

UG – Zone of Golf

LOCATION OF ZONE:

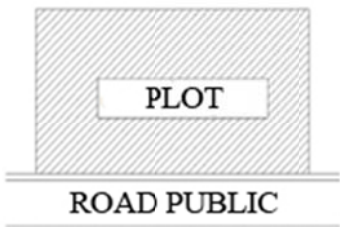
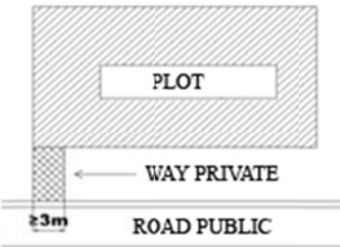
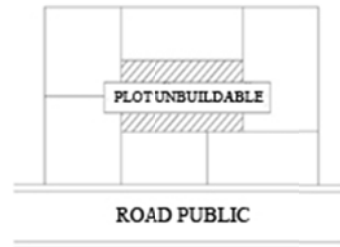
This zone is located between the Mekong and the road leading to the Kangxi waterfalls. It includes the following villages: Houayphai, Phonexay, Pongwan.

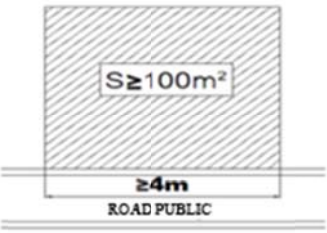
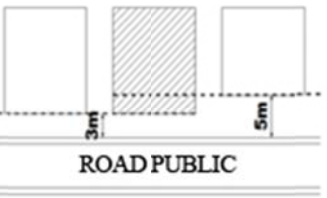
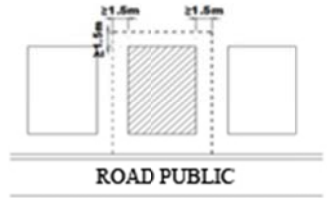
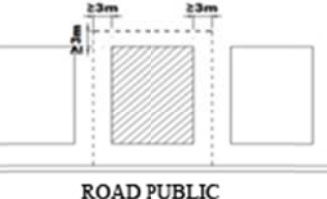
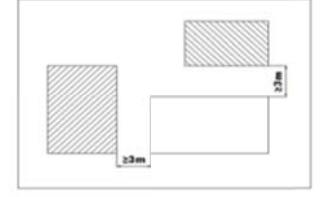

CHARACTER OF ZONE:



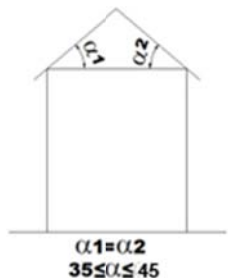
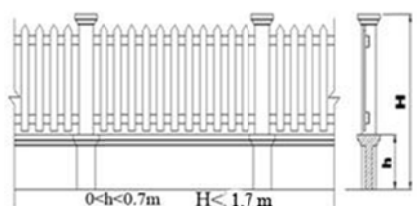
This zone is located along the banks of the Mekong, it has mountains and forests, gardens for growing vegetables and a golf course.


FEATURE OF ZONE:

This zone is characterized by the activities of the golf course, the guesthouse, resorts and remarkable views of nature

Section 1	Characteristics of the activities of the zone	
Article 1. Activities allowed	<ul style="list-style-type: none"> - Hotels and Resorts, (any proposed hotel over 50 rooms will be subject to the approval of the National Heritage Committee) - Buildings Service - Sports and Recreation Facilities 	
Article 2. Activities prohibited	<ul style="list-style-type: none"> - Manufactures - Noisy and polluting activities - Breeding non-domestic pollutant. 	
Section 2	Terms of occupation of the plot	
Article 3. Access and Road	<p>3-1- To be constructible</p> <ul style="list-style-type: none"> - The plot should have direct access on the road (see Figure 3.1) - Or by a path of a width greater than or equal to 3 meters with the exception of existing paths arranged (see figure 3.2) - If access is less than 3 meters, it will be subject to the approval of the Local Committee. <p>3-2- All land-locked is unbuildable (see figure 3.3) unless the owner obtains a transition from a minimum width of 3 meters on the parcel located between path and field.</p> <p>In this case there are three types of agreements:</p> <ul style="list-style-type: none"> -Official passage right in writing from municipality to prove . -Purchase of a strip of land by a private from the owner of neighboring property, giving access to the road. - Creating a new route by municipality on the neighboring property giving access to the road. <p>3-3-Channels in deadlock should not exceed 50 m. They will allow a fire vehicle to turn back to their ends</p>	 <p style="text-align: center;">Figure 3.1</p>  <p style="text-align: center;">Figure 3.2</p>  <p style="text-align: center;">Figure 3.3</p>
Article 4. Service Networks	<p>To be buildable parcel should not be submersible and must be able be connected to networks under the responsibility of the municipality. these networks are:</p> <ul style="list-style-type: none"> - Distribution of water supply, - Distribution of electricity. - Sewage disposal, rain water drainage (water from runoff and from roof) <p>The distribution network should not pass through the neighboring plots (overhead or underground) except with permission of the owner.</p>	
Article 5. Characteristics of land	<p>5-1- All lanes, access roads or part of public domain are considered unbuildable land.</p> <p>5-2- All rivers, natural streams and channels sanitation are considered part of public domain and are therefore not constructible for building.</p> <p>5-3- All rivers, natural flows, and wastewater canals located on land outside</p>	

	<p>the public domain are subject to a access easement for maintenance and are therefore not constructible for building.</p> <p>5-4- The width of the parcel adjoining the road must be greater than or equal to 4 m. (see figure 5.1)</p>	 <p>Figure 5.1</p>
<p>Article 6. Implantation in relation to the road.</p>	<p>- The construction will be implanted, relative to the road, at a distance not less than 5 m. or aligned with the neighboring construction with a minimum of 3 m, relative to the road (see figure 6.1)</p>	 <p>Figure 6.1</p>
<p>Article 7. Implantation in relation to limits of the separative plot.</p>	<p>7.1- For habitat, the construction will be implanted in more than 1.5 m from the separative boundary (see figure 7.1)</p> <p>7.2- and over 3 m for public buildings or private establishments open to the public. (see figure 7.2)</p>	 <p>Figure 7.1</p>  <p>Figure 7.2</p>
<p>Article 8. Implantation of buildings (against each other on the same parcel)</p>	<p>- On the same parcel, the buildings will be spaced from each other at least 3 m. (see figure 8.1)</p>	 <p>Figure 8.1</p>
<p>Article 9. Footprint</p>	<p>9-1- The footprint may not exceed 5% of the plot (see figure 9.1)</p> <p>9-2- The maximum footprint for each building may not exceed 120 m² (with the exception of administrative buildings) (see figure 9.2)</p> <p>9-3- 95% open space construction will be reserved for green space, the rest of the land must allow the access, parking and maintenance of networks.</p>	 <p>Figure 9.1</p>

		 <p>Figure 9.2</p>
<p>Article 10. Height maximum</p>	<p>10-1-La hauteur maximum autorisée est de 12 m au faîtage Le faîtage des constructions ne pourra dépasser la cote altimétrique de 340m à partir du niveau de la mer (voir schéma 10.1)</p> <p>10-2-Cette règle ne s'applique pas aux constructions religieuses et aux équipements publics (stade, château d'eau ...)</p>	 <p>Figure 10.1</p>
<p>Article 11. Exterior aspects</p>	<p>11-1-VOLUMETRY</p> <ul style="list-style-type: none"> - Roof angles to be between 35-45 degrees. - The slopes of the roof should be symmetrical. (see Figure 11.1) - The roof "terrace" are not allowed. <p>11-2-MATERIALS</p> <p>11.2.1 Covers: clay tiles, cement tiles, fibro-cement, CPAC 11.2. 2 Walls: all materials must be coated (except wood)</p> <p>11-3-COLOURS</p> <p>11.3.1- Color of roofing materials: red, orange 11.3.2- Natural color for clay tile, cement tile, 11.3.3- The colors of exterior coatings must be in the range of basic off-white, gray, yellow sand, light blue</p> <p>11-4- OPENINGS</p> <p style="text-align: center;">Not applicable</p> <p>11-5-PROJECTIONS</p> <p style="text-align: center;">Not applicable</p> <p>11-6-BILLBOARDS AND SIGNS</p> <p style="text-align: center;">Not applicable</p> <p>11-7-LIGHTING</p> <p style="text-align: center;">Not applicable</p> <p>11-8-FENCES AND GATES</p> <ul style="list-style-type: none"> - Overall height of 1.70 m maximum. - Height limit of 0.70m for the basement masonry. Facade fences should be transparent (see Figure 11.2) 	 <p>Figure 11.1</p>  <p>Figure 11.2</p>
<p>Article 12.</p>	<p>All buildings open to the public must establish a parking space with a minimum</p>	

<p>Article 13. Open space and plantings</p>	<p>- Tree cutting is prohibited except on the surface of the land necessary for construction, the ways and parking lots. A logging plan shall be shown on the site plan included in the permit application .</p>	
<p>Section 3</p>	<p>Condition of occupancy of land</p>	
<p>Article 14. Coefficient of land use</p>	<p>Not applicable</p>	
<p>Article 15. Exceeding the COS:</p>	<p>Not applicable</p>	

UG – Zone of Golf

