

Appendix M
Urban Planning

**THE STUDY ON
REGIONAL DEVELOPMENT OF
THE PHNOM PENH-SIHANOUKVILLE GROWTH CORRIDOR
IN THE KINGDOM OF CAMBODIA**

Appendix M Urban Planning

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APPENDIX M URBAN PLANNING

M.1 OVERVIEW OF HISTORY OF URBANIZATION IN CAMBODIA¹

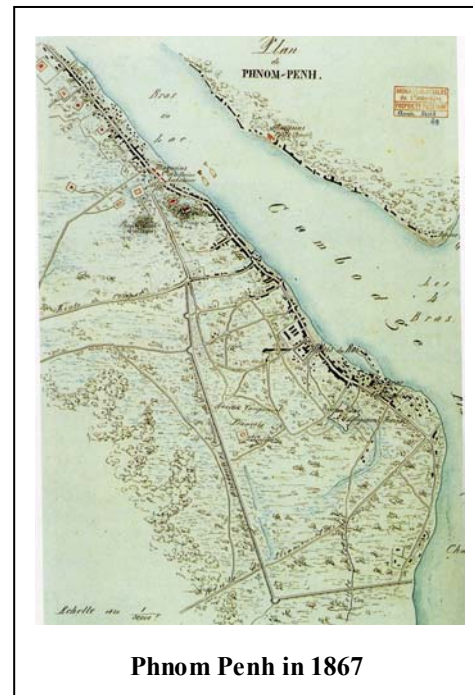
M.1.1 Early History

It is said that the history of human settlement in Cambodia goes back to as early as B.C. 4000 with evidence of civilization between 1500 and 1000 B.C. The early history of urbanization in Cambodia focuses around the city of Angkor at the center of Kingdom of Angkor, which took the shape in the latter part of 9th century as an agrarian nation with extensive irrigation systems in place. The Kingdom was at the highest in 12th Century, when the empire commissioned Angkor Wat. Successive construction of Angkor Thom, Bayon and other temples weaken the empire, until in early part of 15th Century the city of Angkor was abandoned and founded Phnom Penh as the capital city.

The subsequent 150 years of Khmer history is tinted by warfare and dynastic rivalries. Oudong severed as the capital city under several sovereigns between 1618 and 1866, when Cambodia was ruled by a series of weak kings seeking protection either of Vietnam or Thailand.

M.1.2 Urbanism under French Rule

Cambodia was caught aback when French gunboats intimidated King Norodom to sign a treaty for protectorate in 1863. Shortly afterwards, the throne was moved to Phnom Penh again in 1866 and stayed there ever since. Phnom Penh was then a small township with the population not exceeding 10,000.



¹ This subsection depends on a number of references, of which the following is the major ones;

Michel Igout, *Phnom Penh Then and Now*, White Lotus, Bangkok, 1993.

Ministere de la Culture et Atlie parisien d'urbanism., *Phnom Penh – Developpement urban et patrimoine*, Paris, 1997. [in French]

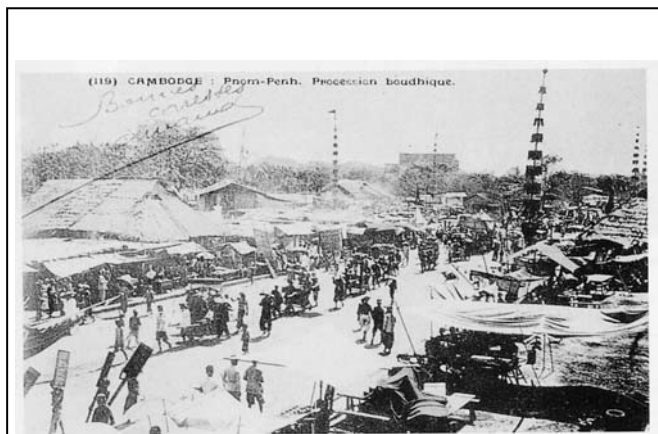
Nippon Koei/ IDCJ/ KRI International

The first French settlement was in the area around Wat Phnom. De Verneville assigned as The Resident Superior advocated various projects to develop and expand the city of Phnom Penh in the last decade of 19th Century. A rectangle canal was excavated around the French village surrounding Wat Phnom, and dredged soil was used to fill swamps around. The main boulevard along the Tonle Sap river (Sisowath Quay today) was widened, embankments alongside constructed, and new roads extended. Towards the end of 19th Century, the population of Phnom Penh was around 25,000 to 30,000.



A Street of Phnom Penh in 1885

An Indo-China Urbanization Directorate was created in 1923, and a French urban planner, Ernest Hebrard ² became the first head. After two years of exhaustive study, Hebrard devised a comprehensive urban plan of Phnom Penh. The plan envisioned the expansion of the city westwards to accommodate the growing population.



A Street of Phnom Penh in 1905

² Ernest Hebrard (1875- 1933), a French architect and town planner, studied at the Ecole des Beaux Arts in Paris. In 1917, he became head of the Committee for the New Thessaloniki (Greece) Town Plan and immediately afterwards was sworn in as professor of Town Planning and Building Design in the newly founded School of Architecture at the National Technical University of Athens. In 1921, he left Greece and devoted himself to the planning of cities in what was then French Indochina, including Phnom Penh (Cambodia) and Dalat (Viet Nam). As an architect, Hebrard dedicated himself to three main projects in Hanoi (Viet Nam): le Musee de l'Ecole Francaise d'Extreme- Orient in 1925, the University in 1926. He returned in 1927 to become the main government advisor and director of school buildings at the Ministry of Education of Greece. Shortly afterwards, having successfully prevented the construction of a courthouse in the Makriyianni district of Athens, he returned to Paris where he died.

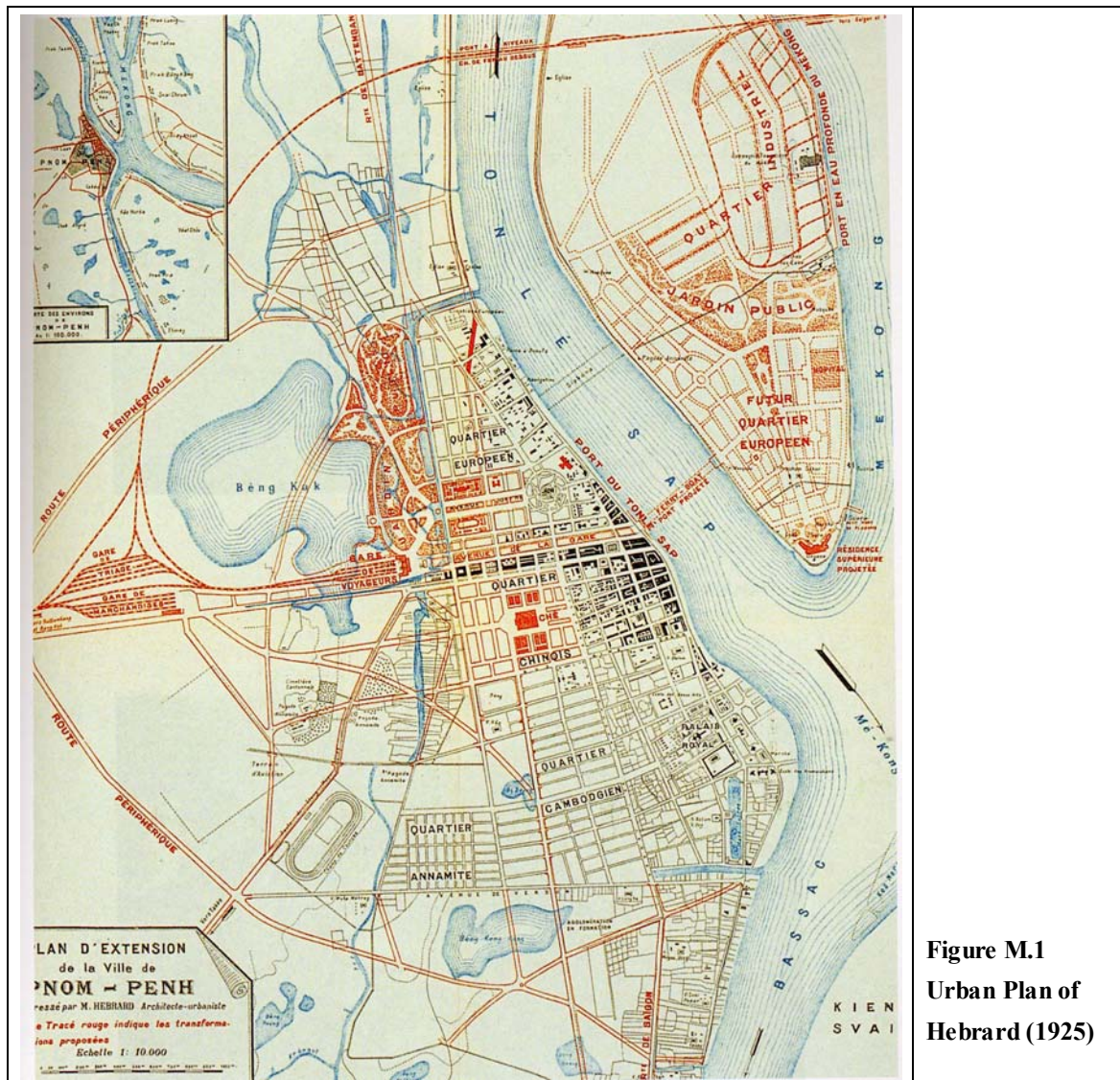


Figure M.1
Urban Plan of
Hebrard (1925)

As the landmark in the new urban area, he fixed the position of Grand Market (often called the Central Market today). Later an architect Chouchon designed the Grand Market with a peculiar outlook with the central dome and four extending wings. The construction of the Market was completed in 1937.

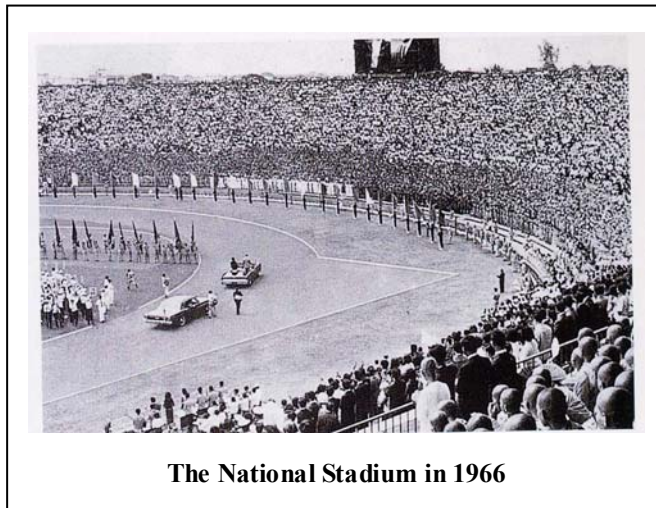
In 1939, Cambodia had a population of 3,000,000 of which 108,000 lived in Phnom Penh. The construction and expansion of the city strictly followed the envisioned image of Hebrard. The population of Phnom Penh tripled in the last decade of the French rule and counted 354,000 in 1950. Independence was proclaimed in 1953 and the French left Cambodia in the next year.

M.1.3 Urban Development in Independent Cambodia

(1) State Capital - Phnom Penh

After a decade following the independence, Phnom Penh started to recapture the momentum for growth. In 1950, a “Controlling Plan” was formulated by the Urban Technical Service to provide blueprints for the development of modern infrastructure of Phnom Penh. The plan included construction of 215 km long new roads, new markets at three locations, a water purification plant and a power plant and a river-front improvement affront the Royal Palace. The population of Phnom Penh grew with the progression of public works improvements, and reached 400,000 mark in 1962.

A national sports complex, Olympic Stadium, was constructed in 1963 in Phnom Penh, and hosted the South-East Asian Games in 1966, to which General de Galle paid an official visit. Numerous administrative, educational and cultural facilities were built, and enhance the urban functions



of Phnom Penh to those of the capital area. One observer remarked, “the town passes from the position of a colonial warehouse to that of a state Capital”³.

(2) An Emerging New City - Sihanoukville

One side story in this era is the development of Sihanoukville. Before 1954 Cambodia depended the international sea trade on the Mekong, but the independence left the Mekong Delta in the hands of Vietnamese. In pursuit of direct sea access, Kampong Som was selected as the site for a seaport, due mainly to water depth along the shore and access to the capital.

Between 1955 and 1960, the seaport and a road connecting to Phnom Penh were constructed. The Port was a 290 m long jetty that can accommodate vessels on both sides. The funds for the port came from Australia and those of the road from

³ Christian Goulin, Phnom Penh, Etude Urbaine, 1965.

USA. Upon completion, the town was renamed Sihanoukville in honor of the king, and the road was commissioned as National Route No.4.

Successful implementation of the Port put Sihanoukville in a flurry of construction in 1960's. Catching up the neighboring Kep as a holiday destination, hotels and villas were built alongside the scenic Sihanoukville beaches, one notable example being the Independence Hotel (built in 1964, abandoned in 1975) near the Independence Beach. Industries made their way to the vicinity of the Port, with the original Angkor Brewery (operated by the Government 1965 – 75, refurbished for operation in 1991) and a truck and tractor plant. The city flourished and expanded. The second phase of port construction was started in 1965, which produced the New Port with a 350 m long wharf at a 10 m draft. The construction, however, came to a halt with a coup d'etat in 1970.

M.1.4 Urban Explosion, Abandonment and Rebirth of City in War

The decade of 1970 started with the coup d'etat by Ron Nol in Phnom Penh. Warfare in Vietnam put the Indo-China in turmoil, and the internal conflict in Cambodia intensified after 1973. Rural people flocked to Phnom Penh in a huge number from the provinces around, and crowded into the city. The city had 1.5 to 2 million inhabitants in 1975. Squatter settlements were everywhere in and around the city, turning open space into slums. In the wake of the population explosion, all previous urban plans were swept away, including the “Directive Plan of Greater Phnom Penh” in 1971.



An Empty Street in Phnom Penh in 1975 - 79

The Khmer Rouge entered Phnom Penh in 1975. The price of cease-fire was heavy for the Cambodian people, as the regime determined to displace all the city dwellers out into villages. Cambodian cities were deserted, leaving behind empty streets, abandoned houses and no inhabitants.

A new order started to take shape after the Khmer Rouge regime was dismantled in 1979 and the people began to return to the once abandoned cities of Cambodia. The population of Phnom Penh at the end of 1979 counted 100,000 and grew

steadily. New inhabitants were mostly farmers from the rural areas, and filled in at empty houses and villas. The city's disregarded markets were rebuilt little by little, while new residents flocked around nearby. The population of Phnom Penh recovered to 427,000 in 1985, and 615,000 in 1990.

Startled by rapidly growing slums everywhere in the city, the pro-communism regime launched a radical social housing program in which the land ownership was transferred to the State, and the poor were allocated building rights that were not transferable. This has made the city into shabby, colorless rows of shacks in bad hygiene. One observer remarked⁴, "A visitor to Phnom Penh in 1985 would have been struck by the resemblance to an ordinary average town in the Soviet Union."

M.1.5 Recapturing Urban Momentum

The political framework was in transition. Liberal policies were enacted in 1989 to replace the pro-communism policies that included reintroduction of private enterprise and restoring of private ownership of property. The state of civil war persisted towards the end of 1980's by the time the UN Security Council in 1990 produced a plan for a ceasefire and implementing a free election. The Paris Peace Accord was finally signed in 1991, putting UNTAC in control of the nation towards disarmament and general election. UNTAC was a multinational peace keeping operation with approximately 21,000 members.

For the second time in twenty years, the cities of Cambodia were flooded by a massive influx of people seeking opportunity of earning money and property ownership. While the population of Phnom Penh was slightly above 700,000 in 1993, the number of people in the spring of 1993 including temporal visitors was in the neighborhood of 1.3 million⁵. Squatter areas grew on the outskirts of Phnom Penh, while the ground of the central city area was dug out for construction of hotels and buildings here and there.

⁴ Michel Igout, op. cit.

⁵ Michel Igout, op. cit.

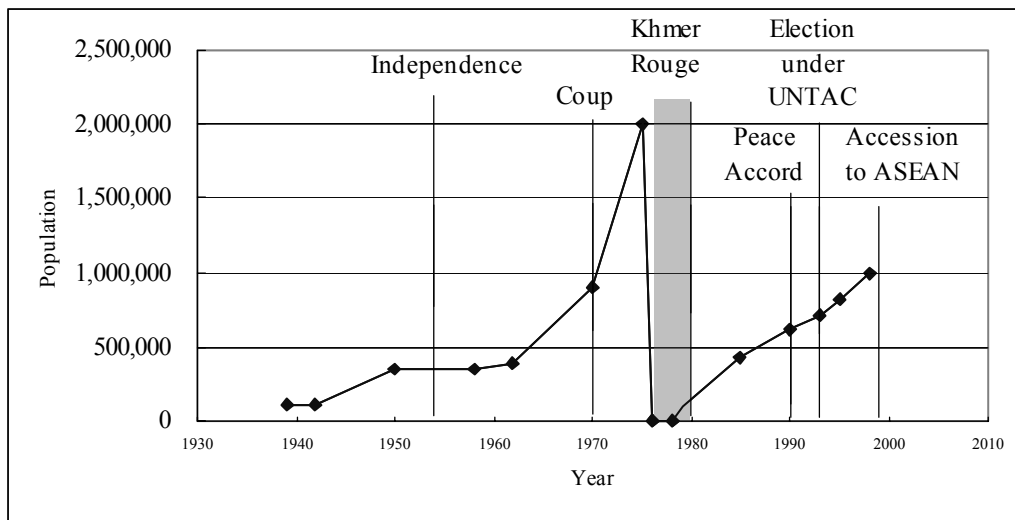


Figure M.2 Historical Change in Population of Phnom Penh

In 1993, the Kingdom of Cambodia and Royal Government of Cambodia came in being as a constitutional monarch. RGC's top priority was placed on ensuring and promoting the social environment of peace, security and stability, and thus achieving a full-fledged market economy⁶. After 1994, when the Law on Investment was promulgated, establishing in Cambodia liberal investment condition comparable to that of neighboring nations, investments mainly in manufacturing and tourism facilities flourished the cities in Cambodia, particularly Phnom Penh. This put the capital city open to and dependent on foreign investors and its urbanization spontaneously transformed.

The situation was similar, though less so in intensity, in Sihanoukville. During the UNTAC sponsored election in 1992 and 1993, Sihanoukville played host to the Australian, Belgian and French contingents of UNTAC. The Angkor Brewery was reopened in 1991, and once deserted Independence Hotel was refurbished as a hotel for UNTAC. Hotels and villas were newly built along the shoreline, and foreign tourists started coming to Sihanoukville for the first time. Foreign investments for tourism and resort development expanded rapidly⁷.

⁶ Reference are made to Mekong Law Group, Cambodia Investment Guide 2002; Ministry of Planning, Review of Progress in the 1990's and Action Programme for 2001 – 2010, Third United Nations Conference on the Least Developed Countries, Brussels, May 2001.

⁷ Reference was made to the Sihanoukville Visitors Guide web page; <http://www.canbypublications.com/>
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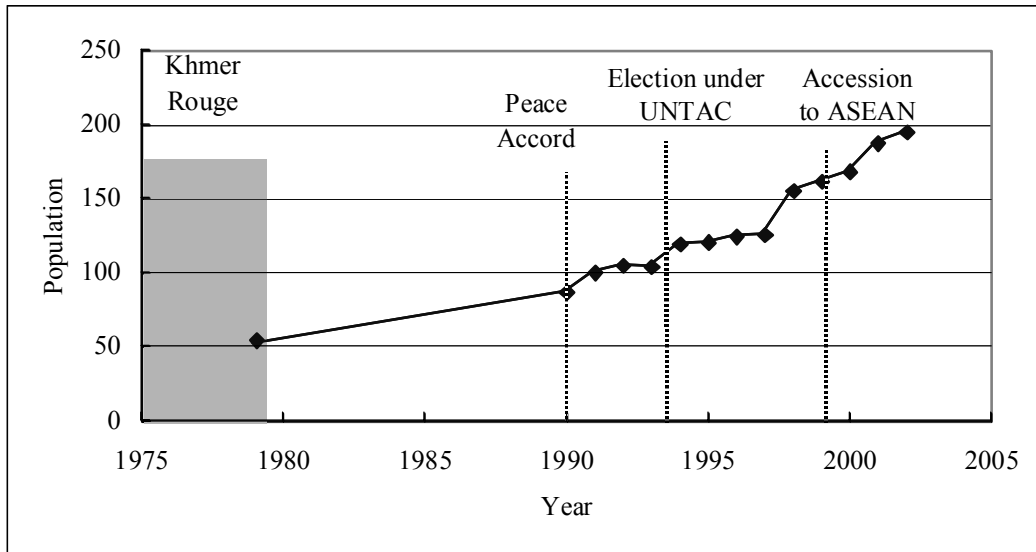


Figure M.3 Historical Change in Population of Sihanoukville

Political instability and occasional confrontation persisted in the latter part of 1990's, which cooled the zest for influx of investments, leaving behind a number of investment projects for urban development unimplemented. The general election under the constitution in 1998 and long awaited, and once stalled accession to ASEAN in 1999 brought a renewed framework for stability, long lasting peace and security to Cambodia, and the economy started to grow in strides for prosperity. The Cambodian cities are now recapturing the momentum for urbanization.

M.2 OVERVIEW OF PRESENT AND FUTURE CONDITION OF URBANIZATION IN CAMBODIA

M.2.1 Population Distribution

The largest population concentration is seen in the heavily cultivated central plain situated at the head of the Mekong River delta, close to the Vietnamese border and low lands surrounding the Tonle Sap. More than 80% of the total population is concentrated in these low lands that account for only around 30% of the total land of Cambodia.

Table M.1 Population Distribution by Geographical Category and Province 1998

Geographical Category/ Province Name	Total Population		Land Area		Population Density	Urban Population		Households		Villages		
	(000)	% share	(km ²)	% share	Persons /sq km	Number (000)	% Total	Number (000)	Size	Number	HH /Village	Pop /Village
Whole Country	11,438	100	178,035	100	64	1,795	16	2,189	5	13,716	160	834
Plain Region	5,898	52	25,069	14	235	788	13	1,140	5	6,528	175	904
Phnom Penh	1,000	9	290	0	3,448	570	57	174	6	669	260	1,494
Kandal*	1,075	9	3,568	2	301	58	5	206	5	1,113	185	966
Prey Veaeang	946	8	4,883	3	194	55	6	194	5	1,153	168	821
Kampong Cham	1,609	14	9,799	6	164	45	3	313	5	1,778	176	905
Takaev*	790	7	3,563	2	222	40	5	155	5	1,123	138	704
Svay Rieng	478	4	2,966	2	161	21	4	98	5	692	142	691
Tonle Sap Lake Region	3,414	30	60,707	34	56	524	15	645	5	3,969	163	860
Bat Dambang	793	7	11,702	7	68	140	18	148	5	618	240	1,283
Siem Reab	696	6	10,299	6	68	120	17	127	5	919	138	758
Banteay Mean Chey	578	5	6,679	4	87	99	17	112	5	624	179	926
Kampong Thum	569	5	13,814	8	41	66	12	107	5	755	142	754
Pousat	360	3	12,692	7	28	58	16	68	5	490	139	736
Kampong Chhnang	418	4	5,521	3	76	42	10	83	5	563	147	742
Coastal Region	845	7	17,237	10	49	247	29	163	5	739	221	1,143
Krong Preah Sihanouk*	156	1	868	0	179	156	100	28	6	92	305	1,692
Kampot*	528	5	4,873	3	108	33	6	105	5	489	215	1,081
Kaoh Kong	132	1	11,160	6	12	29	22	25	5	139	180	950
Krong Kaeb	29	0	336	0	85	29	100	5	5	19	283	1,508
Plateau and Mountain Region	1,280	11	75,022	42	17	236	18	240	5	2,480	97	516
Kracheh	263	2	11,094	6	24	79	30	49	5	265	186	993
Kampong Spueu*	599	5	7,017	4	85	41	7	116	5	1,346	86	445
Stueng Traeng	81	1	11,092	6	7	24	30	14	6	133	108	610
Krong Pailin	23	0	803	0	29	23	100	4	6	60	69	382
Otdar Mean Chey	68	1	6,158	3	11	22	33	13	5	111	113	615
Preah Vihear	119	1	13,788	8	9	22	18	21	6	219	98	545
Rotanak Kiri	94	1	10,782	6	9	17	18	17	6	244	69	386
Mondol Kiri	32	0	14,288	8	2	7	22	6	6	102	55	318

* Provinces in the Study Area

Source: 1998 Census data

M.2.2 Overview of Present Urbanization Structure in Cambodia

Urbanization in Cambodia concentrates around the capital city, Phnom Penh and its neighboring provincial capitals chiefly within the central plain area. Medium to minor urban centers chain along the major national roads towards the border with Thailand and Vietnam, and to the seacoast of the Bay of Siam.

The largest urban center in Cambodia is what might be called the Greater Phnom Penh metropolitan area, combining the capital city of Phnom Penh and its outskirts extending to Kadal Province. The areas along the National Road No. 2 towards Takev and No. 3 towards Kampot are urbanized in a conjunctive manner.

Three arms extend from the Greater Phnom Penh metropolitan area outwards; one along the No. 4 westwards towards Kampong Spueu, and another southeastwards along No. 1 and the Mekong river towards Svay Rien and the border with Vietnam, and the third one stretching northwards along No. 6 then No.7 towards Kampong Cham.

Smaller urban centers chain on the both sides of the Tonle Sap Lake along No.6 towards Siem Reap and along No.5 towards Batang Bang. The two roads cross near the border with Thailand.

There are a few isolated urban centers in Cambodia, most notable of which are Sihanoukville on the shoreline, and another Koah Kong at the coastal border with Thailand.

M.2.3 Present Urban Population Distribution⁸

The largest urban concentration is the city of Phnom Penh, situated at the junction of the Mekong and Tonle Sap rivers. The peri-urban areas of Phnom Penh also hold a good number of population. Other major cities are Bat Dambang that has traditionally been the economic center of north, Siem Reap as the gateway to Angkor Wat, Kampong Cham with a strong agricultural base including the largest upland crop production, Kampot with fruits and other commercial crop production, and Sihanoukville (Krong Preah Sihanouk), Cambodia's only deep-water port located on the Gulf of Thailand.

⁸ In the statistical system of Cambodia, "urban" is not a well-defined terminology. The 1998 Census categorized Districts in to "urban" and "rural" and indicated urban and rural population data, but the definition of the categories was not clear. In Sihanoukville while the Census categorized all three Districts as "urban", two Districts (Prey Nob and Stueng Huv) has predominantly rural features in terms of employment and residential density. This Study thus adjust the categorization of the two Districts as "rural", leaving Mittakpheap District as the only "urban" district in Sihanoukville. Meanwhile the Study Team proposes that a clear definition be given to the division in a future Census.

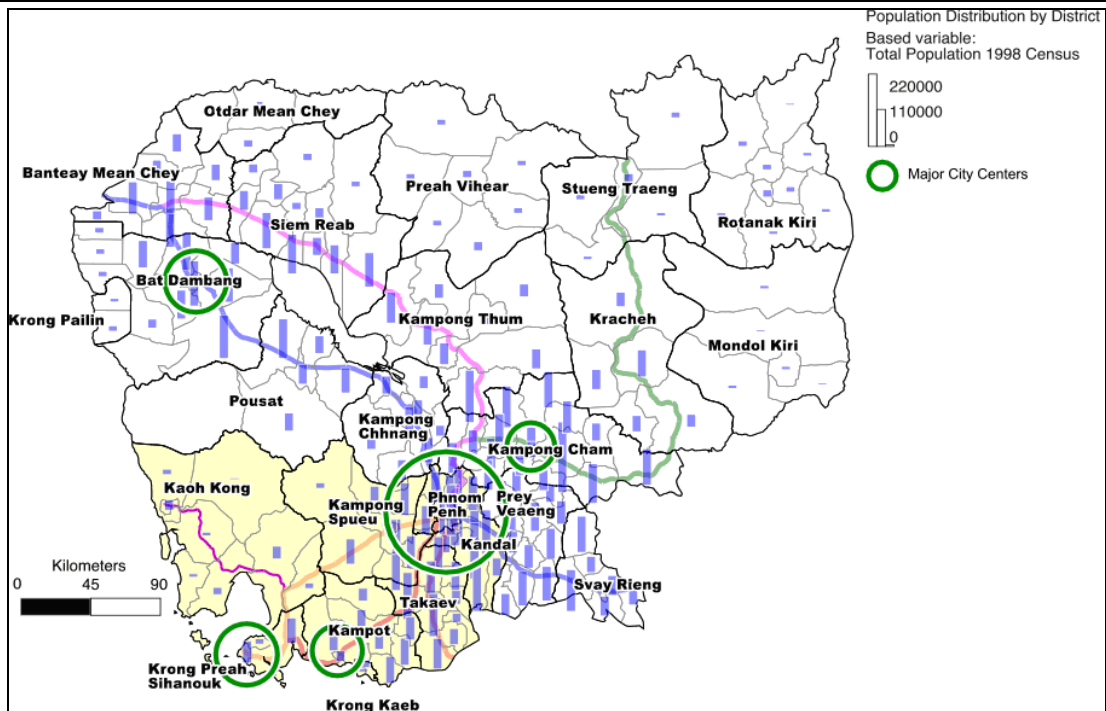


Figure M.4 Population Distribution by District

M.2.4 Present Condition in Urban Areas of Growth Corridor Area

Table M.2 shows the demography of the Study Area based on 1998 Census. The Growth Corridor area accommodates 4.3 million population, or the 38% of national total, over the total land area of 31.3 km², or 18% of the national territory.

Table M.2 Population and Land by Different Geographic Types in the Study Area

Area Name	Total Population (000)				Land Area (km2)				Population Density (Persons/ km2)				Urban Population (000)				Urban Pop Ratio (%)
	Total	Coastal Strip	Plateau and Mountain	Plain	Total	Coastal Strip	Plateau and Mountain	Plain	Total	Coastal Strip	Plateau and Mountain	Plain	Total	Coastal Strip	Plateau and Mountain	Plain	
Whole Country	11,438	--	--	--	178,035	--	--	--	64	--	--	--	1,795	--	--	--	16
Phnom Penh	1,000	none	none	1,000	290	none	none	290	3,448	none	none	none	570	none	none	570	57
%	100	--	--	100	100	--	--	100	--	--	--	--	100	--	--	100	
Study Area	3,280	282	306	2,702	31,049	2,763	17,127	11,207	106	102	18	241	357	157	54	139	20
%	100	9	9	82	100	9	55	36					100	44	15	39	
Kandal	1,075	none	none	1,075	3,568	none	none	3,568	301	--	--	301	58	none	none	58	5
%	100	--	--	100	100	--	--	100	--	--	--	--	100	--	--	100	
Takaev	790	none	none	790	3,563	none	none	3,563	222	--	--	222	40	none	none	40	5
%	100	--	--	100	100	--	--	100	--	--	--	--	100	--	--	100	
Kampong Speue	599	none	134	465	7,017	none	4,775	2,242	85	--	28	207	41	0	0	41	7
%	100	--	22	78	100	--	68	32	--	--	--	--	100	0	0	100	
Kampot	528	107	60	371	4,873	577	2,510	1,834	108	185	24	203	33	33	0	0	6
%	100	20	11	70	100	12	52	38					100	100	0	0	
Kaoh Kong	132	65	67	none	11,160	1,938	9,222	none	12	33	7	--	29	14	8	none	22
%	100	49	51	--	100	17	83	--	--	--	--	--	100	47	29	--	
Krong Preah Sihanouk	156	110	45	none	868	248	620	none	179	445	73	--	156	110	45	none	100
%	100	71	29	--	100	29	71	--					100	71	29	--	

Source: Census 1998

Table M.3 indicates that most of the population in Kampong Speue, Kampot, Kandal, Kaoh Kong, and Takaev Provinces live in rural areas. Only in Krong Preah Sihanouk, less than half, 43 per cent was rural population. The total of the rural population in these areas were approximately 300,000. The ratios of rural population in the other provinces were between 78 to 95 per cent.

Table M.3 Rural Population in the Study Area

	Area(Km2)	Population (000)	Rural Population (000)	% of Rural Population
Kandal	3,568	1,075	1,017	95
Takaev	3,563	790	750	95
Kampong Speue	7,017	599 (620/2001)	558	93
Kampot	5,209	528	495	94
Kaoh Kong	11,160	132 (118/2001)	103	78
Krong Preah Sihanouk	868	156	66*	43*

Note: 66* and 43* = Administration of Krong Preah Sihanoukville regards parts of their territory as rural areas. But the population census in 1998 regarded all areas were urban.

Source: Population Census 1988, Provincial Government Offices of Kampong Speue, Kaoh Kong and Takev, Annual Review Report of 2001, Department of Territorial Organization, Urbanization, Construction and Land Title of Sihanoukville, Fundamental Data of Sihanoukville.

M.2.5 Projection of Future Urban Population in Growth Corridor Area

Table M.4 and Table M.5 show the projected provincial and urban population in the Growth Corridor Area for the period of 2000 – 2015.

Table M.4 Total Population Projection in the Study Area

Total	Population in Thohusand Persons					Growth Rates		
	1998	1998r	2000	2008	2015	98-00 Growth Rate	00-08 Growth Rate	08-15 Growth Rate
Greater Capital Area	2,075	2,178	2,317	2,937	3,511	3.1%	3.0%	2.6%
Phnom Penh	1,000	1,044	1,136	1546	1932	4.3%	3.9%	3.2%
Kandal	1,075	1,134	1,181	1391	1579	2.0%	2.1%	1.8%
Intermediate Area	2,050	2,169	2,265	2,704	3,121	2.2%	2.2%	2.1%
Takaev	790	836	865	996	1114	1.7%	1.8%	1.6%
Kampong Spueu	599	634	665	811	956	2.4%	2.5%	2.4%
Kaoh Kong	132	140	156	229	300	5.6%	4.9%	3.9%
Kampot	528	559	579	668	751	1.7%	1.8%	1.7%
Sihanoukville	156	165	180	249	318	4.5%	4.2%	3.6%
Study Area Total	4,309	4,511	4,761	5,890	6,950	2.7%	2.7%	2.4%
Other Cambodia	7,129	7,621	8,007	9,631	11,138	2.5%	2.3%	2.1%
Cambodia Total	11,438	12,132	12,769	15,521	18,088	2.6%	2.5%	2.2%

Table M.5 Urban Population Projection in the Study Area

Urban	Population in Thohusand Persons					Growth Rates		
	1998	1998r	2000	2008	2015	98-00 Growth Rate	00-08 Growth Rate	08-15 Growth Rate
Greater Capital Area	628	654	673	787	895	1.4%	2.0%	1.9%
Phnom Penh	570	582	592	654	713	0.8%	1.2%	1.3%
Kandal	58	72	81	133	182	6.3%	6.4%	4.5%
Intermediate Area	143	169	187	290	386	5.1%	5.6%	4.2%
Takaev	40	50	56	93	128	6.6%	6.5%	4.6%
Kampong Spueu	41	49	54	85	115	5.3%	5.8%	4.3%
Kaoh Kong	29	31	32	42	51	2.1%	3.2%	2.9%
Kampot	33	40	45	69	93	5.5%	5.7%	4.2%
Sihanoukville (Mittakpheap)*	67	71	78	108	138	4.5%	4.2%	3.6%
Study Area Total	732	895	938	1,185	1,419	2.4%	3.0%	2.6%
Other Cambodia	868	1,174	1,104	1,451	1,774	-3.0%	3.5%	2.9%
Cambodia Total	1,600	1,940	2,042	2,636	3,193	2.6%	3.2%	2.8%

Note; The urban population of 1998 was adjusted to that of Mittakpheap. See the footnote to Subsection M.2.3

(1) Greater Phnom Penh Area

The growth of the urban population in the Greater Capital Area will be driven the rapid urbanization in Kadal Province, which relate to expansion of the urban centers outwards to suburban areas. In 2015, the Greater Phnom Penh area will merge into a large urban center with the urban population of 900,000, surrounded by rural and semi-urban areas with the total population of 3.5 million.

(2) Sihanoukville

Sihanoukville is, and will be the “boom town” of Cambodia throughout the projected period. The urban population in Sihanoukville grows rapidly at a rate much higher than the national average, expanding urban areas near the Port and in the hills. In 2015, Sihanoukville will have the urban population of 138,000 surrounded by predominantly rural areas with the total Municipal population of 695,000.

(3) Intermediate Area

Intermediate Areas only has small urban centers with the urban population of about 30,000 to 40,000. The city of Takaev, located along the national route No. 1 shall grow the fastest, reaching the 100,000 mark around the year 2010. It should be born in mind that the Intermediate Area has a large population accumulation in the hinterland rural areas, with the total population of 2 million in 1998, which will reach close to 4 million in 2015. The small urban center are, and will be the gateway to the larger urban centers such as Phnom Penh and Sihanoukville.

M.3 FRAMEWORK FOR URBAN PLANNING IN CAMBODIA

M.3.1 Law on Land Use Planning, Urbanization and Construction

The Law on Land Use Planning, Urbanization and Construction (NS/RKM/04/94) as put in effect in August 1994. This law established procedures for formulation of development plans and land use plans on the national and local levels. The contents of the Law is summarized in **Table M.6**.

The objective of the law is stipulated to “promote the organization and embellishment of the urban and rural areas throughout the Kingdom of Cambodia with the purpose of assuring the development of this country” (Article 1), in the spirit of;

- Respecting both common and individual interests, private rights, observing laws and regulations and overseeing on the construction matters,
- Assuring through development process an equilibrium between the cities / towns and rural areas based on their geographical conditions and special characteristics, and
- Assuring the value of natural and cultural wealth, ensuring the development of the economic and touristic sectors and maintaining the quality of the environment.

The law stipulates to establish committees for planning, urbanization and construction at the central and local levels. The local level committees comprise of the committee for the capital city of Phnom Penh and provincial and municipal subcommittees.

The law requires the Phnom Penh and provincial and municipal subcommittees to formulate development master plans (Article 5), which are subject to approval by the National Committee. In addition, for any special area with the importance in the patrimony, environment and economic development as determined by the Council of Ministers, the Law enables the National Committee to formulate a specific development master-plan.

The Law also stipulates the formulation of land use master plans (Article 6) under the development master plans for Phnom Penh and at provincial and municipal levels. The land use master plan shall establish a zoning system comprising areas allocated for national defense, agriculture, commerce, industry, handicraft, culture, tourism, religion and administrative and public facilities.

The construction work in theory shall be conducted in obedience with the development plans and land use plans and relevant documents (Article 11, 12 and 13).

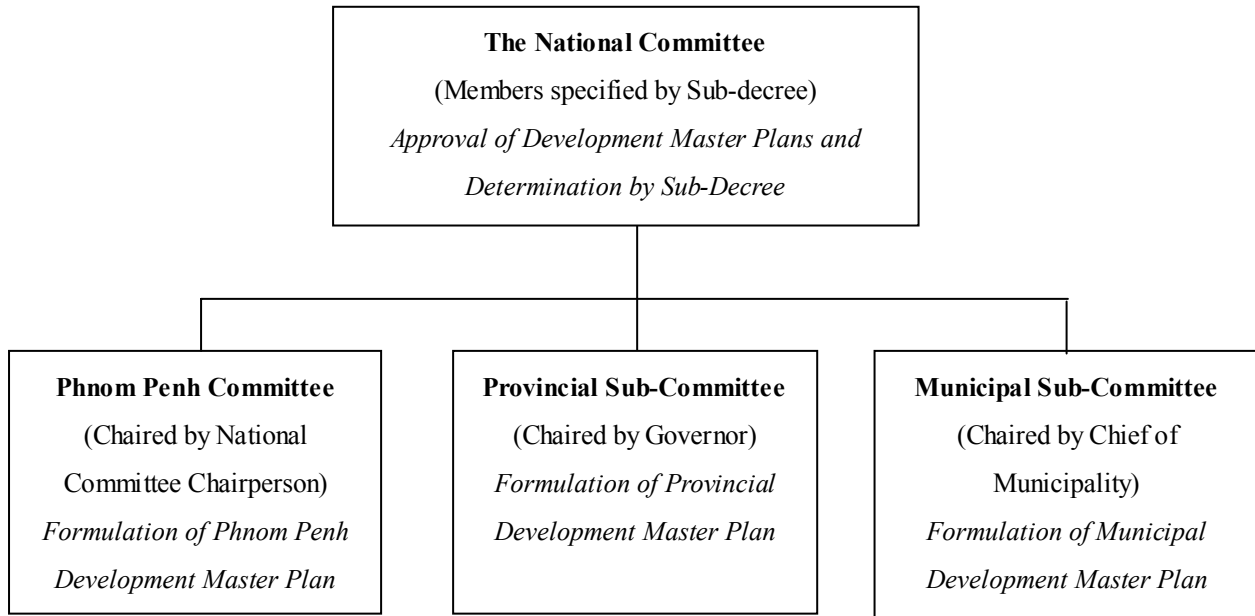


Figure M.5 Committee Structure for Development Planning

In the implementation of the Law, a sub-decree was issued in 1997 (87/ANK/BK on the Organization and Functioning of the National Committee of Land Management, Urban Planning and Construction). No legal provisions have been made so far on other issues of the implementation of the Law, such as the establishment of Phnom Penh, provincial and municipal committee and subcommittees, specific contents of development master plans and land use plans and procedure for approval of construction.

Table M.6 Law on Land Use Planning, Urbanization and Construction in Brief

Article No.	Key Word	Description
Article 2	Land Law	<ul style="list-style-type: none"> The Law shall be based on the ownership titles as provided in the present Land Law.
Article 3	National Committee	<ul style="list-style-type: none"> A National Committee for Country Planning, Urbanization and Construction shall be established
	Phnom Penh Committee	<ul style="list-style-type: none"> For the Capital City of Phnom Penh, a Committee for Planning, Urbanization and Construction shall be established
	Provincial and Municipal Committees	<ul style="list-style-type: none"> For the provinces and other municipalities, a Sub-Committee for Planning, Urbanization and Construction shall be established, headed by Governor or Chief of Municipality
Article 5	Development Master-plan	<ul style="list-style-type: none"> Phnom Penh Committee or Sub-committees shall respectively draw up their own development master-plans Such development master plan shall be approved by the National Committee and determined by a Sub-decree
	Specific Development Master-plan	<ul style="list-style-type: none"> Any particular region [to protect the patrimony and the environment, and to assure the economic development] as determined by the Council of Ministers, the National Committee shall have the duty to prepare a specific development master-plan
Article 6	Land Use Master-plan	<ul style="list-style-type: none"> Land use master-plan shall be established for each capital city, province and municipality
Article 7	Land Use Areas	<ul style="list-style-type: none"> Land use master plans shall clearly indicate the areas to be allocated for national defense, agriculture, commerce, industry, handicraft, culture, tourism, religion and administrative and public facilities
Article 8	Development Master- plan and Land Use Master-plan	<ul style="list-style-type: none"> Land use master plans shall comply with the development master plans
Article 9	Approval of Land Use Master-plan	<ul style="list-style-type: none"> Land use master plans shall be first approved by the [relevant] Committee or by the Sub-Committee, and shall be approved subsequently by the National Committee
Article 10	Special Provisions for Resort Places and Immobile Objects	<ul style="list-style-type: none"> The Royal Government will set up special provisions and the services of urbanization for protecting and promoting the value of resort places of any immobile objects The list of those immobile objects or resort places shall be determined by a Sub-decree
Article 11	Authorization of Explorations or surveys	<ul style="list-style-type: none"> All the explorations or surveys which produce an effect on archaeology shall be first authorized by the Royal Government
Article 12	Banning of Construction	<ul style="list-style-type: none"> All individual and private institutions as well as public authority are banned from conducting any constructions on the public yard-fields [in] water reservoir and water dams, the reserved mining fields and the forest zones, the archaeological and historical resort sites, the gardens and public parks and development zones and reserved land for the road constructions or reserved land for the road sides, and the reserved land for the construction of rail-roads and airports, or rivers, seas, streams including banks
Article 13	Work of Construction	<ul style="list-style-type: none"> The work of construction and the settlement shall be conducted in obedience with all [the relevant] documents and to the master plans mentioned in Article 4 and 5 of this Law

M.3.2 Ministry of Land Management, Urban Planning, and Construction

The Ministry of Land Management, Urban Planning, and Construction (abbreviated as MLMUPC) was created based on the Law in 1994⁹.

MLMUPC has four internal general departments, regional offices, a training center and a laboratory. Among the four general departments, the General Department of Land Management and Urban Planning is in charge of land management and urban planning regulations.

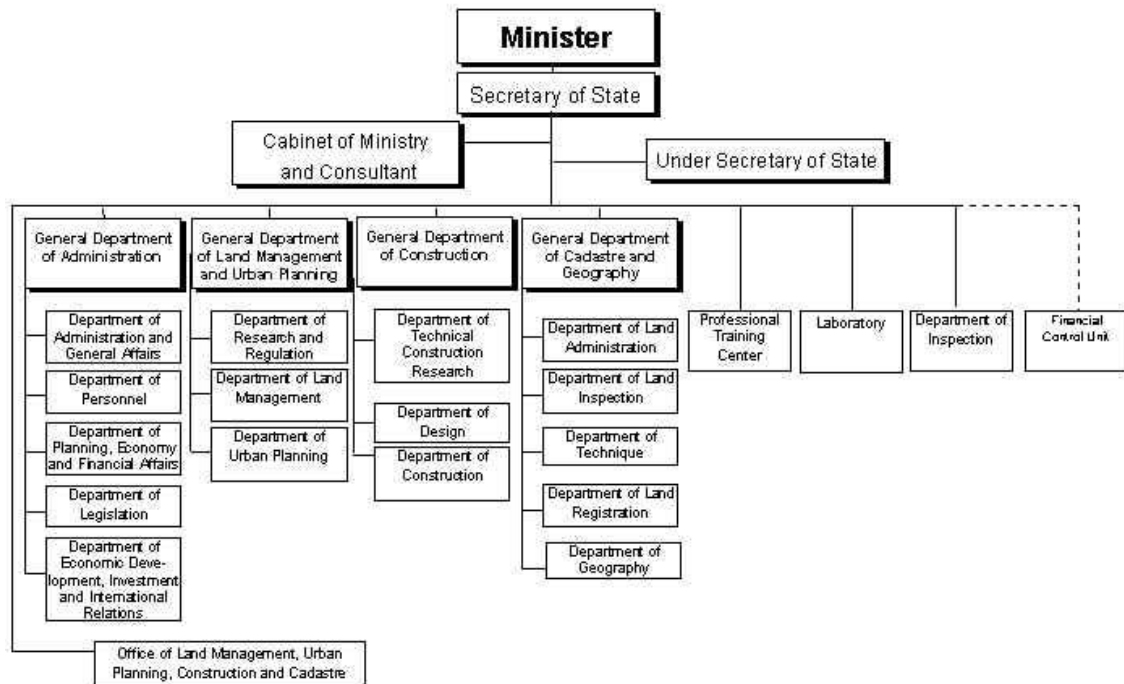


Figure M.7 Organization of MLMUPC

Department (or sometimes translated as Bureau) of Urban Planning under the General Department is in charge of the following¹⁰;

- To conduct research, to collect information, statistics, and demographic and socio-economic data that relate to urban planning, collaborating with ministries, institutions and provinces/municipality,
- To formulate legislation regarding dwelling houses

⁹ Law on the Establishment of the Ministry of Land Management, Urban Planning and Construction (NS/RKM/0699/09), effective May 6, 1999.

¹⁰ Proclamation No. 64 Pr.K./DNS of the ministry, defining functions and duties of all departments of the Ministry of Land Management, Urban Planning and Construction.

- To formulate regulations regarding social [public] buildings such as meeting hall, hotel, restaurant, school, pagoda, sports field.
- To formulate regulations on trade and industry services such as department stores, warehouse and factory.
- To formulate regulations regarding infrastructure work, including roads inside and outside the cities, clean water supply, sewerage, electricity, telecommunication, and public

MLMUPC has regional offices in charge of land management, urban planning, construction and cadastre in cities and provinces. There are one municipal office in Phnom Penh and 23 provincial offices. The roles of municipal and provincial offices in relation to urban planning and land management are essentially equal to the mandate of General Department of Land Management and Urban Planning on a regional extent.

M.3.3 Policy Framework

The urban area is where most of the industrial products are manufactured and goods, both industrial and agricultural, are traded and consumed. Most of foreign or domestic investments for development thus head for the urban areas and its vicinity. Proper management and regulation of the urban area in essence lead to the enhancement and expansion of the economic activities of Cambodia.

A national Land Policy Workshop (17-18 July 2000) identified some key regulatory and administrative problems in land policy¹¹, of the problems pertaining to urban planning is given below;

- Land use planning and enforcement mechanism remaining weak, and this constrains natural resource management in urban planning
- There is frequent encroachment onto protected areas
- There is ambiguity about the roles of different government agencies in land administration with no appropriate mechanism for coordination

The current policy directives in connection to the urban planning address the issues mentioned above¹²;

- Development of land use plans for priority areas including tourism and investment zones, key urban areas and major road corridors

¹¹ World Bank et al., Cambodia; Integrated and Competitiveness Study, Phnom Penh, 2002.

¹² Statement of Royal Government of Land Policy (May 2001)

- Coordination of land use planning with natural resource management of forests, fisheries, coasts, waterways, mineral deposits in a harmonized legal framework
- Decentralization of land management and planning authority to local/provincial authorities, after the establishment of national land use guidelines/supervisory structures

M.4 ISSUES TO BE ADDRESSDE IN URAN PLANNING SECTOR

M.4.1 Overview of Urban Planning Sector Issues

The Law on Land Use Planning, Urbanization and Construction was enacted in 1994, stipulating among others the formulation of development plans and land use plans at the provincial/municipal levels, and MLMUPC was formulated as the central government function to oversee this procedure. The basic legal and institutional framework is in place and specific measures to regulate and administer the urbanization are awaited in the wake of rapid growth in Cambodia.

The major issue in urban planning is the lack of substance of planning and mechanism for enforcement. Among the committees stipulated in the Law, only the National Committee was established, leaving provincial/municipal committees yet to be established. The substance of planning staples has not been established yet, nor have guidelines for enforcement made available.

The lack of an approved urban plan inflicts the following problems in the cities in Cambodia:

- Uncontrolled and sporadic urbanization, particularly in the outskirts of the cities, creates communities with little essential infrastructure, such as safe water, electricity, drainage and sewerage, and little essential social services such as school, waste collection and hygiene,
- Residents in such communities as above often suffer from limited livelihood, poverty and a poor living condition,
- The lack of an approved land use plan inflicts difficulty in securing land for essential urban infrastructure such as roads and public facilities, particularly when land titles are issued to land owners, and
- The lack of a development plan inflicts difficulty in controlling specific construction activities when permits are submitted, which may cause mixing of conflicting land use functions in close vicinity, such as industrial and residential.

M.4.2 Weak Urban Planning and Enforcement Mechanism

The urban planning and enforcement mechanism in Cambodia is generally weak. Although the Law on Land Use Planning, Urbanization and Construction recognize the need for development master plans and land use plans as instruments for urban planning, the substance and methodology of the planning remain to be established.

The lack of approved development master plans and land use plans hinders or even nullifies the enforcement of the urban planning process.

Enforcement of the master plans and land use plans depends on the means of instrumentation. The Law provides “construction permission” is a regulatory instrument. The procedure of construction permission is not substantiated in the Law, nor any guidelines are in effect. Without clearly stipulated procedures and guidelines, the construction permission mechanism only fosters room for uncertainty and unpredictability for developers and investors.

M.4.3 Lack of Pilot Model in Development Plan and Land Use Plan

The aforementioned issue of weak urban planning and enforcement mechanism relates to the lack of a pilot model. As the urban planning involves a wide range of factors pertaining to the livelihood, culture, tradition and social dimensions, simple introduction of a foreign model often fails. Efforts need to be made to establish an indigenous model capable of dealing with various issues pertaining to the cities of Cambodia.

The lack of a pilot model of urban planning restrains the development of appropriate methodologies and capacity building towards the nationwide implementation of Cambodian version of urban planning.

M.4.4 Need for Greater Capital Area Development Plan and Land Use Plan

The Greater Capital Area encompassing Phnom Penh Municipality and Kandal Province is the largest urban center of Cambodia, where staple of the nation’s economic activities take place. Although the Law provides that Phnom Penh Committee be established, chaired by National Committee Chairperson, to formulate the Phnom Penh Development Master Plan, the committee has not yet been formed nor the plan prepared. Lack of the approved master plan for the area not only hinders a sound and harmonized expansion of the city, but also induces aggravation of urban environment, hampers economic activities and weaken the strength of the metropolitan area, and thereby the nation.

M.4.5 Need for Decentralization of Planning Functions and Capacity Building

Urban planning does not pertain only to large cities. Medium and small cities often provides gateways to larger cities, and thus activate the rural hinterland. There need to be models appropriate for medium and small cities, probably more practical and straightforward than the model for larger cities, capable addressing the issues of medium and small cities. Considering that there are more than x

cities in Cambodia with the population between 10,000 and 100,000, the planning of these cities needs to be decentralized.

The Law provides that the planning initiatives to start on the municipal and provincial levels, submitting the National Committee with draft plans for approval, but the regional offices of MLMUPC nor the Municipality/Provinces have the capacity and resources for formulating the master plans.

M.5 STRATEGIES FOR URAN PLANNING SECTOR

M.5.1 Overview of Urban Planning Sector Strategies

While the substantial portion of production and service activities take place in urban areas, the physical structure of cities are not readily regulated. If a city is once created irregularly, it will remain so for a considerable time to come. It is important to envision the appropriate future dimensions and spatial structure of the city and formulate into an urban plan. The urban plan needs to be considered and approved by the relevant authority. The management of land registration and construction permission should reference the approved urban plan and considered accordingly.

The Law on Land Use Planning, Urbanization and Construction enacted in 1994 require the above process although no urban plan has yet been approved under this Law. Insufficient enforcement of urban planning will be a main source of obstacle in issuing land titles under the new Law on Land.

Within the Growth Corridor Area, the situation is essentially the same. The Greater Phnom Penh Area houses various economic activities pertaining to the capital of Cambodia, while Sihanoukville provides the unique function of the only deep seaport of Cambodia providing sea lane connections. Intermediate Area has the medium to small cities that accommodate a market for selling products and buying consumer goods and urban services.

Urban planning needs to be established as the Law stipulates. Important cities in Cambodia, such as Phnom Penh and Sihanoukville, should lead the process by offering urban plans for approval. It is imperative that future spatial division of conflicting land uses, such as residential, tourism and industrial, be envisioned and be formulated into the land use plan. The registration of lands should taken into consideration the land use plan.

The overall urban sector strategy therefore rests on:

Overall Urban Sector Strategy

- Establish the urban planning as an effective instrument to manage the urban growth and mitigate possible negative effects by spatially separating conflicting economic activities.
- Formulate and provide for approval the land use plan showing the spatial allotment of conflict land uses and preservation of protected natural resource
- Formulate and provide for approval the urban development plan showing the future direction of yet unused land for sustainable use of urban land

The following subsections provide the specific strategies to achieve the overall strategy above.

M.5.2 Formulation of Pilot Urban Master Plan

The most important strategy of urban planning in Cambodia is to facilitate a good pilot model of urban planning combining the local and expatriate expertise. The pilot Urban Master Plan shall include the development master plan and land use plan, as stipulated in the Law, together with a guideline for enforcement, particularly in regard to construction permission.

The objective of the pilot Urban Master Plan is not only to construct a solid urban planning base for a specific city, but to establish methodologies, assumptions and procedures for urban master plans that follow. It will also serve as the first draft plan to be contemplated by the National Committee for approval. Formulation of the pilot Urban Master Plan shall involve Department of Urban Planning and relevant regional office of MLMUPC, Municipality/Province and relevant agencies/organization.

As the pilot Urban Master Plan requires the significance of a forerunner and manageable complexity, the Study Team considers that Sihanoukville City is provides the most suitable candidate.

M.5.3 Enhancement of Planning and Enforcement Mechanism

The imperative task of urban planning in Cambodia resides in the enhancement of the planning and enforcement mechanism. Though the Law provides basic

framework for urban planning, specifics of the urban planning and enforcement procedure are still widely open for substantiation.

In the sphere of planning, it is important to establish guidelines of the development master plan and land use plan. Much of the knowledge and capacity required to prepare the guidelines shall be obtained through the Pilot Urban Master Plan mentioned above. These guidelines shall be officially announced by RGM in due form.

In the sphere of enforcement, it is important to establish an autonomous criteria for the provision of construction permissions for developers/investors. In order to achieve this, the prerequisite conditions for specific type of construction in specific zoning area needs to be established clearly. These criteria shall be officially announced by RGM in due form.

M.5.4 Formulation of Greater Capital Area Master Plan

As mentioned earlier, the Greater Capital Area encompassing Phnom Penh Municipality and Kandal Province is one of the most important urban centers of Cambodia. In the face of the rapid and extensive urbanization, formulation of the Greater Capital Area Master Plan is essential in providing the infrastructure in time and effectively, and retaining control of quickly growing suburbs and maintaining the vitality of the city as a whole.

The Greater Capital Area Master Plan will be a complex and multi-faceted planning exercise involving a variety of expertise. Expatriate assistance should be considered for this task. The prerequisite for the commencement of this project will be the guidelines for the urban planning and enforcement procedure put in effect.

M.5.5 Capacity Building for Decentralization of Planning Functions

The subsequent task of urban planning pertains to the proliferation of good urban planning practices throughout the nation. The capacity building of staff will be the key for successful implementation. Opportunities for collaboration for the previously stated tasks shall be maximally utilized to build the capacity necessary to conduct urban planning practices independently. Supplemental documentation in Khmer describing the processes and procedures of urban planning may be helpful.

M.6 PROPOSED PROJECTS AND IMPLEMENTATION PROGRAM

M.6.1 Proposed Projects

In all four projects are proposed in the urban planning sector. As the urban planning in Cambodia is still in the process of preparation, all the projects area basically technical assistance type of support for the substantiation of the solid urban planning mechanism. The details of the proposed projects are shown in the project sheets attached in **Annex**. **Table M.7** below lists the four projects.

Table M.7 Proposed Projects for Urban Planning Sector

Project	Objective	Executing Agency
F1: Pilot Urban Master Plan for Sihanoukville	The objective of the pilot Urban Master Plan is to construct a solid urban planning base for a specific city and to establish methodologies, assumptions and procedures for urban master plans that follow.	MLMUPC in collaboration with Sihanoukville Municipality
F2: Enhancement of Planning and Enforcement Mechanism of Urban Planning	The objective of this project is to establish guidelines of the development master plan and land use plan, and to establish an autonomous criteria for the provision of construction permissions fro developers/investors.	MLMUPC
F3: Greater Phnom Penh Capital Area Urban Master Plan	The objective of the Greater Capital Area Master Plan is to formulate Greater Phnom Penh Capital Area Urban Master Plan. This plan will be a complex and multi-faceted planning exercise involving a variety of expertise.	MLMUPC in collaboration with Sihanoukville Municipality
F4: Assistance Capacity Building for decentralization of Planning Functions	This project aims at to build the capacity necessary to conduct urban planning practices independently	MLMUPC in collaboration with municipalities/ provinces

M.6.2 Evaluation of Proposed Projects

The proposed projects were scrutinized in view of the 6 evaluation criteria.

- Conformity to Basic Strategy
- Conformity to Regional Strategy
- Relevance to Industrial Development
- Sustainability and use of local resource
- Admissibility of implementation
- Impact on social dimension

Table M.8 summarizes the appraisal.




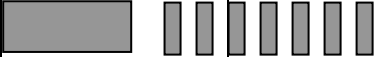
Table M.8 Evaluation of the Proposed Projects

Project	Conformity to Basic Strategy	Conformity to Regional Strategy	Relevance to Industrial Development	Sustainability and use of local resource	Admissibility of implementation	Impact on social dimension
F1: Pilot Urban Master Plan for Sihanoukville	A – Will support the development of SPZ in SNV	A - Will support the development strategy of SNV	A - Will support the development strategy of SNV	A - Will contribute to the sustainable development of SNV	A – Admissible immediately	A – No adverse effect foreseen on social dimensions
F2: Enhancement of Planning and Enforcement Mechanism of Urban Planning	A – Will support the development of SPZ in SNV	B – Is consistent with the regional strategy	B – Is consistent with the industrial development, but not support it directly	A - Will contribute to the sustainable development of GC	B – Needs to await completion of Project H1	A – No adverse effect foreseen on social dimensions
F3: Greater Phnom Penh Capital Area Urban Master Plan	B – Is consistent with the basic strategy	A - Will support the development strategy of Greater Capital Area	A - Will support the development strategy of Greater Capital Area	A - Will contribute to the sustainable development of Greater Capital Area	C - Needs to await completion of Project H1 and H2	A – No adverse effect foreseen on social dimensions
F4: Assistance Capacity Building for decentralization of Planning Functions	B – Is consistent with the basic strategy	A - Will support the development strategy of SNV	B – Is consistent with the industrial development, but not support it directly	A - Will contribute to the sustainable development of SNV	C - Needs to await completion of Project H1 and H2	A – No adverse effect foreseen on social dimensions

M.6.3 Implementation Program

Based on the evaluation of the proposed projects, the implementation program is formulated as shown in **Figure M.7**.

Table M.9 Implementation Program of the Proposed Projects

Project	Executing Agency	2003 - 2005	2006-2008	2008-2015
F1: Pilot Urban Master Plan for Sihanoukville	MLMUPC in collaboration with Sihanoukville Municipality			
F2: Enhancement of Planning and Enforcement Mechanism of Urban Planning	MLMUPC			
F3: Greater Phnom Penh Capital Area Urban Master Plan	MLMUPC in collaboration with Sihanoukville Municipality			
F4: Assistance Capacity Building for decentralization of Planning Functions	MLMUPC in collaboration with municipalities/ provinces			

M.6.4 Selection of Priority Project

The following two projects are selected for the urgent projects.

(1) F1: Pilot Urban Master Plan for Sihanoukville

Sihanoukville is a city endowed with outstanding physical and geopolitical advantage for economic development, and it provides Cambodia with the independent international sea-lane access. It is of strategic importance to facilitate sustainable management of urban development and devise good balance amongst different economic activities that will take place in Sihanoukville.

There is presently no approved urban plan for Sihanoukville. This means that the future land use is not envisioned clearly, nor the development directions delineated officially. This is seriously affecting the ongoing process of issuing land titles in Sihanoukville, as the necessary land for infrastructure such as roads and parks are not clearly defined, as well as construction permits as spatial allotment of different types of development is not clearly defined.

In this urgent project, an urban plan comprising the land use plan and the urban development plan shall be formulated for approval by the authority. The implementation of this project is presumed as a local initiative, supported by a

grant based technical assistance program. The major component of the project will be:

- Formulation of future development framework including the population, employment, industry and tourism
- Estimation of future land use requirement
- Protected area and greenery
- A zoning plan for land use
- Transportation network
- Infrastructure development plans
- Regulatory framework

(2) F2: Enhancement of Planning and Enforcement Mechanism of Urban Planning

It is imperative for Cambodia that urban planning be taken up as a continuous program that oversee the balanced and sustainable management of urban environment as well as a instrument to control the urban expansion. The mechanism of urban planning has not been facilitated properly in Cambodia.

With regard to the formulation of an urban plan, a step-by-step guideline applicable to and appropriate with the actual issues pertaining to the cities in Cambodia is necessary. The pilot project of H1 above will provide a basis for the required guideline. Regulatory measures such as arterial road right-of-way, control of set-backs, limitation of building heights and/or stories have to be devised in relation to the land use plan. Principles and criteria as to the setting up of land use zoning needs to be established.

The project is presumed to be a grant based technical assistance project with dispatching of expatriate experts with necessary knowledge and expertise.

Annex: Project Sheet

Project Name	F1: Pilot Urban Master Plan for Sihanoukville
Backgrounds	The most important strategy of urban planning in Cambodia is to facilitate a good pilot model of urban planning combining the local and expatriate expertise. The pilot Urban Master Plan shall include the development master plan and land use plan, as stipulated in the Law, together with a guideline for enforcement, particularly in regard to construction permission.
Project Purposes	The objective of the pilot Urban Master Plan is not only to construct a solid urban planning base for a specific city, but to establish methodologies, assumptions and procedures for urban master plans that follow. It will also serve as the first draft plan to be contemplated by the National Committee for approval. Formulation of the pilot Urban Master Plan shall involve Department of Urban Planning and relevant regional office of MLMUPC, Municipality/Province and relevant agencies/organization.
Target Year (Project Period)	2003
Beneficiaries (Target Group, Target Area)	The general population of Sihanoukville Municipality, 180,000 in 2000 (Target group; Urban population of Sihanoukville, 80,000 in 2000)
Activities	<ol style="list-style-type: none"> 1) Formulation of the Urban Master Plan of Sihanoukville <ul style="list-style-type: none"> - Planning framework; Establishing planning parameters such as population, employment, tourism, industry etc. - Development Master Plan including population projection of sub-districts; planning of urban structure; population distribution; transportation network plan; infrastructure planning of water, power sewerage and telecommunication; environmental management; and recreational area planning - Land Use Plan with a zoning plan with residential, commercial, industrial, recreational, public, defense and other relevant categories; relevant regulatory criteria; and an enforcement plan 2) Technology transfer and capacity building of counterpart in urban planning 3) Submittal of Urban Master Plan to National Committee for approval
Executing Organization	Ministry of Land Management, Urban Planning and Construction in collaboration with Sihanoukville Municipality
Outputs(Results)	<ol style="list-style-type: none"> 1) Alleviation of urban poverty as a combined effect with the improvement of Port of Sihanoukville and development of SPZ in Sihanoukville 2) Effective management of urban growth of Sihanoukville 3) Establishing of methodologies, assumptions and procedures for urban master plans in other cities of Cambodia that will follow 4) Support for the enhancement of planning and enforcement mechanism of the urban planning practices in Cambodia (Project H2)
Inputs (Project Cost)	Basically utilizing local resources, with necessary guidance and consultancy from the expatriate. (Yen 100 million)

Project Sheet

Project Name	F2: Enhancement of Planning and Enforcement Mechanism of Urban Planning
Backgrounds	<p>The urban planning and enforcement mechanism in Cambodia is generally weak. Although the Law on Land Use Planning, Urbanization and Construction recognize the need for development master plans and land use plans as instruments for urban planning, the substance and methodology of the planning remain to be established.</p> <p>Enforcement of the master plans and land use plans depends on the means of instrumentation. The Law provides “construction permission” is a regulatory instrument. The procedure of construction permission is not substantiated in the Law, nor any guidelines are in effect. Without clearly stipulated procedures and guidelines, the construction permission mechanism only fosters room for uncertainty and unpredictability for developers and investors.</p> <p>The imperative task of urban planning in Cambodia resides in the enhancement of the planning and enforcement mechanism. Though the Law provides basic framework for urban planning, specifics of the urban planning and enforcement procedure are still widely open for substantiation.</p>
Project Purposes	<p>The objective of this project is to establish guidelines of the development master plan and land use plan, and to establish an autonomous criteria for the provision of construction permissions fro developers/investors. In order to achieve this, the prerequisite conditions for specific type of construction in specific zoning area needs to be established clearly. These criteria shall be officially announced by RGM in due form.</p>
Target Year (Project Period)	2003
Beneficiaries (Target Group, Target Area)	The general population of Cambodia, 13 million in 2000 (Target group; Urban population 2 million in 2000)
Activities	<ol style="list-style-type: none"> 1) Compilation of the Guideline for Urban Master Plan <ul style="list-style-type: none"> - Procedures and methodologies for Development Master Plan - Requirements for Development Master Plan - Requirement for Land Use Plan - Procedures for approval 2) Technology transfer and capacity building of counterpart in urban planning
Executing Organization	Ministry of Land Management, Urban Planning and Construction
Outputs(Results)	<ol style="list-style-type: none"> 1) Provision of practical guideline for the Development Master Plan and Land Use Plan stipulated by the Law on Land Use Planning, Urbanization and Construction 2) Ensuring effective management of urban growth and thereby alleviating the urban poverty 3) Establishing a stable and transparent system of construction permission, and thereby promoting investments for development
Inputs (Project Cost)	Expatriate expert providing advices and consultancy 12 Person/month

Project Sheet

Project Name	F3: Greater Phnom Penh Capital Area Urban Master Plan
Backgrounds	The Greater Capital Area encompassing Phnom Penh Municipality and Kandal Province is the largest urban center of Cambodia, where staple of the nation's economic activities take place. Although the Law provides that Phnom Penh Committee be established, chaired by National Committee Chairperson, to formulate the Phnom Penh Development Master Plan, the committee has not yet been formed nor the plan prepared. Lack of the approved master plan for the area not only hinders a sound and harmonized expansion of the city, but also induces aggravation of urban environment, hampers economic activities and weaken the strength of the metropolitan area, and thereby the nation.
Project Purposes	The objective of the Greater Capital Area Master Plan is to formulate Greater Phnom Penh Capital Area Urban Master Plan. This plan will be a complex and multi-faceted planning exercise involving a variety of expertise. Expatriate assistance should be considered for this task. The prerequisite for the commencement of this project will be the guidelines for the urban planning and enforcement procedure put in effect.
Target Year (Project Period)	2004 - 2005
Beneficiaries (Target Group, Target Area)	The general population of Phnom Penh Municipality and Kandal Province, 2.2 million in 2000 (Target group; Urban population of Phnom Penh Municipality and Kandal Province, 1.1 million in 2000))
Activities	<ol style="list-style-type: none"> 1) Formulation of the Urban Master Plan of Greater Phnom Penh Capital Area <ul style="list-style-type: none"> - Development Master Plan including population projection of sub-districts; planning of urban structure; population distribution; transportation network plan; infrastructure planning of water, power sewerage and telecommunication; environmental management; and recreational area planning - Land Use Plan with a zoning plan with residential, commercial, industrial, recreational, public, defense and other relevant categories; relevant regulatory criteria; and an enforcement plan 2) Technology transfer and capacity building of counterpart in urban planning 3) Submittal of Urban Master Plan to National Committee for approval 4) Integration of participatory planning and self-help urban improvement
Executing Organization	Ministry of Land Management, Urban Planning and Construction in collaboration with Sihanoukville Municipality
Outputs(Results)	<ol style="list-style-type: none"> 1) Creation of the national capital symbolizing the future of the kingdom where the nationals can take pride 2) Vitalization of economic activities and promoting foreign direct investments 3) Alleviation of urban poverty 4) Effective management of urban growth of Capital Area
Inputs (Project Cost)	Expatriate consultancy in close collaboration with the local counterpart agencies. (Yen 1,000 million)

Project Sheet

Project Name	F4: Assistance Capacity Building for Decentralization of Planning Functions
Backgrounds	<p>Urban planning does not pertain only to large cities. Medium and small cities often provides gateways to larger cities, and thus activate the rural hinterland. There need to be models appropriate for medium and small cities, probably more practical and straightforward than the model for larger cities, capable addressing the issues of medium and small cities. Considering that there are more than x cities in Cambodia with the population between 10,000 and 100,000, the planning of these cities needs to be decentralized.</p> <p>The Law on Land Use Planning, Urbanization and Construction provides that the planning initiatives to start on the municipal and provincial levels, submitting the National Committee with draft plans for approval, but the regional offices of MLMUPC nor the Municipality/Provinces have the capacity and resources for formulating the master plans.</p>
Project Purposes	The capacity building of staff will be the key for successful implementation of urban planning. This project aims at to build the capacity necessary to conduct urban planning practices independently. Supplemental documentation in Khmer describing the processes and procedures of urban planning may be helpful.
Target Year (Project Period)	2005 - 2010
Beneficiaries (Target Group, Target Area)	The general population of Cambodia, 13 million in 2000 (Target group; Urban population 2 million in 2000)
Activities	<ol style="list-style-type: none"> 1) Seminar on the procedures and guidelines of urban planning in Cambodia to be attended junior planning staff of municipalities and province 2) On the job training of senior and junior planning staff in formulating and enforcing the respective urban plans for approval, with the guidance from the Ministry of Land Management, Urban Planning and Construction 3) Compilation of Khmer Language documents describing the urban planning procedures and construction permission guidelines 4) Assistance to the necessary equipment and facilities
Executing Organization	Ministry of Land Management, Urban Planning and Construction in collaboration with municipalities/provinces
Outputs(Results)	<ol style="list-style-type: none"> 1) Improved capacity of planning staff of MLMUPC regional offices and municipal and provincial governments 2) Khmer Language documents describing the urban planning procedures and construction permission guidelines 3) Enhancement of hardware for urban planning
Inputs (Project Cost)	Basically utilizing local resources, with necessary guidance and consultancy from the expatriate. (Yen 50 million)