



- ARCHITECTURAL
- STRUCTURAL
- SANITARY
- MECHANICAL
- ELECTRICAL
- INTERIOR

FOR SUBMISSION

FOR TENDER

FOR CONSTRUCTION

FOR CLIENT

11 March 2026

LANDWISE

Land Intelligence Services

LICENCED
SURVEYER:

DOCUMENT PHASE:

Package 2 - Land Visibility

A.

At the start of this study, the client asked LANDWISE to investigate the following key points before moving forward with development planning:

- Confirm whether the land can accommodate five 2-bedroom villas within the buildable area of the site.
- Evaluate the quality and security of the sea view from the proposed villa locations.
- Analyse the expected sea view visibility at approximately 6 m and 12 m building heights, representing typical ground floor and first floor levels.
- Assess whether a neighbouring property building at approximately 10 m height could block or reduce the sea view from the proposed villas.
- Review the terrain elevation and slope conditions across the site to understand how villa placement may affect view preservation and development feasibility.

BUILDING REGULATIONS — GREEN ZONE (LAND BELOW 80 M ELEVATION)

Zone Classification

- Green Zone
- Elevation: Below 80 meters above sea level (confirmed by site survey)

Maximum Building Height

- 12 meters maximum

Maximum Building Footprint

- Up to 300 sqm per building

Maximum Development Area

- Slopes up to 35° → Up to 70% development area (Residential)
- Slopes 35°–49° → Maximum 25% development area

Slope Restrictions

- Slopes over 49° are generally considered unsuitable for construction

Planning Notes

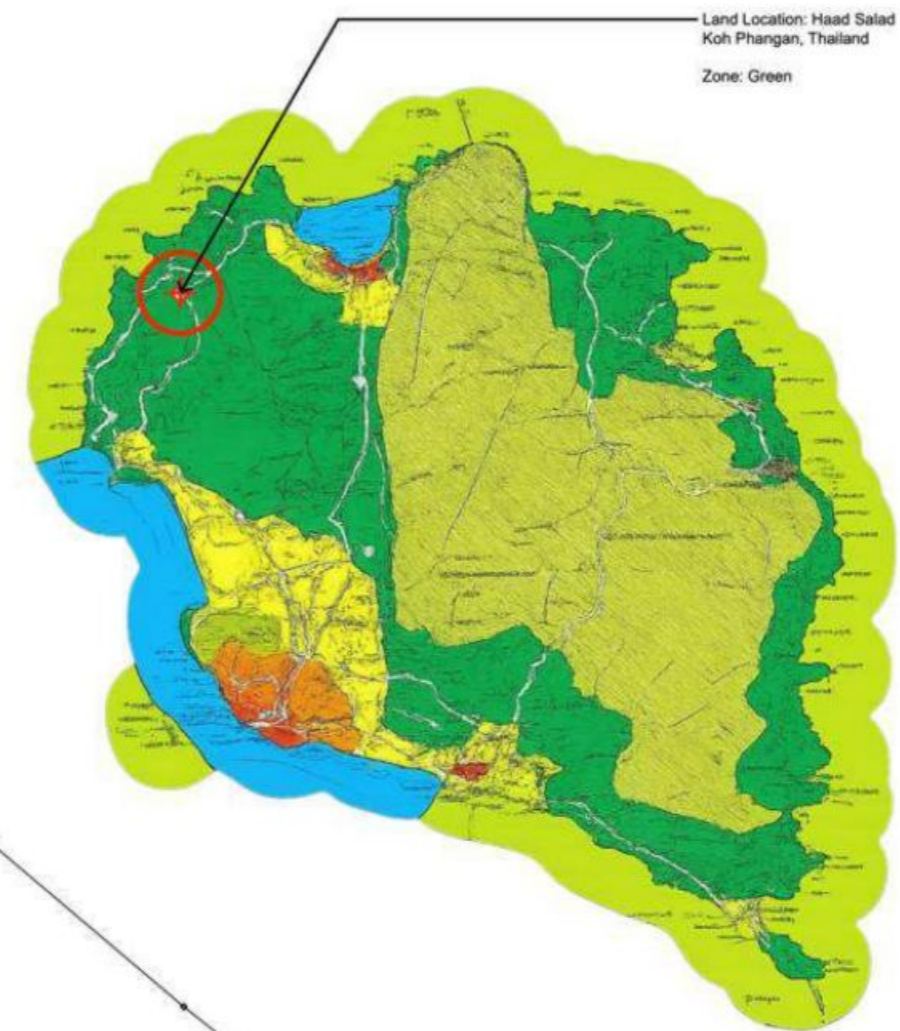
- Low-density hillside development encouraged
- Buildings should follow the natural terrain
- Large excavation or major terrain reshaping discouraged
- Multiple smaller structures are often preferred over one large structure
- Detailed slope analysis is recommended to determine final buildable areas

LandWise Summary

This land falls within the Green Zone hillside development category below 80 m elevation, which allows relatively flexible development compared to higher elevation zones. Buildings of up to 12 m height and 300 sqm footprint per structure are permitted where slopes remain below 35°.

Residential development may utilize up to 70% of the site area, although practical design constraints such as terrain slope, access, drainage, setbacks, and infrastructure typically reduce the final buildable footprint.

Development should follow the natural hillside terrain and maintain low-density tropical architecture consistent with Koh Phangan planning guidelines.



Land Size: 3169.04 m²

Maximum Build Footprint: 300 m² per structure

Elevation Zone: Below 80 m

Maximum Building Height: 12 m

Maximum Development Area: Up to 70%

$3,169.04 \times 0.70 (70\%) = 2,218 \text{ m}^2$

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Building
Regulation

A.

MASTERPLAN CONCEPT

This masterplan presents a concept feasibility layout for five 2-bedroom villas located within the buildable area of the 3,169 m² land parcel.

VILLA CONFIGURATION

Each villa is designed as a two-storey unit comprising:

- Ground floor: approximately 80 m²
- Second floor: approximately 80 m²
- Total internal living area: approximately 160 m²

Each unit also includes a private swimming pool of approximately 18 m² and a terrace outdoor deck area.

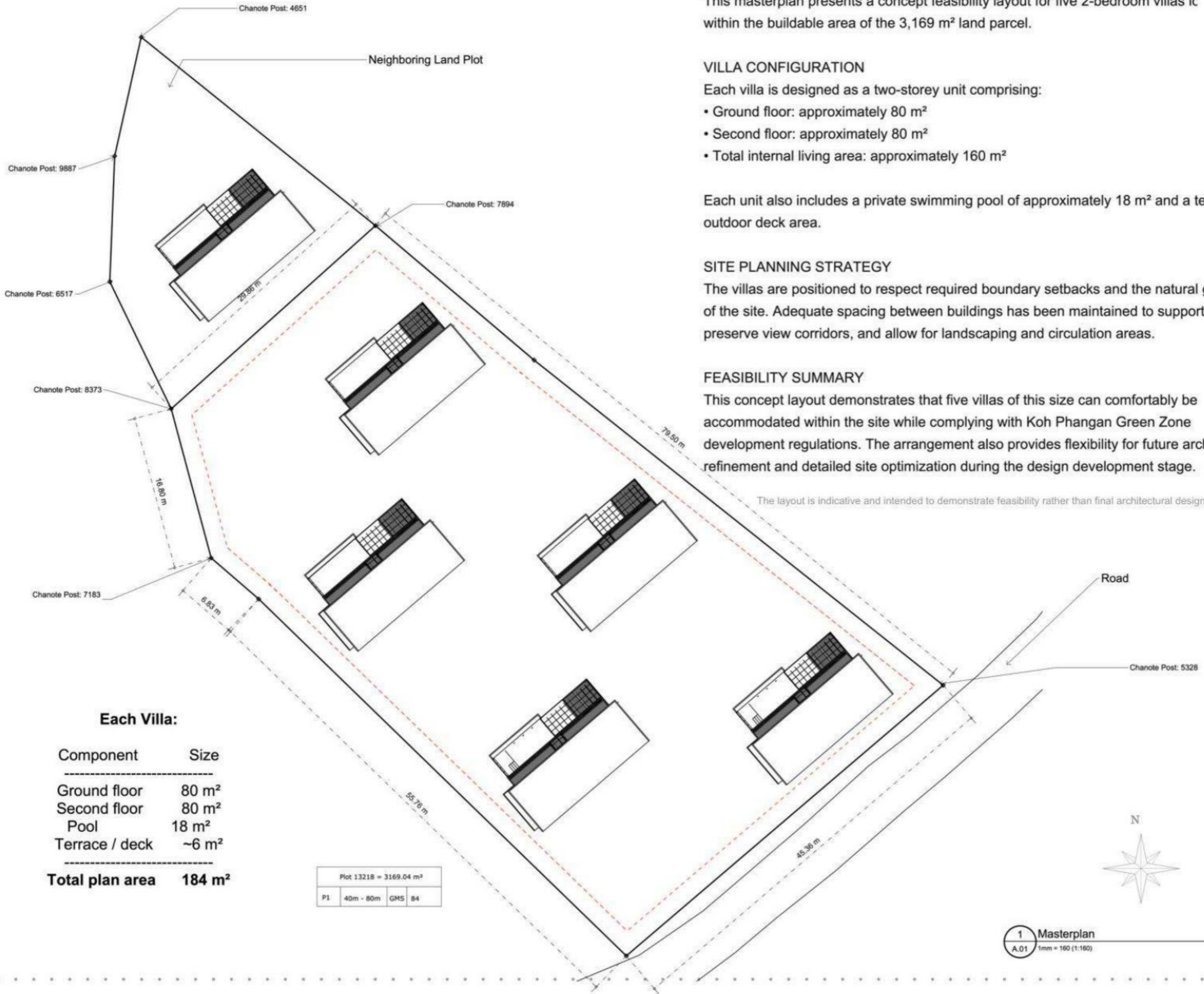
SITE PLANNING STRATEGY

The villas are positioned to respect required boundary setbacks and the natural contours of the site. Adequate spacing between buildings has been maintained to support preserve view corridors, and allow for landscaping and circulation areas.

FEASIBILITY SUMMARY

This concept layout demonstrates that five villas of this size can comfortably be accommodated within the site while complying with Koh Phangan Green Zone development regulations. The arrangement also provides flexibility for future architectural refinement and detailed site optimization during the design development stage.

The layout is indicative and intended to demonstrate feasibility rather than final architectural design.



Each Villa:

Component	Size
Ground floor	80 m ²
Second floor	80 m ²
Pool	18 m ²
Terrace / deck	~6 m ²

Total plan area 184 m²

Plot 13218 = 3169.04 m ²			
P1	40m - 80m	GMS	84

LICENCED SURVEYER:

DOCUMENT PHASE:

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Masterplan

A.01

SECTION A – ELEVATION CONCEPT

This section illustrates the conceptual elevation arrangement of the proposed villas across the natural slope of the site.

SITE TOPOGRAPHY RESPONSE

The villas are positioned at stepped elevation levels that follow the existing terrain profile. This approach allows the buildings to integrate with the natural hillside while reducing the need for excessive excavation or large retaining structures.

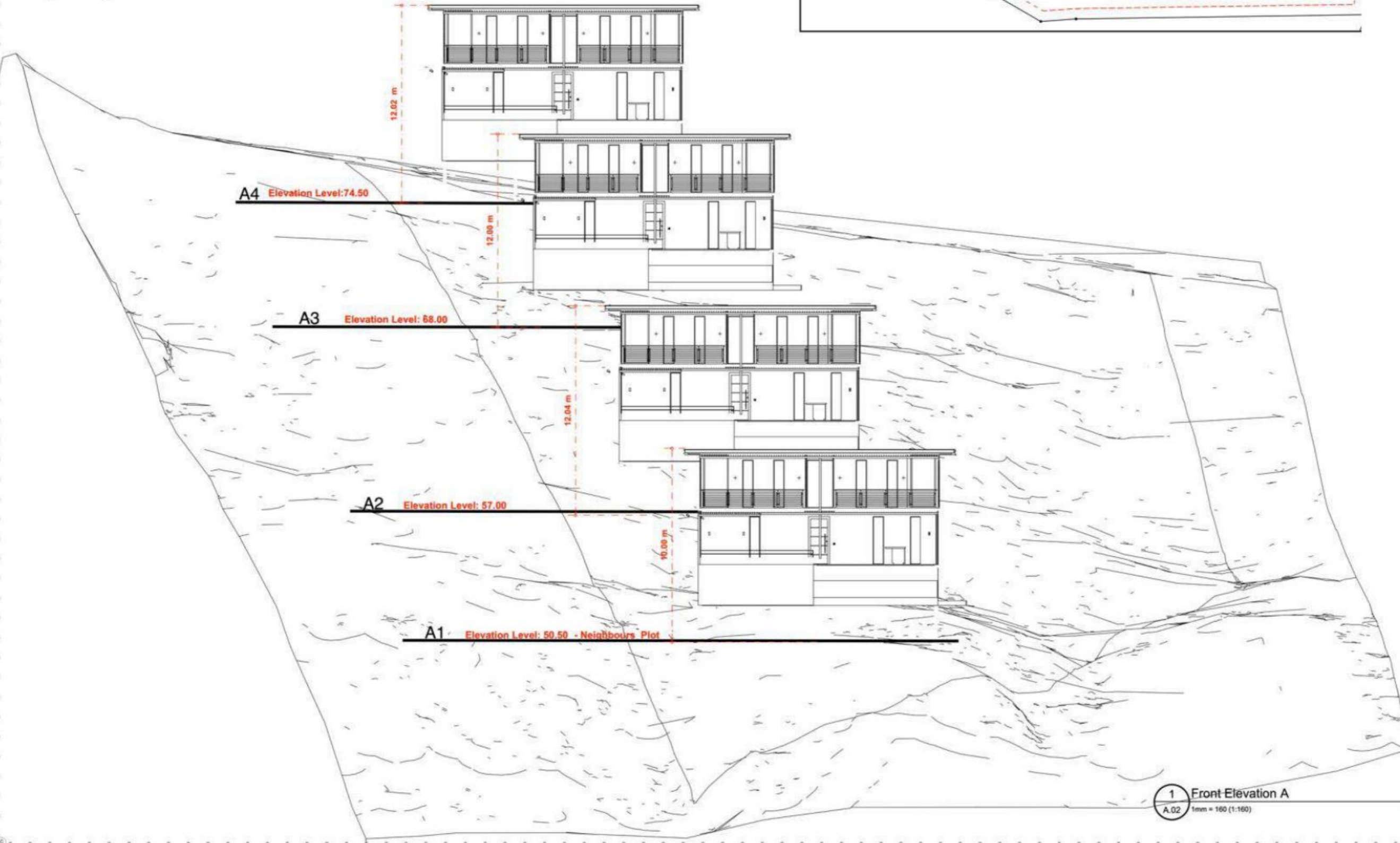
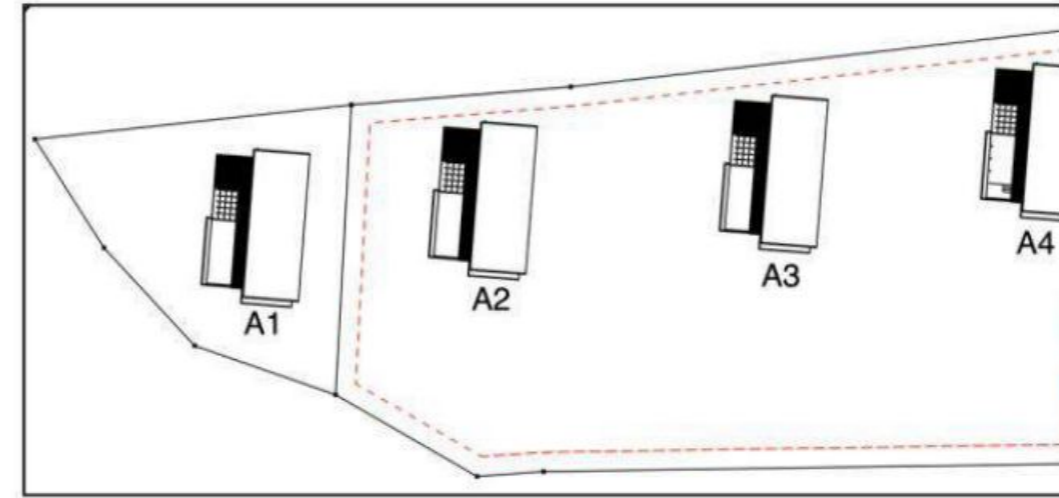
VIEW PRESERVATION

By arranging the villas progressively along the slope, each unit maintains clear forward views toward the sea while minimizing visual obstruction between buildings.

DESIGN FEASIBILITY

The elevation layout demonstrates that the proposed villa configuration can be accommodated on the site while respecting terrain conditions and maintaining appropriate building heights within Koh Phangan Green Zone development regulations.

SECTION A



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FRONT
ELEVATION A

A.02

SECTION ANALYSIS

This section illustrates the proposed placement of the villas along the natural slope of the land. The diagram shows how each villa is positioned on stepped elevations, following the terrain while maintaining appropriate vertical spacing between buildings.

ELEVATION STRATEGY

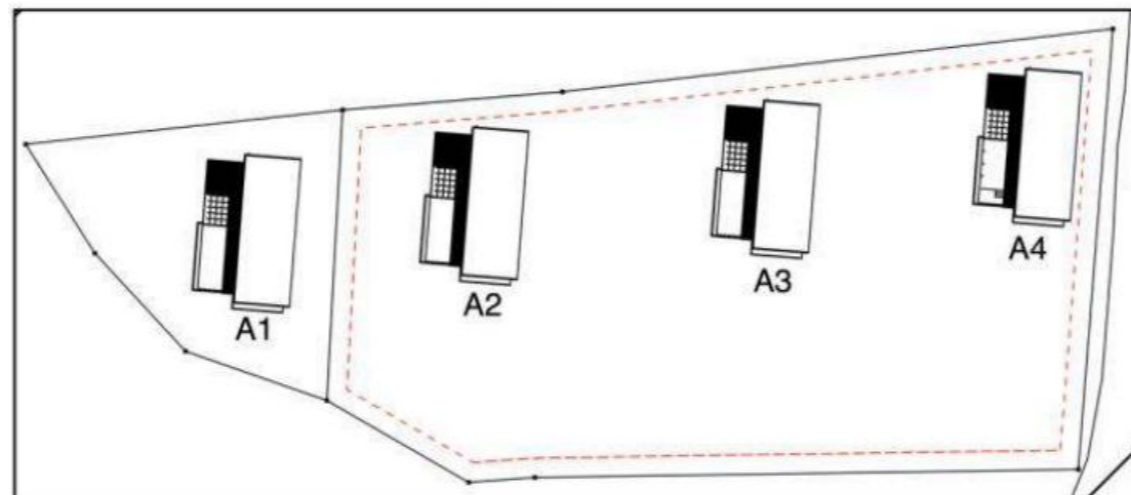
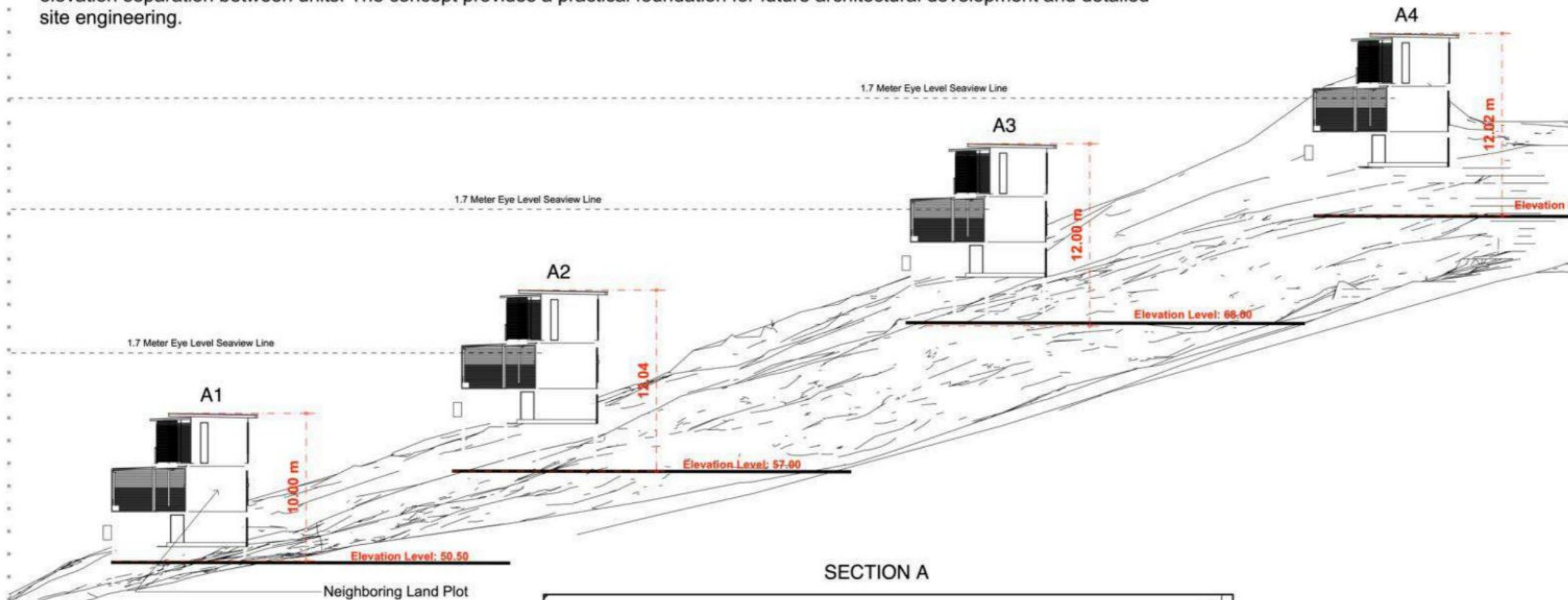
Each villa is positioned on a separate terrace level to adapt to the hillside topography. This approach minimizes excessive land cutting or filling while allowing each unit to maintain unobstructed views toward the surrounding landscape.

VIEW CORRIDORS

The section demonstrates that the vertical spacing between villas allows for clear view lines from each unit. The eye-level reference lines illustrate how the arrangement helps preserve sea views and avoids visual obstruction between buildings.

SITE FEASIBILITY

This analysis confirms that the natural slope of the site can accommodate the proposed villa layout while maintaining comfortable elevation separation between units. The concept provides a practical foundation for future architectural development and detailed site engineering.



1 Section A
A.03 1mm = 160 (1:160)

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SECTION A

A.03

SECTION B – ELEVATION CONCEPT

This section illustrates the conceptual elevation arrangement of the proposed villas across a secondary cross-section of the site.

SITE TOPOGRAPHY RESPONSE

The villas are positioned at stepped elevation levels that follow the natural slope of the terrain. This configuration allows the buildings to integrate with the existing hillside while minimizing excessive excavation and maintaining a balanced relationship with the surrounding landscape.

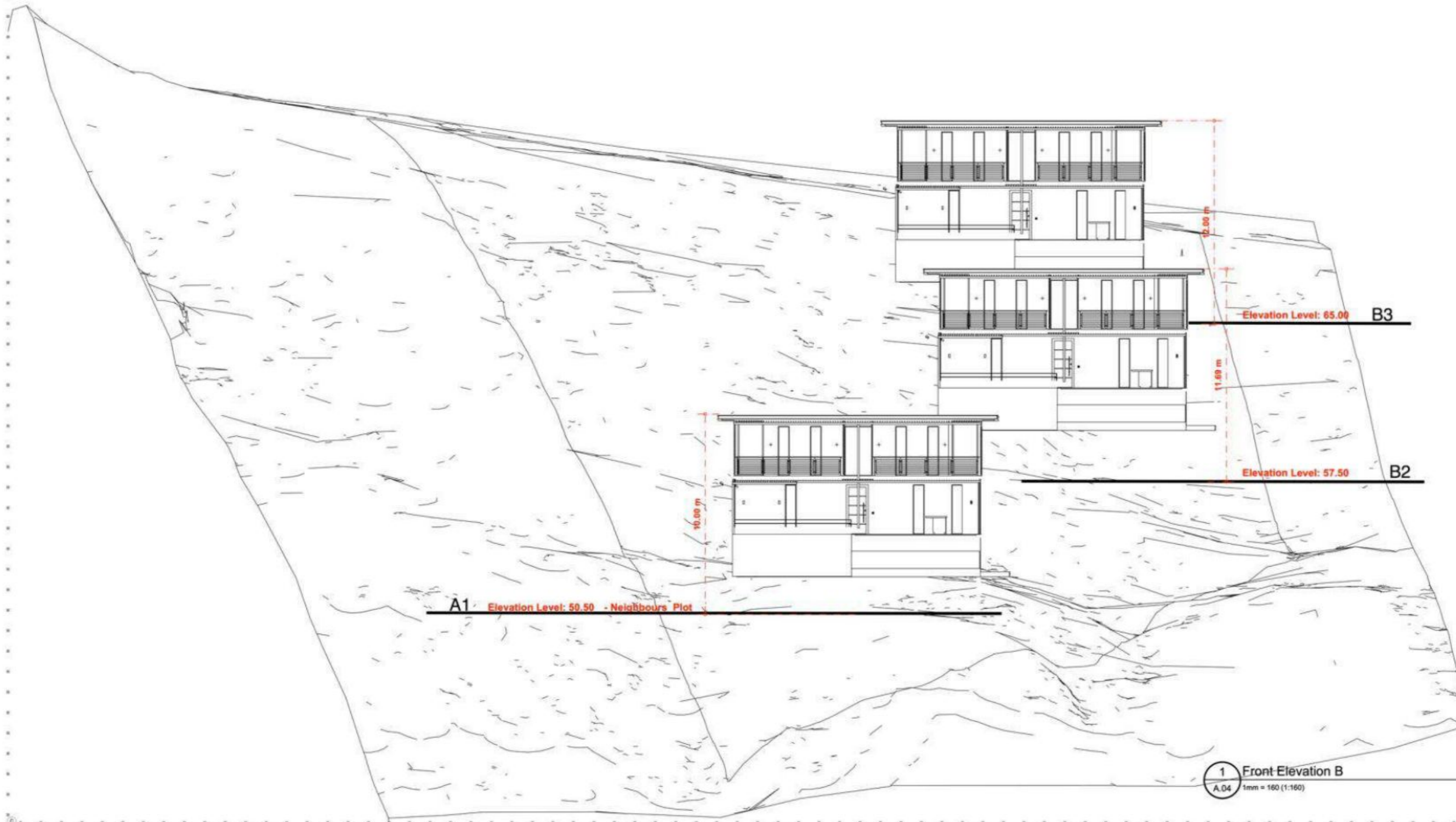
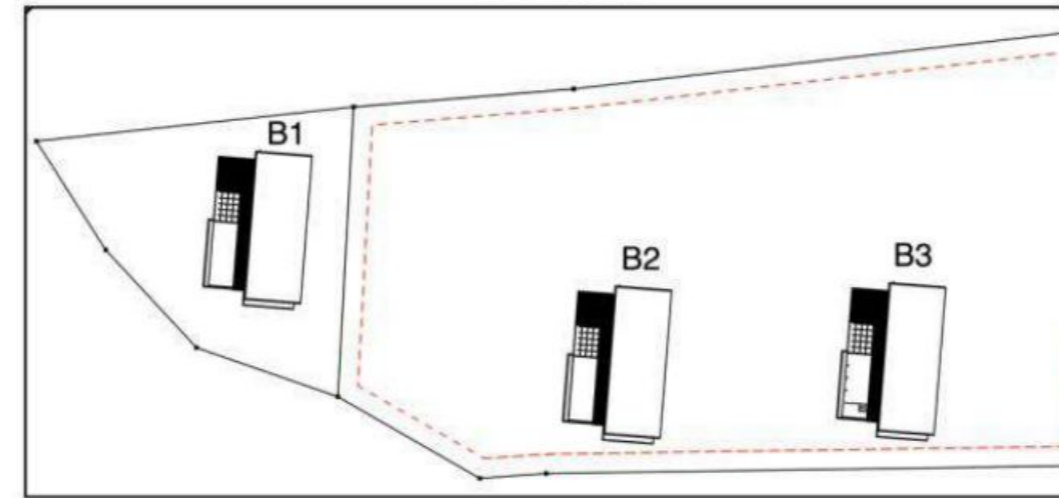
VIEW PRESERVATION

The stepped arrangement ensures that each villa maintains clear outward views while avoiding significant visual obstruction between neighboring structures.

DESIGN FEASIBILITY

This elevation study further demonstrates that the proposed villa configuration can be accommodated on the site while respecting the existing terrain conditions and maintaining building heights consistent with Koh Phangan Green Zone development regulations.

SECTION B



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FRONT
ELEVATION B

A.04

1 Front Elevation B
A.04 1mm = 160 (1:160)

SECTION ANALYSIS

This section illustrates the proposed placement of the villas along the natural slope of the land. The diagram shows how each villa is positioned on stepped elevations, following the terrain while maintaining appropriate vertical spacing between buildings.

ELEVATION STRATEGY

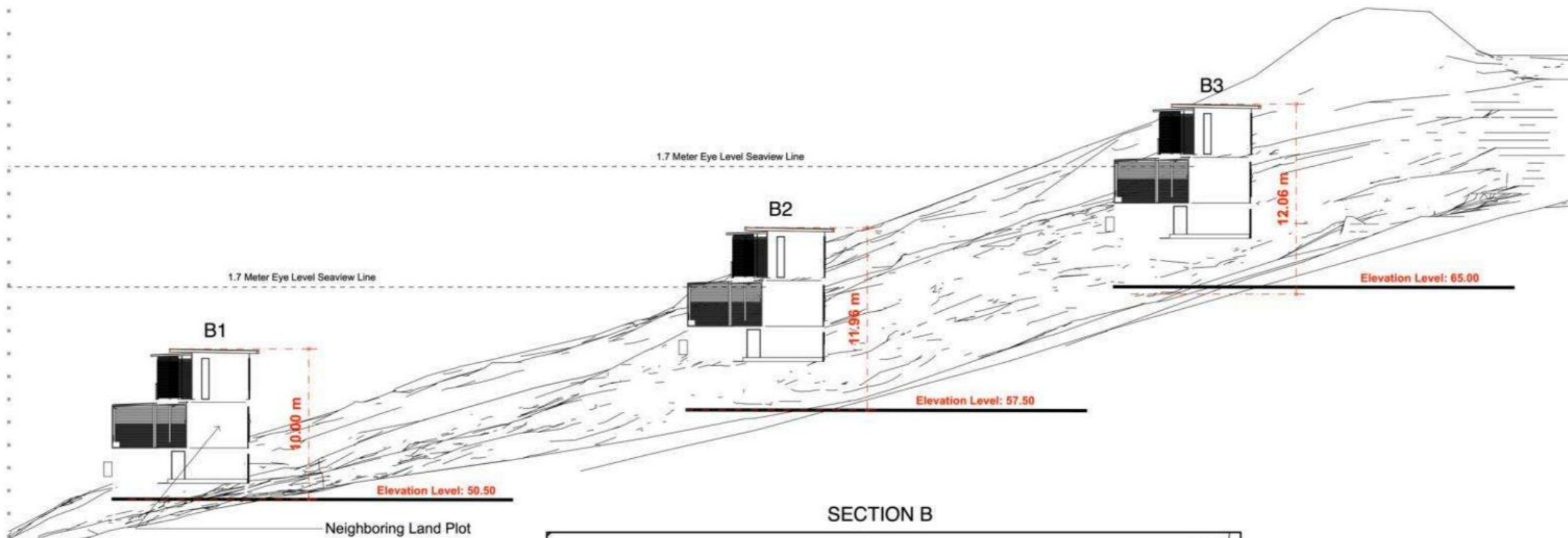
Each villa is positioned on a separate terrace level to adapt to the hillside topography. This approach minimizes excessive land cutting or filling while allowing each unit to maintain unobstructed views toward the surrounding landscape.

VIEW CORRIDORS

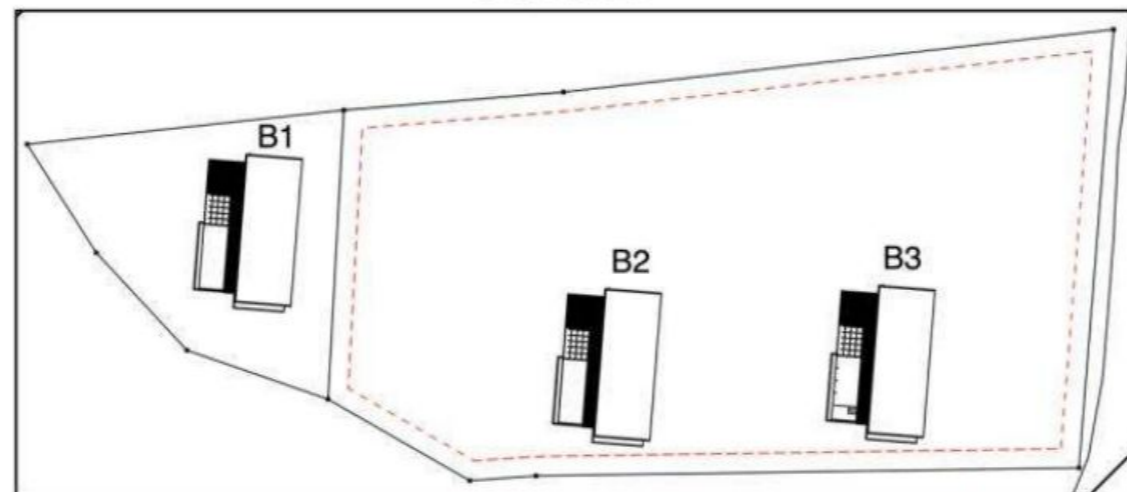
The section demonstrates that the vertical spacing between villas allows for clear view lines from each unit. The eye-level reference lines illustrate how the arrangement helps preserve sea views and avoids visual obstruction between buildings.

SITE FEASIBILITY

This analysis confirms that the natural slope of the site can accommodate the proposed villa layout while maintaining comfortable elevation separation between units. The concept provides a practical foundation for future architectural development and detailed site engineering.



SECTION B



1 Section B
A.05 1mm = 160 (1:160)

LAND ANALYSIS
LEAD:
Shaun Ducker

LICENCED
SURVEYER:

DOCUMENT PHASE:
Package 2 - Land Visibility
Report

SECTION B

A.05

Lara's Project — Initial Questions

At the start of this study, the client asked LANDWISE to investigate the following key points before moving forward with development planning:

- Confirm whether the land can accommodate five 2-bedroom villas within the buildable area of the site.
- Evaluate the quality and security of the sea view from the proposed villa locations.
- Analyse the expected sea view visibility at approximately 6 m and 12 m building heights, representing 1 and 2 levels.
- Assess whether a neighbouring property building at approximately 10 m height could block or reduce the sea view from the proposed villas.
- Review the terrain elevation and slope, drainage, solar conditions across the site to understand how villa placement may affect view preservation and development feasibility.

TOPOGRAPHIC CONTOUR MAP

PROJECT DETAILS

PACKAGE 2 - Land Visibility Report

Date: 11 March 2026
Survey: Drone Photogrammetry
CRS: EPSG:32647
Contour Interval: 1.0m
Index Interval: 5.0m
Elevation: 40.0m - 84.7m
Relief: 44.7m
Total Contours: 82
Index: 17 | Intermediate: 65

LEGEND

- Contours
- Index Contours
- Intermediate Contours
- ▭ Land Boundary

0 10 20 30 m



Coordinate System: EPSG:32647
Grid Interval: 20 units



SOLAR ORIENTATION & EXPOSURE

PROJECT DETAILS

PACKAGE 2 - Land Visibility Report

Date: 11 March 2026
Survey: Drone Photogrammetry
CRS: EPSG-32647
Elevation: 40.0m - 84.7m
Relief: 44.7m

SUN PATH

Sunrise: 06:05 UTC+7
66° (ENE)

Sunset: 18:45 UTC+7
294° (WNW)

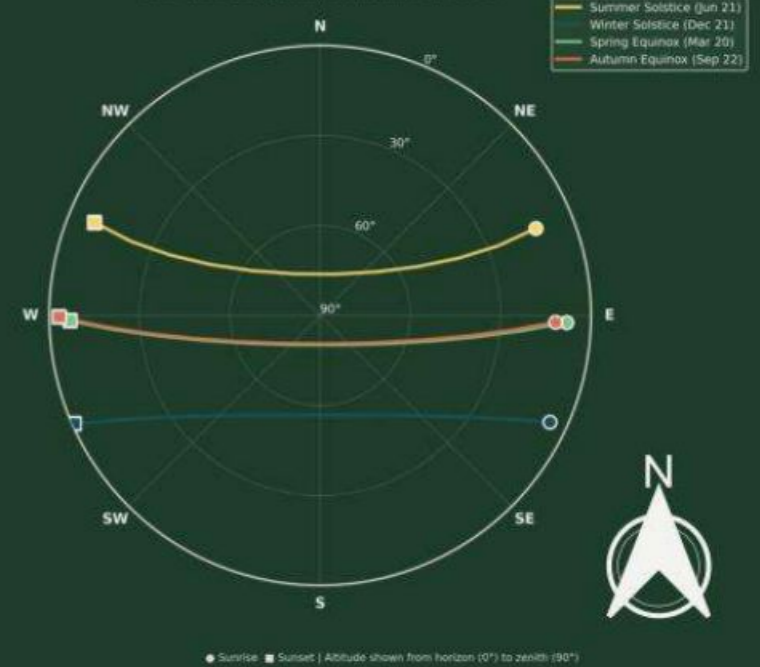
Daylight: 12.7 hours

LEGEND

- Neutral Terrain
- Cooler Slopes
- Morning Sun
- Full Sun
- Afternoon Heat

(Summer Solstice data)

Sun Path Diagram \nLatitude: 9.7372°



Coordinate System: EPSG-32647
Data Interval: 20 mins

Solar Interpretation

DRAINAGE ANALYSIS

PROJECT DETAILS

PACKAGE 2 - Land Visibility Report

Date: 11 March 2026
Survey: Drone Photogrammetry
CRS: EPSG:32647
Elevation: 41.5m - 77.4m
Relief: 35.8m
Mean Slope: 35.2%
Major Channels: 8
Tributaries: 21
Total Segments: 130

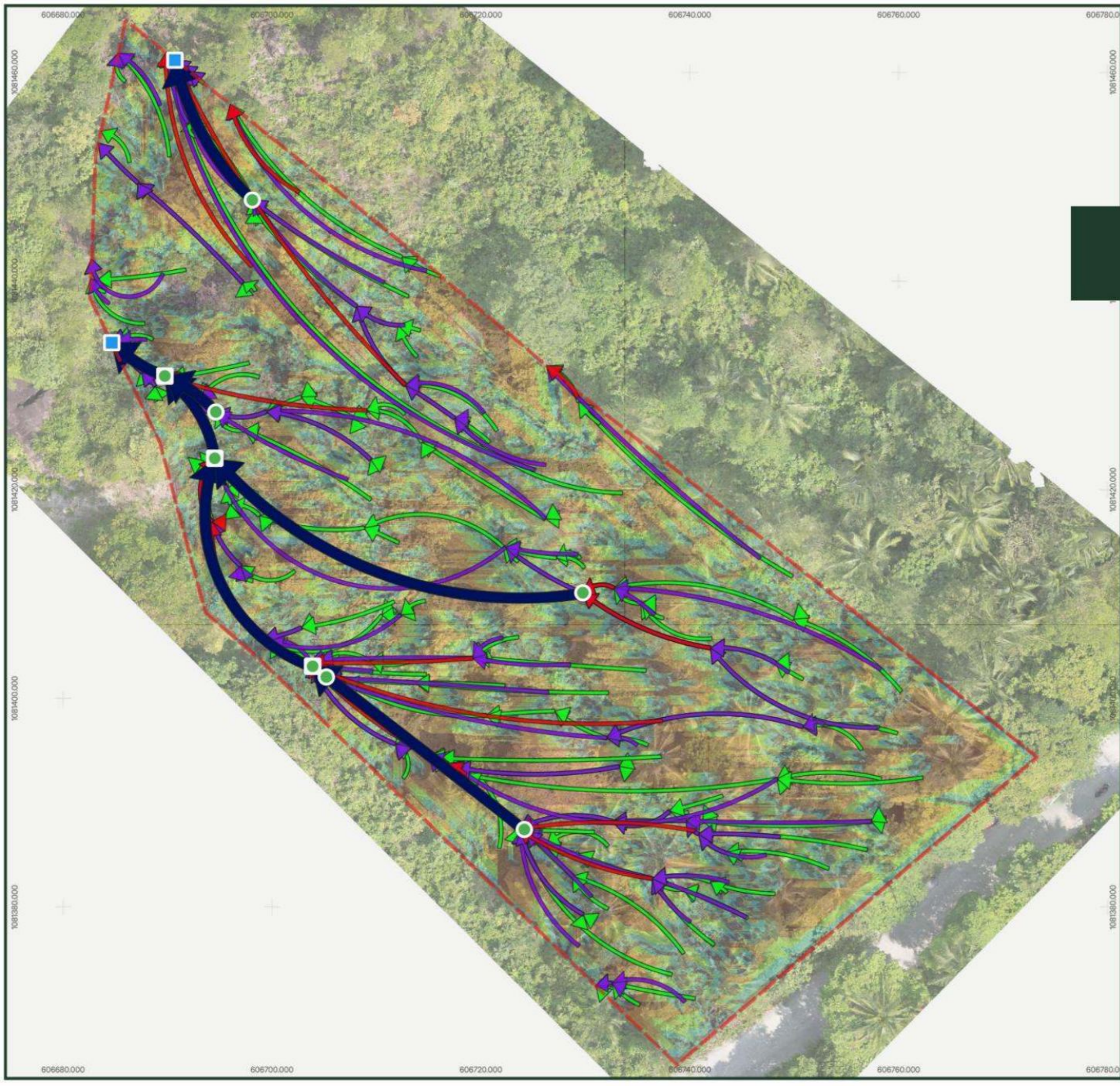
LEGEND

-  Major Channels
-  Tributaries
-  Detailed Flow
-  Flow Concentration Paths

0 10 20 30 m



Coordinate System: EPSG:32647
Contour Interval: 20 m



DRAINAGE ANALYSIS

PROJECT DETAILS

PACKAGE 2 - Land Visibility Report

Date: 11 March 2026
Survey: Drone Photogrammetry
CRS: EPSG:32647
Elevation: 41.5m - 77.4m
Relief: 35.8m
Mean Slope: 35.2%
Major Channels: 8
Tributaries: 21
Total Segments: 130

LEGEND

- Major Channels
- Tributaries
- Detailed Flow
- Flow Concentration Paths



Coordinate System: EPSG:32647
Contour Interval: 20 units

WATER COLLECTION AREA

Multiple runoff paths converge here, indicating a natural drainage collection zone. Development in this area should consider drainage management and erosion protection.

SITE DEVELOPMENT GUIDANCE

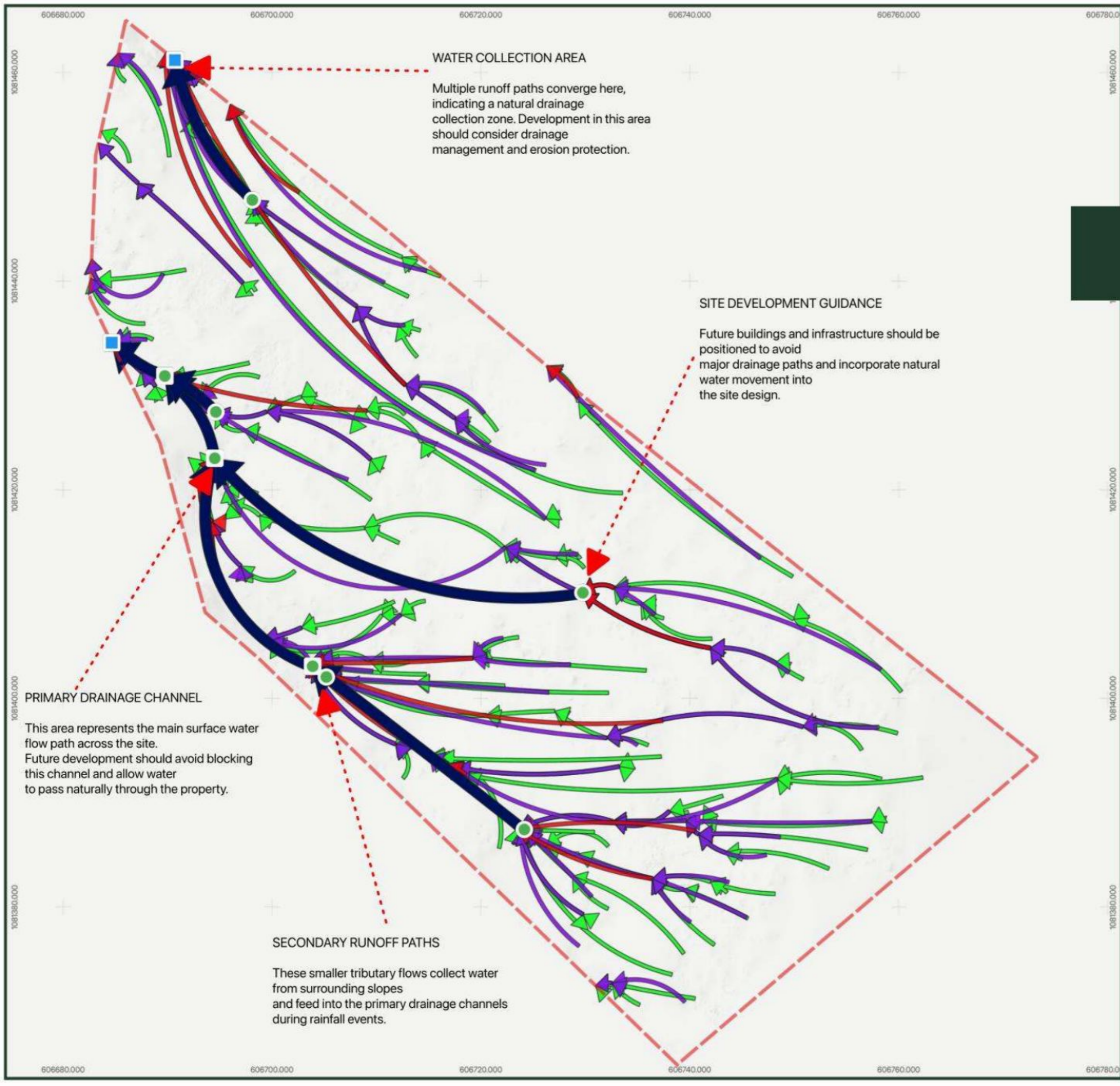
Future buildings and infrastructure should be positioned to avoid major drainage paths and incorporate natural water movement into the site design.

PRIMARY DRAINAGE CHANNEL

This area represents the main surface water flow path across the site. Future development should avoid blocking this channel and allow water to pass naturally through the property.

SECONDARY RUNOFF PATHS

These smaller tributary flows collect water from surrounding slopes and feed into the primary drainage channels during rainfall events.



SLOPE ANALYSIS

PROJECT DETAILS

PACKAGE 2 - Land Visibility Report

Date: 11 March 2026
Survey: Drone Photogrammetry
CRS: EPSG:32647
Elevation: 40.0m - 84.7m
Relief: 44.7m

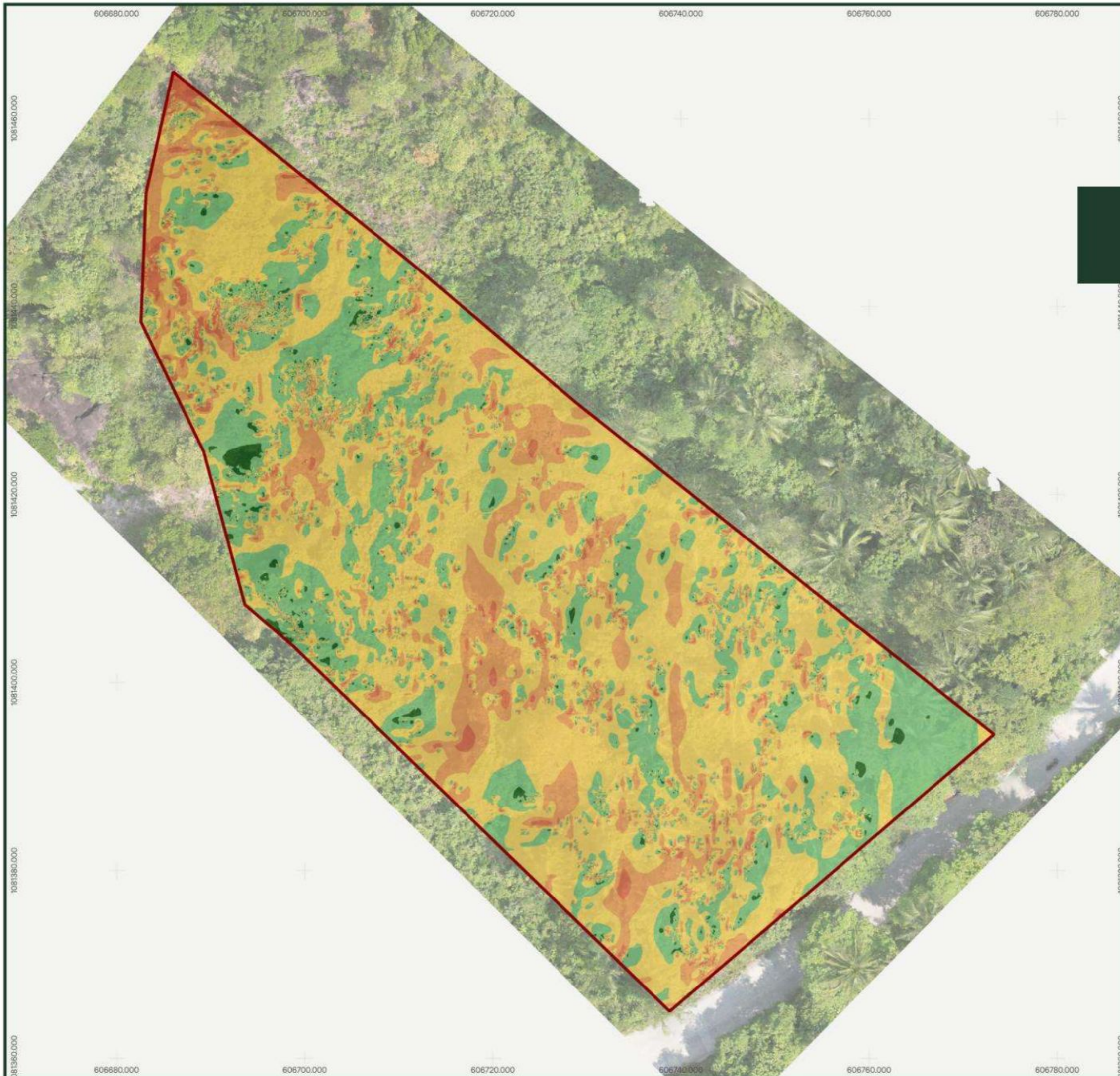
LEGEND

- Flat / Buildable (0-5°)
- Gentle Slope (5-15°)
- Moderate Slope (15-25°)
- Steep (25-35°)
- Very Steep (35°+)

0 10 20 30 m



Coordinate System: EPSG:32647
Grid Interval: 20 units



SLOPE PROFILE ANALYSIS

PROJECT DETAILS

PACKAGE 2 - Land Visibility Report

Date: 12 March 2026
CRS: EPSG:32647
Source: DTM (Bare Earth)
Profiles: 3 cross-sections
Sample step: 0.5 m

PROFILE SUMMARY

Section A:
Length: 77.5 m
Elev: 51.7-72.8m
Max slope: 23.2°

Section B:
Length: 97.5 m
Elev: 47.1-74.5m
Max slope: 19.8°

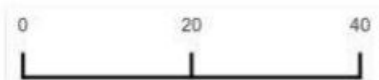
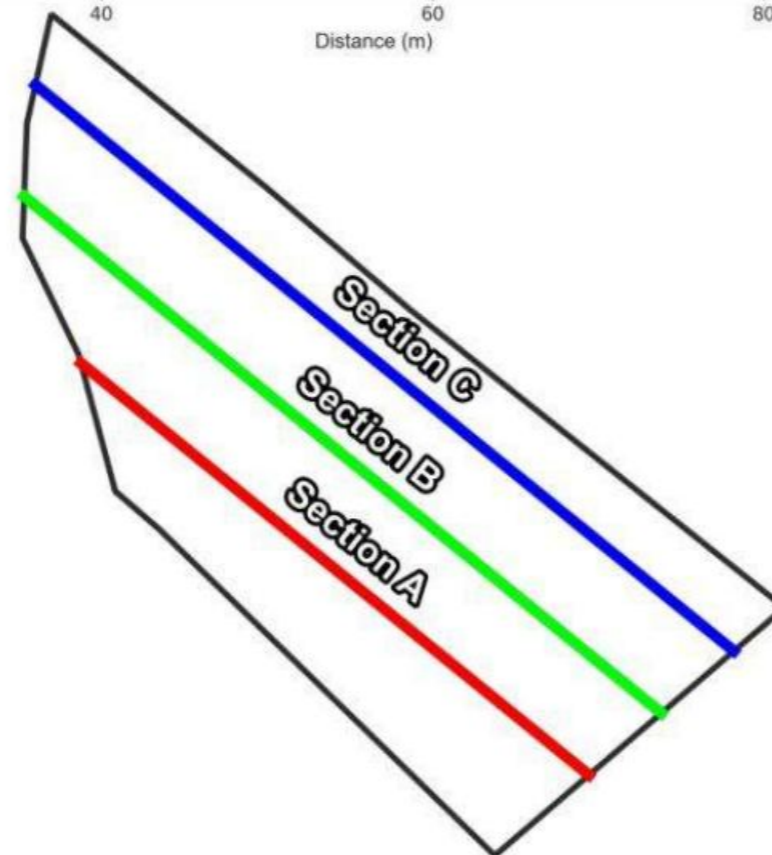
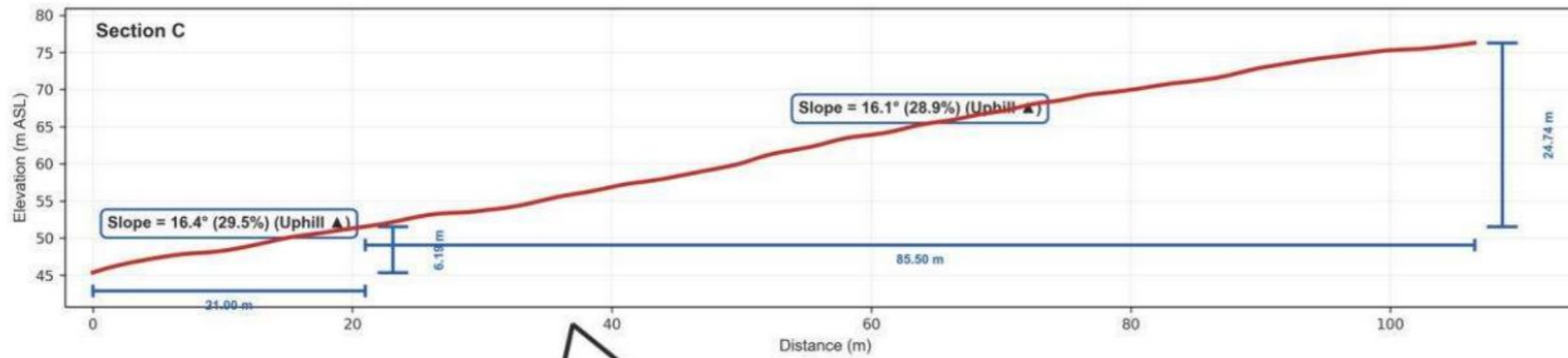
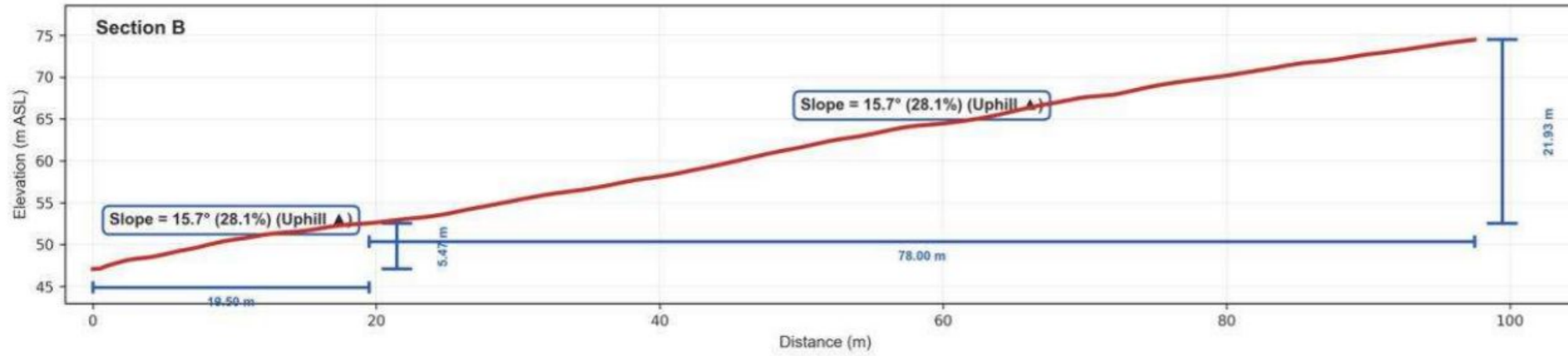
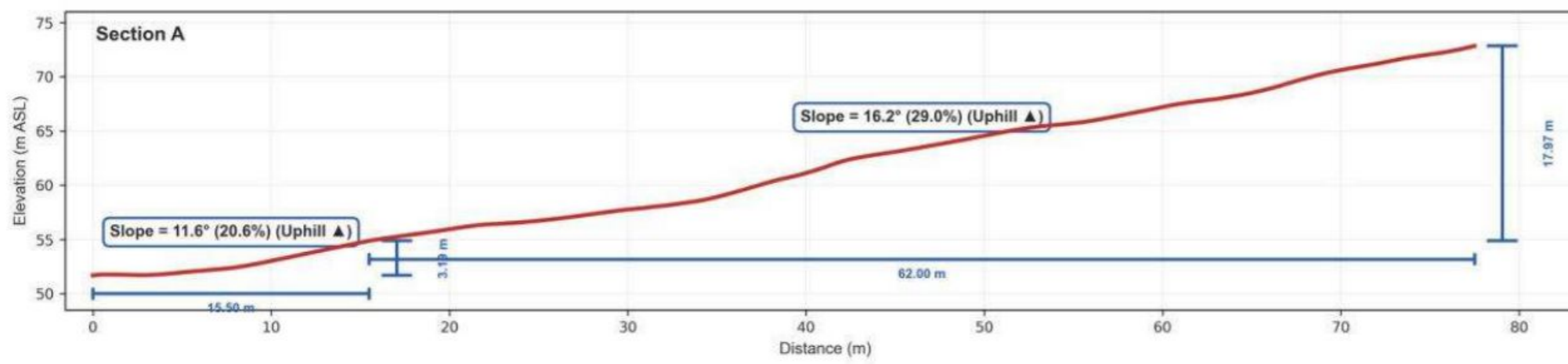
Section C:
Length: 106.5 m
Elev: 45.4-76.3m
Max slope: 22.4°

DATA SOURCE

Drone-derived DTM
(Photogrammetry)

Elevations are relative and
for planning analysis only.

Survey confirmation required
for final design.



Red=A Green=B Blue=C



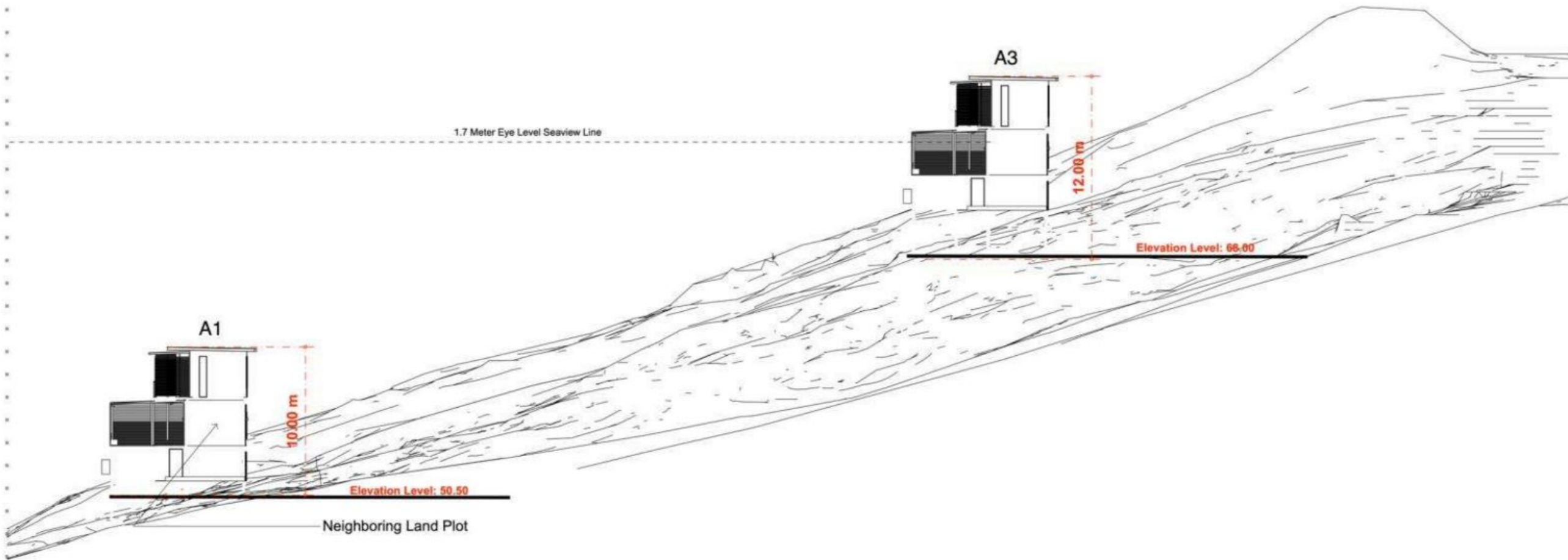
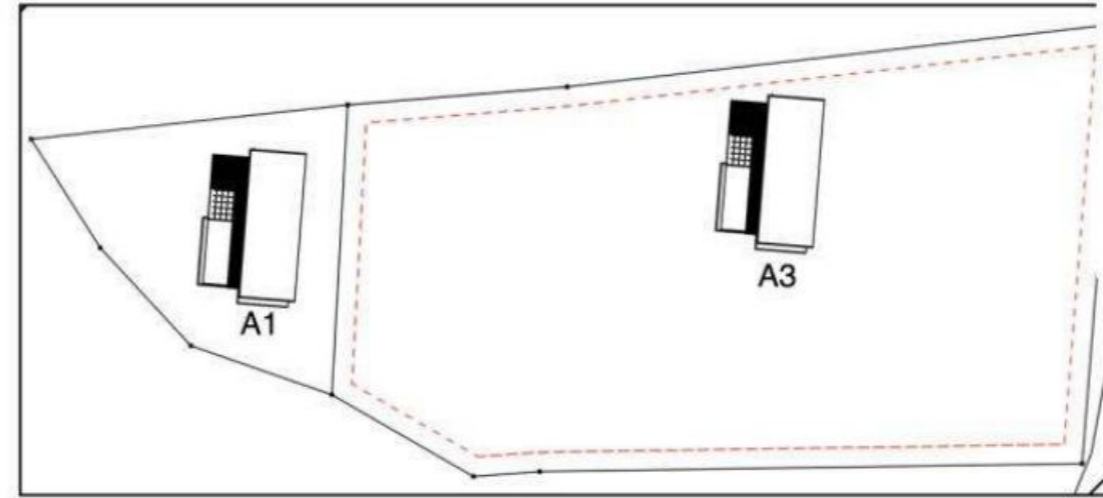
Lara's Project — Initial Questions

At the start of this study, the client asked LANDWISE to investigate the following key points before moving forward with development planning:

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- Evaluate the quality and security of the sea view from the proposed villa locations.
- Analyse the expected sea view visibility at approximately 6 m and 12 m building heights, representing typical levels.
- Assess whether a neighbouring property building at approximately 10 m height could block or reduce the sea view from the proposed villas.
- Review the terrain elevation and slope conditions across the site to understand how villa placement may affect view preservation and development feasibility.

SEAVIEW VIEWSHED ANALYSIS

SECTION A



LAND ANALYSIS
LEAD:
Shaun Ducker

LICENCED
SURVEYER:

DOCUMENT PHASE:
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Real Site View + Real Terrain 3d Model

On-site photographic reference (1.70 m eye level) integrated with the terrain-based massing model to verify real-world view alignment, elevation relationship, and design positioning.



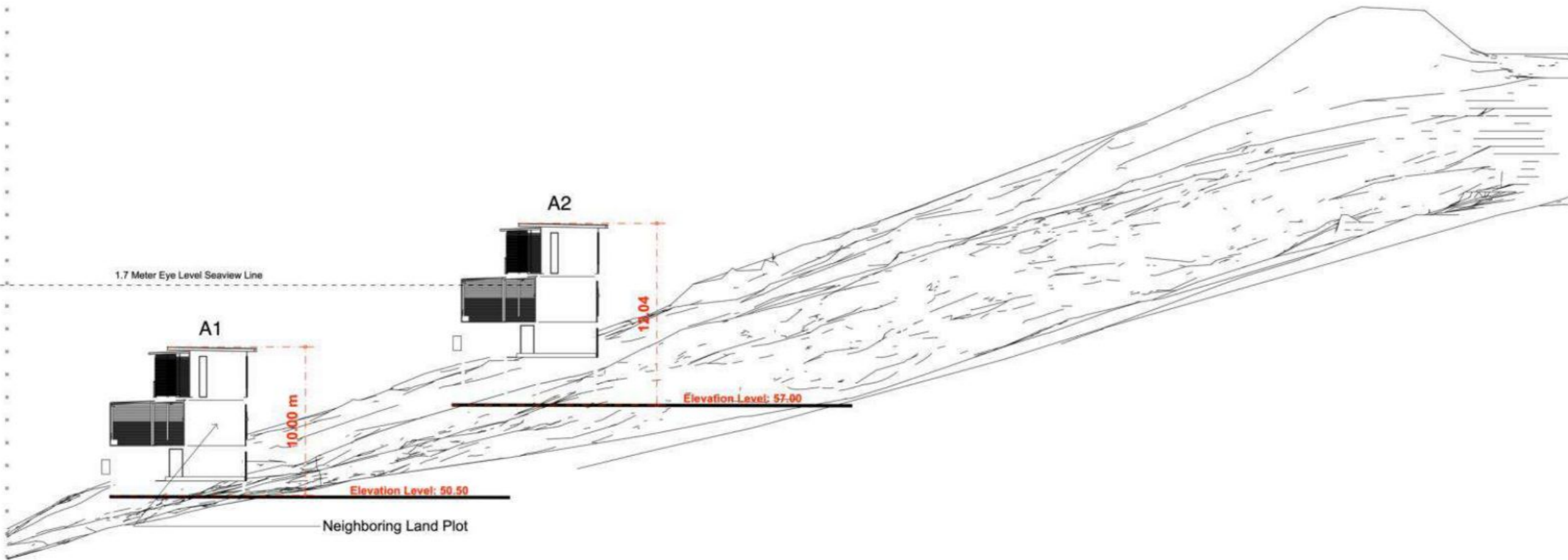
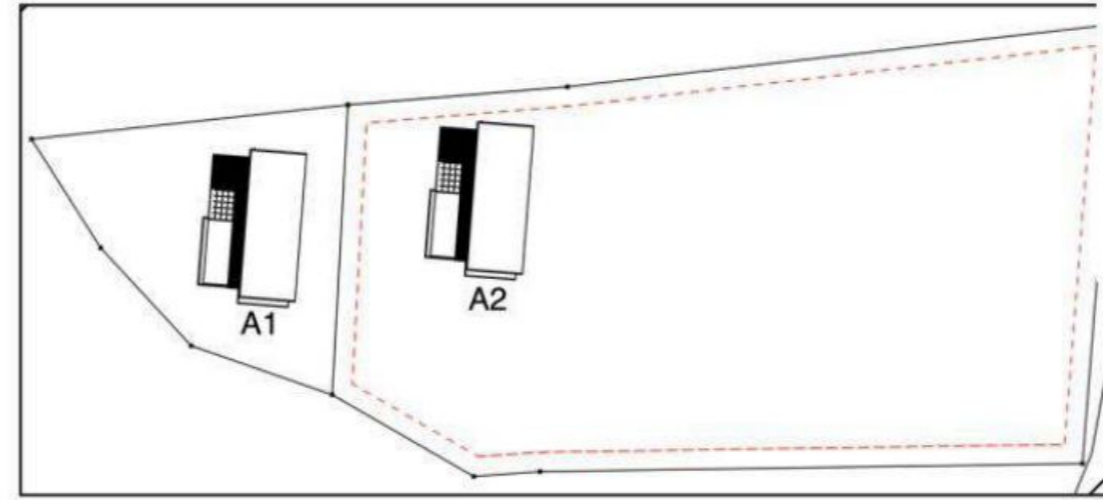
Raw Terrain + Massing Model

Preliminary visualization used for analysis and positioning.



SEAVIEW VIEWSHED ANALYSIS

SECTION A



LAND ANALYSIS

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DOCUMENT PHASE:

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Real Site View + Real Terrain 3d Model

On-site photographic reference (1.70 m eye level) integrated with the terrain-based massing model to verify real-world view alignment, elevation relationship, and design positioning.



Raw Terrain + Massing Model

Preliminary visualization used for analysis and positioning.



LANDWISE — REPORT SUMMARY

Scope of Analysis

This report was prepared to evaluate the development potential of the site and answer several key pre-design questions relating to terrain conditions, sea view security,

The analysis included:

- Drone-based terrain modelling and orthophoto mapping
 - Terrain slope and longitudinal profile analysis
- Feasibility testing for five 2-bedroom villas within the buildable area
 - Sea view visibility assessment at 6 m and 12 m building heights
- Neighbouring building comparison to assess potential view obstruction
 - Surface drainage flow analysis based on terrain modelling

Key Findings

- The site follows a consistent hillside slope suitable for stepped villa construction.
- Terrain profiles confirm that the land can accommodate five villas positioned along the natural gradient.
- Sea view analysis indicates clear views from both 6 m and 12 m building heights across the proposed villa locations.
- A neighbouring building height of approximately 10 m is unlikely to significantly block the primary sea views.

Recommendations

- Align building placement with the natural terrain slope to minimize excavation.
- Maintain elevation advantage where possible to preserve long-term sea views.
- Use the terrain and drainage analysis to guide architectural design and site planning.

LANDWISE — REPORT SUMMARY

Thank you for choosing LANDWISE — Land Intelligence Services.

This report provides accurate terrain, slope, and visibility analysis to support informed development decisions before architectural design begins.

Terms, Limitations & Disclaimer (Important)

This report is provided for conceptual planning, visualization, and decision-support purposes only.
All analysis is based on available survey data, drone models, terrain processing, and interpreted regulations at the time of reporting.
LANDWISE does not provide legal, architectural, engineering, or certified surveying services.
This report must not be used as a legal document, construction approval document, or regulatory submission.
Final design, legal verification, structural design, and compliance approvals must be completed by licensed professionals and relevant authorities.
LANDWISE accepts no liability for legal, regulatory, or construction decisions made solely on the basis of this report.