



Land Use Planning – Current Situation and Future Directions

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1. Current Situation – Policy and Legal Framework

- Rectangular Strategies (RS)
- National Strategic Development Plan (NSDP)
- National Policy on Spatial Planning (NPSP)
- Industrial Development Policy (IDP)
- Cambodia Digital Economy and Society Policy Framework
- Land Law
- Sustainable Development Goals (SDGs)
- GMS Urban Development Strategic Framework
- ASEAN Sustainable Urbanization Strategy
- Other relevant policies, strategies, etc.

RS IV: 4 Strategic Goals & 4 Priority Areas

- **R1 - Human resource development**
- **R2 - Economic diversification**
- **R3 - Promotion of private sector development & employment**
- **R4 - 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.

Spatial Planning Hierarchy

Hierarchy		Vision	Update
National Level			
▪ National	National Spatial Planning	≥ 20 yr.	10 yr.
▪ Regional	Regional Spatial Planning	≥ 20 yr.	10 yr.
Sub-National Level			
▪ Capital/Provincial	Capital Land Use Master Plan	≥ 20 yr.	5 yr.
	Capital Land Use Planning		
	Provincial Spatial Planning	≥ 20 yr.	5 yr.
▪ Municipal/District/ Khan	Municipal Land Use Master Plan	≥ 15 yr.	5 yr.
	Municipal Land Use planning		
	District/Khan Land Use Master Plan	≥ 15 yr.	5 yr.
▪ Commune/Sangkat	Commune/Sangkat Land Use Planning	10-15 yr.	5 yr.

Source: The National Policy on Spatial Planning of the Kingdom of Cambodia, 2011

Mechanism for Spatial and Urban Planning

At National level

Ministry of LMUPC

National Committee on Spatial
and Urban Planning (N.SUP)

General Department of
Land Management and
Urban Planning

National Spatial Planning
Regional Spatial Planning

Secretariat
General

At sub-National level

Department of LMUPCC

Provincial Committee on
Spatial and Urban Planning

Provincial Spatial Plan

Land Use Master Plan and
Land Use Plan

Secretariat

Office of LMUPCC at
Municipal , District

Municipal and District
Committee on Spatial and
Urban Planning

Land Use Master Plan and
Land Use Plan at Municipal,
district level

Team work

Achievements of Spatial and Land Use Planning (as of October 2022)

1) Capital/Provincial Level

3/25 LUMP/PSP – Completed (Phnom Penh LUMP, Battambang and Preah Sihanouk PSP)

2) Municipal/District/Khan Level and Town

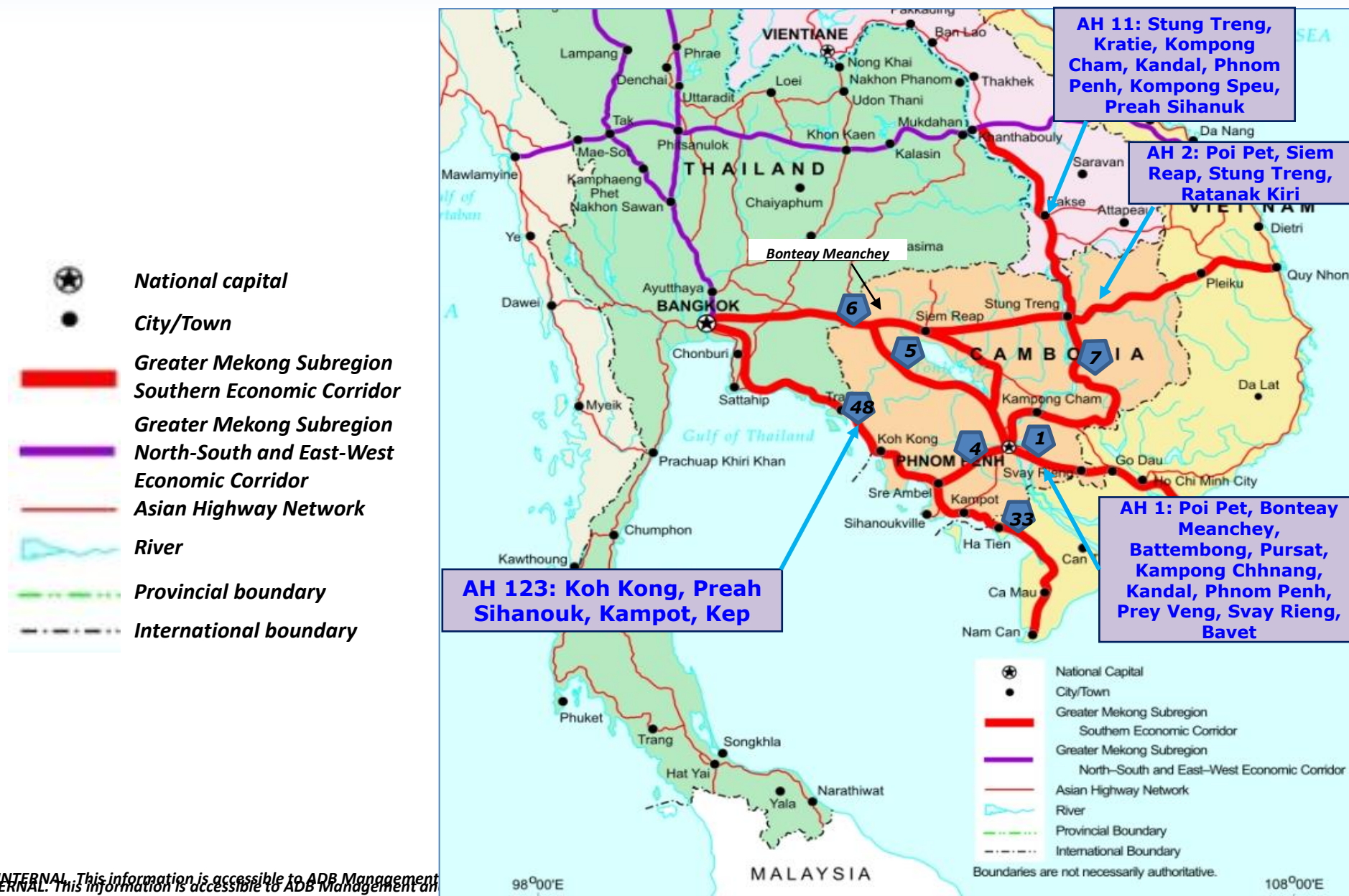
21/204 + 3 LUMP – Completed (Mayor cities and towns along the economic corridors, and 14 khan in Phnom Penh)

3) Commune/Sangkat level

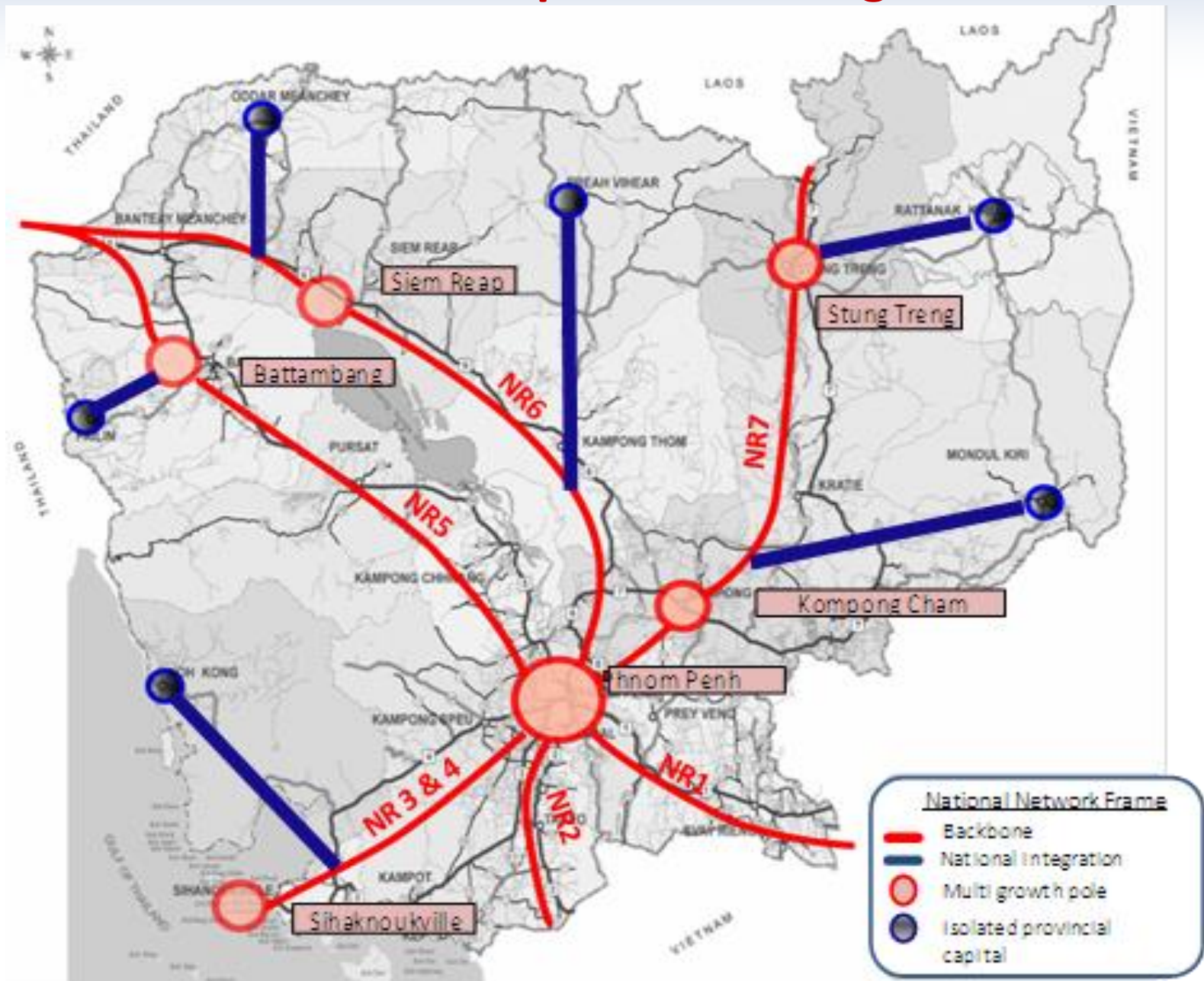
190/1652 LUP – Completed.

PSP: Provincial Spatial Plan, **LUMP:** Land Use Master Plan, **LUP:** Land Use Plan

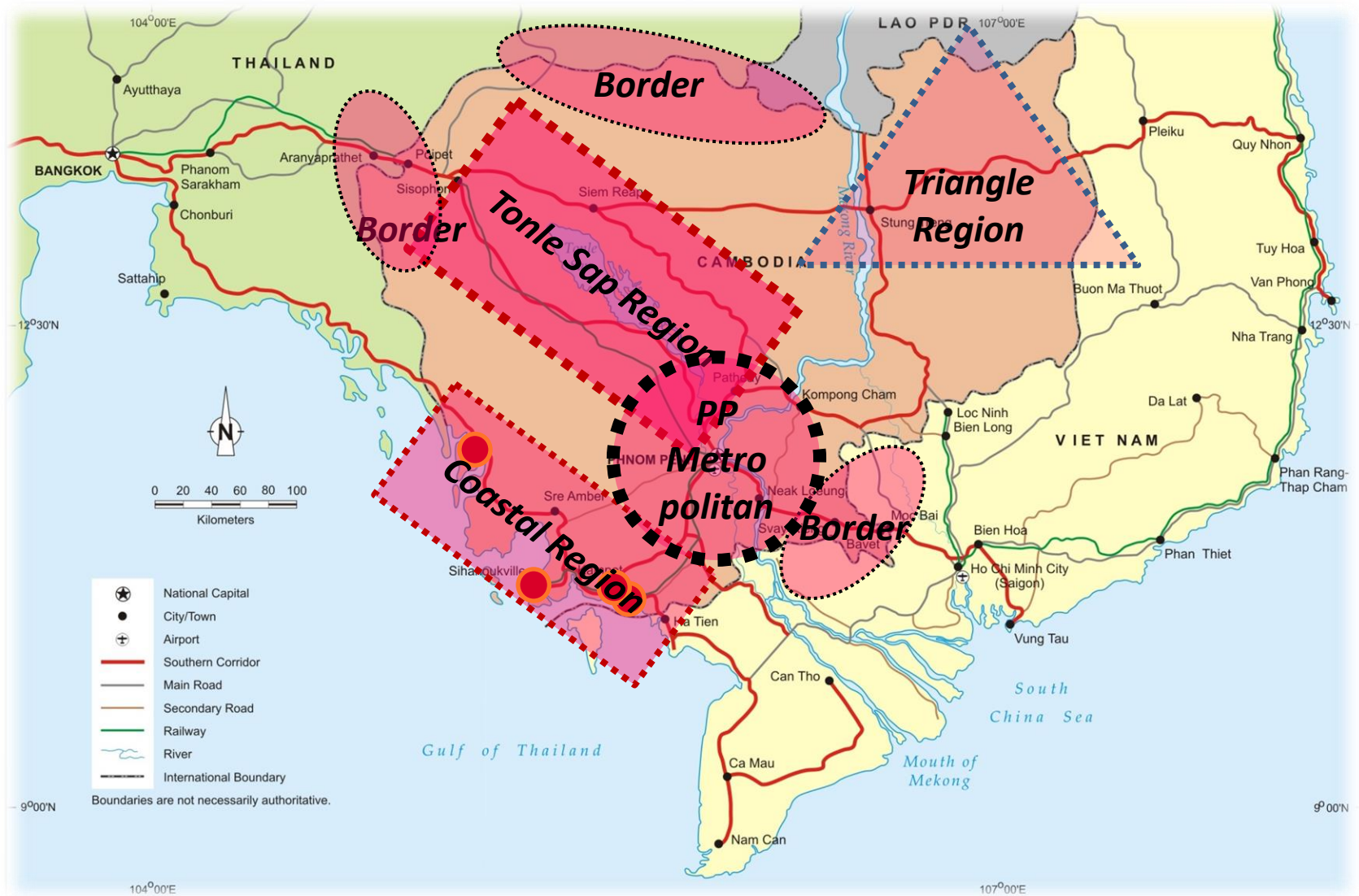
National Spatial Planning in the Regional Framework



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Regional Spatial Planning

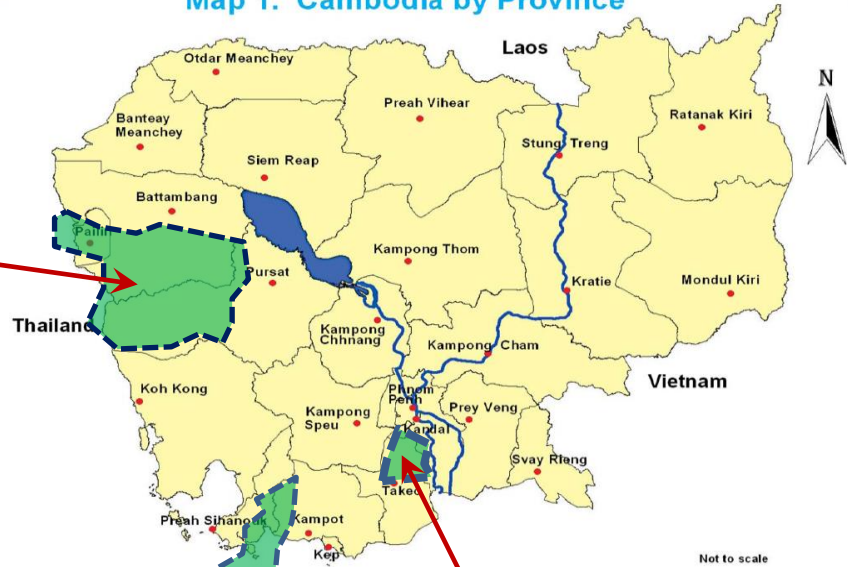


Provincial Spatial Planning

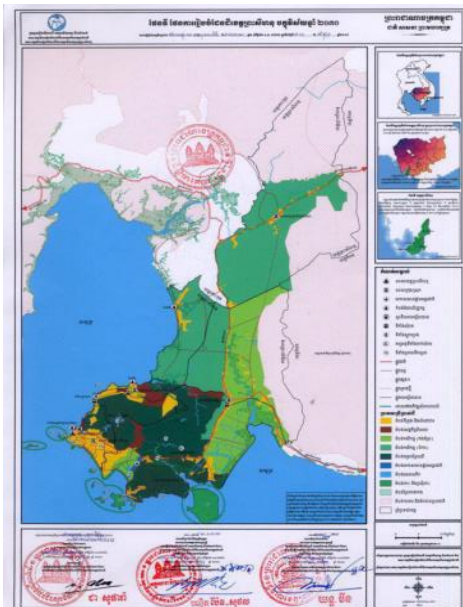
Battambang Province



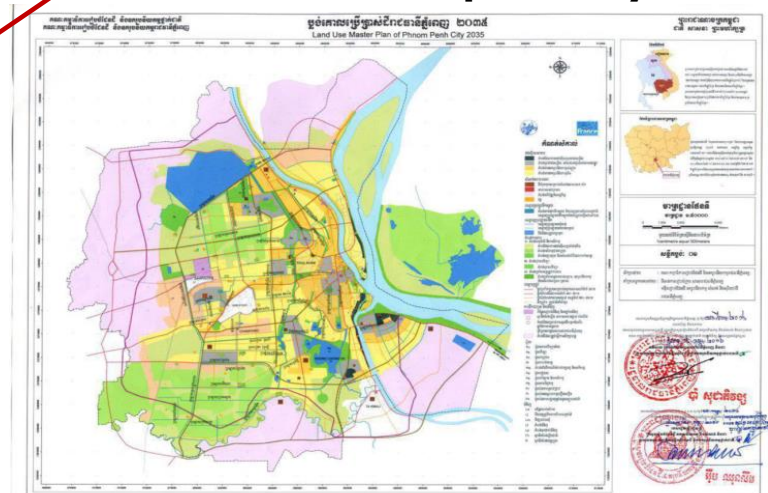
Map 1. Cambodia by Province



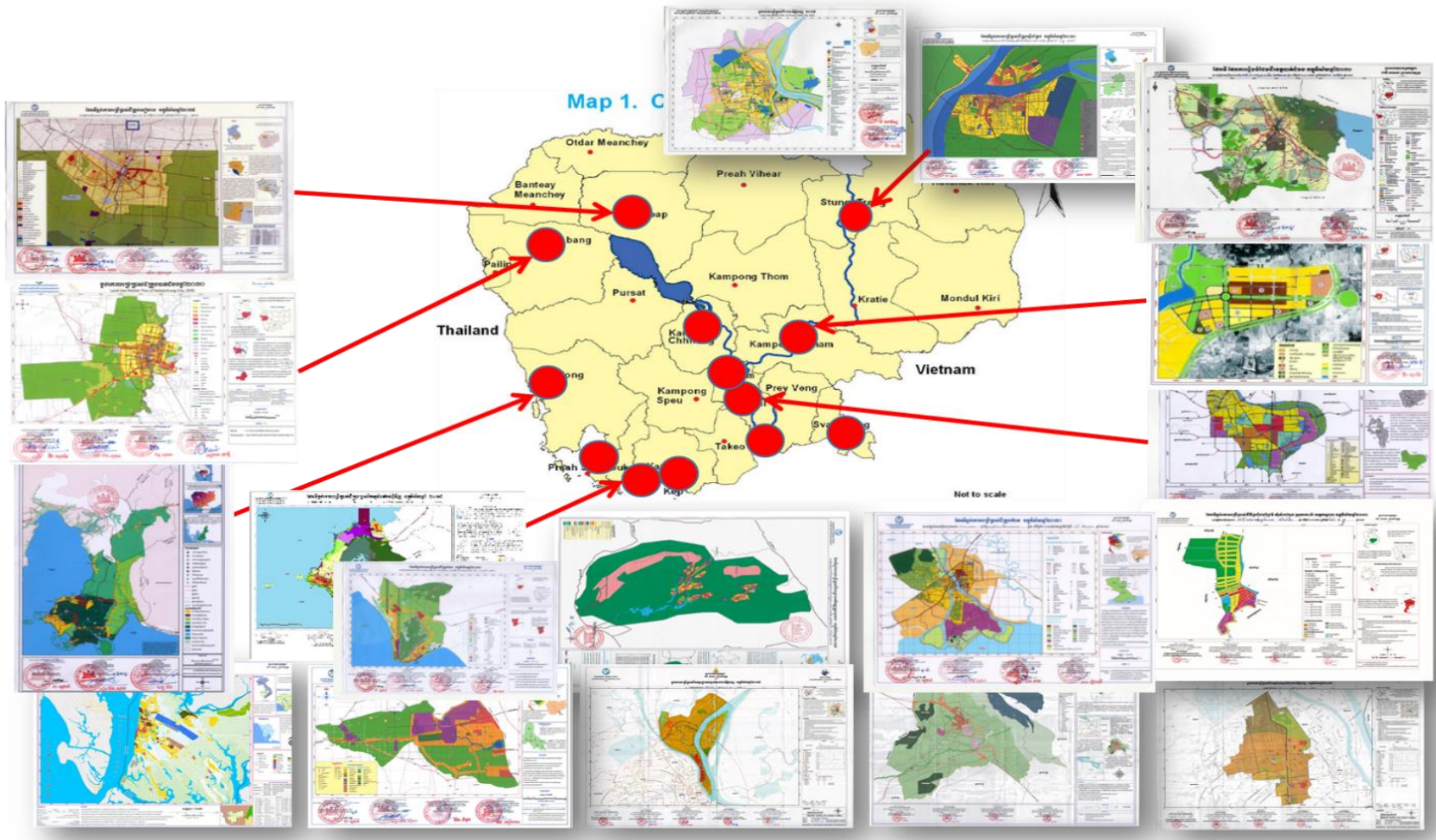
Preah Sihanouk Province



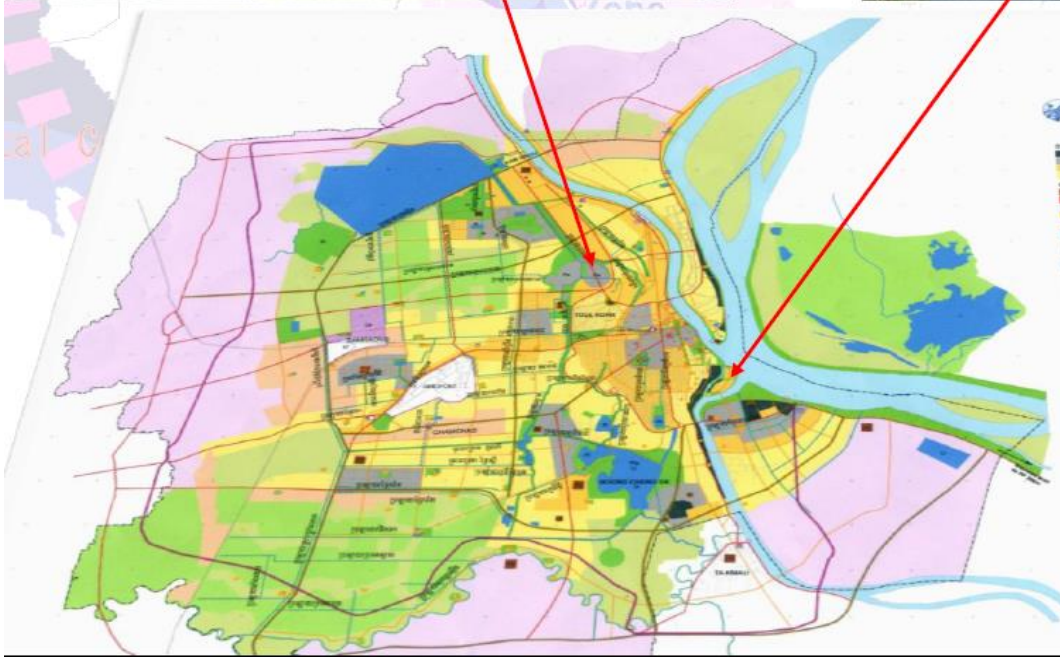
Phnom Penh Capital City



City/District Land-Use Master Plan



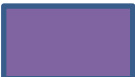



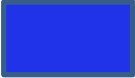
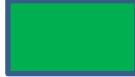




Detailed Urbanization Plan



Detailed Urbanization Plan

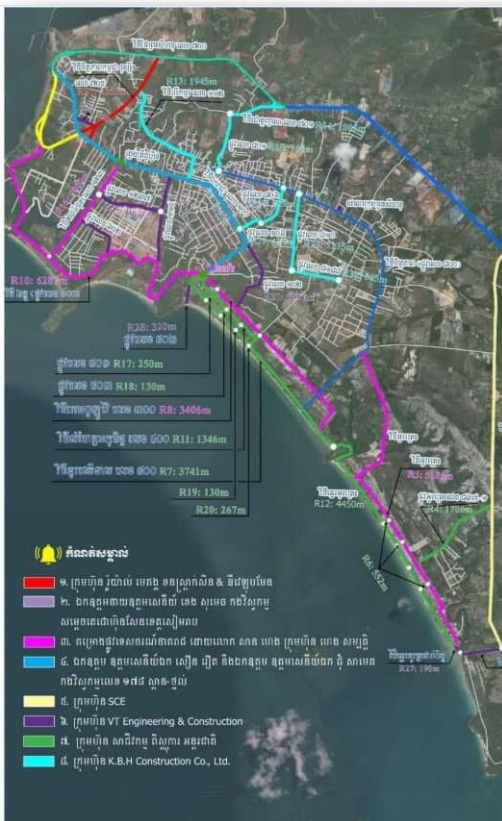
Land Use Zoning, BCR and FAR based on Sub-Decree No.42 on Urbanization of the Capital, Cities and Urban Areas:

	Residential Zone	BCR < 50% – 75%	FAR<0.5 – 5.0
	Commercial Zone	BCR< 70% – 75%	FAR<10 – 12
	Industrial Zone	BCR< 60%	FAR<3.0
	Mixed Zone	BCR< 70%	FAR<10.0
	Transportation Zone	BCR< 60%	FAR<3.0
	Tourist Zone	BCR< 50%	FAR<5.0
	Administration Zone	BCR< 60%	FAR<5.0
	Green Area & Public Space	BCR< 10%	FAR<0.3
	Religious and Cultural Zone	BCR< 50%	FAR< 2.0
	Other	BCR< 50%	FAR<5.0

Implementation of the Land Use Plan

Preah Sihanouk:

- The development of Infrastructures and 37 Urban Roads (Started on 16 November 2019 and completed on 09 April 2021)



Implementation of the Land Use Plan

Siemreap:

- The development of infrastructures and 38 urban roads (started on November 2020 and completed at end of 2021)



2. Future Directions

1) Policy and Legal Framework

- Law on Land Management and Urban Planning (Amendment)
- Sub-Decree on Coastal Management and Development
- National Policy on Urbanization
- Urban Planning Code
- etc.

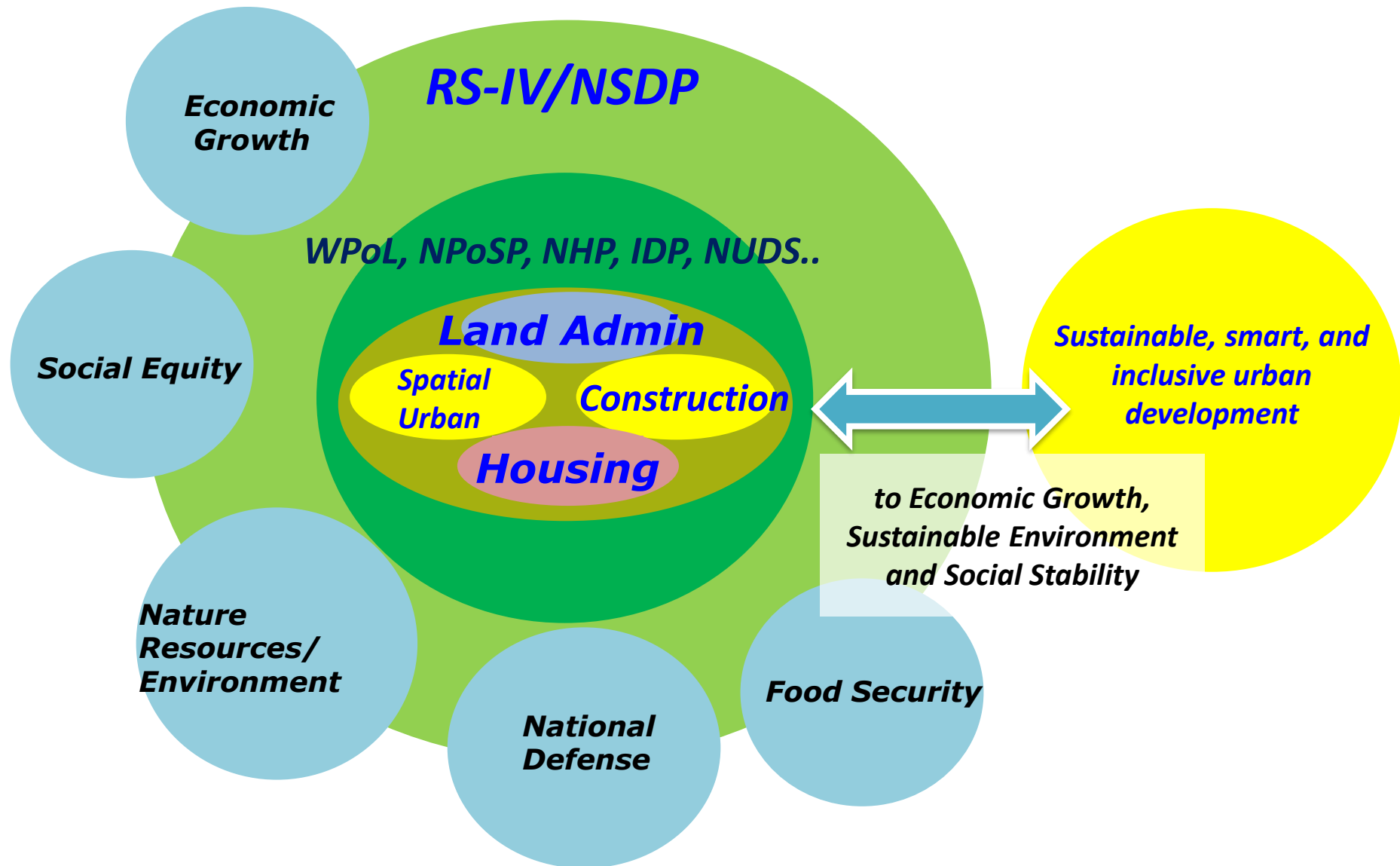
2) Spatial and Land Use Planning

- National Spatial Planning
- Regional Spatial Planning: Coastal Zone, Greater Phnom Penh Metropolitan Area, and CLV Triangle Development Zone
- Provincial Spatial Planning, Municipal/District/Khan LUMP
- Commune Land Use Planning, Island LUMP, Coastline Mapping

2. Future Directions (Cont'd)

- 3) Smart Cities, National Spatial Data Infrastructure (NSDI)
- 4) Efficient Land Registration and Construction Management
(Land Development Permit and Construction Permit)
- 3) Professional Capacity and Institutional Strengthening
- 4) Etc.

Conclusions





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