

ANNOUNCEMENT OF MINISTRY NATURAL RESOURCES AND ENVIRONMENT RE: ENACTMENT OF ZONING AND ENVIRONMENT PROTECTION MEASURES FOR PHUKET PROVINCE B.E. 2560 (A.D. 2017)

Zone No. 1:

- Color = **Red**
- 0 to 50 meters from the sea shore measured at High Tide
- No Building / Construction within the first 20 meters from the coastal-line
- Building Height AGL (Above Ground Level) = maximum 6 meters for residential purpose
- Open Space = minimum 75% of a land plot size, for residential
- Open Space = minimum 40% of a land plot size for industrial
- Gradient / slope area
 - Slope from 20% to 35% = Building Height 6 meters maximum, for residential
 - If a land plot, in the slope area above, is 400 sqm or more
 - Building Area coverage = maximum 90sqm
 - Open Space for water to pass = minimum 70% of land plot size
 - If a land plot, in the slope area above, is less than 400 sqm
 - Building Area coverage = maximum 70sqm
 - Open Space for water to pass = minimum 50% of land plot size
- Gradient / slope more than 35% = Building (or modification of existing) is not permitted!

Zone No. 2:

- Color = **Yellow**
- 0 to 150 meters from the boundary of Zone No. 1

- Building Height = maximum 12 meters
- Open Space = minimum 30% of a land plot size, for residential
- Open Space = minimum 10% of a land plot size, for commercial
- Gradient / slope area
 - Slope from 20% to 35% = Building Height 12 meters maximum, for residential
 - If a land plot, in the slope area above, is 400 sqm or more
 - Building Area coverage = maximum 90sqm
 - Open Space for water to pass = minimum 70% of land plot size
 - If a land plot, in the slope area above, is less than 400 sqm
 - Building Area coverage = maximum 70sqm
 - Open Space for water to pass = minimum 50% of land plot size
- Gradient / slope more than 35% = Building (or modification of existing) is not permitted!

Zone No. 3:

- Color = **Navy Blue**
- 0 to 200 meters from the boundary of Zone No. 2
- Building Height = maximum 16 meters
- Open Space = minimum 30% of a land plot size, for residential
- Open Space = minimum 10% of a land plot size, for commercial
- Gradient / slope area
 - Slope from 20% to 35% = Building Height 12 meters maximum, for residential
 - If a land plot, in the slope area above, is 400 sqm or more
 - Building Area coverage = maximum 90sqm
 - Open Space for water to pass = minimum 70% of land plot size
 - If a land plot, in the slope area above, is less than 400 sqm
 - Building Area coverage = maximum 70sqm

- Open Space for water to pass = minimum 50% of land plot size
- Gradient / slope more than 35% = Building (or modification of existing) is not permitted!

Zone No. 4:

- Color = **Pink**
- Phuket Municipality area categorized into 3 areas
 - 4.1 Conservation area or "Old Town"
 - Building Height = maximum 9 meters
 - Open Space = minimum 30% of a land plot size for buildings which are not similar to Sino-Portuguese architecture
 - 4.2 High-density of population area
 - Building Height = maximum 45 meters
 - FAR (Floor Area Ratio) = maximum 6:1 (Total building areas : a land plot size)
 - Open Area = minimum 35% of a land plot size
 - 4.3 Very high-density of population area
 - Building Height = maximum 60 meters
 - FAR (Floor Area Ratio) = maximum 8:1 (Total building areas : a land plot size)
 - Open Space = minimum 40%
- Gradient / slope area
 - Slope from 20% to 35% = Building Height 12 meters maximum, for residential
 - If a land plot, in the slope area above, is 400 sqm or more
 - Building Area coverage = maximum 90sqm
 - Open Space for water to pass = minimum 70% of land plot size
 - If a land plot, in the slope area above, is less than 400 sqm
 - Building Area coverage = maximum 70sqm

- Open Space for water to pass = minimum 50% of land plot size
- Gradient / slope more than 35% = Building (or modification of existing) is not permitted!

Zone No. 5:

- Color = **Light Green**
- Agricultural and rural areas, and 0-100 meters from specific religious places and historical sites
- Building Height = maximum 6 or 12 meters (depends upon approval from Subdistrict Administrative Organization)
- Open Space = minimum 30% of a land plot size, for residential
- Open Space = minimum 10% of a land plot size, for commercial
- Gradient / slope area
 - Slope from 20% to 35% = Building Height 12 meters maximum, for residential
 - If a land plot, in the slope area above, is 400 sqm or more
 - Building Area coverage = maximum 90sqm
 - Open Space for water to pass = minimum 70% of land plot size
 - If a land plot, in the slope area above, is less than 400 sqm
 - Building Area coverage = maximum 70sqm
 - Open Space for water to pass = minimum 50% of land plot size
- Gradient / slope more than 35% = Building (or modification of existing) is not permitted!

Zone No. 6:

- Color = **Dark Brown**
- 40 to 80 meters above MSL (Mean Sea Level)
- Building Height = maximum 8 meters
- Open Space = minimum 30% of a land plot size, for residential
- Open Space = minimum 10% of a land plot size, for commercial

- Gradient / slope area
 - Slope from 20% to 35% = Building Height 6 meters maximum, for residential
 - If a land plot, in the slope area above, is 400 sqm or more
 - Building Area coverage = maximum 90sqm
 - Open Space for water to pass = minimum 70% of land plot size
 - If a land plot, in the slope area above, is less than 400 sqm
 - Building Area coverage = maximum 70sqm
 - Open Space for water to pass = minimum 50% of land plot size
- Gradient / slope more than 35% = Building (or modification of existing) is not permitted!

Zone No. 7:

- Color = **Dark Green**
- 80+ meters above MSL (Mean Sea Level)
- Building (or modification of existing) = Not permitted
- Only public utility projects approved by government can be built.

Zone No. 8:

- Color = **Light Brown**
- Other areas in Phuket and surrounding islands which are not of zone No. 1-7
- Building Height = maximum 23 meters
- Open Space = minimum 30% of a land plot size, for residential
- Open Space = minimum 10% of a land plot size, for commercial
- Gradient / slope area
 - Slope from 20% to 35% = Building Height 12 meters maximum, for residential
 - If a land plot, in the slope area above, is 400 sqm or more
 - Building Area coverage = maximum 90sqm

- Open Space for water to pass = minimum 70% of land plot size
- If a land plot, in the slope area above, is less than 400 sqm
 - Building Area coverage = maximum 70sqm
 - Open Space for water to pass = minimum 50% of land plot size
- Gradient / slope more than 35% = Building (or modification of existing) is not permitted!

Zone No. 9:

- Color = **Light Blue**
- Ocean surrounding Phuket and surrounding islands.

Note: The following categories of buildings are prohibited to be built on all zones above.

- Industrial factories except specific factories stipulated in the Ministerial Announcement
- Slaughterhouse
- Crematorium excepts modification of the existing ones
 - Must have pollution control machine/ equipment
- Cemetery excepts the existing ones are full and a new one is in need.
 - Must be far from coastal line at least 1,000 meters
 - Must be far from water resources for consumption at least 300 meters
- Tank farm
- Liquefied petroleum gas storage
- Edible-nest swiftlet house farming