



**Ministry of Land Management,
Urban Planning and Construction**



KINGDOM OF CAMBODIA

Nation Religion King

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The Tenth Session of the World Urban Forum (WUF10)

NATIONAL SPATIAL PLAN

By

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Ministry of Land Management, Urban Planning and Construction

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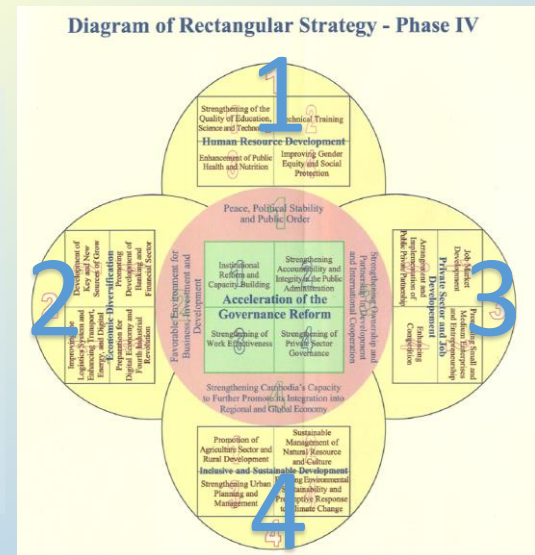
I. GOVERNMENT INITIATIVES

I. Government initiatives

1. The Rectangular Strategy Phase IV

- The Royal Government of Cambodia has successfully implemented Rectangular Strategies for Growth, Employment, Equity and Efficiency for the last three phases, phase I (2003-2008), phase II(2008-2013), and phase III(2013-2018).
- The Political Platform of the Royal Government of the Sixth Legislature of the National Assembly have set out the Rectangular Strategy-Phase4, as an effective policy instrument of the RGC, which will take stock of the last 20 years effort to transform, rehabilitate and develop Cambodia into a fully peaceful country after the end of civil war
- The Rectangular Strategy-Phase4 focuses on 4 Priority Areas (rectangles), in which the strengthening Urban Planning and Management have been clearly emphasized in the fourth area as indicated in the diagram below:

- **Rectangle 1-** Human resource development
- **Rectangle 2-** Economic diversification
- **Rectangle 3-** Promotion of private sector development and employment
- **Rectangle 4-** Inclusive and sustainable development:



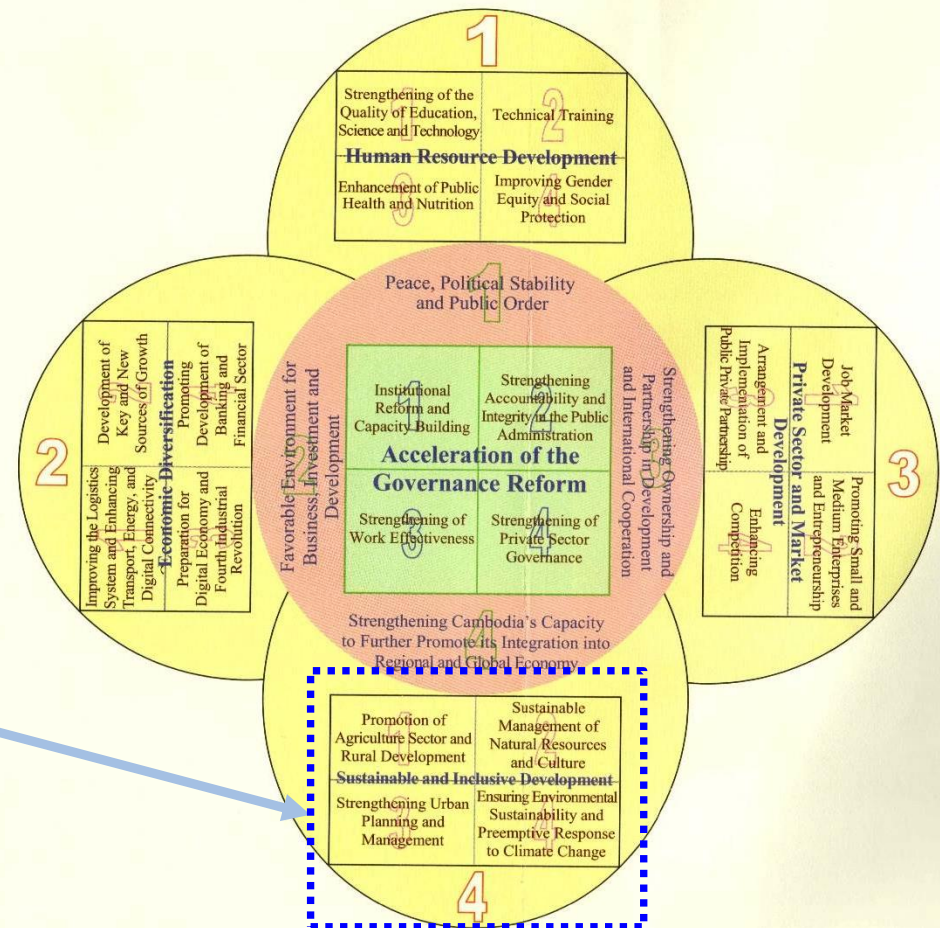
I. Government initiatives (cont)

1. The Rectangular Strategy Phase IV

- **Rectangle 1-** Human Resource Development
- **Rectangle 2-** Economic Diversification
- **Rectangle 3-** Promotion of private sector development and employment

- **Rectangle 4-** Inclusive and sustainable development:
 - 1). Promotion of agriculture and rural development;
 - 2). Strengthening sustainable management of natural and culture resources;
 - 3). Strengthening management of urbanization; and
 - 4). Ensuring environmental sustainability and readiness for climate change.

Diagram of Rectangular Strategy - Phase IV



I. Government initiatives (cont)

1. The Rectangular Strategy Phase IV

The “Rectangular Strategy-Phase IV” and “Political Platform of the Royal Government of the Sixth Legislature of the National Assembly”, combined, will act as a comprehensive policy framework for formulating the “National Strategic Development Plan, 2019-2023” with clearly defined indicators and timeframe for implementation that must be consistent with the RGC’s sectoral policies.



- **National Strategic Development Plan (2019-2023)**

At national level, the RGC endorses the 5-year National Strategic Development Plan (NSDP); a strategic planning document that serves as a comprehensive road map in supporting the Rectangular Strategy for developing the country

I. Government initiatives (cont)

2. Sectoral Policies and legal frameworks

The strategic goal of the Royal Government is to promote urban development with good and clean living environment along with enhanced well-being of the people and the socio-economic efficiency. As a result, the Royal Government has adopted and put into implementation of the policies and legal frameworks such as:

- The White Paper on Land Policy (2015)

Cambodia aspires to reach the status of an upper middle income country by 2030 and high income by 2050. This policy sets out measures for managing, administering and distributing lands with equitable, transparent, effective and sustainable manner.

- The National Policy on Housing (2014)

The Government has also recently adopted National Housing Policy which is intended *“to enable people throughout the country to have access to adequate housing to reside with welfare, peace and dignity, especially low and medium income households and vulnerable groups”*. This too is also responsive to the proposed SDG goals (#11) and targets.

I. Government initiatives (cont)

2. Sectoral Policies and legal frameworks

- The National Policy on Spatial Planning (2011)

This sets out the Governments, visions, goals, objectives and strategies for spatial planning country-wide in order to ensure the sustainability, equity, equilibrium, and the integration within the country, the region, and international arenas which are mainly aligned with many of the proposed goals and targets of the SDGs.

- The National Urban Development Policy (NUDP) - (DRAFT)

NUDP, which will provide direction and guidance for the sustainable development of the urban and rural sectors as a driver of social and economic growth.

I. Government initiatives (cont)

3. Relevant legal frameworks

- Law on Land Management Urban planning and Construction ,1994
- Land Law, 2001
- Law on Road, 2014
- Royal Decree on Establishment of National Committee for Land Management and Urban Planning
- Royal Decree on Establishment of National Committee for Cambodia Coastal Development and Management
- Sub-Decree on Establishment of Committee for Land Management and Urban Planning at Municipal, Provincial, City, District and Khan level
- Sub Decree on Organization and Functioning of Secretariat General of National Committee for Land Management and Urban Planning
- Sub-Decree on Establishment of Secretariat General of National Committee for Cambodia Coastal Development and Management
- Sub-decree No.42 of Urbanization of capital, cities and urban area,
- Circular on Cambodia Coastal Development and Management, 2012
- Prakas on Land Development, 2018

I. Government initiatives (cont)

To further support on land management and urban planning, some efforts have been made under the cooperation with the **Ministry of Land, Infrastructure, Transportation, and Tourism of the Japanese Government**:

1. **Law on Construction**

(promulgated by Royal Kram No NS/RKM/1119/019 dated 02 November 2019)

2. **Law on Land Management and Urban Planning**

(under development-drafting)

3. **National Spatial Planning** (under development)

(under development-drafting)

II. DRAFT ON LAW ON LAND MANAGEMENT AND URBAN PLANNING

II. Law on Land Management and Urban Planning

References for making Law on Land Management and Urban Planning:

1. Existing laws and legal documents of Cambodia as mentioned in the previous slides
2. Relevant laws and legal documents from other countries

II. Law on Land Management and Urban Planning (cont)

2. Relevant laws and legal documents related to land management and urban planning from other countries as below:

1. National Land Use Plan (National Plan), 2015 - Japan
2. City Planning Act-2009, Japan
3. National Spatial Strategy (National Plan), 2009 - Japan
4. Mechanism of Property Right Conversion in Japanese Urban Renewal Law System, 2009 - Japan
5. The Outline of Land Readjustment Law, 2009 - Japan
6. The Fourth Comprehensive National Territorial Plan in Korea (2000-2020), 2001- Republic of Korea
7. Enforcement Decree of the National Land Planning and Utilization Act, 2017 Republic of Korea
8. The Act on Urban Development, 2017 - Republic of Korea
9. The Act on Housing Site Development Promotion, 2017 - Republic of Korea

II. Law on Land Management and Urban Planning (cont)

10. Town planning act, 2518 - Thailand
11. Land Use Planning-concepts, tools, and application, 2011- GIZ
12. International Zoning Code, 2019 - International Code Council (ICC)
13. International Green Construction Code, 2010 - International Code Council (ICC)
14. Regional Study on Rural, Urban and Sub-regional Linkages in the Greater Mekong Sub-Region (Vietnam, Lao PDR, Cambodia),2005 - ADB
15. Land Use Ordinance, Department of Land Utilization, 1995 - City and Country of Honolulu
16. Fundamental of Town Planning, 1993 - G.KHIRASKAR
17. Loi Littoral & Loi Montage, Guide de Jurisprudence Commentee, 2005 - France

II. Law on Land Management and Urban Planning (cont)

As a draft, it contains

- 15 Chapters
- 118 articles

II. Law on Land Management and Urban Planning (cont)

Objectives:

This law is intended to ensure:

- management, use, and development of land and natural resources are appropriate and consistent with objectives
- smart, efficient, sustainable, balanced, quality, aesthetic, inclusive, and integrated management of national, regional, capital, provincial, municipal, and district development nationwide
- the protection of public and private interests and rights during the improvements, development, conservation and construction
- the protection of natural resources, cultural treasures, history and heritage, the promotion of green development, and mitigation of climate change, as well as increase of prevention of disasters
- drives economic growth, business development, boosts confidence and draws investors, supports public and private development.

II. Law on Land Management and Urban Planning (cont)

Goal

- This law aims to determine the competence, principles, plans, processes, and regulations for land use, land development, conservation, construction, and measures for land management and Urban Planning in the Kingdom of Cambodia.
- It shall be applied for enforcement for state public land, state private land, and all land owned by private individuals in the Kingdom of Cambodia, with the exception of land determined in a separate law.

II. Law on Land Management and Urban Planning (cont)


Principles

All matters regarding land management and urban planning must adhere to these principles:

- protect public interests and individual rights
- smart, efficient, sustainable, balanced, inclusive, and integrated
- economy, society, environment, culture and social harmonization
- in line with decentralization, deconcentration, and is participated by all stakeholders
- Follow planning hierarchies and consistency with two-way approach (bottom-up/top-down) for any decision making
- uses the physical plan for land management and urban planning as a basis for development, conservation, and all types of construction.

➤ ***For more detail, please see the drafting law document.***

III. SPATIAL PLANNING

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1. Progress
 2. Challenges

III. Spatial Planning

Introduction

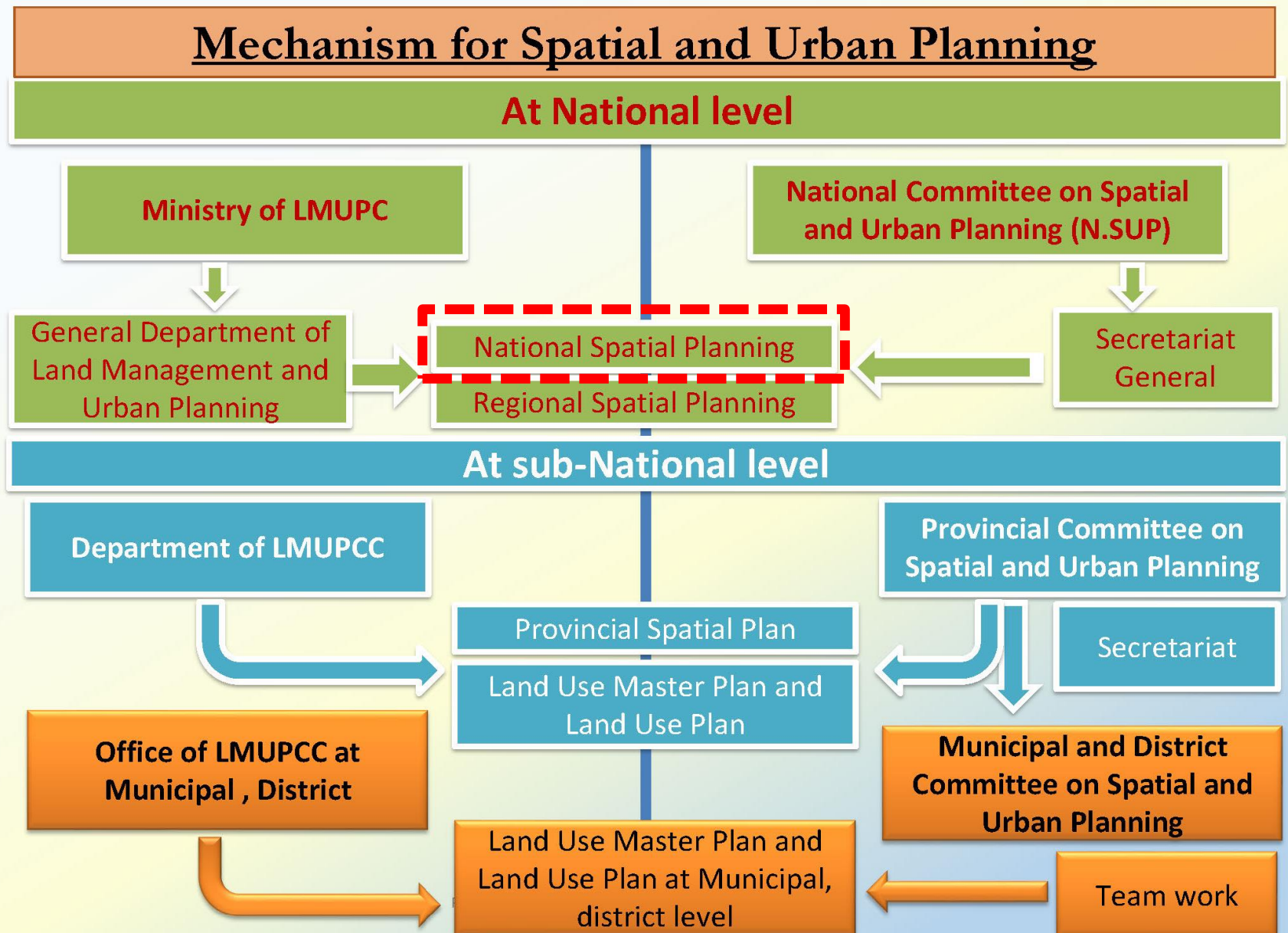
- The many uses and functions of land are governed by different ministries and addressed in sector policies and plans.
- To find a balance between the often competing uses and functions and to provide for a sustainable territorial development is the purpose of spatial planning.
- Therefore the Royal Government of Cambodia through the Council of Ministers approved **the National Policy on Spatial Planning** (April 08, 2011) and mandated the National Committee for Land Management and Urban Planning (NCLMUP), with the MLMUPC as its secretariat, as the lead agency to implement spatial planning in Cambodia.

III. Spatial Planning (cont)

Vision of National Policy on Spatial Planning

- The vision of Cambodia's national spatial planning policy is that the country's "*entire territory shall be used, organized, developed and protected by integrative, strategic territorial planning and the harmonization of regionally significant instruments and measures*"
- In this regard, the national spatial planning policy shall avoid any contradictory views, by adhering to hierarchies of planning at all respective levels (national to sub-national level).

III. Spatial Planning (cont)



III. Spatial Planning (cont)

Time Frame for Planning Vision

Level	Name	Period	Update
National	National Spatial Planning	20 years	10 year
Regional	Regional Spatial Planning	20 years	10 year
Capital	Capital Land Use Master Plan Capital Land Use Planning	20 years	5 year
Provincial	Provincial Spatial Planning	20 years	5 year
Municipal	Municipal Land Use Master Plan Municipal Land Use planning	15 year	5 years
District/Khan	District/Khan Land Use Master Plan	15 year	5 years
Commune	Commune Land Use Planning	15 year	5 years

III. Spatial Planning (cont)

- National Spatial Plan is under development
- Data collection and analysis

III. Spatial Planning (cont)

1. Regional Framework

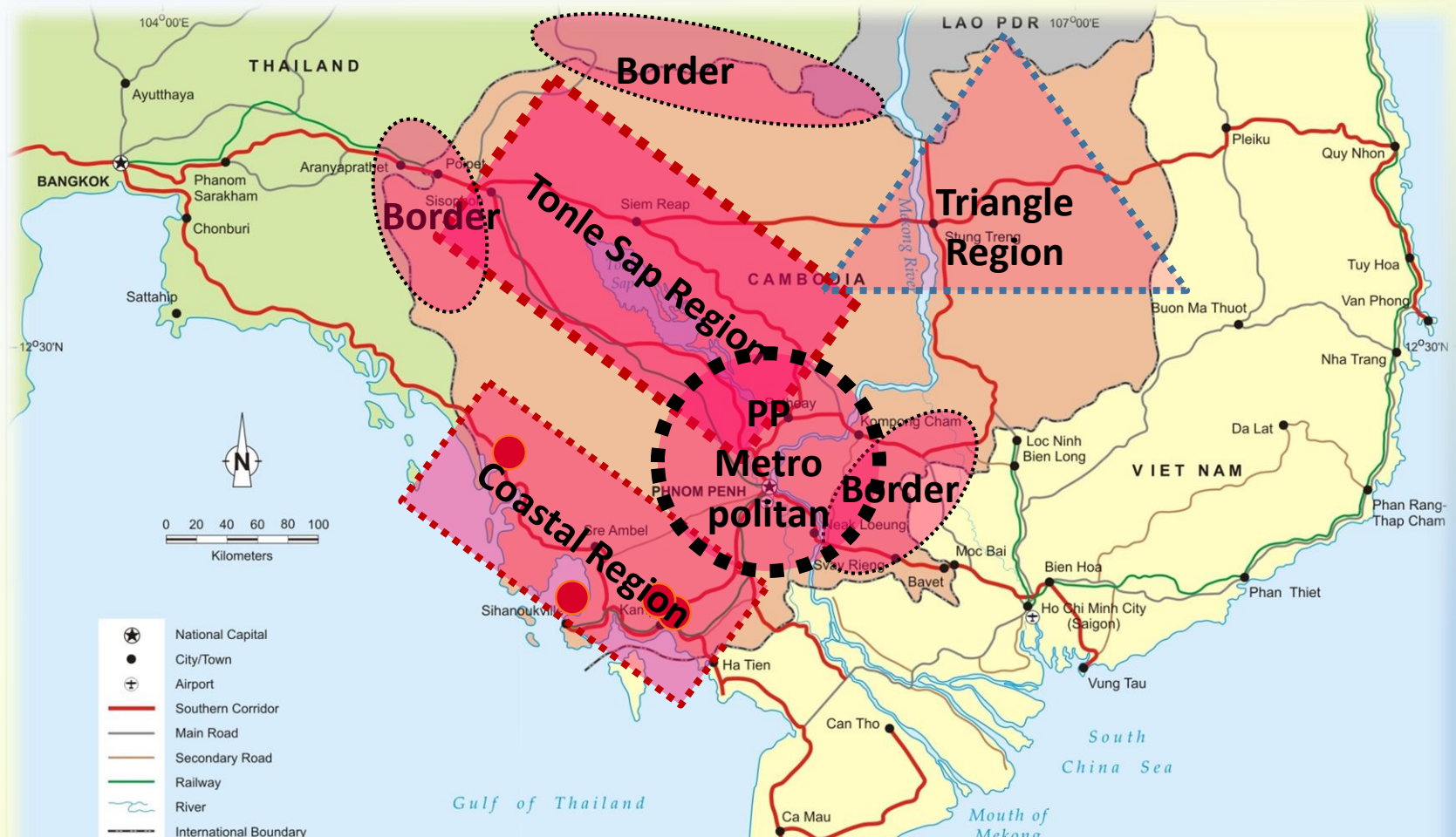
Map Legend



Map1. Asean Highway Network

III. Spatial Planning (cont)

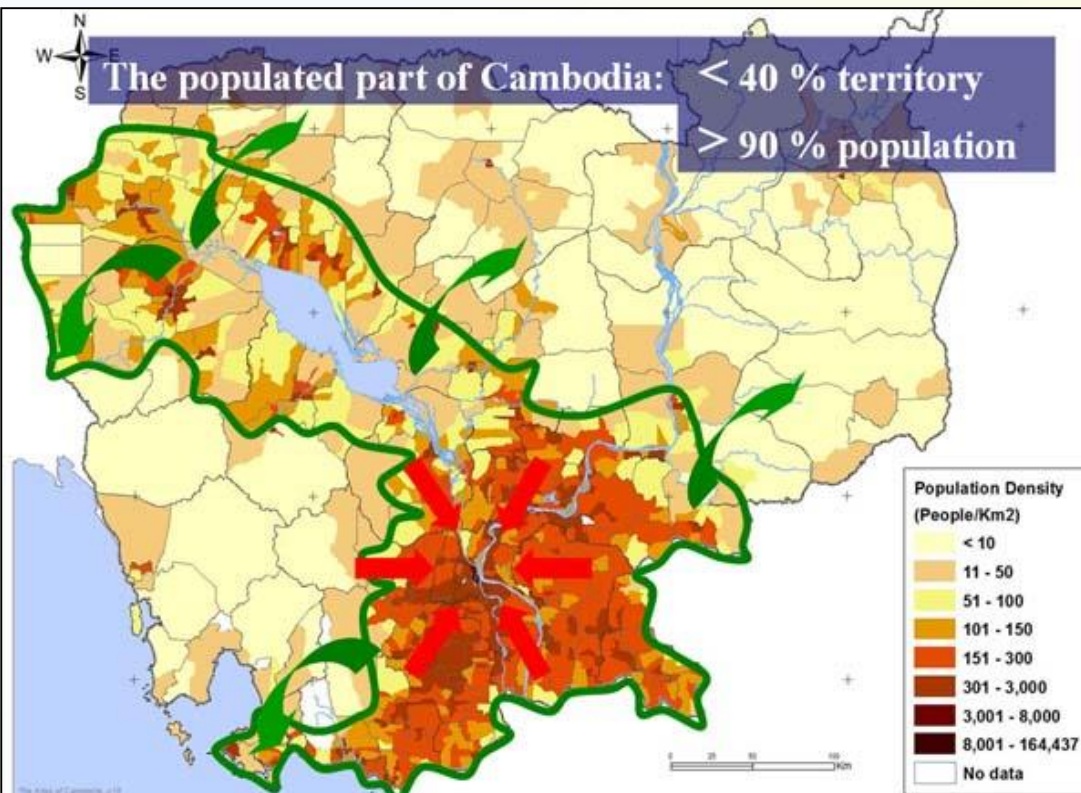
1. Regional Framework



Mat2: National Integrated Strategy of Coastal Area Sustainable Development (JICA)

III. Spatial Planning (cont)

2. Urbanization Data



The spatial concentration of population in the core region

Source: Ministry of Planning, [Steinberg and Hakim, 2013]

CAMBODIA

- Land Areas : 181,035Km²
- Capital City : Phnom Penh (2.1 M)
- Provinces : 24
- Cities : 27
- Population : 15.3 M (2019)
- Density : 86 pers./km²
- GDP : 1,679 UDS/Capita (2019)
- Annual Economic Growth: 7%
- Pop. Annual Growth Rate : 1.4% (2019)
- Pop. Age: 15-64 Ys: 66.4% (2019)
- 4.6 persons/Household (2019)
- Phnom Penh. Annual Growth Rate: 3.2% (2019)

III. Spatial Planning (cont)

3. Socio-Economic Data

Sectors	Distribution of GDP by Sectors 2013		Distribution of GDP by Sectors 2025		
Agriculture	31.6 %		23%		
Industry	24.1%		30%		
Services	38.5%		40%		
Taxes	5.8%		7%		
Item	2013	2014	2015	2018	
Population (million)	14.7	15.	15.1	15.3 (2019)	
GDP/cap (US\$, current)	1,036	1,139	1237	1,558	
Annual GDP at Constant Prices (Millions USD)	15,191	16,943	18,676	24,374	
GDP growth (% , constant prices)	7.4	7.1	7.0	7.5	
(a) Agriculture	4.2	4.2	4.0	1.6	
(b) Industry	9.8	9.9	9.3	12.3	
(c) Services	8.8	6.8	7.1	6.5	
Inflation (consumer price index)	3.0	3.5	3.5	2.5	
Exchange Rate Per US\$ (Riels)	4,100	4,100	4,100	4,053	
FDI : investment (millions USD)	1,216	1,211	1,361	2,979	
Total Budget Revenues (% of GDP)	14.3	15.1	15.6	22.2	

Source:
[NSDP, IDP]

III. Spatial Planning (cont)

Proposed Comprehensive transportation network pattern

3 Secondary transport corridors

- ◆ Coastal Transport Corridor
- ◆ Northern Transport Corridor
- ◆ Northeast Transport Corridor

2 External transport nodes

- ◆ Sisophon·Poipet
- ◆ Svay Rieng·Bavet

3
3 Majors

3
3
Secondaries

2

4

3 Major transport corridors

4 Major transport hubs

- ◆ Siem Reap
- ◆ Battambang
- ◆ Phnom Penh
- ◆ Sihanoukville

- ◆ Northwest Comprehensive Transport Corridor
- ◆ Southeast Comprehensive Transport Corridor
- ◆ Southwest Comprehensive Transport Corridor

III. Spatial Planning (cont)

Proposed Comprehensive transportation network pattern

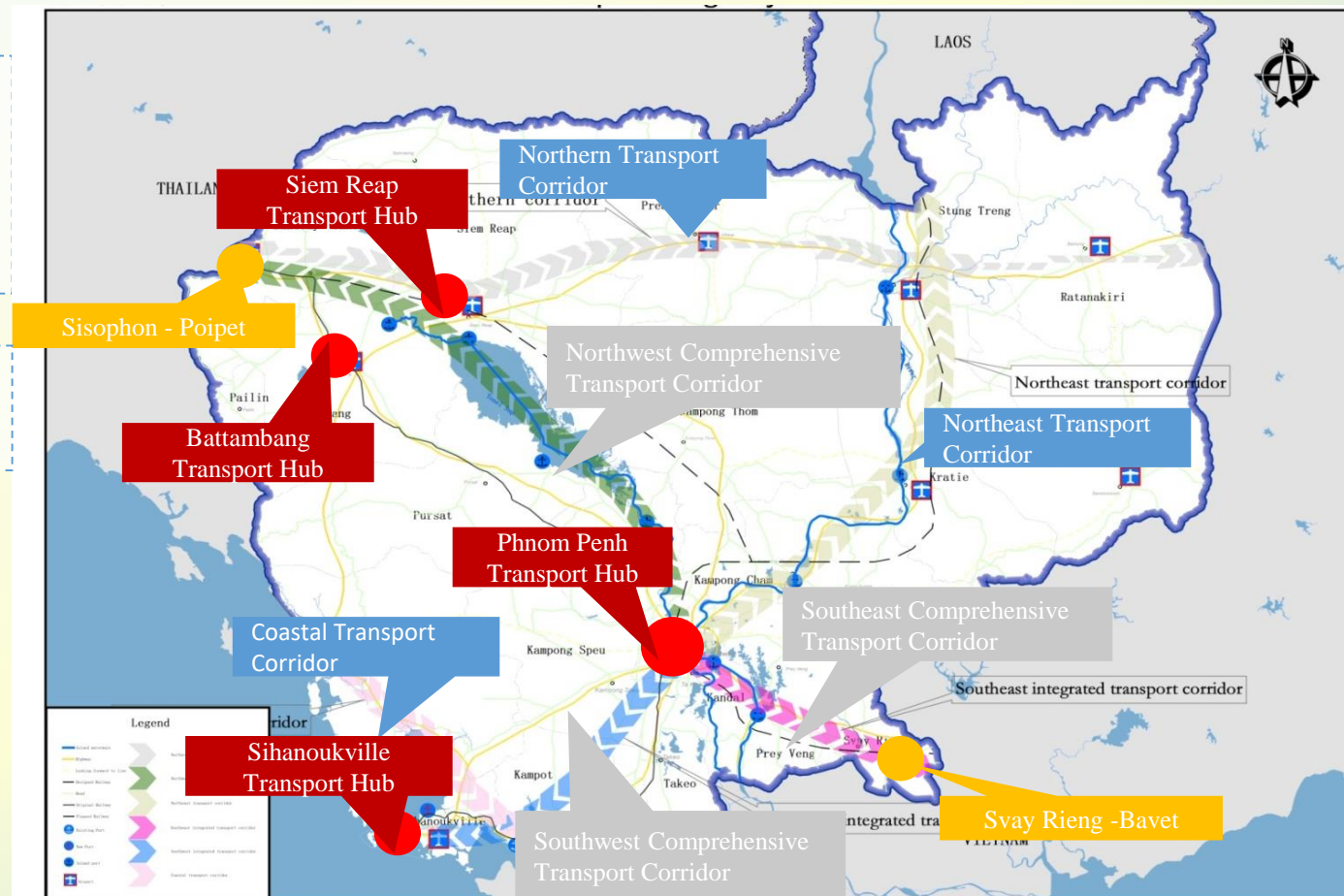
3 Major transport corridors

3 Secondary transport corridors

4 Major transport hubs

2 External transport nodes

“3342” Comprehensive transportation network

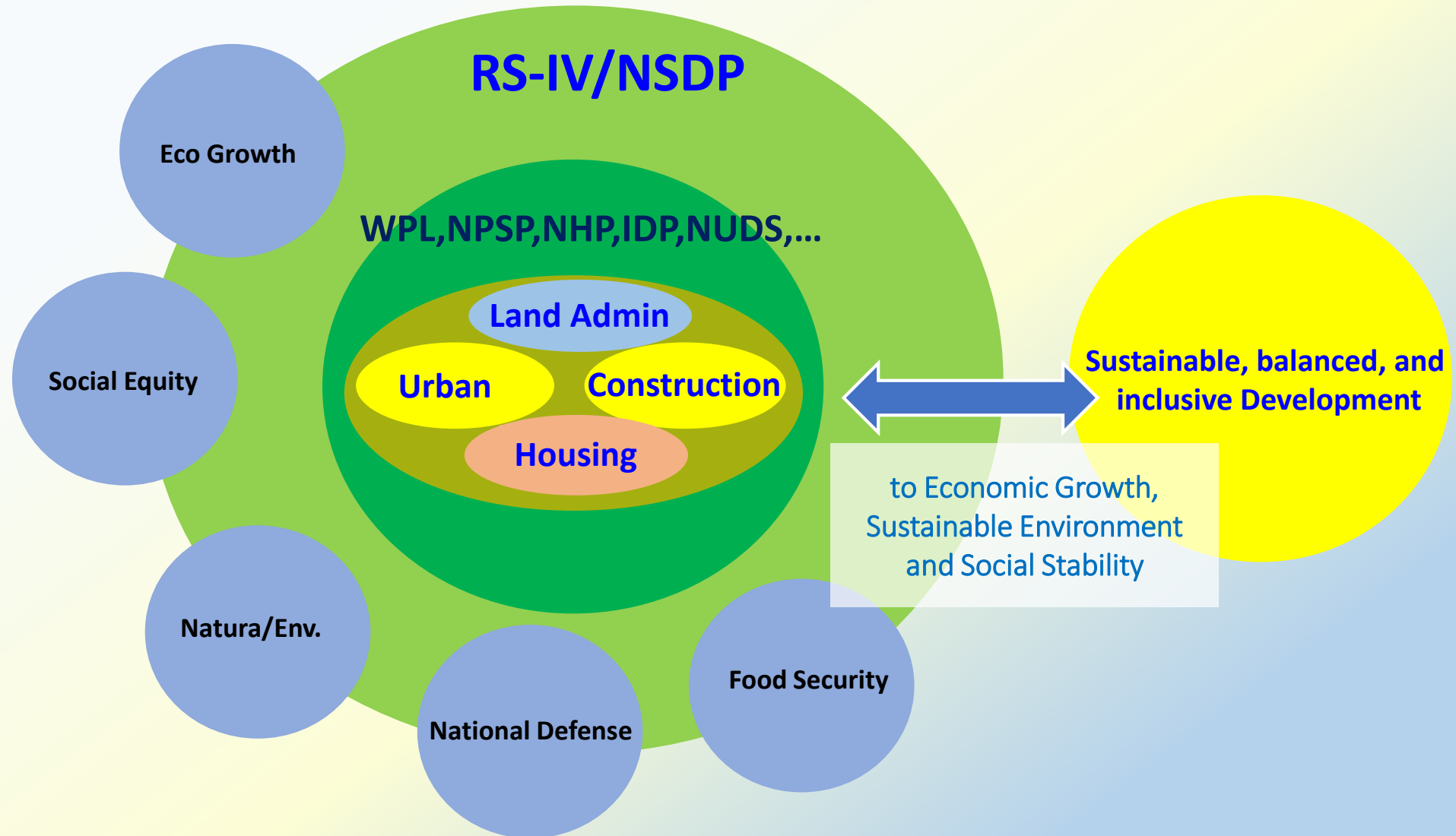


III. Spatial Planning (cont)

Challenges

- Legal frameworks and enforcement
- Human resources
- Resources and tools for spatial planning
- Spatial planning is a rather old discipline, yet new in Cambodia
- Participation
- Use of Spatial and Urban Planning for implementation

IV. Conclusion





Thank You!