

**Kingdom of Cambodia**  
**Nation Religion King**

Royal Government of Cambodia  
No. 01 SRNN

**Circular**  
**On**  
**Development of Cambodia Coastal Areas**

Coast of Kingdom of Cambodia was included as a member of the most beautiful bay in the world club, on May 25-26, 2011 at Tambacounda, Republic of Senegal, by the most beautiful bay in the world club since it has variety of biological diversity, luxury of natural environment, value of ecology, socio-economic, culture and tradition of the areas as well as the attractive tourism. The improvement of economy, tourism and the population growth in the coastal areas as well as in the whole Kingdom of Cambodia requires the appropriate physical development in order to meet the actual needs. In this regards, Royal Government of Cambodia possesses management and development plan of the coast accurately with effectiveness and sustainability in order to avoid and prevent the impacts of the development of tourism, social-economic, culture and tradition of the coastal areas.

Royal Government of Cambodia issued this circular in order to instruct to the ministries, relevant institutions and sub-national level to implement the principle of the management, consumption, maintenance, protection and development of coastal areas in the Kingdom of Cambodia which consist of land domain, islands, and water as below:

1. Coast

Coast shall be determined from the highest of high tide line of the sea up to the line prohibiting the tenure or other construction in stone or sand which is determined as area for public use and is classified as the state public land. The size of the coast shall be determined as below:

- Inclined beach shall be determined at least 30 (thirty) meters off the highest of high tide line to mainland.
- Steep beach shall be determined at least 20 (twenty) meters off the top of steep beach to mainland.

In case that the actual situation of the inclined beach may not be determined as above-mentioned size; the size of the coast must be invented or expanded in order to create the coast for visit and entertainment if possible.

The appropriate number of umbrellas, chairs, and small tables, which are movable and for relaxation, are allowed to put on the beach, and the huts shall be organized for watchmen by providing materials and necessary instructments as requires in order to monitor and safeguard for the public and tourists.

## 2. Coastal Reserved Land and Consumption

The coastal reserved land is generally use for green garden and network scenery or for plant growth to identify the border of the coasts and coastal reserved land adjacent to the public roads located in the direction to mainland.

### 2.1.Coastal Reserved Land

The coastal reserved land is the land that is from the upper coastal line to the mainland. The coastal reserved land is public state land, except it is legally occupied.

Length or size of the coastal reserved land shall be determined as below:

- Width of coastal reserved land shall be determined at least 50 (fifty) meters off the upper costal line to the mainland.
- In case, along the coasts, there is the existence of public road already, the coastal reserved land can be determined with this public road.

### 2.2.Consumption of the Coastal Reserved Land

The consumption of coastal reserved land obtains special condition varied from one another based on the situation of each location:

**1-** Coastal reserved land which has numerous people living on and charaterized as urban area or has the activities of tourism; the consumption shall be determined as below:

- may allow the construction of the small stores to serve the tourist service in between the trees, which each small store is from one another at least 15 (fifteen) meters in order to ease the public and tourists' travelling and maintian the sigth towards the sea. These small stores' constrution shall be organized properly in accordance with technical standards and maintainance the clear entrance and exit in order to get rid of the impact on the garden and green scenery.
- may allow to have any constructions of the symbolic such as statues or public art.
- may allow to have the parking lots for all kind of tourist vehicles to park in the surrounding area of the coastal reserved land which shall not have any impacts on gardens and green scenery.
- may allow to build public toliets, which are good, with appropriates number in order to serve to the public and tourists by located them at the appropriate place and does not affect to the area's view.

- cannot allow to have commercial ports construction except the existing ports and the locations that has greatly potential and necessary to build such ports there.
- cannot allow to have firm buildings on the coastal reserved land except that constructions are built in the purpose of serving for public and tourism such as:
  - The entrances or bridges for connecting to the ports which have tourist boats or small-machine boats for tourists or public use. These ports shall have appropriate location and shall not disturb activities of passing the coast.
  - Museum of biological diversity, maritime plants, aquariums where located in front of the building can be allowed the tourists or public to pass
  - Other locations that the government permits.

2- The coastal reserved lands located in the areas which do not have many people living on and is not the urban area, the consumption shall be determined as below:

- may allow to build the commercial or fishing ports. For the existing ports shall be organized for hygiene and environmental management, especially the solid and liquid waste. In necessary case shall study on the environmental impacts and the appropriateness of the location in order to ensure the security, confortation and minimization other risks.
- may allow to organize as water tourism sites, tourism ports, or new entertainment areas consisting of the hygiene and environmental management, especially the solid and liquid waste in accordance with the technical standards in order to protect the water resources, ecological system and biological diversity.
- may allow to organize as tourist village in the new or existing villages based on the actual situation and potentiality of each location.
- shall study on the location and evaluation on the environmental impacts properly in accordance with technical standards of any proposals request to develop the constructions such as factory construction, industry, workshop, other stations, etc. which may restrict the air pollution to emit into the atmosphere as well as noise pollution which produce the serious disturbance to the neighbouring areas.
- may allow to have the development or other constructions in accordance with the Royal Government's policies.

### 3. Public Roads along with the Coastal Reserved Land

Public roads along with the coastal reserved land is the roads which are constructed next to the outside line of the coastal reserved land which divide the coastal reserved land into subordinate area. This road is the barrier to prevent the violation occupied the coastal reserved land.

In case that there is no public road, the ministries, institutions and sub-national level which have relevant authority shall commence the organization of road construction plans and submit it to the Ministry of Land Management, Urban Planning, and Construction in order to examine on the appropriateness compliance with the policy and technical standards of land management and urbanization in order to maintain, protect, and boost the landscape in the coastal area. This road shall have the reserved land with the size of at least 15 (fifteen) meters from both sides of the road axis.

### 4. Subordinate Area along the Public Road

The subordinate area is the block located between public road along with the coasts and along another road line which located in the direction to the mainland.

The development and other constructions in this area shall be complied with the Land-use Master Plan and Land-use planning and applicable regulations. For the areas which do not have Land-use Master Plan and Land-use planning, the Ministry of Land Management, Urban Planning and Construction shall determine the detail instruction for implementation.

In order to promote the view of natural environment and construction, the development of the buildings in the subordinate area shall be complied with the policy as below:

- Shall have low index for all kind of buildings as stipulated in the provision of urbanization
- Shall organize to have garden, growing grass, and plants and have sidewalk on the reserved land in accordance with the technical standards
- Shall organize as public space, garden, entertainment garden or public park in order to promote the view of the coasts.
- Shall obtain prior permission letter from competent authorities for all installation of commercial signs.

### 5. Public Road, Sidewalk, and Garden or Green Network directed to the Beach

Public road, sidewalk, and garden or green network directed to the beach which connects to interface of the road next to the coastal reserved land shall:

- remain both sides of the pavement at least 6 (six) meters for public road in subordinate areas in order to organize the garden, growing grass, plants as well as all sidewalk in compliance with the technical standards.
- organized to have garden, grass field, and land for growing plants in order to create green network connected to the coastal reserved land; for the land surface or public space which located next to the existing or new public road

to promote the landscape of the environment and on purpose of opening the marine breeze side.

#### 6. Firth, River, Canal, Water Line connected to the Sea

Firth is the water surface which connected to the sea surface. The size of the firth shall be determined on of the highest line of high tide. The size of the reserved land of the firth shall be determined for at least 30 (thirty) meters from the highest line of the high tide.

River, canal, and water way of which the ship or raft can pass and float is fresh water surface which connected to the sea water. The size of the width of river, canal, water line of which ship or raft can pass and float shall be determined on the line of the highest water level for both sides during rainy season, except the unusual flood. The size of the reserved land of the river, canal, and water line which ship or raft can pass and float shall be determined for at least 20 (twenty) meters from the line of the highest water level in the rainy season.

Public roads along the reserved land of the firth, river, canal, and water line, of which the ship or raft can pass and float, is the road that is built next to the outside line of the reserved land of the firth, river, canal, and water line, of which the ship or raft can pass, is divided into the reserved land of firth, river, canal, and water way, of which ship or raft can pass and float within the satellite area. This road is the shield preventing any violation occupied of the reserved land of the sea firth, river, canal, and water way of which the ship or raft can pass and float.

In case that there is no public roads as mentioned above, Ministries, institutions, and administration under national level shall commence and organize the project to build such roads and submit to Ministry of Land management, Urban Planning, and Construction to examine the compliance with the policies and technical standard of land management and urbanization on purpose of maintainance, protection and improvement the view of the environment along the coasts. This road shall have the reserved land for at least 10 (ten) meters both sides from the road axis.

A long the public roads shall be prepared to have gardens, grass fields and area for growing plants in order to create green sytem to promote the beauty and environment.

The development as other building constructions next to the public roads, shall have low index the same as subordinate area along with the road next to the coastal reserved land.

#### 7. Island

Island is the land which is surrounded by the sea water. The border of the island in the sea shall be determined by the maximum of high tide line. The size of island can be small or big variety differently which can be used for other purposes except there are

specified determination. Island is subject for living and developing in accordance with the policies of development socio-economic, national defense and tourism.

#### 7.1- The Use and Development of Island for Living Purpose

Except, there is prohibition by laws, some islands may be allowed to use temporarily and irregularly based on the actual contract. The development of the island is subject to be complied with land consumption master plan, land consumption planning as well as applicable regulations or development plans which government or competent Ministries, institutions permitted.

For the islands that are allowed to use in this purpose which have no Land-use Master Plan and Land-use planning, the Ministry of Land Management, Urban Planning, and Construction shall organize detail directions for the implementation in accordance with the real situation and the following principles:

- Maintain and protect the existing natural resources and forest with a minimum of 60% (sixty per cent)
- Have low index which the ratio of the surface of the bottom building is lower than 35% (thirty five per cent, and the remaining land shall use for tree planting and gardening for a minimum of 50% (fifty per cent).
- Build Khmer-architecture construction
- Organize the maximum amount of public spaces and tourist sites to promote the visit of the public and tourists.
- Prepare small-size ports or tourist ports that allow the entry and return of the public or tourists.
- Prepare the tourist sites in case of having the beach and build public road nearby the beach based on the situation of the islands. Ministries, institutions, and the relevant authorities shall initiate the road building plan and submit to the Ministry of Land Management, Urban Planning, and Construction to examine the appropriateness upon the policy and technical standards of land management and urban planning. The public road shall have appropriate size in accordance with technical standards and the needs for long-term use
- Prepare the management of solid and liquid waste in accordance with the technical standards to avoid the harm to the environment
- Maintain, protect, recycle, and use the maritime resources, ecological system, and all kinds of biological diversity such as coral, fish, and other maritime plants around the island for tourism purpose.

#### 7.2- The Development and Construction on the Islands for Non-living Purposes

The Royal Government of Cambodia may directly develop the islands or cooperate with private sector or authorize the private to develop the islands in accordance

with the policies of the royal government. Upon the approval from the Royal Government, the authorized person shall prepare the physical island development plan and submit to the Ministry of Land Management, Urban Planning, and Construction to examine the appropriateness in accordance with the policies and techniques on land management, urban planning, and construction. Such development shall follow the following principles:

- Have low or medium index
- Maintain and protect the existing natural resources and forest with a minimum of 60% (sixty per cent)
- Build Khmer-architecture construction
- Prepare physical development plan that indicate the use of public land, garden, park, green system, infrastructures such as public roads, roads for pedestrian, sewage system, water-purification system in accordance with technical standards and the geography.
- Prepare small-size ports or tourist ports that allow the entry and return of the public or tourists based on the real situation and appropriate locations
- Prepare the management of solid and liquid waste in accordance with the technical standards to avoid the dumping and the drain of toxic water into the sea before the purification.
- Maintain, protect, recycle, and use the maritime resources, ecological system, and all kinds of biological diversity such as coral, fish, and other maritime plants around the island for tourism purpose

7.3- For the purpose of sea scenery promotion, the originality of any islands which are not favorable to use or serve as other development purposes shall be preserved.

## 8. Water Territory/ Sea Domain

The water surface refers to the upper and inside water surface. Inside the water, there are maritime resources, ecological system, and all kinds of biological diversity.

The water surface which has maritime resources, ecological system, and biological diversity such as coral, variety of fishes, and maritime plants, shall be managed, protected, preserved, and developed appropriately, effectively, and sustainably.

For the safety of the tourists and biological diversity, all types of boats or tourist ships such as boat machine, Canoe Machine, or Water Motor are allowed only in the permitted premise.

The development of tourist port or floating tourist sites and inside the water shall be under the approval from National Committee on Coastal Area Management and Development in examining the appropriateness of location in accordance with the policies and technical standards on land management and urban planning.

The fishing in areas of maritime resources, ecological system, and biological diversity shall be prohibited except the fishing using family-fishing tools for tourism purpose.

The sand pumping and other constructions in the internal water such as Sea-research Terminal or Mining-seeking Terminal shall have the approval from the Royal Government of Cambodia.

All construction locations on the water shall leave the navigation ways for the entry and return into the ports.

## 9. The Development and Construction in Coastal Areas

9.1 The authorization to the private to invest and develop in Cambodia coastal area shall follow the following principles:

- Organize the navigation ways along the beach for tourists and the public to visit and use
- Follow the Land-use Master Plan, Land-use Planning, and other applicable regulations. For locations which have no Land-use Master Plan and Land-use Planning, the Ministry of Land Management, Urban Planning, and Construction shall organize detail instructions for the implementation.
- Prepare the liquid waste management system by equipping the reservoir, sewage system, and the water-quality management system, and manage the solid waste in accordance with the technical standards for all types of development
- Study on locations and evaluate the environmental impact in accordance with the technical standards appropriately for all construction development proposals such as factory buildings, industries, work shop, and other terminals which may restrict the air pollution emission into the atmosphere as well as noise pollution which produce the serious disturbance to the neighbouring areas.

9.2 The development in coastal areas and islands, and the economic and tourism activities must ensure the safety for the public, society, and the environment in respect to the laws, regulations, and the technical standards of the Kingdom of Cambodia.

10. This circular has no retroactive effect.

11. This circular is not relevant to the Convention of the United Nations on the Law of the Sea in 1982.

The competent authorities concerning on Cambodia coastal areas shall instantly prepare, for the approval from competent institutions to put into force, the Land-use Master Plan and Land-use Planning, and the management plan on the development of Cambodia coastal area for the locations that have no Land-use Master Plan and Land-use Planning immediately.

The Ministries, institutions, administration under national level, specialized provincial departments, and organizations concerned of provinces of Cambodia coastal area shall effectively implement this circular in highly-responsible manner, and report the result of the implementation to the Royal Government of Cambodia.



Phnom Penh. February 03, 2012

[Stamp and Signature]

Samdach Akkak Moha Sena Padei Techo **Hun Sen**

**CC:**

- Ministry of Royal Palace
- General Secretariat of Constitutional Council
- General Secretariat of National Assembly
- General Secretariat of Royal Government
- Cabinet of Prime Minister
- Cabinet of H.E and Luk Jumteav Deputy Prime Minister
- Ministries institutions
- Phnom Penh and Provinces halls
- Royal Gazette
- Documents and Archives

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