

Myanmar Spatial Planning System at the National Level

Updating Legal Framework on Urban and Regional Planning

In the practice of physical planning, National Housing, Town and Country Development Act legislated in 1951 has been still using in Myanmar. The policy on decentralizing power to the local government after 2011, the provisions of this old act is not match with current transformative situation. Thus, the Department of Urban and Housing Development (DUHD), Ministry of Construction (MoC), have jurisdiction over this act, proceeds drafting of the new law of Urban and Regional Planning and Development (URDP Law) in 2015 which is now under the approval process. The contents of the newly drafted URDP law, as of December 2017, includes: planning policy framework, plan preparation and approval for three administrative levels (national, regional (region/state) and township), different types of urban plans, land use regulation, and development permission criteria. It proposes to give roles to states/ regions as well as cities/ towns, of putting town concept plans together.

National Spatial Development Framework and Urban System Plan

An important component for guiding the Myanmar's urbanization and development is the National Spatial Development Framework, which sets out the hierarchy of cities and connectivity across the country. National spatial development framework plan is proposed by the DUHD to draft comprehensively for the future. The basic concept is that Myanmar adopted the Yangon and Mandalay Bi-Polar Development Policy through the concentrated decentralization and development strategy focusing on locational advantage and their development potentials. Growth centers in respects of national level, regional level and special function areas as well as major economic corridors have been identified for achieving competitive advantage through proper investment allocation within the country. Urban development promotion zones as well as control zones will be indicated matching with existing land use mapping. (Fig-2)

Urban Planning Hierarchy is proposed and illustrated by National Urban System Plan, State/ Region Urban System Plan, Regional Development Plan, Town Development Concept Plan, Master Plan and Detail Plan. In this circumference of the limitation of resources and capacity, urban planning practice has just worked only concept for physical planning of Town development done by the DUHD of MOC.

Based on size of population and administratively and locational importance like border towns, DUHD has identified urban center classification and priority potential area for the development. After then it is set to drafting the town development concept plan accordingly. More than 81+ numbers of major cities and secondary cities have been prepared the concept plans since after 2011. JICA has given assistance to the MOC for the planning of 3 regional cities (mandalay Mawlamyine and Patheingyi) in 2016. Socio-Economic Research work has also been working for 330 no of towns through collaboration with University of Cologne, Germany.

Establishment of Myanmar spatial planning system to be demonstrated as urban system plan is one of the main task of the DUHD of MOC which is interpreting the National Comprehensive Development of Myanmar in the spatial dimension to enhance socio-economic and infrastructure development all over the country. It is also one major action plan of New Urban Agenda Implementation for Myanmar.

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Fig (3) Urban Area Classification (DUHD.MOC)

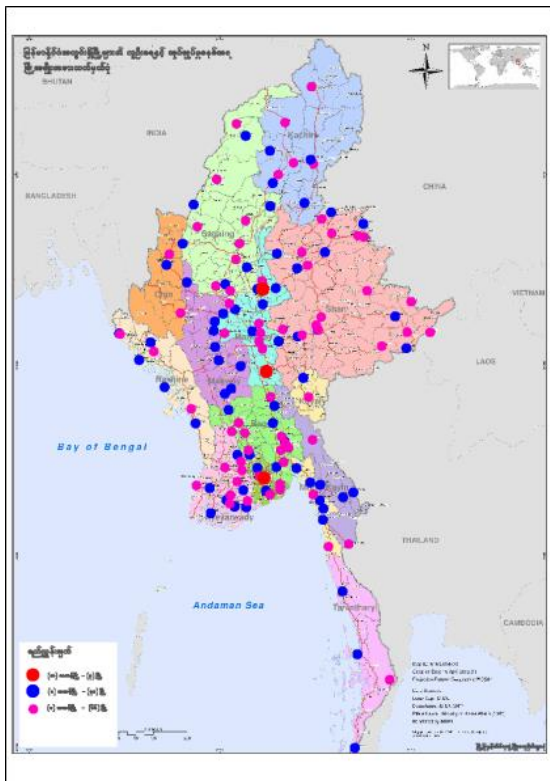
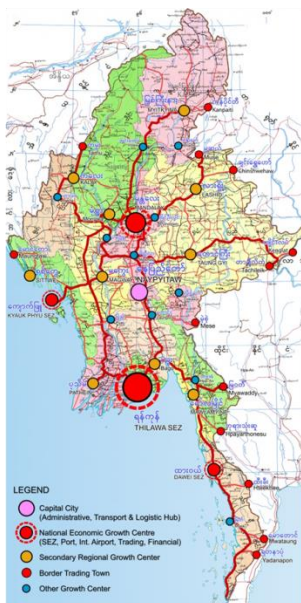


Fig (4) National Spatial Development Framework Plan (DUHD.MOC)

National Spatial Development Framework Plan



- Adopted Yangon and Mandalay Bi-Polar Development Concept
- Practice Concentrated Decentralization and Balanced Development Strategy

National Growth Center	<ul style="list-style-type: none"> • Yangon, Mandalay and Special Economic Zone (SEZs) (Thilawa, Dawei, Kyawkphyu, Ngayoke Kaung)
Regional Growth Center	<ul style="list-style-type: none"> • Capital and Major Cities of States and Regions (Sittwe, Patheingyi, Bago, Mawlamyine, Dawei, Monywa, Myitkyina)
Special Function Growth Center	<ul style="list-style-type: none"> • Border Trading and SME (Thai-Myawaddy, Tarchilake, China- Muse, India-Tamu, Bangladesh – Maungtau) • Tourism and Services Based Zone (Bagan, Inlay, Coastal area) • Resource Based Industrial Zone (water, mineral, agriculture, ..)

Main Corridor, Emerging Corridor, Major Communication Axis

Fig (5) METHODOLOGY of Urban System Plan: Effective Implementation of NUA (DUHD.MOC)

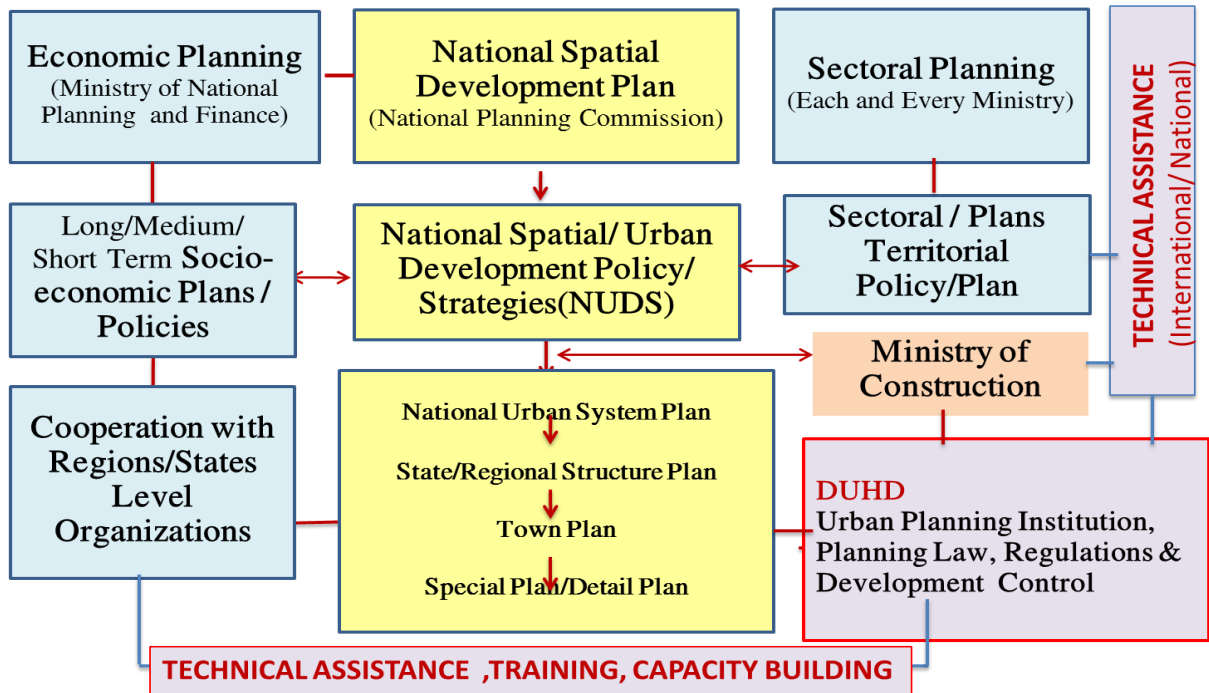


Fig (6) Mandalay City Regional Development Concept Plan (2012) (MOC)

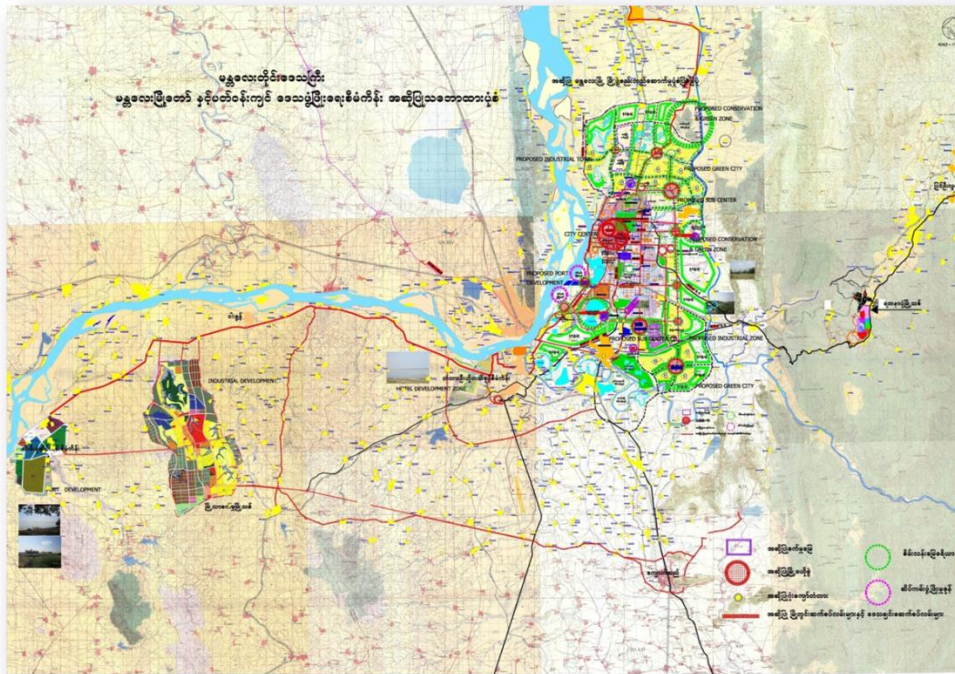


Fig (7,8,9) Regional 3 Cities Development Plan (2016) (JICA &MOC)
 (Mandalay, Mawlamyine and Patheingyi)

