Detailed planning

Thuong Thanh new urban area - Can Tho city - Vietnam towards sustainable development

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WELCOME TO CẦN THƠ CITY!
Water urbanism
Centre of Mekong Delta, Vietnam
The area of Can Tho City is 1.048 kms
- Population: 1.2 million people
- Urban residents account for 60%
- Located in the intersection of Can Tho River, Hau River
- Has lots of creeks, canals (like spider’s web)
The southern area of Can Tho River
- a new urban area
- Area: 1,800 ha

-Aim: Develop a new urban area with complete social and technical infrastructure
Objectives of the project

Materialize the city's zoning plan with a view to develop a urban area.

1. Sustainable urban development

2. Advance the speed of urbanization by many resources including investors' capital

3. Build the residential area full of facilities in addition to protecting the environment and the nature structure
Benefits for stakeholders

GOVERNMENT: Build social and technical infrastructure systems for the community and the people living nearby - Mobilize non-governmental budget

INVESTORS: - Put forward a feasible solution to ensure their profit and the community's interest

COMMUNITY: - Assess conveniences in a new urban area - Shape their modern life style - Improve their living quality

Sustainable urban development
A existing residential area; the residents mainly live along the creek

- Area: 15 ha with the presence of a creek, water surface
- Adjacent to the new developing urban areas
- Now: agriculture land
- 69 households
  (40 unsteady houses, constructed temporarily from cheap material, only 29 stable houses)

Total: 15ha
Residential area: 2,200 m²
Agriculture area: 109,000 m²
Others: paths, canals, …

- One religion facility
Land Use Plan

There are the following types of land:

1. A multifunctional complex and serviced area
2. Land for education
3. Land for housing (Two kinds)
4. Green space, park and water surface
5. Infrastructure Land: Sewage treatment area, transportation area and parking
1. A multifunctional complex and serviced area: 29.800m²
Along the main road, 15-floor buildings (average)

2. Land for education (nursery school):
located along the creek, ensuring the dimension of services for the whole plot

3. Land for housing: 41.200m², two kinds:
3.1. Shop-house land: commercial purposes and resettlement (orange)
3.2. Land for villas along the creek: for business (purple)

4. Green space, park and water surface

4. Infrastructure land: Sewage treatment area, transportation area and parking area
Spatial and landscape plan

- Preserve and promote the value of unique natural landscape of the locality

- Bring landscape, water surface to each household, which familiarizes with the lifestyle close to nature and culture of the southwestern people
Spatial plan (contd)

For each kind of buildings:

1. Multi-functional buildings:
   - 15 floors on average, situated along the main road of the city,
   - creating a modern image of a new urban,
   - easily accessing the city system of transportation

2. Residential area:
   + Shop-house: allocated for the resettlement (a moderate scale),
     creating favorable conditions to do business at home
   + Villas: Low density, blending with water surface, trees,
     improving the quality of environment, close to nature,
     enhancing the land value and the quality of life.
     The front of the house faces the road while the back side is water.

3. Social welfare building:
   + Education facility: Nursery
   + Green park
   + Religion facility: Preserve the religion facility and make it part of the park

Main road: highlight /land mark of the whole area
Urban design
Balance the backfill

Ensuring the construction cote higher than the flooding level

Keep the eco-system along the creek, minimize concreted ground, have embankment covered with the green

Respond to the climate change
The community’s satisfaction and consensus level

Compensation

- based on the independent organization’s price appraisal, which creates fairness and rationality

Resettlement

- On-site resettlement combined with job shift which matches with the tradition of business at the locality

Kiến nghị

- Build the resettlement area first, a suitable building stages, minimize the effect on the residents
- Time frame: 3 years

Local residents are given priority to recruit to working for the companies located there as: bodyguards, tellers, cleaners.....
Evaluate the effectiveness of project

Land value before planning:
Land for housing: 2 million VND/m²
Agricultural land: 1 million VND/m²
After calculation:

The cost of residential land acquisition: 2.200m² x 2 million/m²
4,4 billion

Agricultural land acquisition: 109.000 m² x 1 million/m²
109 billion
Total
111,4 billion

Cost for converting land types: 71.000 m² x 700.000 VNĐ/m²
49,7 billion
infrastructure investment: 154.000 m² x 1 million/m²
154 billion
Other costs:
40 billion
Total (A):
357,1 billion
Evaluate the effectiveness of project (contd)

Land value after planning (after consultation with neighboring land):-
Multifunctional land: 6 million VND/m².
Housing land: 8 million VND/m².

After calculation:

**Multifunctional land**: 29.800 m² x 6 million/m² = 178,8 billion

**Land for housing**: 41.200 m² x 8 million/m² = 329,6 billion

**Total (B)** = 508,4 billion

To take B away from A: **A-B** = 151,3 billion

**Net “raw” profit** = 7 million USD

But this is only raw data value.

The value of the exploiting contribution of new buildings - is the “real” value.
Put forward a feasible solution to ensure their profit and the community's interest.

- Build social and technical infrastructure systems for the landowners and the people living nearby.
- Mobilize non-governmental budget.

Assess conveniences in a new urban area.
- Shape their modern lifestyle.
- Improve their living quality.

The shared goal: to build a new and modern urban area towards sustainable development.
Thank you for your attention!

By the way of sustainable development, the balance of ecosystem, society and economy development are critical criteria of urban development progresses of water urbanism in the Mekong Delta, Vietnam