



Integration of Agriculture into Urbanization Process

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Study Focus: urban fringe & urban periphery zones.

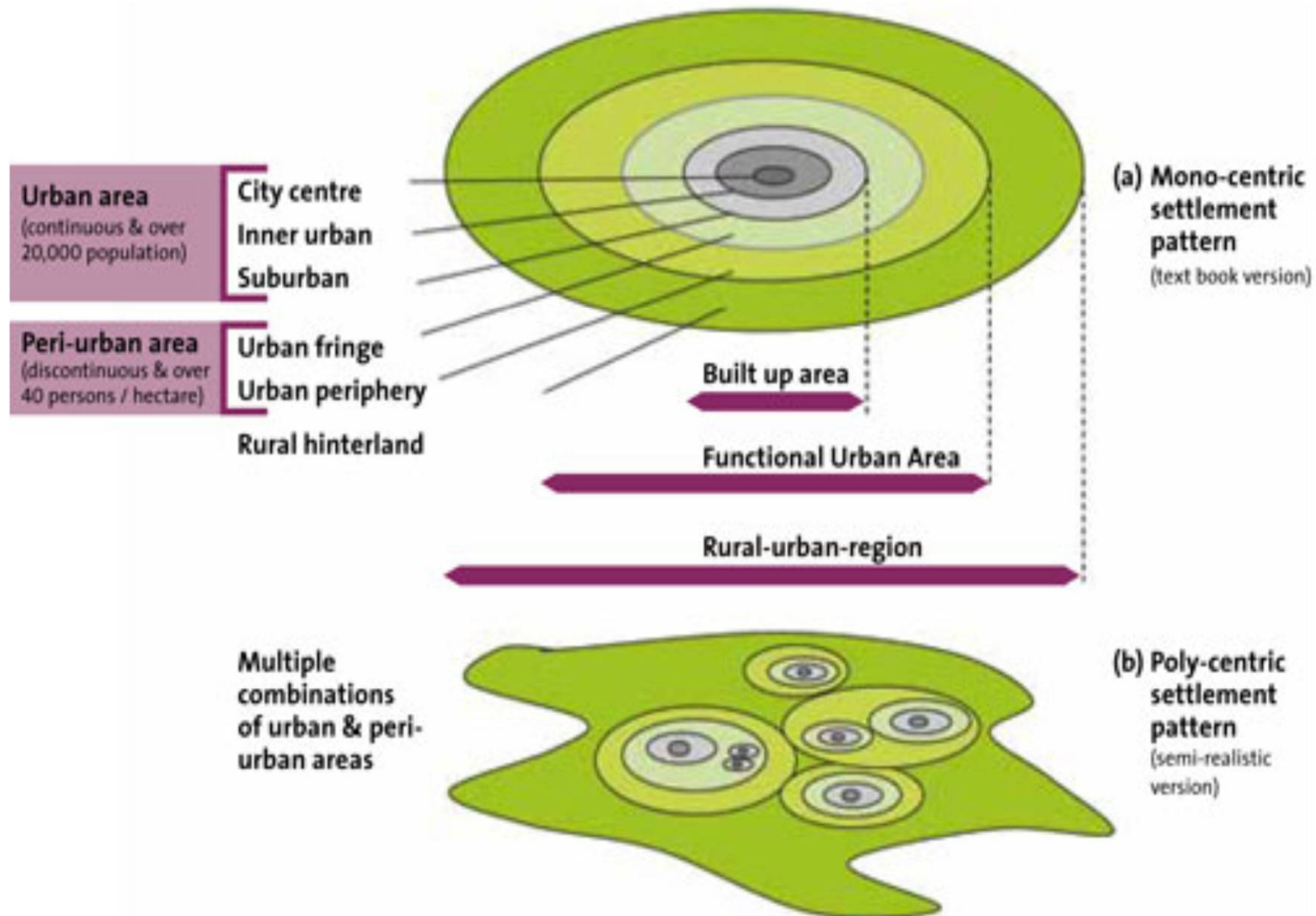


Figure source: Achamyeleh Gashu Adam (2014)

Urban agriculture (UA)

- UA is located in the urban fringe of the city.
- UA is often seen in open spaces not suitable for buildings (along stream, space under the power grid line, close to airport, etc.); vacant public or private land (before construction), community gardens, lakes, home gardens, institutional gardens (school, hospital, etc.) ; roof gardens, hydroponic culture

Peri-urban agriculture (PUA)

- Located in urban periphery;
- Close to city center, close to market, population density going up and land price is becoming high; included in or close to municipal boundary; invasion by urban poor to seek low cost housing;; frequent land transaction by speculators; form of urban shifting cultivation; scattered areas for horticultural & poultry/ dairy farms;

Rapid land use changes in PUA

e.g, Aein Gyi vilage, Twantee township



Subdivision of paddy fields beside main road, Aein Gyi village, Twante



Waiting for buyers



Secured Livelihood after Land Sale?

- **Twantee township:**
- An area (3000 acres) surrounded by Pan Hlaing river, Haling river, Twantee canal and Hlaing Thar Yar main road will be taken by YCDC for New yangon City Development project.
- Villages where paddy fields were sold out to brokers;
- Kan, Ka La Tan, Chaun Wai, Htein Kone, Ka Dauk Chain, Pa Dan Ye Kyaw, Kama Ta Kaw, Ah Lat Chaun, Kyun Ka Lae, Lat Pan Gwa, etc.
- After they get paid, most villagers built houses, bought cars, while some celebrated in religious Shin Pyu events,
- Some farmers sold out their land and worked as tenant or wage labourer in other farmers' fields. They said that they knew nothing except farming.

Farmland Conversion Crisis

- Farmland Conversion Crisis not only in Peri-urban area, but throughout the country along the main roads. Farms sold out by farmers existing along -
- Access roads from cardinal directions to YGN or Industrial zones,
- Highways from MDY to Pyin Oo Lwin, Lashio,
- Highways from Kyauk Se to Sint Kaing
- Any open access roads from interiors to main roads or junctions
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Land already
sold out

Per-Urban

Conversion of farmland by
non-legitimated

Granted by
authorities

Illegal acquisition,
grubbing/ purchase

Bought from previous
informal buyers,
speculator

various application steps for formalization/ legislation

Property right
transformation

Grant, New Lease
hold right

How farmers respond to high land markets?

- **Positive ways:**

- Purchase two parcels of farm in interior areas by selling one parcel of road side field;
- To purchase farm assets (machinery) from sale of roadside field;
- New owner let former farmer to cultivate as tenant
- Sell interior field for business man to use as brick kilm
- If new owner is animal husbandry by profession, he is most likely to raise diary cattle,
- In Upper Myanmar, new owner converted the field into mango groove, thankha plantation,

- **Negative ways:**

Land sale money is used in buy car, motor cycle or building houses

Part of land sale money is paid to agent for dispatching his son to over seas for migrant worker. Young children left farming;

Loss & Gain of a Farmer, Sit Pin village, East Dagon

- He received 50 million MMK for his 20 acres field surrendered to business company whom was granted this land by the former government.
- He spent the compensation as follows during 2 years;
- 1. support 3 sons to complete schooling- 3,500,000 MMK
- 2. pay back old loans - 2,000,000 MMK
- 3. Built one brick house & tube well 20,000,000 MMK
- 4. Support his son's wedding with house 10,000,000 MMK
- 5. Bought a saloon car for taxi use 10,000,000 MMK
- 6. Bought a motor cycle for carrier service 300.000 MMK
- (for another son)
- Cash remaining in hand 45,000,000 MMK
- Daily generation of family income from taxi – 5,000 MMK
- Old farmer said that his family harvested nearly 1000 Bskts of paddy every year from 20 acres field. They used to earn net 60,000,000 MMK a year.

Killing a Golden Goose

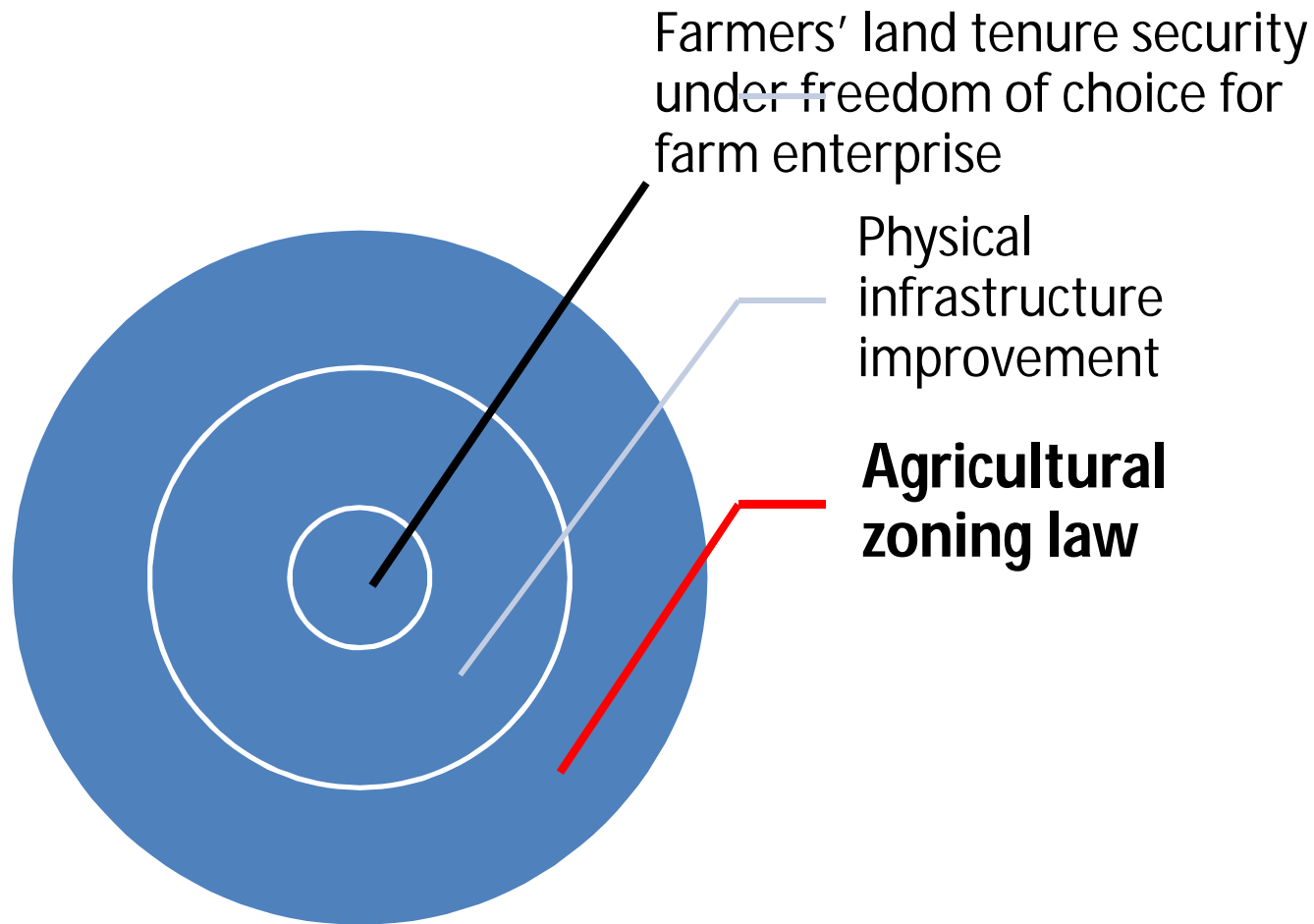
- Once upon a time, a farmer had a goose that laid golden egg every day.
- Expecting all possible golden eggs from her abdomen, the farmer killed the goose in one morning. He got nothing.
- Most of the farmers in Sit Pin village, East Dagon township had killed the golden goose.
- Most farmers fall into the golden goose trap.

Need for Farmland Preservation and Support to Farmers through Promotion of Peri-urban agriculture

- Most urban development plans do not take into account peri-urban or urban agriculture.
- Around 1980s, later socialist regime, huge agriculture and livestock development scheme had been developed in Ywa Thar Gyi, Hlegu, peri-urban area. At peak momentum of State-led development, peri-urban agriculture scheme collapsed soon after the power elite had been toppled during the power struggle process.
- Starting from the military rule, paddy lands of townships in Yangon urban fringe were confiscated and turned into housing blocks.
- Urbanization and farmland conversion crisis continued and it jeopardized Yangon Region's long range ability to supply rice.

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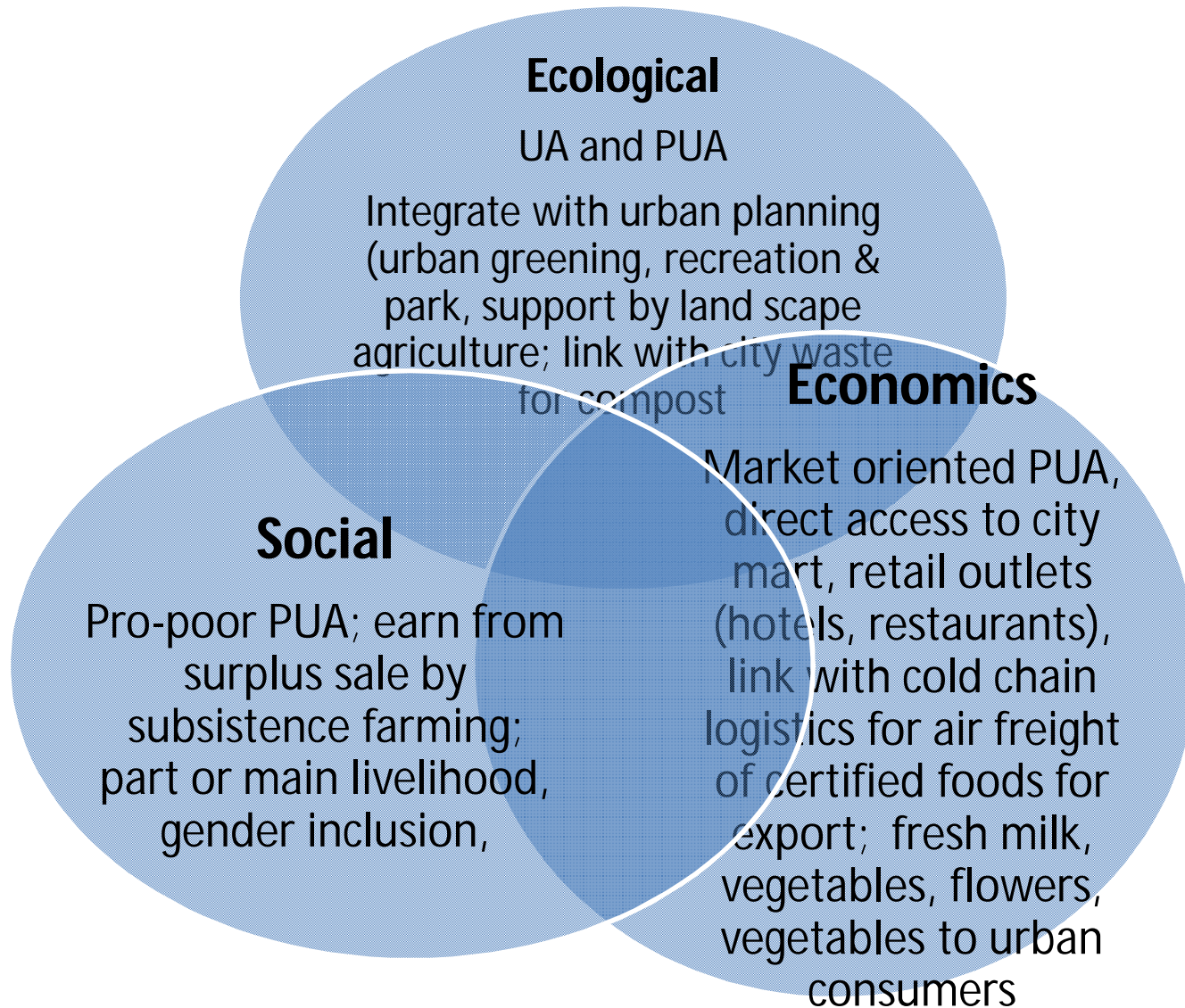
Safeguard for loss of farmland and promotion of per-urban agriculture



Agricultural Zoning Law

- Most paddy lands along the main roads of peri-urban townships had been fallen into the hands of speculative land dealers and city dwellers.
- Farmland conversion crisis could be prevented by only promulgating “Agricultural Zoning Law” in peri-urban areas’
- Nation wide master plan, regional plan, peri-urban plan, and urban plan should be linked to each other to foster production of meats, milk, vegetables, fruits in peri-urban areas, recycling of urban waste into composts from urban to the peri-urban areas, preservation of open space, green areas and recreational areas integrated with urban agriculture.
- Agricultural zoning law should take into account the availability, accessibility and tenure security of the land and spaces in peri-urban and urban areas.

Policy Dimensions of PUA



Coordinated Urban and Peri-urban Land Use Planning

Level of Planning	How to integrate peri-urban agriculture	Tenure security
Master Plan (nation wide)	Aiming to optimize land resource allocation in various Regions & States, and Urban and Rural areas	Tenure security as provided by National Land Use Policy & Law, harmonized farm land laws, crop specialized zone, aquaculture zones, etc.
Regional Level	For cities (Yangon, Mandalay, Monywa, etc.) ; Create zones for urban and peri-urban agriculture within specific areas that are part of the Regional and National Master Plan.	Tenure security strengthened by Agricultural Zoning law in the peri-urban areas; Urban planning is integrated with uses of open spaces for tree nursery zone, flower production zone, agri-products processing zone, etc. farm holders are issued with land lease certificates;
Local level	Create a map indicating peri-urban agriculture among others.	regulations enforced by local authorities

Recommendation

- To streamline the PUA development into contribution to social , economic and ecological objectives of the sustainable urban development.
- Integrate PUA into urban planning and policy making by promoting different types of PUA under specific urban contexts;
- Support more economic oriented PUA with inclusion of small holders
- Encourage direct producers to consumers linkage establishing traceability standards from farm to fork
- YCDC should monitor physical development in line with urban agriculture planning.

THANK YOU