

wuf¹⁰

المنتدى الحضري العالمي
World Urban Forum

“Policy Measures to implement Spatial Planning”

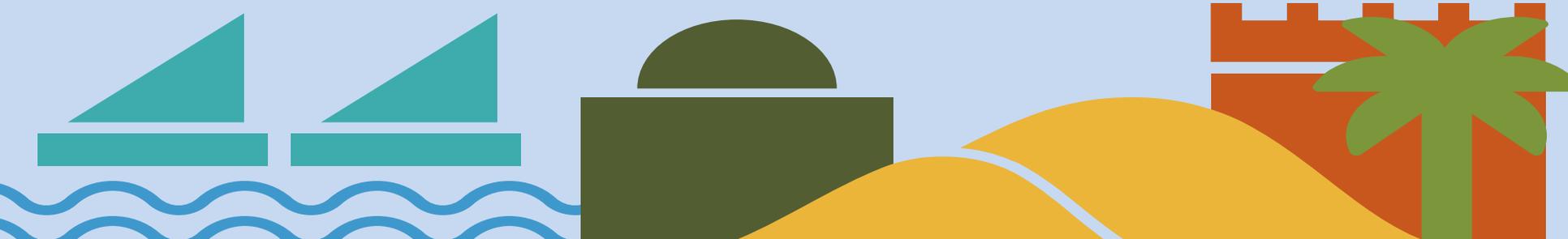
Mrs. Tin Tin Kyi

Chief Smart City Officer of Yangon

Director of Urban Planning

Yangon City Development Committee

10 Feb 2020





Step-by-step Planning

Legalization of Urban Development

Stakeholders Participation for Implementation

Promotion of Private Sector-PPP

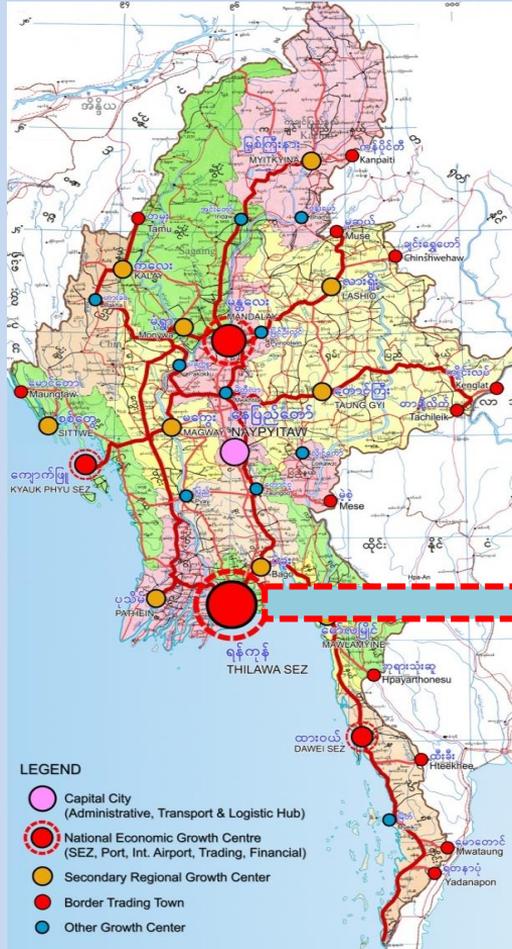
Capacity Development



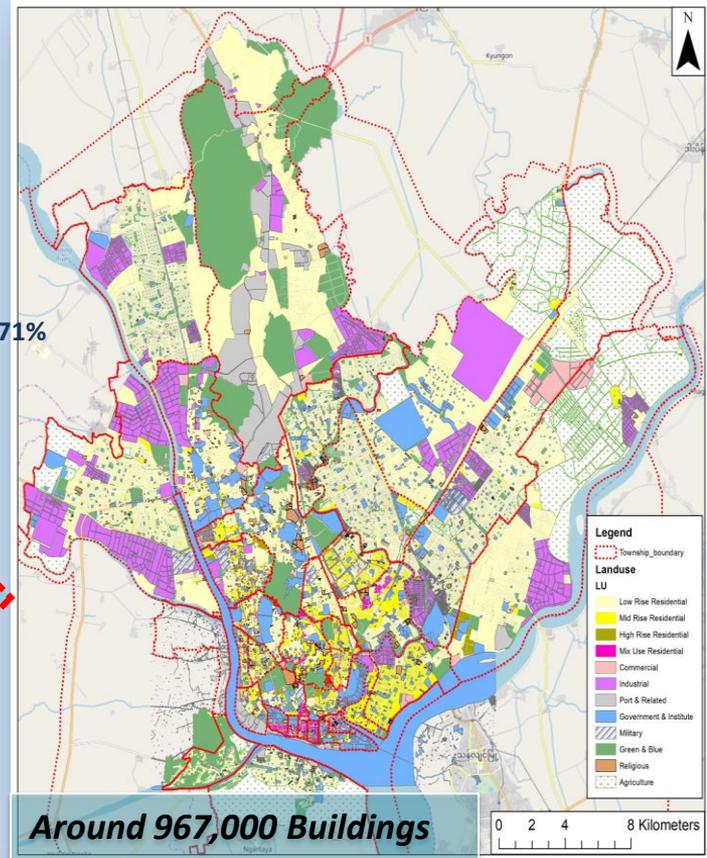
Priority Projects for Yangon Urban Development

Title	Sector	Project Number
Urban Development Management	Sub-centre and other prioritized development	5
	CBD regeneration	12
	Capacity development related	8
Infrastructure Development Related	Infrastructure improvement	12
	Strengthen of disaster resilience	4
Total		41





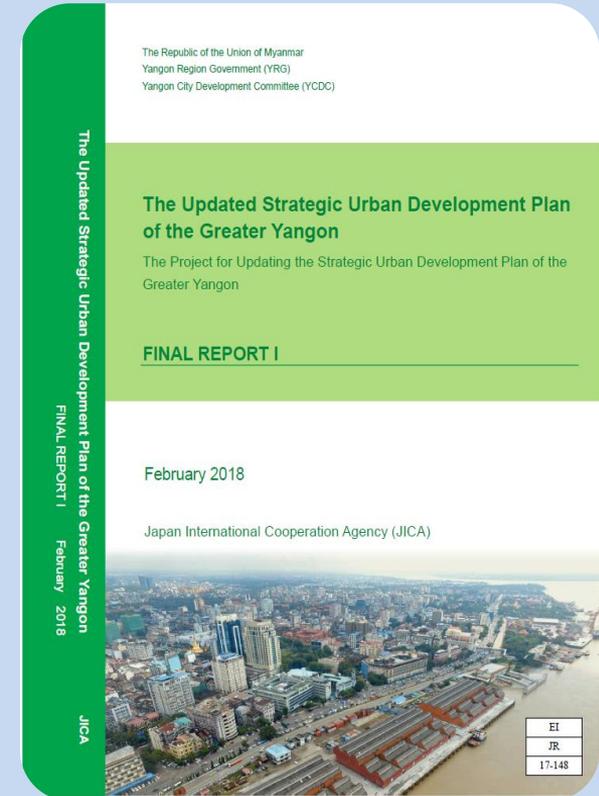
- Area 794.43 km² (YCDC)
- Population: 5.21m (YCDC)
- GDP (per capita): 2,103.5 USD
- Annual GDP Growth Rate: 8.5%
- Economically Active Population 71%
- 189 Officially listed buildings



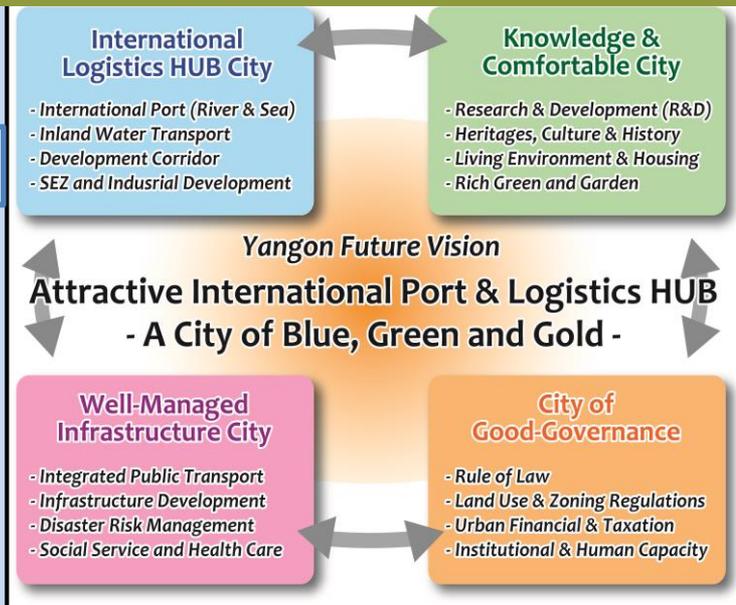
1044 sq.km of Yangon is administrated by YCDC.



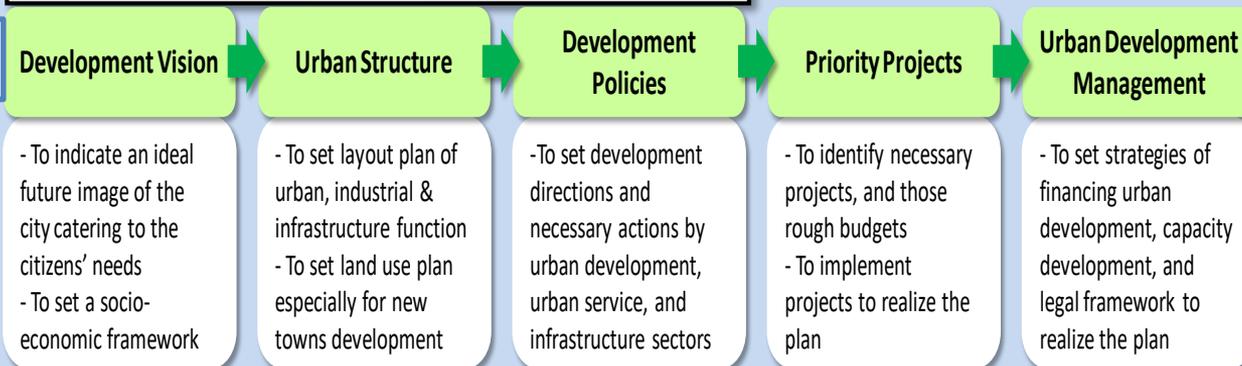
- Revise the Strategic Urban Development Plan 2040
- Review and Revise the Municipal Laws and Regulations
- Urban Regeneration, Urban and Housing Development and Improvement of Urban Management System
- Second CBD, Public Park and Recreation
- New Urban Development Plans



Development Vision

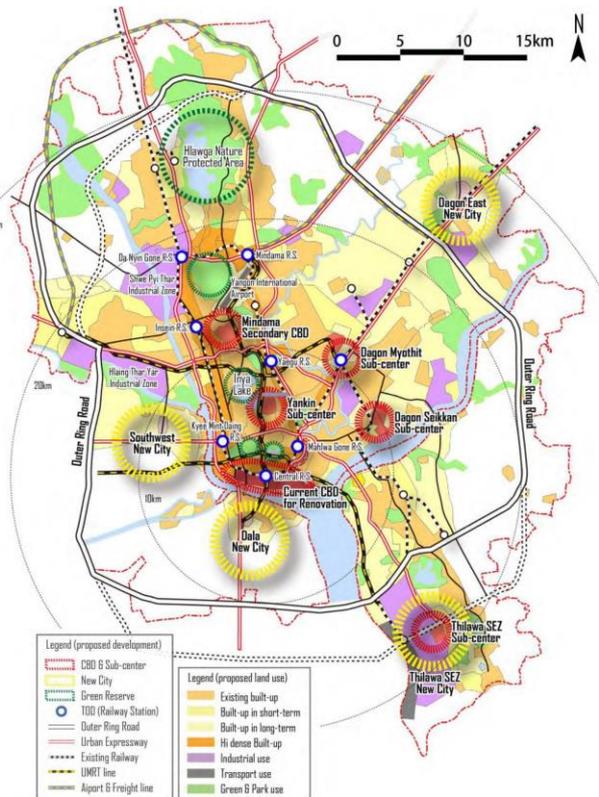
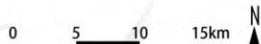


Planning Framework





SUDP YANGON MASTER PLAN



- Legend (proposed development)**
- CBD & Sub-center
 - New City
 - Green Reserve
 - TOD (Railway Station)
 - Outer Ring Road
 - Urban Expressway
 - Existing Railway
 - DMRT line
 - Airport & Freight line

- Legend (proposed land use)**
- Existing built-up
 - Built-up in short-term
 - Built-up in long-term
 - Hi dense Built-up
 - Industrial use
 - Transport use
 - Green & Park use

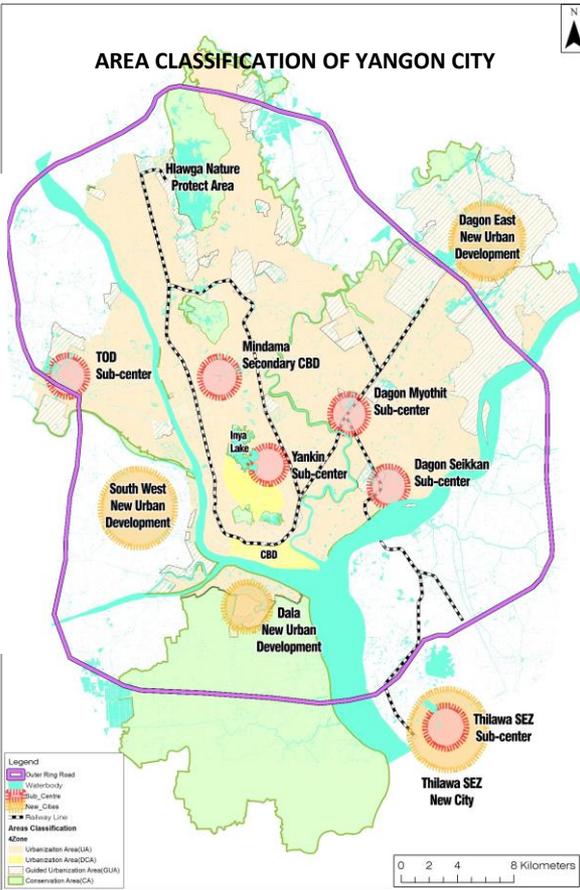
YANGON AREA CATEGORIZATION

ရန်ကင်းမြို့၏ ဖွံ့ဖြိုးမှုအမျိုးအစားအလိုက် ဖရိုလာသတ်မှတ်ချက်



- Legend**
- Conservation Area**
လက်ရှိ ဖွံ့ဖြိုးရေးစီမံကိန်းတွင်မပါဝင်ဘဲ ဖရိုလာမိမိမသင့်တော်သည့် ဖရိုလာသတ်မှတ်ထားသည့် ခရိုင်
 - Development Controlled Area**
ဖွံ့ဖြိုးမှုမှာ အိမ်ထောင်စု အခြေခံထားသည့် ခရိုင်အဖြစ် သတ်မှတ်ထားသည့် ခရိုင်အဖြစ် သတ်မှတ်ထားသည့် ခရိုင်
 - Guided Demarcation Area**
ဖွံ့ဖြိုးရေးစီမံကိန်း ဖြစ်ပေါ်စေမည့် ခရိုင်အဖြစ် သတ်မှတ်ထားသည့် ခရိုင်
 - Development Prohibition Area**
ဖွံ့ဖြိုးရေးစီမံကိန်းမပြုလုပ်ရန် သတ်မှတ်ထားသည့် ခရိုင်
 - Redevelopment and Upgrade Area**
ဖွံ့ဖြိုးရေးစီမံကိန်း ဖြစ်ပေါ်စေမည့် ခရိုင်အဖြစ် သတ်မှတ်ထားသည့် ခရိုင်

AREA CLASSIFICATION OF YANGON CITY

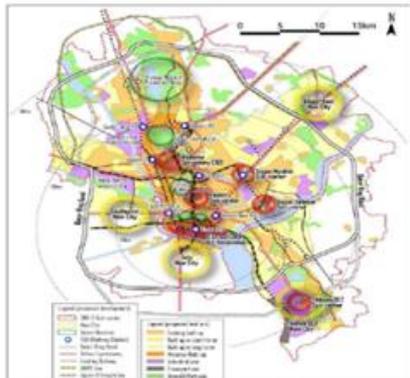


- Legend**
- Outer Ring Road
 - Waterbody
 - Sub-Center
 - New Cities
 - Railway Line
- Area Classification**
- Urbanization Area (UA)
 - Urbanization Area (GUA)
 - Guided Urbanization Area (GUA)
 - Conservation Area (CA)

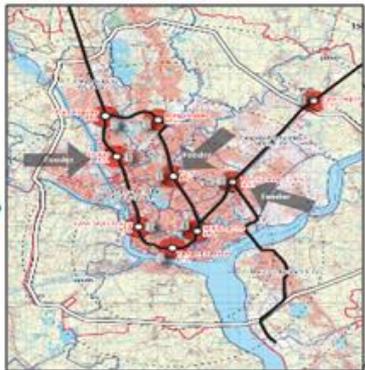


Source: JICA Study Team

Master Plan



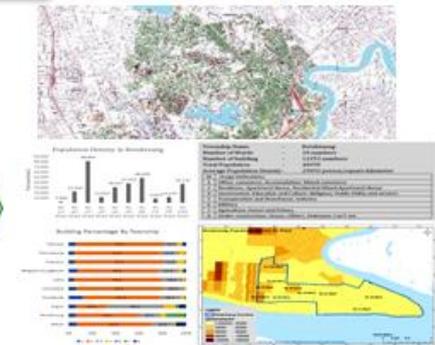
Infrastructure



Zoning Standard/GL

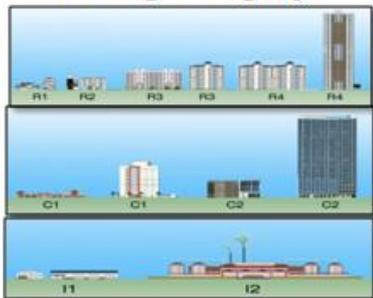
Land Use Policy
 Category and Image
 Set Back
 Min Plot Size
 Standard FAR/BCR
 Building Height

Situation/Analysis



Survey and Population forecast, etc.

Zoning Category



Zoning Regulations

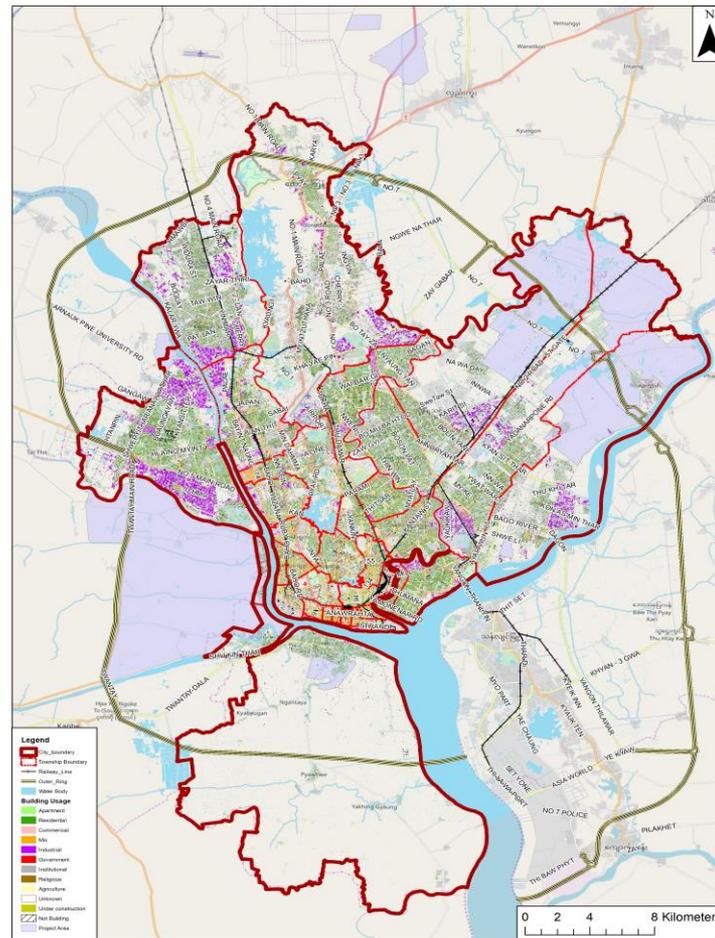
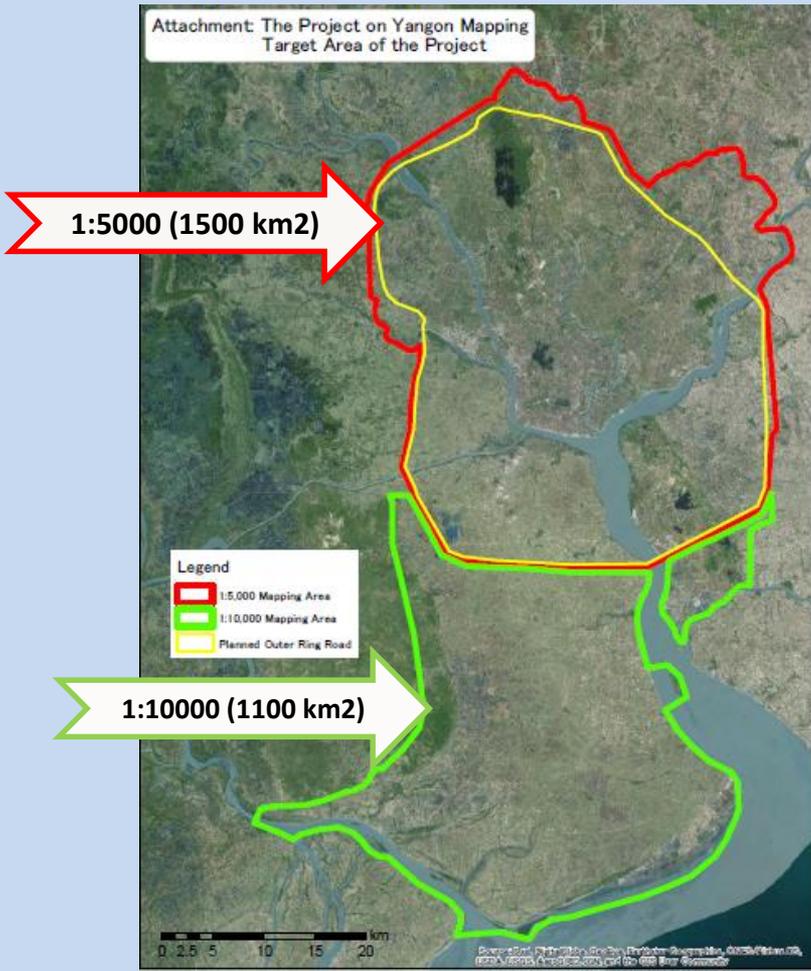
Examples of buildings	Land-use Zones										
	High Rise Z	Low Rise Z	1 Bed Rise Z	2 Bed Rise Z	3 Bed Rise Z	Quar. Z	Quar. Z	High Den. Z	Off. Z	Ind. Z	Off. Z
Houses											
Schools											
Shrine, Church, Clinic											
Hospital, University											
Store (150m ² Max.)											
Store (300m ² Max.)											
Office, Store, etc.											
Hotel											
Karaoke box											
Independent garage											
Warehouse											
Theater											
Auto repair shop											
Factory with some possibility of danger or environmental degradation											
Factory with strong possibility of danger or environmental degradation											

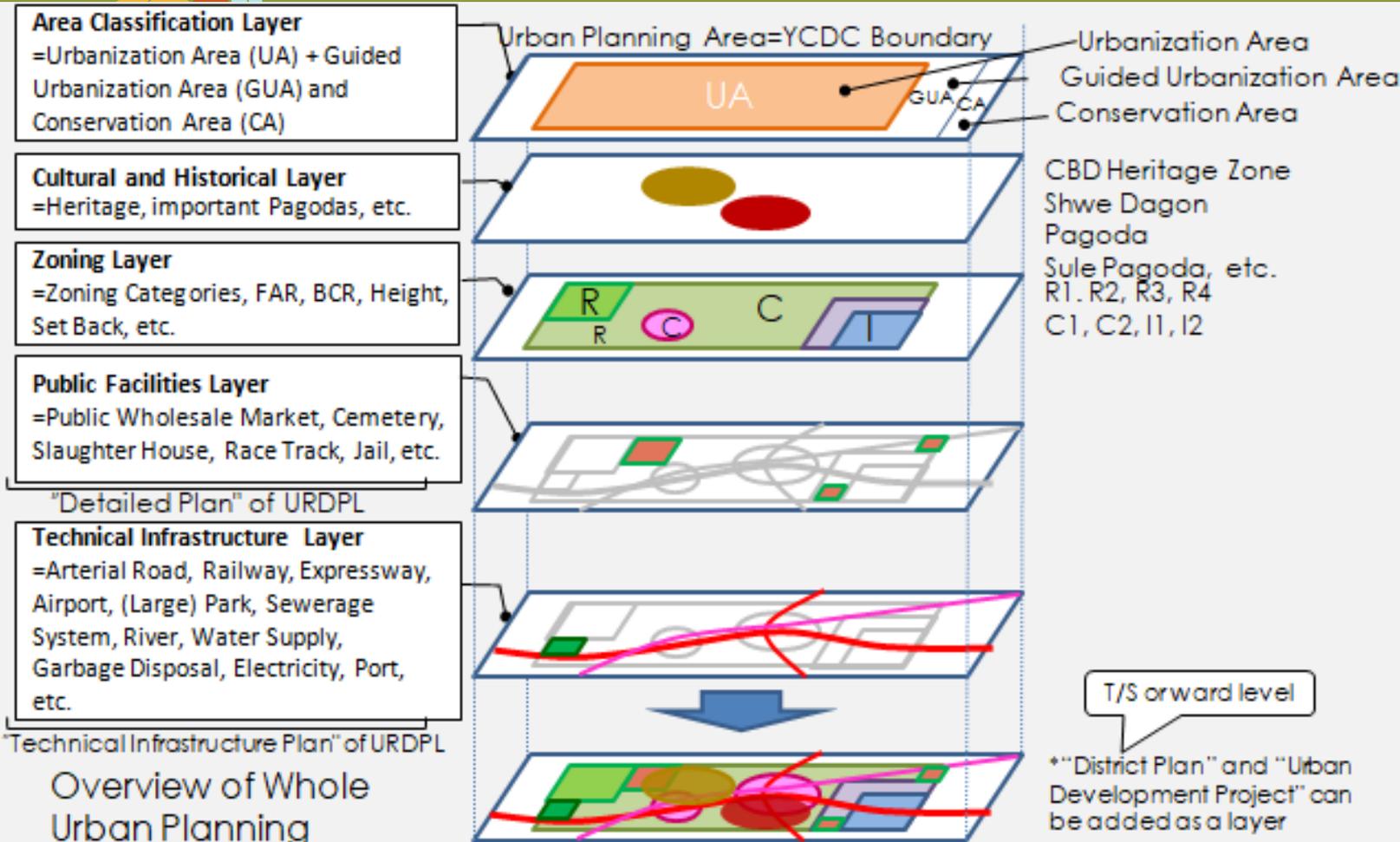
Zoning Maps





Attachment: The Project on Yangon Mapping
Target Area of the Project







Legend

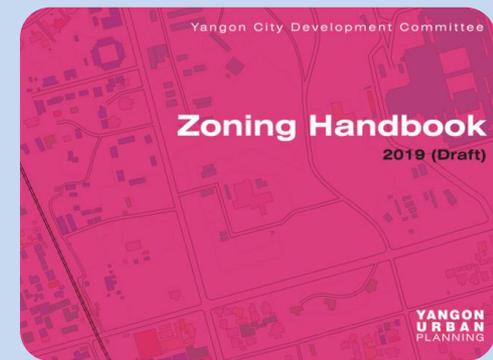
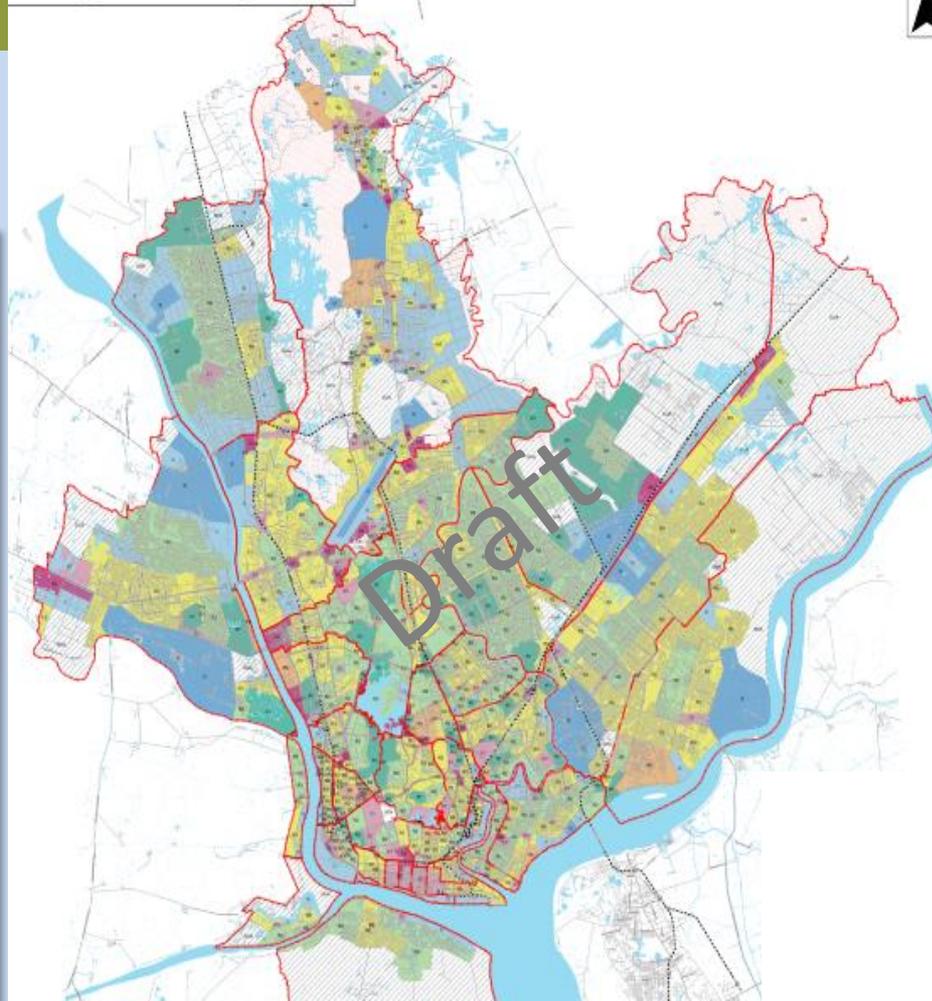
- Township Boundary
- Water Body
- Railway Station
- Railway Line

No of Lane

- 1
- 2
- 4
- 6

Draft Zoning

- R1
- R2
- R3
- R4
- C1
- C2
- I1
- I2
- GUA
- UCA
- CA





Thank you for your Attention!

