

Number: /QĐ-UBND

*Thanh Hoa, day month year 2024*

**DECISION**

**On approving the Local adjustment of the master plan of Sam Son  
city, Thanh Hoa province to 2040**

**THANH HOA PROVINCE PEOPLE'S COMMITTEE**

Pursuant to the Law on Organization of Local Government dated June 19, 2015; Law amending and supplementing a number of articles of the Law on Organization of the Government and the Law on Organization of Local Government dated November 22, 2019;

Pursuant to the Law on Urban Planning dated June 17, 2009;

Pursuant to the Law amending and supplementing a number of articles of 37 Laws related to planning dated November 20, 2018;

Pursuant to Decree No. 37/2010/ND-CP dated April 7, 2010 of the Government on formulation, appraisal, approval and management of urban planning;

Pursuant to Decree No. 72/2019/ND-CP dated August 30, 2019 of the Government amending and supplementing a number of articles of Decree No. 37/2010/ND-CP dated April 7, 2010 on the preparation, appraisal, approval and management of urban planning and Decree No. 44/2015/ND-CP dated May 6, 2015 detailing a number of contents on construction planning;

Pursuant to Decision No. 153/QĐ-TTg dated February 27, 2023 of the Prime Minister on approving the planning of Thanh Hoa province for the period 2021-2030, with a vision to 2045;

Pursuant to Circular No. 04/2022/TT-BXD dated October 24, 2022 of the Minister of Construction regulating the task dossier and dossier of inter-district construction planning projects, district construction planning, urban planning, functional area construction planning and rural planning;

Pursuant to Conclusion No. 2621-KL/TU dated January 12, 2024 of the Provincial Party Standing Committee on local adjustment of the General Planning of Sam Son city, Thanh Hoa province to 2040;

Pursuant to the Adjustment of the General Planning of Sam Son City, Thanh Hoa Province to 2040 approved by the Provincial People's Committee in Decision No. 2525/QĐ-UBND dated July 17, 2017; approved local adjustments in Decisions No. 992/QĐ-UBND dated March 26, 2021, No. 3377/QĐ-UBND dated October 7, 2022, No. 4045/QĐ-UBND dated November 22, 2022;

At the request of the Department of Construction in Appraisal Report No. 1379/SXD-QH dated February 29, 2024 on Local adjustment of the master plan of Sam Son city, Thanh Hoa province to 2040 (attached to Submission No. 275/TTr-UBND dated January 18, 2024 of the People's Committee of Sam Son city).

## **DECISION:**

**Article 1.** Approving the local adjustment of the master plan of Sam Son city, Thanh Hoa province to 2040, with the following main contents:

**1. Name and type of planning:** Local adjustment of the General Planning of Sam Son city, Thanh Hoa province to 2040.

### **2. Reasons for local planning adjustment**

In the process of implementing construction investment according to the Project of Adjusting the General Planning of Sam Son City, Thanh Hoa Province to 2040 approved by the Provincial People's Committee in Decision No. 2525/QD-UBND dated July 17, 2017, there are some contents according to the approved general urban planning that need to be adjusted to suit the current status of the area, reduce site clearance work, increase efficiency in investment activities in construction of projects serving urban development, in accordance with the socio-economic development situation of the city in the new period.

- In addition, the Thanh Hoa Provincial Planning for the period 2021-2030, with a vision to 2045; the National Power Development Planning for the period 2021-2030, with a vision to 2050; and the Sam Son City Land Use Planning for the period 2021-2030 have changed contents, so it is necessary to review and adjust the Sam Son City Master Plan to ensure consistency with the plans.

### **3. Objectives and principles of local planning adjustment**

#### a) Objective:

- Update development orientations of related industries and fields; Investment projects, plans that have been and are being implemented... creating a synchronous legal basis for management and investment in construction according to planning;

- Adjust and supplement favorable and suitable development areas to attract investment, implement important and large-scale projects according to the planning orientation of higher levels and create momentum to promote socio-economic development of the region;

- Adjusting existing and inadequate factors to suit the current reality in order to maximize the use of existing infrastructure, improving feasibility and efficiency in construction investment.

#### b) Principle:

- Local adjustments do not change the nature, boundaries, and general development orientation of the city; ensure that the technical and social

infrastructure of the area where the planning is expected to be adjusted is not overloaded; ensure continuity and consistency of the approved general planning.

- The adjusted contents do not increase new residential land units, ensuring the criteria for urban public works according to National Technical Regulations on construction planning.

#### **4. Content and scale of adjustment**

4.1. Update the power lines and 220 kV Sam Son transformer stations, 110 kV Sam Son 2 station in Quang Hung commune and Quang Chau ward.

4.2. Adjust the land lot of Seafood Market - Tourism Services (symbol CHS - lot 19, area 10.0 ha) into ecological urban land along the Do River.

4.3. Adjusting the area along the Do River from Binh Hoa Bridge to Ma River

- Adjust the location of the thematic park land (code CVCĐ - lot 1) along the Do River to the south of Nam Song Ma Avenue. After adjusting the location, the thematic park land (area 34.9 ha) will be arranged into residential land (eco-urban area along the Do River) and green land for water surface.

- Adjust and replace the parking lot location P - Lot 1, area 4.0 ha with 02 parking lots with a total area of 5.7 ha (01 parking lot with an area of about 2.3 ha adjacent to the thematic park and 01 parking lot with an area of 3.4 ha adjacent to the overpass over the Ma River). After adjusting the parking lot location, the land will be arranged with urban land to form an ecological urban complex along the Do River.

- Adjust part of the area (about 7.4 ha) of the pedestrian street and festival corridor land plot (code DB - plot 2; total area 17.0 ha) into mixed land, 3-20 floors high (Trung Son ward).

- Adjust a part of the area of about 3.0 ha of mixed land lot with symbol HH-P lot 11, area 20.0 ha into an urban parking lot. Adjust the height of the remaining area of mixed land lot with symbol HH - lot 11, with height of 5-12 floors into 3-24 floors.

- Adjust part of the eco-tourism land area belonging to riverside service lots with the symbol DVVS - Lots 2, 4, 5, 6, 7, 8 (about 32 hectares), part of the water surface land S lots 2, 3, 4 (about 10 hectares) divided into residential land combined with tourism services, landscape trees, thematic parks, squares and commercial services, traffic land and parking lots, the total area of the adjusted land lots is about 32 hectares.

- Adjust the exchange and addition of green land and water surface to residential areas, specifically: Convert a part of an area of about 18.6 hectares of land belonging to the new residential area (code DTST - lot 3) into water surface land; convert a part of 7.5 hectares of vegetation land (code TV-01, Quang Tho ward area) into green park land; convert a part of an area of about 11.1 hectares of new residential area (code DCM - lot 26), mixed land (code HH - lot 9) into

green park land (Quang Vinh ward area); convert a new residential area (code DCM - lot 1, area 5.3 hectares, Quang Tho ward area) into green park land; convert a part of an area of about 4.7 hectares of new residential land (code DCM - lot 36, Quang Hung commune area) into green park land.

4.4. Adjust the spatial organization of the urban sports area (code TTTT - Lot 1, 1-3 floors high, area 14.9 ha), including the addition of 01 mixed-use service area, area of about 2.2 ha, 15-24 floors high to serve the activities of the sports area (in Truong Son ward, Bac Son). Supplement the urban sports land fund with an area of 4.2 ha in the area bordering the North of Tay Son 4 road, in Quang Hung commune, South of Sam Son.

4.5. Adjust some contents in the area along the Ma River (sub-area E)

- Adjust the riverside service land DVVS - Lot 2 into residential land.

- Adjust the planned land lot for the tourist boat wharf (code BTDL lot 1, area about 6.6 ha) to merge into Hoi fishing port land to increase the scale of the fishing port and fishing logistics. Change the location of the tourist boat wharf to the location of the thematic park land lot (code CVCĐ - lot 2, area 12.6 ha).

- Adjust the boundary, reduce part of the area (about 2.2 ha) of the land lot belonging to the Quang Tho - Quang Chau industrial cluster (with symbol TTCN - lot 2, area 14 ha) in the area bordering Thanh Hoa city accordingly. After adjustment, the total land area of the Quang Tho - Quang Chau industrial cluster is 22.2 ha.

4.6. Adjust the vegetated land lots (with symbol TV - lots 10 and 11) into high-tech agricultural production land with an area of about 57 hectares; military land with an area of about 5.3 hectares; Adjust the high-tech agricultural production land lots (with symbol NNCNC - lot 1, area of about 10.4 hectares) into residential land, and at the same time adjust the new residential land (symbol DCM - lot 29, area of 6.9 hectares, Quang Vinh ward area) and part of the area of about 9.2 hectares of the new residential land lot (symbol DCM - lot 35, Quang Minh commune area) into vegetated land.

4.7. Adjust part of the area of about 7.0 hectares of Administrative Center land (code TTHC) into residential land; adjust the location and shape of the political square plot.

4.8. Adjust a part of the area of about 1.0 ha of the green park land lot (CX-CV, lot 5) into residential land.

4.9. Adjust eco-tourism land (code DLST - lot 8, area 5.3ha) into community tourism land, coastal traffic land.

4.10. Locally adjust technical infrastructure regarding traffic, ground elevation, rainwater drainage, wastewater drainage, and power supply accordingly.

- a) Traffic control.

(1) Local adjustment and addition of routes that have been and are being implemented in the project area:

- Adjusting the Thanh Hoa - Sam Son scenic route (according to Decision No. 103/QĐ-UBND dated January 9, 2023 of Thanh Hoa Provincial People's Committee on approving the investment project to construct the Thanh Hoa - Sam Son scenic route), avoiding overlapping with Nghe 30;

- Local adjustment to avoid overlapping with provincial relics such as: Adjusting section of road 4C to avoid overlapping with Nguyen Phuc temple; road 4B (Trinh Kiem street), avoiding overlapping with Kenh pagoda;

- Add a coastal traffic route to connect tourist attractions in the southern coastal area of Sam Son with the coastal area of Quang Xuong (adjacent to Quang Dai beach).

(2) Reduce road clearance and remove median strips to limit site clearance and ensure feasibility of road construction investment:

- Le Thanh Tong Street (section Nguyen Trai - Nguyen Du, length about 470 m, keep the roadway and sidewalk intact, remove the median strip), to limit land clearance and prevent encroachment on Luong Trung Pagoda; Sam Son parish church;

- Thanh Nien Street (section from Truong Le Mountain - Le Hoan Street, length about 600 m, keep the roadway intact, reduce sidewalks and median strips) reduce the road clearance from 34.0 m to 21.0 m, to limit overlap with existing residential areas and hotels;

- Bui Thi Xuan Street (Thanh Nien - Ho Xuan Huong section, about 400 m long; keep the roadway and sidewalk intact; reduce the median strip) reduce the road clearance from 32.0 m to 27.0 m, to limit overlap with existing residential areas and hotels;

- Tran Hung Dao Street, from Truong Le Mountain to the Coastal Road (Quang Vinh Ward, length about 1,700 m; reduce roadway, remove median strip), reduce road clearance from 42.0 m to 30.0 m to avoid overlapping with Hoang Minh Tu Temple and residents.

(3) Adjust the cross-section structure of National Highway 47 (from the intersection of Le Loi Street to Lach Hoi fishing port), adding a service lane. Specifically: maintain the management right-of-way of 42.0 m, including: main roadway 16.0 m; separation from service road 1.0 m x 2; service roadway 7.0 m x 2; sidewalk 5.0 m x 2.

(4) Adjusting the cross-sectional structure of Nam Song Ma Avenue through Sam Son city, specifically: (from Thanh Hoa city to coastal road): road width is 67 m, including: Main road  $2 \times 11.5 \text{ m} = 23 \text{ m}$ ; service road  $2 \times 7.5 \text{ m} = 15 \text{ m}$ ; median strip = 12 m; mobile median strip between main road and service road  $2 \times 0.5 \text{ m} = 1 \text{ m}$ ; sidewalk  $2 \times 8 \text{ m} = 16 \text{ m}$ .

Adjust other traffic routes according to approved zoning plans. After adjusting traffic, update the boundaries and areas of land lots adjacent to both sides of the routes accordingly.

b) Adjusting road elevation and leveling: Adjusting and updating the design elevation on the above-mentioned adjusted roads to suit the reality and rainwater drainage adjustment plan.

c) Adjust rainwater drainage.

Re-plan drainage basins to suit the current situation, use and renovate existing main drainage axes. Specifically as follows:

- Basin 1: Quang Tho Ward area, west of Quang Tam Ward, drains into Huyen River through Minh Tam canal and Quang Tho canal;

- Basin 2: Area west of Ngo Quyen Street, Truong Son and Bac Son wards, east of Quang Tam ward, draining into Do River;

- Basin 3: Area of Quang Minh, Quang Dai, Quang Hung communes, draining into Rao River;

- Basin 4: Northern area, Quang Cu and Quang Tien wards, draining into Ma River through drainage canals 773 and Quang Vinh;

- Basin 5a + 5b: Trung Son ward area and the eastern side of road 4c of communes, Quang Hung, Quang Dai, draining directly into the sea. According to TCVN 7957, rainwater must not be discharged into the beach area, so it is proposed to build a pumping station to drain water to Rao River and Do River.

- Basin 6: Area east of Bac canal, Quang Hung commune, drains into Hung Binh canal to Ly river.

4.11. Adjust part of the area of about 1.3 hectares of sandy land and 2.7 hectares of eco-tourism land (code DLST - lot 2) into sea square land (Quang Hung commune, Quang Vinh).

4.12. Adjust a part of the land area of about 3.5 ha of concentrated parking lot (code P - lot 2, land area of about 5.5 ha) into mixed land, after adjusting the parking lot land is 2.0 ha (Quang Dai commune). Adjust the new residential land lot (code DCNT - lot 30, area of 5.8 ha, Quang Minh commune area) into mixed land.

- The area of about 3.5 hectares of reduced parking lot will be adjusted to include an equivalent scale in part of the area of new residential land lots and eco-tourism land (symbol DCM - lot 24, lot 26, lot 27; symbol DLST - lot 2).

- Adjust the new residential land (code DCNT-lot 30, area 5.8 ha) into mixed land to supplement the mixed-use land fund at the intersection of Voi - Nam Sam Son road and National Highway 10. Improve land use efficiency, create architectural landscape highlights.

4.13. Adjusting the conversion of a part of the eco-tourism land area (code DLST - lot 2, area 41.2 ha) into green park land (about 2.7 ha), military land

(about 2.0 ha), parking land (about 0.6 ha), mixed land (about 5.7 ha), in Quang Vinh ward.

### 5. Summary of land use planning for the adjusted area

STT	The area function power	Sign effect	QH has brows e (ha)	Thing adjust lump set (ha)	Compare increase (+); reduce (-)
<b>A</b>	<b>Land build urban</b>		<b>3,910.7</b>	<b>3905.0</b>	<b>-5.7</b>
<b>I</b>	<b>Land civil</b>		<b>2,392.5</b>	<b>2453.8</b>	<b>61.3</b>
<b>1.1</b>	<b>Central heart administrative - political</b>		<b>63.4</b>	<b>50.5</b>	<b>-12.9</b>
1	Central administrative center	TTHC	21.2	14.3	<b>-6.9</b>
2	Advertising school politics	QT-CT	5.0	4.3	-0.7
3	Central ward	TTP	37.2	31.9	-5.3
<b>1.2</b>	<b>Land add add</b>		<b>38.3</b>	<b>36.4</b>	<b>-1.9</b>
1	Advertising school culture sea	QT-B	3.0	5.7	2.7
2	Fun play and translation service edge sea (additive fig)	CC-B		13.3	13.3
3	Walking street, corridor festival	DB	20.0	12.1	-7.9
4	Market seafood - service travel calendar	CHS	10.0	0.0	-10.0
5	Market population	C	5.3	5.3	<b>0.0</b>
<b>1.3</b>	<b>Land unit live</b>		<b>1,524.7</b>	<b>1532.9</b>	<b>8.2</b>
1	Land live renovation embellishment	DCCT	715.1	724.0	8.9
2	Land new	DCM	517.6	485.2	-32.4
3	Travel plus calendar copper coastal Male Sam Son	DLCĐ	178.0	168.7	-9.3
4	Dollar market Ecology riverside Freeze	DTST	114.0	155.0	41.0
<b>1.4</b>	<b>Land mixed urban</b>	<b>HH</b>	<b>129.6</b>	<b>147.3</b>	<b>17.7</b>
<b>1.5</b>	<b>Tree green park</b>		<b>101.0</b>	<b>144.3</b>	<b>43.3</b>
2	Labour Quang Vinh	CX-CV	9.2	15.5	6.3
3	Labour Central Paint	CX-CV	5.7	3.8	-1.9
6	Labour Quang Grand	CX-CV	2.1	10.9	8.8
8	Labour pill specialized subject edge river Freeze	CXCĐ	44.2	33.6	-10.7
	The other urban areas	CXKV	5.0	45.7	40.7
<b>1.6</b>	<b>Deliver urban communication</b>		<b>535.5</b>	<b>542.4</b>	<b>6.9</b>
	Deliver information dollar market		507.8	510.2	2.4

	Deliver information static (Beach) parking)	P	27.7	32.2	4.5
<b>II</b>	<b>Land outside the people use</b>		<b>1,518.2</b>	<b>1482.5</b>	<b>-35.7</b>
-	Hotel – Services	Service	<b>416.4</b>	<b>407.4</b>	<b>-9.0</b>
<b>1</b>	Current Sam Son area	Service	<b>180.7</b>	<b>176.8</b>	<b>-3.9</b>
<b>2</b>	Bac Sam Son Eco-tourism Area	DLST-B	<b>65.0</b>	<b>65.0</b>	<b>0.0</b>
<b>3</b>	South Sam Son area	DLST	<b>134.7</b>	<b>132.0</b>	<b>-2.7</b>
-	Ecotourism		<b>509.9</b>	<b>418.2</b>	<b>-91.7</b>
<b>1</b>	Ecotourism along the Do River	DVVS	<b>114.4</b>	<b>30.2</b>	<b>-84.2</b>
<b>4</b>	Beach		<b>118.6</b>	<b>111.1</b>	<b>-7.5</b>
<b>2.2</b>	Small industry - craft villages	TTCN	<b>24.4</b>	<b>22.2</b>	<b>-2.2</b>
<b>2.3</b>	Specialized green land		<b>141.0</b>	<b>141.2</b>	<b>0.2</b>
<b>1</b>	<b>Green trees along Ma River, Do River, Rao River</b>	CXVS	<b>89.0</b>	<b>89.2</b>	<b>0.2</b>
<b>2.4</b>	<b>Land of specialized centers</b>		<b>122.5</b>	<b>172.3</b>	<b>49.8</b>
<b>1</b>	<b>Sports center</b>	TTTT	<b>14.7</b>	<b>16.8</b>	<b>2.1</b>
<b>2</b>	<b>Cultural Center</b>	TTVH	<b>10.7</b>	<b>11.7</b>	<b>1.0</b>
<b>4</b>	<b>High school</b>	PTTH	<b>9.1</b>	<b>9.1</b>	<b>0.0</b>
<b>5</b>	Medical Center - Nursing	YT-DD	<b>16.6</b>	<b>16.7</b>	<b>0.1</b>
<b>6</b>	CNC agricultural area (Part of the agricultural land planning of Thanh Hoa city 24.4 ha)	CNCNC	<b>10.4</b>	<b>57.0</b>	<b>46.6</b>
<b>2.5</b>	Land for key projects		<b>151.9</b>	<b>163.9</b>	<b>12.0</b>
<b>3</b>	Cemetery	NT	<b>40.0</b>	<b>40.0</b>	<b>0.0</b>
<b>4</b>	Storm shelter + fishing port	AT-CC, CC	<b>71.9</b>	<b>78.5</b>	<b>6.6</b>
<b>5</b>	Solid waste treatment area	CTR	<b>14.0</b>	<b>14.0</b>	<b>0.0</b>
<b>6</b>	110Kv, 220K power station	Technical Support	<b>0.0</b>	<b>5.4</b>	<b>5.4</b>
<b>2.6</b>	Traffic land		<b>152.1</b>	<b>157.3</b>	<b>5.2</b>
<b>1</b>	Mixed bus station	BX-P	<b>13.6</b>	<b>12.8</b>	<b>-0.8</b>
<b>2</b>	Tourist boat dock	BTDL	<b>6.5</b>	<b>12.6</b>	<b>6.1</b>
<b>III</b>	<b>Other land</b>		<b>584.5</b>	<b>521.6</b>	<b>-62.9</b>
<b>3.1</b>	Military	QS	<b>7.7</b>	<b>15.0</b>	<b>7.3</b>
<b>3.2</b>	Religion - belief		<b>15.0</b>	<b>17.2</b>	<b>2.2</b>
<b>3.4</b>	Vegetation land	TV	<b>448.3</b>	<b>375.9</b>	<b>-72.4</b>
	<b>Total area</b>		<b>4,495.2</b>	<b>4,495.2</b>	<b>0.0</b>

**6. Other contents:** The contents that are not adjusted remain the same as the general urban planning approved by the Provincial People's Committee in Decision No. 2525/QD-UBND dated July 17, 2017; approved for local adjustments in Decisions No. 992/QD-UBND dated March 26, 2021, No.

3377/QD-UBND dated October 7, 2022, No. 4045/QD-UBND dated November 22, 2022.

## **7. Impact assessment related to local planning adjustments**

- The adjusted contents do not change the population size and labor force according to the forecast of the approved master plan, so the technical infrastructure and social infrastructure indicators are not affected; in addition, the review and adjustment based on the assessment of the current land use status as well as the favorable conditions of the current technical infrastructure system to effectively exploit land funds and develop the local socio-economy is a positive impact of the local adjustment contents on the entire urban area.

- After local adjustment, the urban construction land fund does not change significantly; the land use index for urban public works and trees is ensured according to current regulations. Therefore, the adjustment does not overload the technical infrastructure and social infrastructure. Issues arising from changes in scale, boundaries, and number of land lots are summarized, recalculated, shown, and updated in the general planning drawing file.

### **Article 2. Implementation**

1. Sam Son City People's Committee is responsible for

- Preside over the organization of announcement and public disclosure of the content of local adjustments to the master plan, no later than 15 days from the date of approval decision.

- Organize the handover of local adjustment documents of the general planning to the Department of Construction, Thanh Hoa Institute of Planning and Architecture and the locality, as a basis for management and implementation according to the approved planning.

- Organize investment calls according to approved local planning adjustments.

- Review and adjust assigned related plans to ensure consistency, consistency and synchronization with approved local adjustments to the general plan.

- Inspect and supervise construction according to approved planning and manage planning according to regulations of law.

2. Thanh Hoa Institute of Planning and Architecture shall post the content of approval of local adjustments to the master plan on the Vietnam Urban Planning and Construction Planning Information Portal (<http://quyhoach.xaydung.gov.vn>), no later than 15 days from the date of approval decision.

3. Relevant functional departments and branches, according to their specific functions and tasks, are responsible for guiding and managing implementation in accordance with the planning and current regulations of law.

**Article 3. This Decision comes into force from the date of signing.**

Chief of Office of the Provincial People's Committee; Directors of the Departments: Construction, Natural Resources and Environment, Planning and Investment, Transport, Agriculture and Rural Development, Industry and Trade, Chairman of the People's Committee of Sam Son city, Director of the Thanh Hoa Institute of Planning and Architecture and Heads of relevant departments and units are responsible for implementing this decision./.