

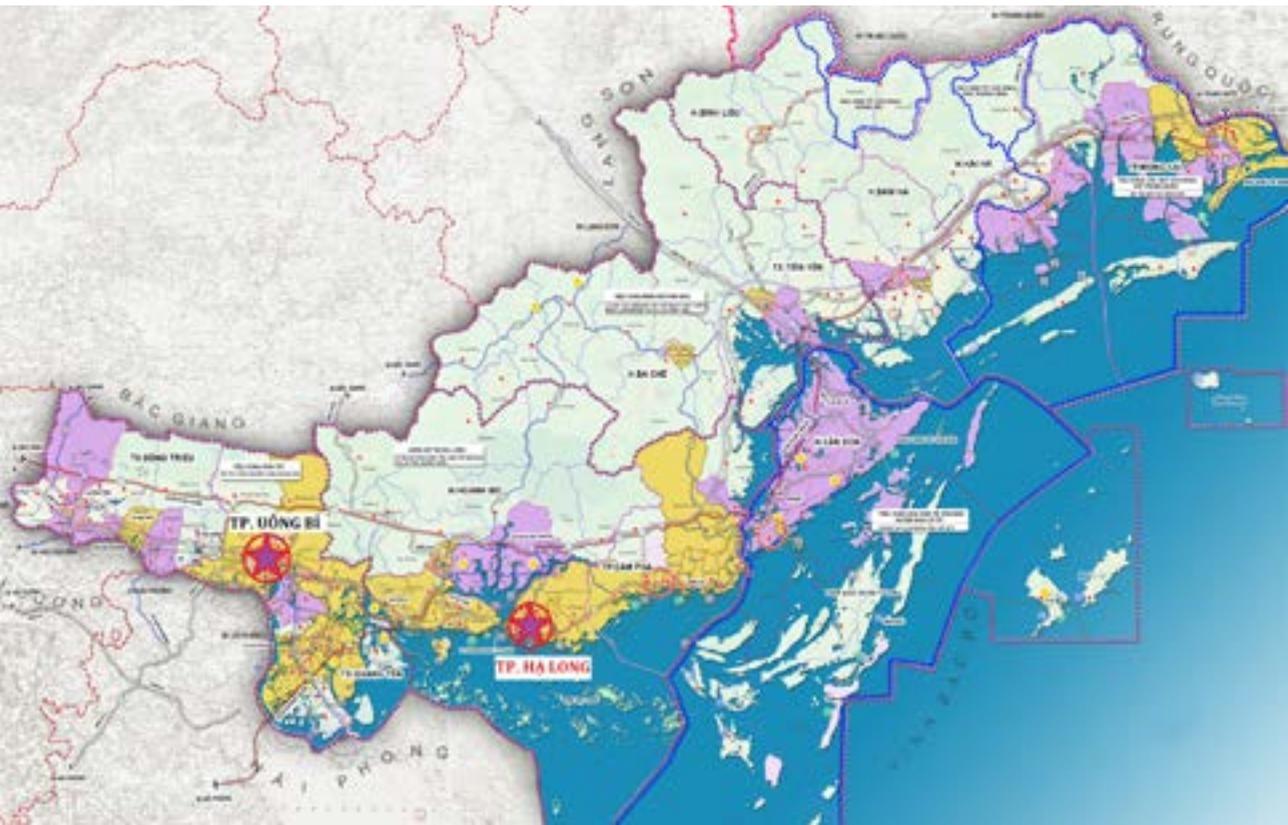
# Uong Bi

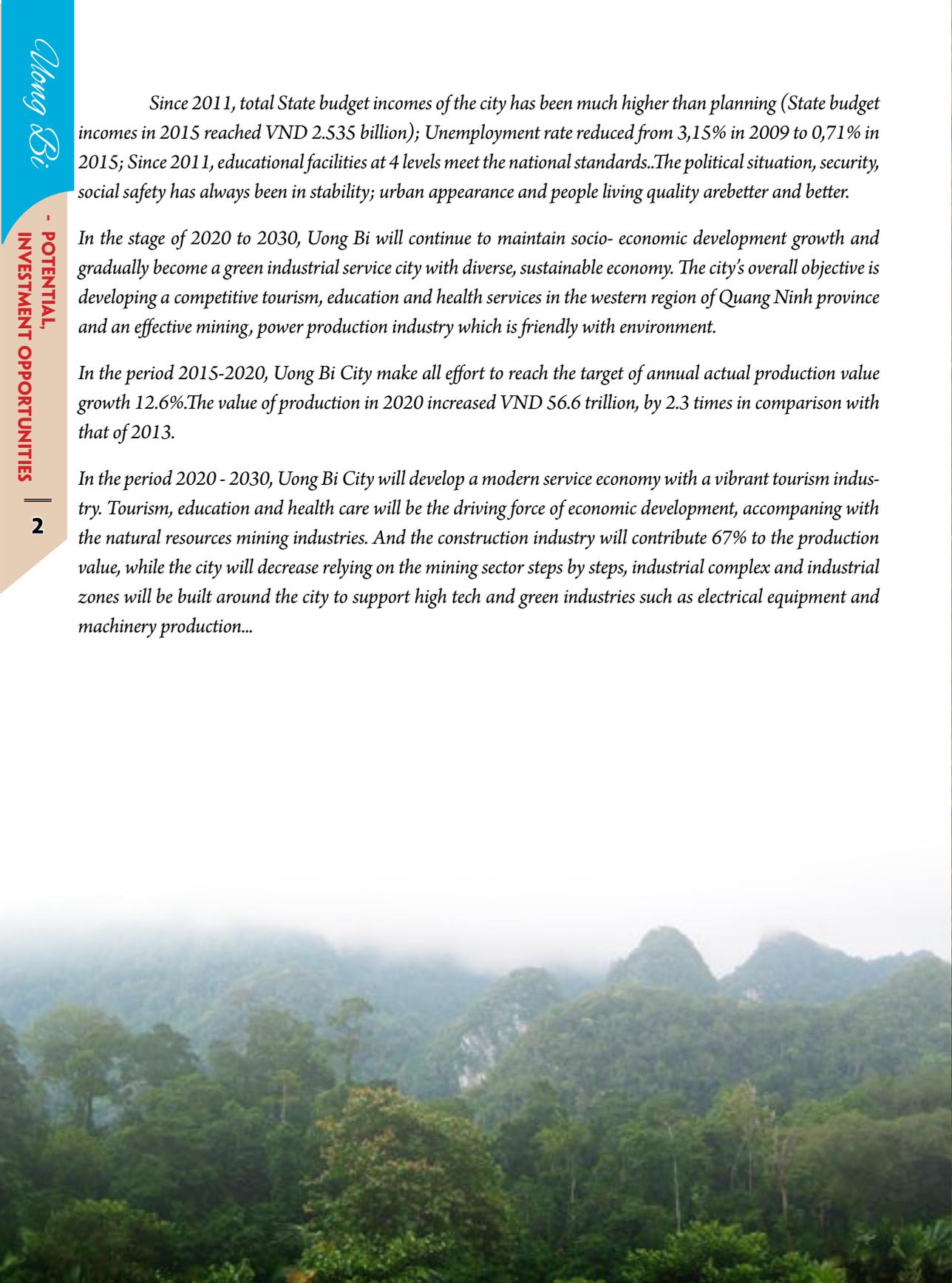
## POTENTIALS AND INVESTMENT OPPORTUNITIES

### PREMISE

**U**ong Bi city is one of 4 cities of Quang Ninh province – a centre in the western of Quang Ninh. Uong Bi is a lively industrial center with many natural resources such as ancient coal mines. Other industries such as electrical production, construction materials, engineering account for a large proportion in total industrial production value of Quang Ninh province. Moreover, Uong Bi city has many cultural, natural, historical and spiritual heritagesuch as: Yen Tu historical relic site – special national relic site, a root of Vietnam Buddhism, Ba Vang temple, Lung Xanh waterfall, Yen Trung Lane... The tourist numer visiting Uong Bi city and Yen Tu steadily increases in the past time, reaches about 2,4millions of people in 2015.

The city economic development is steady with the economic growth rate in 2015 about 13,5%, higher than than that of the provincial average. Of which, the added value of each industry reached and exceeded approved plans: Agriculture and fisheries increase5,5%; Industry and construction increase 12,6%; Trade, service and tourism increase 22%. Economic structure shifts towards positive direction (increasing industry, tourism, service contribution proportion and reducing contribution proportion of agriculture).





Since 2011, total State budget incomes of the city has been much higher than planning (State budget incomes in 2015 reached VND 2.535 billion); Unemployment rate reduced from 3,15% in 2009 to 0,71% in 2015; Since 2011, educational facilities at 4 levels meet the national standards..The political situation, security, social safety has always been in stability; urban appearance and people living quality are better and better.

In the stage of 2020 to 2030, Uong Bi will continue to maintain socio- economic development growth and gradually become a green industrial service city with diverse, sustainable economy. The city's overall objective is developing a competitive tourism, education and health services in the western region of Quang Ninh province and an effective mining, power production industry which is friendly with environment.

In the period 2015-2020, Uong Bi City make all effort to reach the target of annual actual production value growth 12.6%.The value of production in 2020 increased VND 56.6 trillion, by 2.3 times in comparison with that of 2013.

In the period 2020 - 2030, Uong Bi City will develop a modern service economy with a vibrant tourism industry. Tourism, education and health care will be the driving force of economic development, accompanying with the natural resources mining industries. And the construction industry will contribute 67% to the production value, while the city will decrease relying on the mining sector steps by steps, industrial complex and industrial zones will be built around the city to support high tech and green industries such as electrical equipment and machinery production...





1. GEOGRAPHICAL LOCATION

Advantageous location

With the strategic location in the center of economic and populated triangle Ha Noi, Ha Long and Hai Phong, Uong Bi city locates “favorably” on the map of National agreements and trade commitments which have taken place recently.

Uong Bi city has important strategical location in the northeast of Vietnam; is a center in the western of Quang Ninh province (bordering with Son Dong, Bac Giang district at the north side; bordering with Hoanh Bo district at the east side; bordering with Thuy Nguyen district, Hai Phong city and Quang Yen town at the south side; bordering with Dong Trieu district at the west side); The city has 11 administrative units including 2 communes and 9 wards. Uong Bi city accounts for 10% total province’s population, 4% of total province’s area and 13% of province’s GRDP.

Quang Ninh is one of 7 cities in Vietnam’s Northern Key Economic Region known ascener of politics, economy, culture and science of the country. And Quang Ninh plays an important role in the region.

Uong Bi city is 120km away from Ha Noi city, 28 km away from Hai Phong city and 40 km far from Ha Long city. **Uong Bi is considered by the government as a center of Quang Ninh-Hanoi-Haiphong economic triangle.** In the city, there are two main national highways No.10 and No.18A, Kep - Ha Long railway and waterway system consists of major rivers such as Da Bac River, Sing river and Uong River.

Being a city of Quang Ninh province, which has great potentials in implementing the cooperation framework to be established to develop economic corridors ASEAN - Vietnam - China for bordering with China. Of which:

Cooperation framework between Vietnam and China (“two corridors and one economic belt”). Of which, two corridors is Kunming - Lao Cai - Hanoi - Hai Phong - Quang Ninh and Nanning - Lang Son - Hanoi - Hai Phong



PART I:

UONG BI CITY POTENTIALS AND STRENGTHS

I. GEOGRAPHICAL LOCATION, NATURAL CONDITIONS





“Tonkin Gulf Economic Belt” includes 10 coastal provinces of Vietnam stretching from Quang Tri to Quang Ninh and some districts of Chinese territory such as Beihai, Guangzhou, FangCheng (Guangxi), Zhejiang (Guangdong) and Hainan. Economic cooperation framework “Nanning–Singapore Economic Corridor”. The model of economic cooperation is expected to create a comprehensive development region with enhanced commercial activities, investments, tourism.

Free Trade Agreement (FTA), Agreement on the Trans-Pacific partnership (TPP) and other

Economic Integration Agreement (EIA) will promote economic integration of ASEAN - Vietnam – Chinacorridor. Quang Ninh Province, including Uong Bi city will leverage to attract partners in the region and to new international markets. Uong Bi will take advantage of all resources, diversify products and services to develop economic relation with Guangxi Province, to establish Special Economic Zones (SEZ) and industrial zones and to develop entertainment facilities and tourism, provide educational and trainingservices

## 2. NATURAL CONDITIONS

### Diverse natural resource

Uong Bi’s geographical location is favorably advantageous in comparison with other cities in Quang Ninh province; with diverse natural conditions, natural beauty and rich natural resources (such as coal, limestone, clay, resin).

Besides, Yen Tu Mountain and national forest, Yen Trung Lake, Lung Xanh waterfall...and many other tourism spots are the city’s potentials to develop tourism, attractive more and more visitors.

#### 2.1. Climate

Locating in Dong Trieu – Mong Cai Mountains, with high mountain range in the north and decreasing towards to the south, which create a diverse and complex of coastal and mountainous climate. The average annual temperature is 22,2°C, average annual rainfall is 1.856mm, average air humidity of 81%. Overall, the city’s climate is a favourable condition to economic development, human living and environmental life. The micro-climate regions are made up of complex terrains which is favour-



able for diversified development of agricultural production, forestry, fisheries and tourism.

#### 2.2. Unrenewable resources

a. Coal: Uong Bi is one of area with largest coal reserve amount of Vietnam. Uong Bi city is one of largest coal mining centers of Quang



Ninh province with large Vang Danh coal mine, many mechanical factories, processing plants, ports, geological mining, construction companies and transport infrastructure systems for coal mining industry, which assemble to a continuous coal production system, a vibrant industrial area to supply coal to domestic and international market.

Uong Bi’s coal output account for 17,7% total country’s amount, Uong Bi coal has good quality and waterway ports are advantageous to coal export.

b. Other resources: Uong Bi is abundant of limestone, clay and resin. Limestone is distributed mainly in Phuong Nam ward and Phuong Dong ward with total reserves of approximately 28-30 million m<sup>3</sup>.

This abundant limestone reserves are materials for cement and construction material production.



Clay is distributed in Thanh Son ward and Thuong Yen Cong commune with the reserves amount of 20-22 million m<sup>3</sup>. This reserves are mainly raw materials resources for brick production in the city.

Besides, Uong Bi has a large amount of resin, concentrated in Phuong Dong, Bac Son, Trung Vuong and Nam Khe ward.

c. Land resource:



The total natural land area of the city is 25 630 ha, of which is agricultural land area is 17,079.13 hectares (accounting for 68.7% of total natural land area), non-agricultural land area is 6291.98 ha (accounting for 22.6%) and unused land is 2259.66 ha (accounting for 8.7%).

Unused land area of Uong Bi city is gradually changed the land using purpose of non-agricultural land to develop industrial zones and construct infrastructure (eg education, training, transportation)

d. Water resource: The city is located in the western of Quang Ninh province and without coastline. There are 4 major rivers flowing through the city's territory, mostly short and steep rivers.



Da Bac river has a length of 12 km and linking with other major rivers in the northern region (Kinh Thay River and Bach Dang River). This is important waterways to transport goods to Hai Duong, Hai Phong and neighboring areas. Uong river, Sinh river, Sen river has made important contributions to the development of industry, agriculture, fisheries and inland waterway transport.

e. Forest: The total forestry land area is 16.002 ha; of which protective forest area is 1900.62 ha, production forest area is 11153.49 ha; Special using forest area is 2947.89 ha. Forested land area is 14,004.61 hectares with forest coverage rate 49.5%.



# PART II:

## POTENTIALS AND DEVELOPMENT OPPORTUNITIES

POTENTIAL, INVESTMENT OPPORTUNITIES

### 1. ECONOMY AND INVESTMENT

#### Industrial zones

The city's economic development based on heavy industries, especially coal mining and electricity production. The industries bring jobs for the locals and ensure to supply necessary resources to the city (such as electricity) and bring stable income to state budget. Businesses operating in this industry also provide their employees different types of services such as healthcare, education and entertainment, thereby reducing pressure of city's public services.

#### Increasing demands

In addition to annual increasing city population, the number of visitors, workforce, students is also ascending, then, the number of consumers in the city is relatively high. Consumer demand for goods and services benefit for the city's economic and commercial development. Uong Bi people's per capita income is relatively is a basis for high purchasing power and a driving force for business development.



### 2. EDUCATION, HEALTHCARE AND HUMAN RESOURCES

#### Educational foundation

Educational system quality of Uong Bi is relatively high in comparison to other regions. The basic criteria of the city's education meet national standards, with 100% children going to school. Basic education is of good quality.

Uong Bi is human resources educational and training center of Quang Ninh. The educational institutions of the city is very diverse, including vocational schools (mining vocational colleges, economic colleges) and universities (Foreign trade university, Ha Long university) help prepare a highly skilled workforce.



The city's training facilities are attracting many students from other regions, contributing to the dynamism of the city.

#### Strong healthcare infrastructure

Uong Bi have an effective health care system, including a central-level hospitals, regional medical centers and other health facilities and clinics in the large enterprises of the City (eg Vang Danh mine Hospital). The ratio of the



number of beds and doctors in hospital per thousand people higher than the average rate of Quang Ninh province as well as other cities.

#### Young population and high quality workforce

Uong Bi city is relatively young population, providing an abundant workforce for businesses. The population of the city is 168.129 persons on Dec 31, 2012 (including resident population and equivalent population). In which inner city population is 160,590 persons, accounting for 95.5% of the total population of the whole city; suburban population is 7,539 people, accounting for 4.5%. The number of employees



working in national economy sectors is 52.918 person. The number of trained technical workforce from college, university level, secondary professional and technical workers.

POTENTIAL, INVESTMENT OPPORTUNITIES

### 3. STAGE MANAGEMENT

Promote administrative reforms, transparent procedures

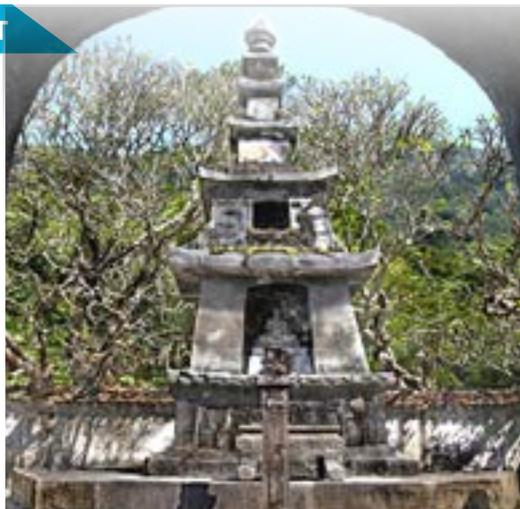
Uong Bi city government determines to make all effort in developing the city; as a result, the city has been recognized meeting urban standard grade II in 2013. The introduction of the administrative service center and e-government system contributes to manage and symplify procedures and shorten processing time, helping the locals and investors save time and cost. Uong Bi City is the first city in the province who has applied "E-One stop service" in all communes and wards.



#### 4. TOURISM AND CULTURE DEVELOPMENT

Many tourism potentials, famous historical and cultural relic sites

Uong Bi city has many historical historical relic sites and scenic, of which Yen Tu complex of historical relic site is famous in all the country. The city is preparing documents to submit to get certificate on recognizing Yen Tu as World Cultural Heritage. With other historical sites such as Ba Vang temple, Hang Son temple, Am temple, Dien Cong temple, Yen Trung lake, Lung Xanh...which is considered as tourism spots to bring incomes and reputation to the city, Uong Bi can take advantages of favourable location beside famous Ha Long bay to attract domestic and foreign tourists.



On January 6, 2016, Quang Ninh People's Committee issued Decision No. 05/QD-UBND on recognizing 03 routes and 05 tourism spots in Uong Bi city, which facilitates the city to expand, develop cultural, historical, spiritual and ecotourism.



\* 03 tourism routes include: Route 1: Uong Bi city center, Phuong Dong ward, Thuong Yen Cong commune, Quang Trung ward, Dien Cong commune (Yen Tu complex of historical relic sites- Ba Vang temple – Long Khanh temple, Co Linh temple); Route 2: Uong Bi city center, Thuong Yen Cong commune, Phuong Dong ward (Yen Tu complex of historical relic sites –Yen Trung Lake) ; Route 3 : Uong Bi city center, Bac Son ward, Quang Trung ward, (Pho Am temple - Ba Vang temple – Lung Xanh waterfall).

\* 05 tourism spots include: Yen Tu complex of historical relic sites; Ba Vang temple, Dinh Cong temple, Long Khanh temple, Co Linh temple, Pho Am temple, Lung Xanh waterfall.





#### 4.1. SPIRITUAL TOURISM

#### Yen Tu complex of cultural and historical relic sites

Over the past 700 years, Yen Tu reminds to the name and extraordinary life of heroic emperor Tran Nhan Tong. Who founded the Truc Lam Zen which imbued with national identity, became Vietnam's national Buddhism and had a profound influence on the development of Buddhism in Vietnam today.

From Giai Oan Pagoda to Dong pagoda, visitors can admire the ancient cedrus road with hundreds of cedrus trees over 700 years old; Buddha gravestone, natural phenomenon An Ky Sinh sculpture, Dong Pagoda 1.068m high above the sea; Tran Nhan Tong Buddhasculpture; Ngu Doi waterfall, Hoa, Duoc, Thien Dinh temple vestige... associated with the legend of King Tran Nhan Tong. From the top of Yen Tu cable cabin, visitors can enjoy panoramic scences of Yen Tu National Forests, clouds, bamboo forest, yellow blossom, have a ful feeling of the grandeur of Yen Tu sacred mountain, the Buddhist king Tran Nhan Tong and historical and cultural values of Vietnam Truc Lam Zen.



### Ba Vang pagoda

Ba Vang pagoda locates in Quang Trung ward, 2km from city center, next to Lung Xanh ecotourism resort, transport system has just invested to make convenience for visitors to enjoy Yen Tu – Yen Trung lake – Park Lake- Ba Vang – Lung Xanh tourism route.

In Ba Vang pagoda – a relic site and scenic, travelers can visit many large architectural works in pine forest. From this place, travelers can have a panorama on the whole of city center, facing away to Bach Dang River. Ba Vang pagoda is also called Bao Quang Tu, built in 1676, the reign of King Le Du Tong. The pagoda located at 340m high above the sea, on a beautiful terrain of the city's best Uong Bi. Ba Vang pagoda is recognised as provincial relic site in 2007.

In 2014, Ba Vang temple is recorded as "The temple has a biggest sanctum hall on the mountain in Indochina"



### Den Cong Temple, Long Khanh Pagoda, Co Linh temple

Den Cong temple in Dien Cong commune, 4km south from city centre, on Bach Dang riverside. On the area of more than 4.000 m<sup>2</sup>, Den Cong temple includes a large main sanctum hall and 02 houses at left and right hand. Den Cong temple is built on the land where a fire orders of the Bach Dang battle started, the worship place of Dien Cong village Gods include: Tran Hung Dao is main God and four Army Generals who helped Tran Hung Dao get the victory in 1288. In 2000, Den Cong Temple is recognised as a national historical and cultural relic and in 2012 was recognized as Special National Monument by the Prime Minister (in Bach Dang Complex of victory vestige).



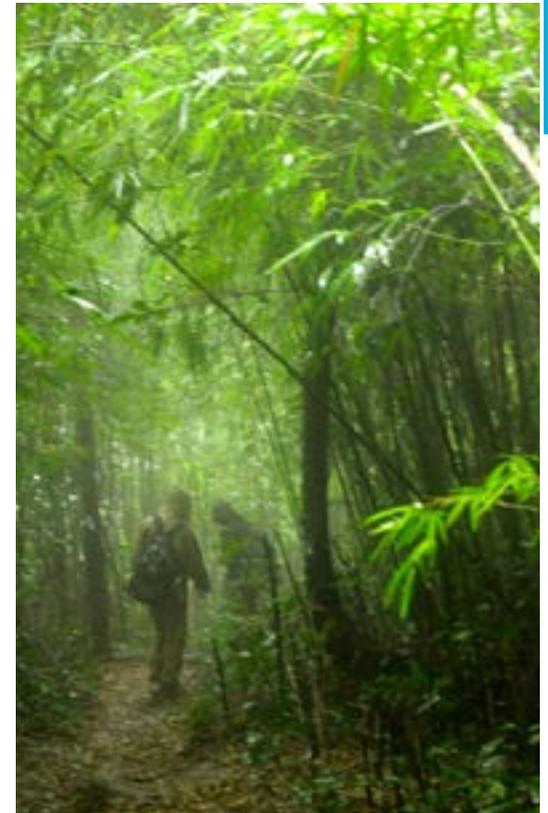
Long Khanh Pagoda (also called as Dien Cong temple by the locals) located next to Den Cong temple, being a Buddhist temple, 3 Saints, where cultural activities, religious ceremonies - the beliefs of the locals are held. Long Khanh Pagoda was built in the sixteenth century.



### Pho Am pagoda

Pho Am pagoda located in Bac Son ward, 2 km from city center, under Duat Van mountain, was built in Le Du Tong King Dynasty, on high airy, bright land with yin factors. In front of the pagoda, Uong river flows with yang factors. Yin and yang combination create species, then trees always green all year around the pagoda, engraving the pagoda sacred landscape, mystical reverence.





The flora of Yen Tu include 830 species, of which 38 species were recorded in Vietnam's Red Book: mahogany mop, long leaves tree, bamboo short leaves bamboo, La Han cedrus tree, ironwood tree, pink cedrus... the unique features of Yen Tu is not only road covered with above 200 cedrus planted more than 700 years ago, associated with Truc Lam Yen Tu Zen but also a vast green bamboo forest, yellow blossom garden on the tourist's pilgrimage road-side. In addition, there are also many medicinal herb species (cardamom, purple leaf, leaf one betel, prodigal ...) facilitate the development of sightseeing tours, eco-relaxation tourism.



**Yen Tu national forest**

Yen Tu is a low mountain range, in Dong Trieu mountain system, a geologic area with the original stones such as sandstone, gravel and ancient alluvial. Topographical and geological complexity has created many spectacular scenery: Ngu Doi Waterfall, silver waterfall, SkyGate...

Yen Tu National Forest with the area of 2783 ha, contains valuable natural resources, diverse ecosystems, including many species of rare precious plants and animal species. The ecosystem is extremely diverse with 35 animal species, 77 birds species, 34 reptiles, 15 amphibians. A number of rare animal species needed to be protected in Yen Tu: large coolie, red face monkey, nosed langurs monkeys, chamois, cobra, gold turtle...

**4.2. LANDSCAPE TOURISM**





**Yen Trung lake ecoresort**

Yen Trung lake ecoresort locates in the north of the city, in Phuong Dong ward, 4,5 km from city center, 10 km from Yen Tu mountain (Giai Oan temple), 500m far from 18A National road. The resort has total area of 1000 ha with beauty and romantic landscape and blue lake. Lake is situated in a valley, around by hills. In the north of the lake is high mountains, the south is low hills. Four sides surrounding the lake, the hills are planted pine, bushing with sim stem, reinforcing poetic beauty to this place. On the lake, there are two large and small islands, called “con Quy”.

Overview on the whole lake, we will see a giant number of eight. From place to stop, visitors can get into the boat to islands. From con Quy island, looking up to the left side, left of Hon Ngoc is Dragon Eye mountain, rightside is Hon Noc (the Soc). We can say Yen Trung lake is an attractive and ideal destination for tourists on the tourism routes Yen Tu - Yen Trung lake - Park lake- Lung Xanh – Ba Vang.





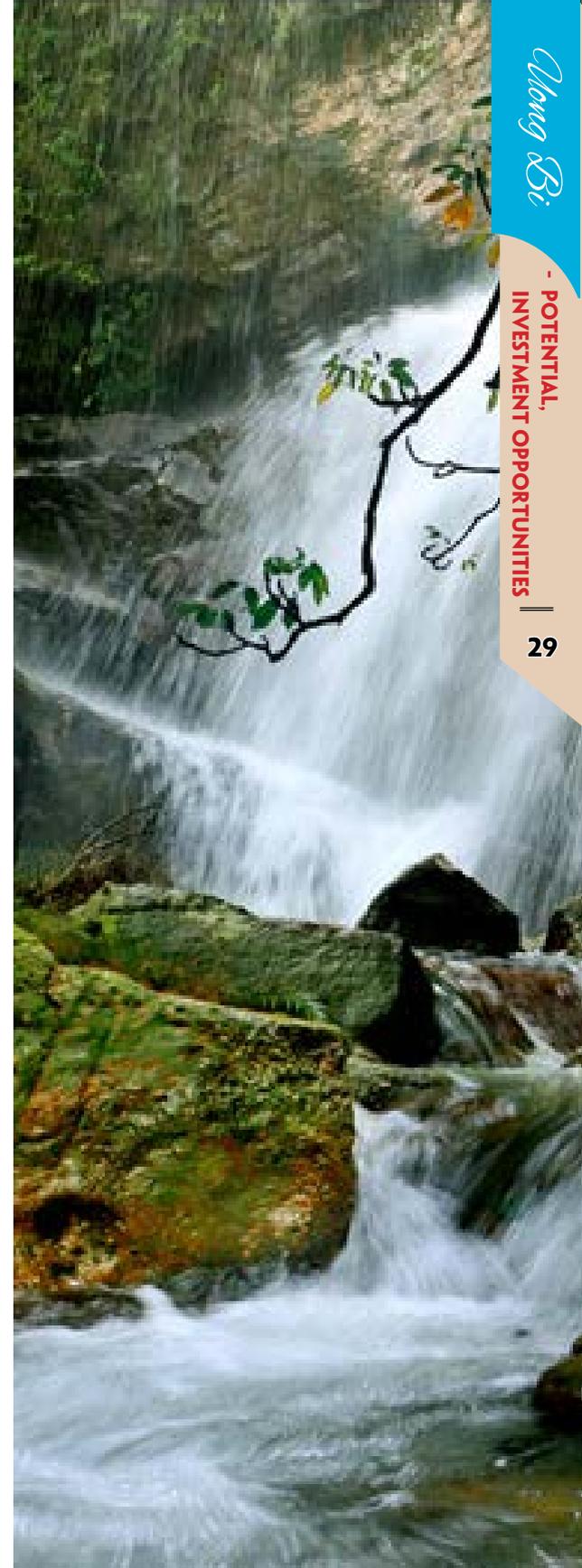
**LUNG XANH**  
*Ảnh: Vàng Xuân Hoàn*



### Lung Xanh ecotourism resort

Lung Xanh ecotourism resort is 4km north from city center, in Quang Trung ward, bordering with eco-spiritual tourism destination – Ba Vang. Lung Xanh has a green river flowing from Ba Vang mountain. From upstream to the first waterfall is about 300 meters long. Water from a height of 10m down cliffs forms a water white silk. The second and third waterfalls, from a height of 15m, flush water lines on the ledge, falling down huge boulders create a majestic and poetic picture.

Three waterfalls lines together form a broad, green and natural water pool called Lung Xanh. With Ba Vang Temple, this area becomes an ideal destination for guests, spiritual tourism associates with ecotourism.





**Commercial and tourism areas on Sing riversides – Cong Vien lake**

Commercial service area on Sing riversides – Cong Vien lake is one of beautiful scenery of the city. With Vong Nguyet Lau structure on the lake, city Theatre and commercial sports culture, market centers, hotels, restaurants nearby.

City monument is a highlight, locates next to Cong Vien lake with fairly sophisticated textures, patterns. The work is designed in a pen model tower 32m in height, made of zinc shot crete, describes the city past, present and future.

It has become a familiar destination, appealing to city residents as well as tourists. It is the right place for tourists to walk, stopped to rest and enjoy fresh air on Sinh riversides and Cong vien Park.



### 4.3. THE FEATURED PRODUCTS

Uong Bi city has developed specific products, meeting with quality standard, recognized OCOP brand products: Phuong Nam early ripening litchi fruit; Yen Tu wine; Yen Tu Yellow blossom Festival; Uong Bi red dragon fruit; herbal products such as: Cao Thien Dong, Long Thien Huyet; Yen Tu oils, Yen Tu massage oils; food and medicinal mushrooms such as reishi focus, Yen Tu Lim mushrooms and many souvenir products for tourists.



Phuong Nam early ripening litchi fruit



Yen Tu wine



Mai vàng Yên Tử



Thanh Long Uông Bí



Cao Thiên Đông

Long Thiên Huyết



- Sản phẩm Tinh dầu Trầu tiên Yên Tử, Dầu xoa bóp Yên Tử của HTX Thảo dược Yên Tử.



- Sản phẩm Dầu tiên Yên Tử của Hội chữ thập đỏ Uông Bí



- Xây dựng mô hình trồng nấm Linh Chi, nấm Lim Yên Tử, nấm ăn các loại.



## 5. INVESTMENT ATTRACTION

With the theme “Uong Bi city – a successful destination”, the authority will implement solutions to actualize master plans comprehensively to promote socio economic development of the city. Of which, we identify the following solutions in priority:

### The immediate priorities

To focus on solving pollution problems, especially in coal mining and electricity production; conservation and developing cultural heritage, natural beauty spots of the city, increasing capacity to serve tourists and solve labor shortages;



Improve the capacity and efficiency of management by applying technology on all fields, especially coal mining, electricity and construction materials production, tourism...; Strengthening supervision and enforcement of environmental regulations to limit and reduce environmental pollution.

### The medium-term priorities

Strategical investment in developing the service sector, especially tourism (spiritual tourism and ecotourism), healthcare and education, where environment plays the most important roles.



Investing and attracting investment in industrial and domestic wastewater treatment infrastructure; investing in collecting and treating solid waste; encouraging use of modern production techniques in all sectors. The balance between industry and services growth also means market and commercial centers development (Attracting major retailers such as Big C or Metro). Other solutions include calling for experienced investors who have reputation in eco-tourism and spiritual tourism development; promoting development of small and medium enterprises (SMEs); establishing a well trained and dedicated staff to support businesses; accelerating promotion of local brand products.



### The long-term priorities

To continue developing service sector, reducing the impact of heavy industry on the environment, with the target of Uong Bi – an ideal city to live, work and invest. Uong Bi city will focus on attracting investment in the social infrastructure to attract more workers, especially investment in parks, entertainment facilities and cultural activities, as well as health care system, education and other services.



### About city administration

Improving and completing institutions, promoting administrative reforms, improve efficiency of Public administration center, e-government system. To put priority in improvement of administrative management capacity, build up a transparent policies and effective procedures.



To improve training and management for civil servants; To collect informations of citizens' and businesses' response to improve services; to pay much attention to solve problems of site clearance, compensations and resettlement with the main purpose is to remove barriers to business and to create favorable conditions for enterprises and individuals when investing and working in the city.

### About investment attraction

Uong Bi city need a large investment capital amount from the central state budget, provincial and municipal budgets, especially from investors, loans, ODA ...Then Uong Bi city authority actively cooperate with IPA to approach, provide information in order to attract investors to participate in investment in many forms such as public – private partnership “PPP”.



Besides, Uong Bi city also creates favorable conditions to encourage all economic sectors, domestic and foreign investors to participate in infrastructure construction, tourism services, industrial parks and business establishments or focus on site clearance, accumulate clear land area, ready to provide investors.



The above solutions will direct Uong Bi to develop economy under the roadmap shifting from "brown" to "green", reduce dependence on natural resources, to ensure to get approved basic targets.

With Uong Bi city leaders' effort and support from the central, provincial and the cooperation of enterprises, with clear objectives, specific roadmap to realize the Master plan, Uong Bi people can believe in development in the future.



To ensure timely implementing plans to create actual benefits, Uong Bi city will call for and exploit all resources in efficient way, to reach important indicators and targets proposed in the master plan, monitoring priority project's progress, predict and solve arising problems during implementation of the project or difficulties of policy and administrative procedures that enterprises encounter.



## PART II:

# PROJECTS CALLING FOR INVESTMENT

### I. TRANSPORT SECTOR, INFRASTRUCTURE, URBAN AREA



## CONSTRUCTION OF WASTE WATER TREATMENT SYSTEM IN UONG BI CITY

**1. Location:** in Uong Bi city.

**2. Objectives and scale:**

- Objectives: to collect and treat domestic waste water of the local's daily life in Uong Bi city; To construct drain system to collect domestic waste water and treatment stations complying with hygiene standards before drainage to the environment
- Scale: To invest a drain system to collect domestic wastewater includes: concrete

culverts with dimension of 48.700meters D300, 14.870 meters D400, 8.120 meters D500; 4.690 meters D600, 580meters D300; to construct 07 wastewater pumping stations and 5 wastewater treatment stations with the total capacity of 35.500 m<sup>3</sup>/day.

**3. Total estimated investment capital:** VND 891 billion

**4. Investment form:** PPP, ODA or other loans.



## CONSTRUCTION OF A BYPASS IN THE SOUTHERN OF UONG BI CITY

**1. Location:** in the southern of Uong Bi city (road direction is parallel with 18A national road and about 1,0÷2,0km south of 18A national road).

**2. Objectives and scale:**

- Objectives: to construct a bypass to avoid the urban center of the city, to reduce congestion and to let through traffic flow without interference from local traffic; promote urban development in the southern of the city (development urban area at 2 sides along the road);

- Scale: A main road with the length of 15,55km; cross-section of 77 m for 4-lanes; design speed of 80km/h.

**3. Total estimated investment capital:** VND1.000 billion.

Approved site clearance cost: VND 108,734 billion (mainly agricultural land and aquaculture land)

**4. Investment form:** PPP, other loans.





## CONSTRUCTION OF UONG BI CITY'S CREMATION CENTER AND CEMETERY PARK

**1. Location:** Area 10, Thanh Son ward and Tan Lap, Phuong Dong ward, Uong Bi city; about 3,5km north of the center of the city.

**2. Objectives and scale:**

- Objectives: to construct a public cemetery park, providing funeral services to meet the demand of the locals; the cemetery has large scale for various types of funeral (cremation, burial) in a green park area with beautiful space.
- Scale: total land using area 32,5 ha.
- Project's current status: planning area border with the road from the center of Uong Bi city to Thuong Yen commune (the road from Vietnam – Sweden hospital to Bong temple, Thuong Yen Cong commune, which is upgraded).
- Current land status: mainly production forestry land with 26,3ha pine forest, land for cultivation of perennial trees (5,0ha), residential land (about 2.000 m<sup>2</sup> with 9 households, traffic land, technical infrastructure and other types of land (1,0ha).

**3. Total estimated investment capital:** VND108 billion or proposed by investors. Estimated site clearance cost: About VND 20 billion.

**4. Investment form:** PPP, 100% investor's capital

# PHUONG NAM NEW RESIDENTIAL AREA

**1. Location:** Phuong Nam ward, Uong Bi city (border with 10 national road and high tech industrial park).

**2. Objectives and scale:**

- Characteristics: to invest and construct a new residential area with sync technical infrastructure system, full of public works and service.
- Objective: To meet the demand of accommodation of officers and workers working in regional industrial zones, demands of the locals. The criteria is a modern urban

area with perfect synchronization of technical infrastructure and social infrastructure.

- Total land using area 108,5 ha.

**3. Total estimated investment capital:** VND 700 billion.

**4. Investment form:** PPP, 100% non state budget or proposed by investors.

**5. Project's current status:** The 1/2000 functional zoning plans has been approved.



# NAM KHE GARDEN VILLAS AREA

**1. Location:** Nam Khe ward, Uong Bi city

**2. Objectives and scale:**

- Objectives: To construct a new garden villas area with sync technical infrastructure system including: housing, public works, trees, internal traffic to meet the local's demand.
- Scale: total land using area 15,79 ha.

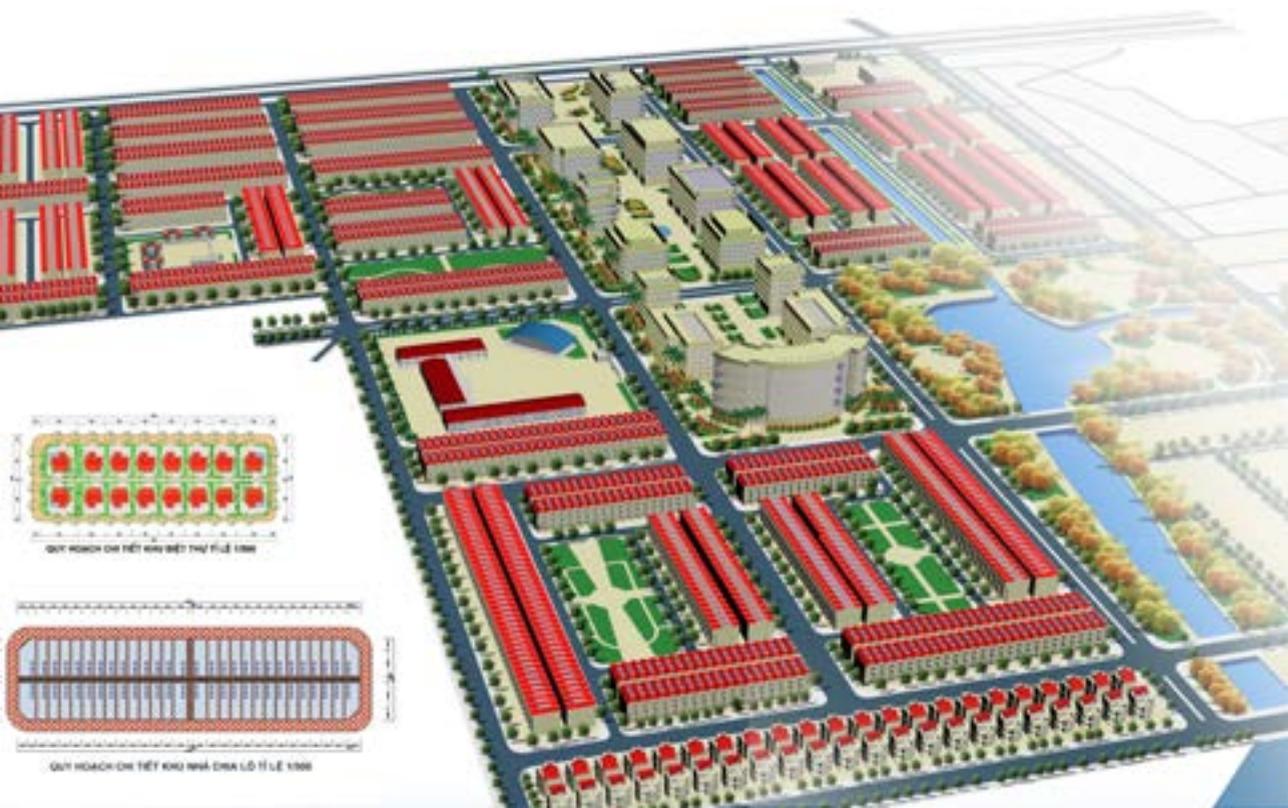
**3. Total estimated investment capital:** VND 125 billion or proposed by investor.

**4. Investment form:** PPP, 100% non the state budget.

**5. Basis for project fomulation:**

- Decision No.338/QD-UBND dated October 03, 2011 by Quang Ninh province People's Committee on approving of 1/2000 functional zoning plans of Nam Khe ward's center, Uong Bi city;
- Decision No.502/QD-UBND dated February 21, 2012 on approving 1/500 detailed construction plan by Uong Bi city People's Committee.

**6. Project's current status:** Detailed construction plan has been approved.





## CONSTRUCTION OF NEW RESIDENTIAL AREA, SHOPPING CENTER AND NEW TERMINAL STATION IN THE WESTERN OF UONG BI CITY

- 1. Location:** Bi Thuong area, Phuong Dong ward, Uong Bi city.
- 2. Objectives and scale:**
  - Characteristics: new residential area, shopping center and new bus terminal station.
  - Objectives: construction should comply with approved plans to establish a new residential area and shopping center, new terminal station at the gateway of the city, to meet the demand for accommodation, service and to develop tourism in Yen Tu Complex of historical sites and scienics.
- Scale: 51 ha.
- 3. Total estimated investment capital:** VND 350 billion or proposed by investors.
- 4. Investment form:** PPP or 100% investor's capital.

- 1. Location:** In the western of Sen bridge's crossroad in Phuong Dong ward, Uong Bi city.
- 2. Objectives and scale:**
  - Objectives: to construct a new residential with sync technical infrastructure and social infrastructure at Sen bridge's crossroad- gateway of Uong Bi city, at the intersection between 10 national road and 18 national road.
  - Scale: total land using area 3,8ha.
- 3. Total estimated investment capital:** VND 45 billion or proposed by investor.
- 4. Investment form:** PPP, 100% investor's capital.
- 5. Project's current status:** 1/500 detailed construction plan has been approved.

## CONSTRUCTION OF NEW RESIDENTIAL AREA AT SEN BRIDGE INTERSECTION (IN THE SOUTH OF 18A NATIONAL ROAD)



**NEW RESIDENTIAL AREA IN QUANG TRUNG WARD (IN THE SOUTHERN OF 18 NATIONAL ROAD)**

- 1. Location:** Quang Trung ward, Uong Bi city.
- 2. Objectives and scale:**
  - Characteristics: a residential and service area.
  - Objectives: Construction should comply with approved general plans, to build up a new residential and service area, to meet the demand for accommodation and service.
  - Total land using area: 100 ha
- 3. Total estimated investment capital:** VND 650 billion or proposed by investors.
- 4. Investment form:** PPP or 100% investor's capital.



**II. TOURISM, TRADE AND SERVICE SECTOR**





## YEN TRUNG LAKE ECO-TOURISM RESORT

**1. Location:** Phuong Dong ward, Uong Bi city.

**Location description:** The area has many potentials and strengths on geologies and landscape which is advantageous to develop resort and eco tourism; Location is 5km far from the center of Uong Bi city and about 2Km far from 18 national road.

**2. Objectives:** To build up a luxury eco-tourism resort, to diversify tourism products basing on fully exploiting the area's advantageous geology and landscape which conform with economic development demand and environment protection. Yen Trung Lake eco-tourism resort belongs to tourist spot chain of Ha Noi, Con Son – Kiep Bac, Yen Tu, Yen Trung – Ha Long..



**3. Scale:** Total land using area 472,8 ha.

**4. Current land status:** hills and production forestry land.

**5. Total estimated investment capital:** Proposed by investors

**6. Investment form:** 100% non state budget or proposed by investors.

**7. Project progress:** 2016 - 2020

**8. Current status:** 1/2000 functional zoning plans has been approved, the project has not been formulated.

**9. Basis for project formulation:**

Decision No.221/QĐ-UBND dated January 22, 2010 by Quang Ninh province People's Committee on approving 1/2000 general construction plan of Yen Trung Lake eco tourism resort, in Phuong Dong ward, Uong Bi city.

**10. Expected socio-economic impacts:** Once putting into use, the Project will serve the demand of domestic and international tourists and visitors, exploit the tourism advantages of

Yen Trung Lake and diversify tourism products of the region in particular and Quang Ninh Province in general; Creating many jobs and improving the material and spiritual life of the local residents as well as contributing to the economic growth of the tourism service economy of Quang Ninh Province

**11. Preferential policies:** The preferential policies applicable as prescribed.

**12. Investment support of Quang Ninh province:**

- Site clearance: To be responsible for directing and organizing the land recovery, compensation and resettlement supports as prescribed.

- Technical utilities: To support with the provision of water, electricity and communications for the project.

- Labour: To support in labor recruitment.

- Administrative procedures: To proceed all procedures via "onestop shop" mechanism and provide the most support to the Investor during the implementation of the project.





## SERVICE SYSTEMS ALONG 02 ROADSIDES TO BA VANG PAGODA, UONG BI CITY

**1. Location:** Area 5, Quang Trung ward and 10 area, Thanh Son ward, Uong Bi city 3 km far from 18A national road.

**2. Characteristics, objectives and scale:**

- Characteristics: Being a service area to meet the tourist's and the local's demand.
- Objectives: to construct service works system along 02 roadsides to Ba Vang temple (with the largest temple's main hall 3.500m<sup>2</sup> on the mountain of Indochina, the tourist number is about 1,0 millions people).

• Scale: to construct service works system along 02 roadsides to Ba Vang temple to develop Ba Vang temple's surroundings into

a tourism spot (on the area of about 50 ha) to attract Buddhists and domestic tourists.

- Current land status: residential land (1,5ha), land for cultivation of perennial trees (28ha), production forestry land (20,5ha)

**3. Total estimated investment capital:** VND 180 billion or proposed by investors. Total estimated site clearance cost: VND 20 billion.

**4. Investment form:** PPP or 100% investor's capital.



## LUNG XANH ECOTOURISM RESORT

**1. Location:** Area 5, Quang Trung ward, Uong Bi city; 4km north of 18A National road (border with Ba Vang pagoda spiritual tourism area).

**2. Characteristics, scale and objectives:**

- Characteristics: Là khu du lịch sinh thái tổng hợp cao cấp.
- Objectives: to establish a high class ecotourism resort with various relaxing and entertainment products such as: international conference, art performing, luxury shopping center, culture exchange and international exhibitions, eco-housing, culture – entertainment – sport areas; Ornamental garden, spiritual zones, restaurants system, motels, cottages and 5 star hotels, trees and water surface landscape.

• Scale: Total land using area in planning about 500 ha.

• Current status: Natural springs flow towards the north - south; there are 03

waterfalls along the stream with natural forests and production forests surrounded. The area's landscape conform with developing resort and ecotourism;

- Current land status: residential land (2,5ha), land for cultivation of perennial trees (112ha), production forestry land (385,5ha).

**3. Total estimated investment capital:** proposed by investors.

- Site clearance cost and investment capital: VND 20 billion.

**4. Investment form:** PPP or 100% investor's capital.



## CONSTRUCTION OF SERVICE, COMMERCIAL AREA AND RESIDENTIAL AREA ALONG 02 ROADSIDES OF PILGRIMAGE ROUTE FROM YEN TU HISTORICAL RELICS SITES (UONG BI) TO NGOAI VAN (DONG TRIEU) AT THUONG YEN CONG COMMUNE, UONG BI CITY

**1. Location:** Thuong Yen Cong commune, Uong Bi city; 8km north of 18° national road (4km far from Yen Tu historical relics site).

**2. Characteristics, scale and objectives:**

- Characteristics: being a complex of commercial, service works and residential area at the northern gateway of Yen Tu historical relics sites and national forest; a service and tourism center, an important highlight on Yen Tu pilgrimage route and on Ha Noi – Ha Long highway which contribute to develop tourism in Yen Tu historical relics sites and national forest.

- Objectives: to establish a service, commercial and residential area in the west of Thuong Yen Cong commune; linking to other service center in the surroundings such as Doc Do service area, festival center, center of Yen Thuong Cong commune, establishing a service area on Dong Trieu – Yen Tu relics sites chain.

- Total land using area: 188 ha.
- Planning area is located along 02

roadsides of the pilgrimage route from Yen Tu (Uong Bi) to Ngoai Van (Dong Trieu) with a length of about 2.7 km, linking from the center of Thuong Yen Cong commune towards to the west to the end of Uong Bi city's territory (bordering with Dong Trieu).

- Characteristics, current status: There are some current residential areas along both sides of the route (about 10 ha), the remains is mainly agricultural land, land for cultivation of perennial trees and production forestry land.

- Current land status: mixed (10,0ha), land for cultivation of perennial trees (27,5ha), production forestry land (10,5ha), agricultural land (135 ha), traffic and technical infrastructure land (5.0 ha).

**3. Total estimated investment capital:** Proposed by investors.

**4. Investment form:** 100% investor's capital or proposed by Investor.



## ROAD AND SERVICE SYSTEMS ALONG THE ROADSIDES TO YEN TU HISTORICAL RELICS SITE

**1. Location:** In Phuong Dong Ward, Uong Bi City, Quang Ninh Province, Vietnam

Location description: Near Yen Tu historical relics site; About 45km from Halong City; About 30km from Cat Bi Airport, Hai Phong city; About 90km from Noi Bai International Airport, Hanoi

**2. Objectives:** to build a road to the tourist destination and a service area along the road in order to meet the spiritual tourism needs of the Buddhists and other visitors.

**3. Scale:** The Service Area along the road: Total area of 166.7 hectares

**4. Land-use current status:** residential land, forest and hilly land.

**5. Total investment capital:** Proposed by the Investor

**6. Investment form:** 100% Investor's capital or proposed by Investor.

**7. Project progress:** 2016 - 2020.

**8. Current status:** The planning has been approved while the investment project has not been prepared.

**9. Basic for project formulation:**

- Decision No. 1399/QD-UBND dated 25th May 2015 by the People's Committee of Quang Ninh Province on approving the Master plan on socio-economic development of Uong

Bi city until 2020, vision to 2030.

- Decision No. 2333/QD-UBND dated 5th August 2010 by the People's Committee of Quang Ninh province on approving functional area plan 1/2000.

**10. Expected socio-economic impacts:** Once being put into use, the Project will provide an access to Yen Tu Historical Relic site/ Tourist Destination and a Service Area along the road to meet the spiritual tourism needs of the people, at the same time create new jobs and increase the living standards of the local residents.

**11. Preferential policies:** Enjoy the preferential policies prescribed.

**12. Investment support of Quang Ninh province:**

- Site clearance: To be responsible for directing and organizing the land recovery, compensation and resettlement supports as prescribed.

- Technical utilities: To support with the provision of water, electricity and communications for the project.

- Labour: To support in labor recruitment.

- Administrative procedures: To proceed all procedures via "onestop shop" mechanism and provide the most support to the Investor during the implementation of the project.



## SERVICE CENTER AND CENTER HALL OF THUONG YEN CONG COMMUNE.



**1. Location:** Thuong Yen Cong commune, Uong Bi city; 8km north of 18A National road.

### 2. Characteristics, scale and objectives:

- Characteristics: A complex of commercial, service and tourism works, a important highlight on Yen Tu pilgrimage route, which is contribute to develop tourism in Yen Tu historical relics sites and national forest.

- Objectives: to establish a service, commercial and residential area in the west of Thuong Yen Cong commune; linking to other service center in the surroudings such as Doc Do service area, festival center...in a unique complex.

- Scale: total land using area 173,54 ha.

**3. Total estimated investment capital:** Proposed by investors.

**4. Investment form:** PPP, 100% investor's capital.



## CAU SEN SHOPPING CENTER

**1. Location:** Phuong Dong ward, Uong Bi city.

**2. Characteristics, scale and objectives:**

- Characteristics: Being a shopping center.

- Objectives: Construction should comply with approved plan to establish a

modern shopping mall to meet the shopping demand of the local and tourists.

- Scale: 2,5ha

**3. Total estimated investment capital:** VND 150 billion or proposed by investors.

**4. Investment form:** 100% investor's capital or proposed by investors.



## BAC SON INDUSTRIAL COMPLEX

**1. Location:** Bac Son ward, Uong Bi city.

**2. Characteristics, scale:**

- Characteristics: Mechanical engineering, processing and construction materials production; The industrial complex is regulated in Quang Ninh province's industrial complex development plans "Adjustment Quang Ninh's industrial complex development plan to 2020 and vision towards 2030", to meet the demand for industrial development

- Total land using area: 21 ha.

**3. Total estimated investment capital:** VND168 billion.

**4. Investment form:** PPP, 100% investor's capital or proposed by investors.



## III. INDUSTRIAL SECTOR

## PHUONG DONG - PHUONG NAM INDUSTRIAL COMPLEX

**1. Location:** Phuong Dong ward and Phuong Nam ward, Uong Bi city.

**2. Characteristics, scale:**

- Characteristics: industrial complex for engineering, construction materials production and forest products processing...; the industrial complex is regulated in Quang Ninh province's industrial complex

development plan "Adjustment Quang Ninh's industrial complex development plan to 2020 and vision towards 2030", to meet the demand for industrial development.

Total land using area: 75 ha.

**3. Total estimated investment capital:** VND600 billion.

**4. Investment form:** PPP, 100% investor's capital or proposed by investors.



## IV. ADMINISTRATIVE, CULTURAL, HEALTH CARE AND EDUCATION SECTOR



## AMUSEMENT PARK FOR CHILDREN IN UONG BI CITY

**1. Location:** Area 4, Quang Trung ward, Uong Bi city, located in the center of the city, bordering with Park Lake, Quang Ninh west theater, city stadium.

**2. Characteristics, scale:**

- Characteristics: Being a amusement and entertainment parks for children of Uong Bi City.
- Objectives: To create useful and healthy playground for children, contribute to develop comprehensively children's both physic and mental.

- Total land using area: 1,7ha.
- Current project status:
  - Current park (0,9ha) includes: old entertainment devices (swings, slides, swings, a train model, a ball house...); the expansion area (land of current library and residential land of 7 households): 0,8ha.
  - Estimated site clearance cost: about VND 12,5 billion.

**3. Total estimated investment capital:** proposed by investors.

**4. Investment form:** PPP, 100% investor's .



## CULTURE AND SPORT CENTER OF UONG BI CITY

**1. Location:** Area 3, 4, Quang Trung ward, Uong Bi city. Locating at the center of the city, the Culture and sport center will include current works such as Quang Ninh west theater, 25-2 square, city stadium, tennis, badminton and table tennis ground.

**2. Characteristics, objectives, scale:**

- Characteristics: Being a culture and sport center of Uong Bi city.
- Objectives: to construct a modern and sync culture and sport center of the city, to meet the entertainment and practice demand of the local.

- Current land status:
  - Quang Ninh west theater was constructed and put into use in Dec, 2011 with total investment capital of VND 50 billion and scale of 2.968 seats;
  - City stadium and tennis, badminton and table tennis ground area: 2,41ha;
  - 25-2 Square: 0,48ha

**3. Total estimated investment capital:** proposed by investors.

**4. Investment form:** PPP (O&M), 100% investor's capital.

- Scale: total land using area 5,5 ha.

25th May 2015 of Quang Ninh Provincial People's Committee approving the master plan on socioeconomic development of Uong Bi city towards 2020, vision towards 2030.

**10. Expected socio-economic impacts:** On completion, the college will train and provide a large number of high-quality human resources with industrial working manner to work in key economic sectors of the province.

**11. The preferential policies:**

The preferential policies specified for projects in the domain of incentive investment as prescribed. - Other investment incentives applicable as prescribed (if any).

**12. Investment support of Quang Ninh province:**

- Site clearance: To be responsible for directing and organizing the land recovery, compensation and resettlement supports as prescribed.
- Technical utilities: To support with the provision of water, electricity and communications for the project.
- Labour: To support in labor recruitment.
- Administrative procedures: To proceed all procedures via "onestop shop" mechanism and provide the most support to the Investor during the implementation of the project.

**1. Location:** In Nam Khe ward, Uong Bi city, Quang Ninh province, Vietnam, 5km east of Uong Bi city center.

**2. Objectives:** to built a nonstate university to train and retrain skillfull workforce at university level in the fields of: Pedagogy, Marine, Tourism, Services, Law, Foreing language, Information technology, Accounting, Audit and governance, Biotechnology, Environment technology, Automatic control.

**3. Scale:** Enrollment scale 4,000-10,000 students; Training bachelor, college diploma and vocational levels; land use: 49.2 hectares.

**4. Status use of land:** Agricultural land.

**5. Total estimate investment capital:** Around USD 26-62 millions.

**6. Form of investment:** 100% non state budget or proposed by investor.

**7. Progress:** 2015-2020 .

**8. Current status:** Detailed planning and investment plan have not been formulated..

**9. Basis for project formulation:**

- Decision No. 2622/QĐTTg dated 31st December 2013 approving the Master plan on socio - economic development of Quang Ninh province to 2020 and vision towards 2030;
- Decision No. 1399 / QĐ-UBND dated



# HA LONG UNIVERSITY (PHASE 2)





## V. AGRICULTURE SECTOR



## QUANG TRUNG WARD'S ADMINISTRATIVE CENTER

**1. Location:** In planned project area for building private preschool of Manh Cuong Construction Joint Stock Company in area 2, Quang Trung Ward, Uong Bi city. The project is located in city center, bordering Quang Ninh west theater and city stadiums.

**2. Characteristics, objectives, scale:**

- Total land using area: 8.648 m2,
- Construction area: 4.748 m2; of which:  
Main building construction area: 743 m2;  
Green campus and outdoor car park: 4.005 m2;  
The main building is planned 08 floors with the total floor area: 5.048 m2. Of which: 1st floor (630 m2): One stop service Center of Quang Trung ward, library, exhibition and display area.  
2rd floor (723 m2): Main hall, public meeting

room; 3th-7th floor (743 m2/ floor): including working office of Party Committee, People's Council Committee, the unions of Quang Trung ward and of Education and training division, Culture and information division...; 8th floor (740 m2): canteen for civil servants and employees working in the building.

- The remains: 3.900 m2 will be used as reserved land for expanding cultural and sports city center.

**3. Total estimated investment capital:** VND 79,7billion. Estimated site clearance cost: about VND 10,3billion.

**4. Form of investment:** PPP, 100% investor's capital.

## RED DRAGON FRUIT PLANTING AREA

### 1. Location:

Area of Dong Bong, 5b, 6, 7 in Vang Danh ward; Tan Lap area in Phuong Dong Ward, area 5 in Quang Trung ward; area 9 in Bac Son ward; Tap Doan village, Nam Mau village in Thuong Yen Cong commune and area 8, 9, 10 in Thanh Son ward

### 2. Characteristics, scale:

Total red dragon fruit planting area reaches 100ha from 2016 to 2020. Of which: new planting area of 64 ha.

**3. Total estimated investment capital:** VND 20.100million.

### 4. Form of investment:

To attract investment in science and technologies to upgrade products quality, formulate project of building processing and preserving plants, develop market and apply high tech to increase productivity, quality, export-oriented.



## PHUONG NAM EARLY RIPENING LITCHI FRUIT AREA



**1. Location:** Bach Dang 1 and Bach Dang 2 area, Hiep Thanh, Cam Hong, Da Bac, Hiep An, Hong Ha, Phuong Nam ward.

### 2. Characteristics, scale:

- Scale: new planting area 35,0 ha.
- Planning objectives: Total planting area reaches 350,0 ha from 2016 to 2020 (current planting area 315ha).

**3. Total estimated investment capital:** VND 13.531million.

**4. Form of investment:** To attract investment in science and technologies to upgrade products quality, formulate project of building processing and preserving plants, develop market and product consumption.

## YEN TU YELLOW BLOSSOM PLANTING AREA

### 1. Location:

Thuong Yen Cong commune, Development of planting area in Bai Nan, item 3, sub-area 36 and along 2 roadsides from Truc Lam to Hoa Hien, Van Tieu, Bao Sai in Vang Danh (in the eastern area).

### 2. Characteristics, scale: :

Total planting area reaches 15ha from 2016 to 2020 (current planting area 8,4ha).

**3. Total estimated investment capital:** VND1.500million.

### 4. Form of investment:

To attract trade promotion enterprises, develop market and brand advertisement (under the registration of geographical indication No.00040 of Yen Tu yellow blossom issued by Quang Ninh province People's Committee).



## PLANNING A FOCUS AQUACULTURE AS COMMODITY

**1. Location:** Aquacultural ponds in Phu Thanh road and Lach Bau road, Bau Vanh Kieu III area, Yen Thanh Ward; Dam Soi area in Dien Cong commune.

### 2. Objectives, scale:

Focus aquaculture planting area reach 360 ha from 2016 to 2020 (current area 66ha).

**3. Total estimated investment capital:** VND 54.900million.

### 4. Form of investment:

To attract enterprises to invest infrastructures, develop production and processing, preserving, develop market and brand advertisement, establish a new project under VietGap stadards.

## PINE PLANTING AREA



Dong ward (sub area 41a), Trung Vuong ward (sub area 45b), Quang Trung ward (sub area 42b, 42c), Thanh Son ward (sub area 41b, 42a), Vang Danh ward (sub area 33a, 35, 40a).

**2. Objectives, scale:** New planting area reach 1600 ha from 2016 to 2020.

**3. Form of investment:** Giai đoạn 2016-2020: 20,19 tỷ đồng.

**4. Form of investment:**

To attract enterprises to invest to expanding production area, develop market and product consumption.

**1. Location:** Thuong Yen Cong ward (sub-area 32, 33b,9a), Nam Khê ward (sub area 45c, 46), Bac Son ward (sub area 40b), Phuong



## CONSTRUCTION OF ECO TOURISM RESORT ACCOMPANYING WITH AQUACULTURE AREA OF LAC VIET JOINT STOCK COMPANY IN QUANG TRUNG WARD, UONG BI CITY

**1. Location:** Quang Trung ward, Uong Bi city.

**2. Objectives, scale:**

- Construction of eco tourism resort accompanying with aquaculture.
- Objectives: Effectively exploiting tourism potential of Uong Bi City, linking to other tours in the province.
- Total land using area 47,06 ha

**3. Total estimated investment capital:** VND 60 billion.

**4. Form of investment:** PPP, 100% investor's capital or proposed by investors.

**5. Current project status:** 1/500 detailed construction plan has been approved.

