning;

Pursuant to Decision No. 2333/QD-UBND dated 29/5/2008 by City People's Committee on approving the assignment for revising 1/2000 detailed plan for national historical – cultural park at Long Binh ward, district 9, Ho Chi Minh city and Binh An commune, Di An district, Binh Duong province.

In considering the Statement No. 4253/TTr – SQHKT dated 04/12/2008 by department of Planning-Architecture (see the attached 1/2000 detailed plan for National Historical-Cultural park prepared by Architecture Planning Company Limited (SPA).

DECISION

Article: Approving the revised 1/2000 detailed plan for National historical-Cultural park at district 9 with main contents as follows: (see detailed plan attached)

1. Location and scale of the plan

+ the planned area is located at East-South of Hanoi highway in Long Binh ward, district 9 and Binh An commune, Di An district, Binh Duong province.

- Location and borders of the planned area

- + The East : adjoins to Dong Nai river
- + The West : adjoins to Ha Noi Highway
- + The South : adjoins to golf course
- + The North : adjoins to residential area

(Long Son residential area, Long Binh ward, district 9)

+ Total area of the land lot is 403.3336 ha in which:

- the area at Long Binh ward, district 9, Ho Chi Minh city: 376.39198 ha
- Area at Binh An commune, Di An district, Binh Duong province: 26.94167 ha
- the area within Hanoi highway has an area of about 8.3336 ha to implement the project of constructing the green trees, grass, flowers, lakes to create landscape for area for commemorating Hung kings until the right of way is expanded in accordance with the direction of the city people's committee at Notice No. 422/TB-VP dated 1/7/2005 and letter No. 1382/QHKT-QHKV1 dated 25/5/2006 by the Department of Architecture Planning.

The area after deducting the right of way of Hanoi highway is 395 ha

2. Reasons and necessity for revising the plan

1/2000 detailed plan project for National Historical-Cultural park was approved by city people's committee in 1996 at Decision No. 3523/QD-UB-QLDT dated 30/7/1996. Now the plan is revised for the following reasons:

a) Modifying the borders of the detailed plan to be suitable with the existing situations of the land lot and actual situations of the bordering residential area, in particular as follows:

The area in Di An district, Binh Duong province: the planned borders are modified in accordance with Decision No. 937/QD-TTg dated 16/10/1998 by Prime Minister on handing over the land lot at Binh An commune, Thuan An district, Binh Duong province and in accordance with the existing situations of site clearance as calculated for compensation by the Site clearance and compensation council for National Historical-Cultural Park.

Area in district 9 of Ho Chi Minh city; the planned borders in this revised plan will exclude some existing residential areas which were previously included in the approved plan, because these residential areas have formed for a long time and stable with high density of houses, so it is suggested to avoid site clearance of these areas to avoid impacts on the living conditions for the people and waste of state budget.

Expanding 30 m of the borders of Southern road of the park to create the green tree corridor to be suitable with the borders of the Southern road in accordance with Decision No. 1316/QD-UB dated 29/3/2004 by the City People's Committee.

The total area of the National Historical-cultural park is revised as follows: 403.3336 ha (excluding the right of way 0 in accordance with the map No. 15127-2/DDBD-CNTD dated 14/3/2007 by Map measuring center, department of Natural resources and environment) comparing to the area in the Decision No. 3523/QD-UB-QLDT dated 30/7/1996 by City people's Committee of 408 ha.

b) the planned area now has the updated 1/500 plan so it is required to revise to be suitable with the existing topographical situations to facilitate the preparation and implementation of technical infrastructure projects (backfilling, traffic system, water supply, drainage, electricity supply,...)

c) adding and modifying some component projects (mainly in area IV) to be suitable with actual situations and directions of the city people's committee and adding some service works to serve for the visitors and neighboring community and suitable with each functional area and traffic system developed recently.

d) this revise will aim at create favorable conditions for components projects in calling for investments and ability to operate and exploit in accordance with the main objectives of the approved project.

2. Objectives for revising project

Ensuring the development of functional areas in accordance with the set objectives of:

- Being the location for educating the history and traditions for the people, especially for young people and contribute to construct the advanced culture with traditional values.

- Creating conditions for cultural exchange within the country and introducing the culture of Vietnam to foreign countries. Increasing the diversity of the spiritual life of the city people.

- Creating an airy and spacious natural landscape to contribute to ecological balance for the city.

- Exploiting effectively the values of land, ensuring the feasibility of the project

- Meeting the demand for synchronous development of technical infrastructure

4. Organization of space

The organization of functional areas in the revised plan still conform to Decision No. 3523/QD-UB-QLDT dated 30/7/1996 by City people's Committee. However, due to the existing topographical and traffic conditions of the area, so there are the following modifications:

The whole area of National historical-cultural park is divided into 4 main functional areas:

No.	MAIN FUNCTIONAL AREA	AREA	
		In accordance with Decision No. 3523/QĐ-UBND QLDT	Revised plan
1	Area I: Ancient area	80 ha	84.15 ha
2	Area II: Medieval area	33 ha	29.19 ha
3	Area III: Contemporary and Modern area	30 ha	35.92 ha
4	Area IV: Area for cultural activities	265 ha	245.74 ha
	Total	408 ha	395 ha

5. Planning the organization of architectural and landscape space

5.1 Ancient area (area I): area of 84.15 ha

+ This area is closely linked with the area for commemorating Hung kings with the area for reappearing the ancient legends with close relationship, in which the temple for commemorating King Hung is the point of eyes.

+ Organizing three entrances to the ancient area, one entrance from Hanoi highway and two entrances from Northern Ring road and Southern ring road. Before each entrance, there are large parking areas. Besides, the ancient area is also connected too other functional areas by local traffic system.

+ Improving the existing natural water surface landscape. Arranging friendship garden (the places for leaders of countries come to visit and plant tree) near the entrance from Hanoi highway and temple for commemorating King Hung.

+ arranging the public service area along the main axis of Hanoi highway and Northern ring road.

+ arranging the walking roads combined with green trees, flowers with changed colors to create the point of eyes following the space of natural landscape.

5.2 Medieval area (Area II): area of 29.19 ha

Keeping the idea for organizing the historical events from Dinh dynasty to Tay Son dynasty following the approved plan. The arrangement include two areas:

- Area for historical works located at the South of the entrance from ancient area
- Area for cultural activities and services in the North of the land lot, connected with the public service entertainment works in the ancient area to create the axis of public works on Northern Ring road.

Taking advantage and improving the natural ditches to re-organize the victories of the people on Bach Dang river.

5.3 Contemporary and Modern area (area III): area of 35.92 ha

Using the idea from the approved plan, the contemporary and Modern area to reappear the history through periods: Nguyen dynasty, French domination period, the war for freedom of the country under the leadership of Uncle Ho and the Communist party of Vietnam through two wars against the France and America.

This area is also the place for marking the ending of the long road of the wars for freedom and independence of our country through historical periods, the Freedom square and Unification statue will be arranged on the hill

Organizing two entrances to link the parking areas of two axis. The Southern Ring road and Nguyen Xien road. From the reception square under the hill to Freedom square by curved staircases where draws some typical pictures of the wars by sculpture works on the stone walls.

5.4 Area for cultural activities (Area IV): area 245.74 ha

Area IV is the area to be revised to create feasible component projects suitable with the approved plan in harmony with the park.

The area is divided by big traffic axis and connected with other areas by local traffic system, the projects in area IV have different entertainment contents to create the diversity for the whole National Historical – Cultural park

The whole Area IV is divided as follows:

- **Natural historical Museum**

The natural historical museum is arranged in accordance with Decision No. 86/2006/QĐ-TTg dated 20/4/2006 by Prime Minister on approving “master plan for natural museum system in Vietnam up to 2020” and letter No. 5934/UBND-DA dated 21/9/2005 by City People’s Committee on implementing the investment project for constructing the natural historical museum of Ho Chi Minh city.

This is the natural museum at region in the South. The structure include: the museum, the collection of objects on the nature of the South, plant garden, animal garden, outdoor exhibition area

Two main entrances are arranged from Southern Ring Road and Hang Tre street. General layout is divided into 3 main areas: the display area, study and research area and administration and auxiliary area.

The outdoor area is constructed with plant garden and animal garden and for organizing events, programs from season to season and exhibition activities relating to the environment. The existing ponds are connected to form a big exhibition lake of water animals.

- **Area for cultural villages**

The area for cultural villages is constructed aiming at reappearing, keeping, promoting and exploiting cultural relics of 54 ethnic groups of Vietnam. In this area, the plan shows the traditional living space, and reappear the space of community activities, the space for production and working, cultural festivals, and natural environment landscape. Reappearing the images of the traditional houses, public works, relics.....of each ethnic group.

Taking advantage of existing topography to arrange the works:

- the area with low topography is arranged with villages of low land with system of channels.

- the area with sloping topography is used for arranging villages of highland, grave house and grave statues, landscape works and auxiliary works (terrace fields, t’rung musical instrument, yard for organizing the festival, typical flora of each region....)

- **Area for repapering Truong Son forest**

This area is arranged at the South of the park with the area of about 20 ha where is the area for reappearing Truong Son forest and famous destinations, relics on Ho Chi Minh trail in the war against America. This area is arranged to connect with area of cultural villages.

- **Cinema Park area**

The Cinema park is located at the West-South of the park adjoining the Southern Ring road and Hang Tre street with the area of about 23.5ha

The layout is divided into 3 main functional areas:

- + Central area: including cinema museum, modern cinemas, film research and service center....

- + Film studios for indoor and outdoor sceneries. The area for scale models of historical backgrounds....

- + Area for entertainment, arts performances and exchanges and auxiliary works.

- **Flower village – water mineral tourism area**

Adjoining to Dong Tron channel and Dong Nai river and divided into two main functional areas.

+ Flower village area: is the area for planting and producing, displaying and trading flowers, trees, traditional and modern fish. This is also the place for exhibitions, workshops, training courses, exchanges to support the movements of ornamental trees and animals and transferring technology of producing trees, fish, ornamental objects.

In the flower villages, arranging some works of central house, tea ceremony area, variety bank, artists' club, nursing garden and auxiliary works, shops, kiosque,...

+ Mineral water Tourism area: The source of hot mineral water is survey to show the potential for exploitation which is away from the planned area of about 3 km. it is proposed to use to serve for mud bathing service, hot mineral water bathing service, resting, physical treatment services.....This tourism area will include the following works: Reception, administration area, physical treatment area, swimming pool area (mineral water spa lake, children lake, exercise lake and hot and chilly water lake), area for mud bathing, restaurant, resting area and auxiliary works...

Flower village and mineral water tourism area are connected by local road system from Hanoi highway direction or waterway through Dong Nai river and Dong Tron ditch.

Arranging large parking areas near the entrances and a small harbor to welcome visitors by waterway.

- **Public services area of the whole area**

Including some commercial works, service, food and drinks services, guesthouse,....to serve for visitors and community in the neighboring areas. The location is located at Nguyen Xien intersection and road surrounding Southern park.

- **Adventure park and Hoa Binh square**

This area is located at the Southern bank of Dong Tron ditch and adjoins to Dong Nai river with the flexible functions to create adventure games for youth and connected with the mineral water area to create a complete tourism complex with various entertainment types.

Especially, in this area, it is proposed to arrange Hoa Binh square where can organize outdoor activities such as festivals fireworks, flying kites, cultural and arts activities...as well as act as the place for welcoming visitors to National historical-cultural park by waterway on Dong Nai river. The layout is open to Dong Nai river direction.

- **Low-rise building**

According to the approved plan, the low-rise building previously arranged at the South of the land lot. In this revised plan, this area will be arranged at the East, next to Dong Nai river to create landscape on the river. This area will have low construction density to create many spaces for green trees and sports works serving for apartments.

- **Ba Sang Island ecological tourism area**

Keeping the old functions as in the previously approved plan as an ecological tourism area, and connected with the park by boats and telpher. Phuoc Long pagoda within the island will be kept and have landscape improved to be harmony with the general space and to be the visiting destination for the visitors.

- **Area for preserving Hoi Son Pagoda and Buu Long pagoda**

In the park, there are 2 religion works of Hoi Son pagoda and Buu Long pagoda which were built from long time ago and are works with beautiful architecture and many visitors have visited. As the plan, these works will be kept and improved to create landscape and expanded.

- **Area for outdoor exercise activities and contingency area for developing infrastructure services**

The land lot next to the administration area will be used as contingency for developing infrastructure services, the construction of the components in this area will depend on the demands and progress of the project.

Arranging an outdoor sports area next to Southern Ring road to be the place for organizing big event on sports, cultural arts and serve for community in the neighboring areas.

6. The planning of land use

No.	Function	Area (ha)	Percentage (%)
I	ANCIENT ARE (AREA I)	84.15	21.30
1	Area for commemorating Hung kings	5.93	1.50
2	Area for reappearing ancient legends	20.91	5.30
3	Area for entertainment, cultural activities and supporting services <ul style="list-style-type: none"> - <i>Friendship garden</i> - <i>Tropical flower garden</i> - <i>Public service entertainment</i> - <i>Area for general information and small Vietnam landscape</i> 	31.74 6.67 3.12 6.50 15.45	8.03
4	Administration area	3.46	0.87
5	Area of natural ditches kept – corridor of green trees in the Southern road of the park	4.66	1.18
6	The main traffic land – public vehicle parking area – auxiliary area	17.45	4.42
II	MEDIEVAL AREA (AREA II)	29.19	7.40
1	Area for reappearing the victories and historical events in the medieval period	16.68	4.23
2	Area for cultural-service activities and auxiliary area	7.56	1.91
3	Area for main traffic system-public vehicle parking area	4.95	1.26
III	CONTEMPORARY AND MODERN PERIOD AREA (AREA III)	35.92	9.10
1	Freedom Square and Unification Statue	2.20	0.56
2	Areas for reappearing the historical topics <ul style="list-style-type: none"> - <i>Nguyen Dynasty and French domination period</i> - <i>The war for freedom under the leadership of the Communist Party of Vietnam</i> - <i>Area for commemorating Uncle Ho</i> 	19.34	4.90
3	Service and auxiliary areas	9.27	2.35
4	Area for main traffic system-public vehicle parking area	5.11	1.29
IV	AREA FOR CULTURAL ACTIVITIES (AREA IV)	245.74	62.20
1	Natural history museum	23.96	6.07
2	Cultural villages of Vietnamese ethnic groups	48.17	12.20
3	Area for reappearing Truong Son forest	20.19	5.11
4	Cinema park area	23.28	5.89
5	Area for public services serving for the whole	5.95	1.50

	area		
6	Area for flower village – mineral water stream tourism	17.88	4.52
7	Area for adventure park and Hoa Binh square	9.62	2.44
8	Area for low-rise building	11.74	2.98
9	Area for Hoi Son pagoda preservation	2.34	0.59
10	Area for Buu Long pagoda preservation	8.28	2.09
11	Contingency area for infrastructure service development	1.92	0.48
12	Area for outdoor sports activities	3.71	0.94
13	Ba Sang island ecological tourism area	39.74	10.06
14	Area for main traffic system – public vehicle parking area	18.10	4.58
15	Area for external traffic (Ring Road3)	10.86	2.75
	Total	395 HA	100.0%

7. Economic and technical criteria

The main criteria in the revised plan comparing to those in the decision of the city people's committee remains unchanged. Particular as follows:

No.	Criteria	Unit	
1	Construction density of the whole area	%	10-20 (maximum of 10% for area of constructing the historical works and 20% for area for constructing cultural works)
2	Green trees, water surface	%	60-75
3	Traffic, parking area	%	15-20 (Local traffic system for functional areas accounts for the minimum percentage of 5%)
4	Number of storeys	maximum	storey
		Minimum	01 storey

8. Requirements on architecture, construction of technical infrastructure, environmental sanitation, construction management for architectural works:

8.1 Natural Historical museum of the Ho Chi Minh city is the special architectural works with special requirements on the shape, structure to meet contents of the exhibition and arts emotions.

8.2 the Works within the National Historical-Cultural park must be constructed away from the right of way of at least from 6-8 m depending on the scale and the functions of the works. The height of the works is regulated to ensure no workers is constructed with the height higher than Unification Statue (Area III)

8.3 The protective corridor for Dong Nai river is 50 m, and Song Tron is 20m. within this scope, it is only permitted to plant green trees, fountains, walking road and sports yards, lakes without roof. For the water surface to create landscape in the land lot, it is permitted to construct the water works with the considerations when implementing 1/500 detailed plan.

9. Planning of the technical infrastructure network

9.1 The traffic planning

+ The Ring Road 3 is arranged along Nguyen Xien street with the right of way of 60m

+ The rights of way of the roads in the planned area are as follows:

- Road D6 has the right of way of 40m;
- Road D3 has the right of way of 34m
- Road D4, D7, D9 have the rights of way of 30m
- Road D21 has the right of way of 10.5m
- The internal roads have the right of way of from 12m to 20m;
- The rights of way are defined in particular when implementing the 1/500 detailed plan

9.2 Planning for technical preparation for construction land:

* Planning height (backfilling)

- + The minimum construction altitude is +2.20 (system of Hon Dau altitude)
- + the area with altitude of more than 2.20m: Keeping the existing foundation
- + the area with altitude of less than 2.20m: administration area, public services area, square, parking area for flower village, guesthouse and outdoor sports area, shall be backfilled in accordance with the selected construction altitude.

- + Design slope should be $\geq 0.3\%$

- + Direction of slopes: From the middle of the small landscape to surrounding areas

- + Remained areas (the areas for repapering Truogn Son forest, preservation area, ecological area, cinema park...) will have the existing foundation kept unchanged.

- + Excavated areas with altitude of from 0.0 to 6.0m

*Planning of rainwater drainage

- + Taking full advantage of the system of channels, rivers, streams to organize the rainwater drainage, mainly use the underground drainage system for discharge rainwater.

- + The surface water drainage direction: to Dong Tron channel and some small channels.

- + Drains are arranged at the areas with inconvenient topography (with too high slope) are designed to connect with buffering wells to reduce the flow of water inside the drains.

9.3 Electricity supply planning

- + Electricity supply criteria: 10-40W/m² of the construction floor

- + Source of electricity supply is from 110/15-22KV station Northern Thu Duc and Eastern Thu Duc

- + Newly constructing 15-20/0.4kV transformers, using 3-phase transformers, capacity of $\geq 160\text{KVA}$, room station, Kiosk station type,

- + Newly constructing the medium voltage and low voltage network to supply electricity for the planned area, using the copper cables covered with XLPE, with suitable cross section and buried under the ground.

- + The lighting system will use sodium 150-250V-220V lamps, with reflectors and lamp arms placed on galvanized poles.

9.4 Water supply planning

- + The source of water supply: Using the water from water supply factory of the city through the existing $\phi 350$ pipeline on Nguyen Xien street, particularly for Ba Sang island area, the underground water source will be used directly or through the waiting reservoir system.

- + the fire fighting water supply standard: 10 liters/s for 1 fire; the number of fires at the same time is 1 fire in accordance with TCVN2622-1995

- + total demand for water supply: 1,500-1,950 m³/day

- + the method for arranging the water supply network design.

9.5 the Sewerage, solid waste and environmental sanitation systems planning

a) Sewerage system

- + Solution for sewerage: cultural area (Area IV) will use a separate sewerage with the local wastewater treatment station. The remained areas will use the combine system.

- + Total wastewater quantity: 1,200-1,700 m³/day
- + Method of drainage network design arrangement
- b) Solid waste and environmental sanitation
- + standard for domestic solid waste: 0.05 tons/ha
- + Total domestic solid waste: 20 tons/day
- + The method for collecting and treating solid waste: the solid waste will be collected daily and transported to the solid waste treatment area of the city in Phuoc Hiep commune, Cu Chi district.

9.6 the layout on the pipelines

The arrangement of the technical infrastructure system may be changed in the next steps (basic design, technical construction design of the project) to ensure the technical requirements.

10. Some notes for implementing the plan

- In term of land fund: the area for occupying the land area in Ring Road 3 is temporarily calculated of 10.86 ha in the Cultural area. When this road is constructed and the basic design is approved by the competent authority, the occupied area of this road shall be redefined and separated from the planned area of the whole area for re-calculating the planned area.

- In terms of traffic planning: in accordance with the traffic development planning of Ho Chi Minh city up to 2020 and the vision after 2020 approved by Prime Minister at Decision No. 101/QĐ-TTg dated 22/1/2007, the specialized railway is planned along the Ring Road 3. When the railway investment project is approved by the competent authority during the construction implementation in accordance with 1/500 detailed plan in the relevant areas should be updated to present this railway planning.

- In terms of backfilling planning: To restrict the quantity of backfilling, particularly for park and green tree corridor along the channel, it is recommended to carry out local backfilling with the altitude of about 2.00 m (smaller than the control altitude of the area of Hxd \geq 2.20m)

- In terms of water supply, drainage and environmental sanitation planning: when implementing 1/500 detailed plan for implementing the project, the following contents should be noted:

- + Defining the reasonable altitude of the culverts at the manholes along the road in the south of the park (the West of the planned area)

- + Presenting correctly the technical parameters of the drainage manholes on the road in the West of P area (parking area)

Article 2: Basing on the approved revised 1/2000 detailed plan for National Historical-Cultural park, the project management unit of National Historical-Cultural park should cooperate with People's Committee of District 9 and relevant authorities of the city to implement the investment as regulated.

Article 3: Project managers of People's Council and People's Committee of the city, directors of departments of Architecture Planning, Finance, Natural Resources and Environment, Planning and Investment, Finance, Construction, Transport, chairman of People's Committee of District 9, director of Project Management Unit of National Historical-Cultural Park shall be responsible for executing this Decision./.

Recipients:

- As article 3;
- Standing committee of the Committee of the Party;
- Standing committee of the City People's Council;
- TTUB, CT, PCT
- City Institute for Research and Development;
- Department of Culture, Sports and

ON BEHALF OF THE PEOPLE'S
COMMITTEE
FOR CHAIRMAN
STANDING VICE CHAIRMAN

(Signed and sealed)

Nguyen Thanh Tai

- Tourism;
- VPHD-UB, PVP;
- Specialist departments
- Filing VT (DTMT-M) H.41

PEOPLE'S COMMITTEE OF
HO CHI MINH CITY

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No. 1319/UBND-DTMT
On nominating the investor for
BT project of constructing local
technical infrastructure for Area I
(Ancient Area) within National
Historical – Cultural Park

Ho Chi Minh city, March 25th 2011

To:

- Department of Planning and Investment;
- Department of Construction, Department of Finance;
- Department of Natural Resources and Environment;
- Department of Internal Affairs; Department of Architecture planning
- Department of Culture, Sports and Tourism;
- Department of Justice, People's Committee of District 9;
- PMU of the National Historical-Cultural Park
- Duc Khoi Corporation

Pursuant to regulations at Decree No. 108/2009/ND-CP dated 27/11/2009 by the Government on investing following Build-Operation-Transfer, Build-Transfer-Operation and Build-Transfer contract methods;

In considering the request from the department of Planning and Investment (Letter No. 1834/SKHDT-VX, dated 17/3/2011) on implementing the local technical infrastructure project for Area I (Ancient area) in National Historical –Cultural Park following BT method; City People's Committee directs as follows:

1. Accepting to nominate Duc Khai Corporation to be the client to carry out the project on constructing internal road, electricity supply system, water supply system, green tree (internal infrastructure) under Area I (Ancient Area) within the National Historical-Cultural Park following Build-Transfer (BT) method to carry out contract negotiation and signing for project implementation.

The Client is provided with the land to carry out the ecological tourism area project at Ba Sang island, district 9 following the method of handing over the land with land use fee. The value of the land lot at Ba Sang island shall be defined in accordance with the market price for getting the basic for deducting from the investment value of the works with the client.

2. Department of Internal Affairs is assigned to lead and cooperate with relevant departments and sectors to promptly submit the City people's committee to establish the working teams to negotiate and discuss with the client on the proposed project to submit the city People's Committee for review and making decision on signing the principle contract with the client./.

Recipients:

- As above;
- Standing committee of the committee of the party;
- TTUB, CT, PCT
- City Police;
- VPUB, CPVP
- Departments of THKH, DTMT, VX, TCTMDV, PCNC;
- Filing VT (DTMT-Th) H 37

ON BEHALF OF THE CHAIRMAN
VICE CHAIRMAN

(Signed and sealed)

Hua Ngoc Thuan