

**wuf<sup>10</sup>**

المنتدى الحضري العالمي  
World Urban Forum

## **“Policy Measures to implement Spatial Planning”**

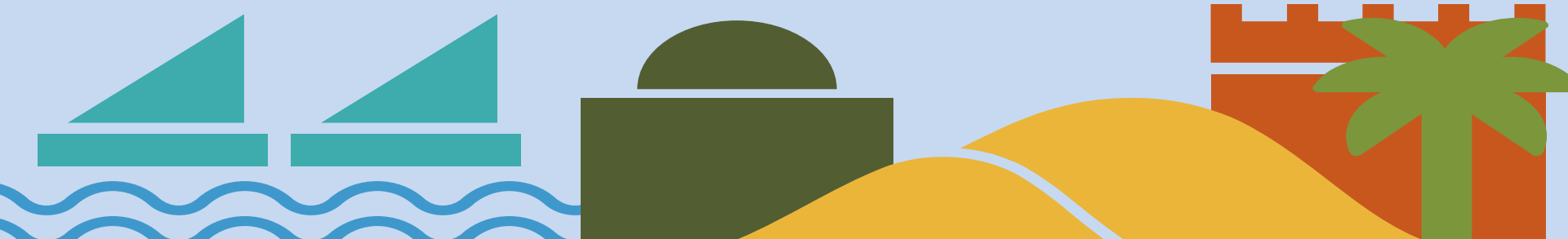
**Mrs. Tin Tin Kyi**

**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

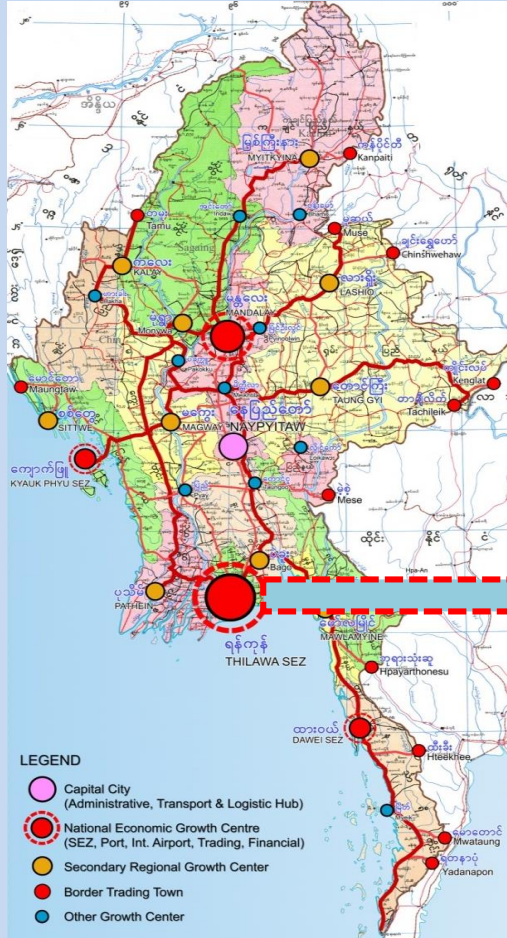


# Priority Projects for Yangon Urban Development

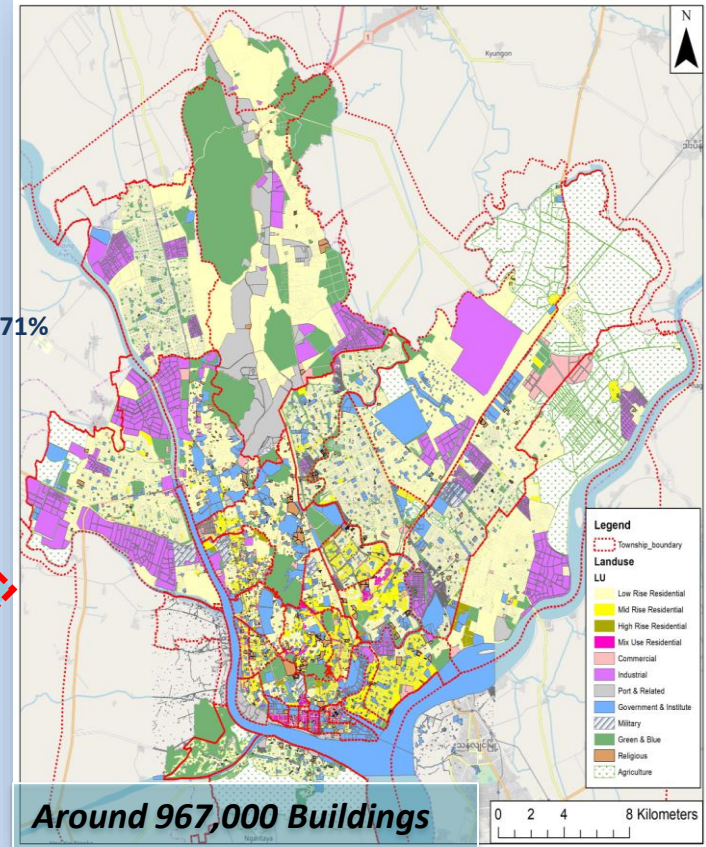
| Title                              | Sector                                       | Project Number |
|------------------------------------|--|----------------|
| Urban Development Management       | Sub-centre and other prioritized development | 5              |
|                                  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



# Yangon City Area Expansion



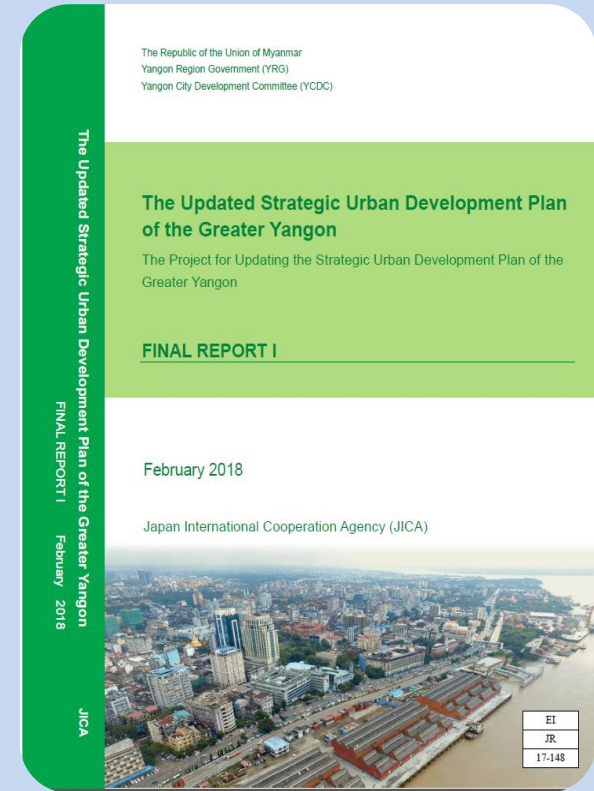
- Area 794.43 km<sup>2</sup> (YCDC)
- Population: 5.21m (YCDC)
- GDP (per capita): 2,103.5 USD
- Annual GDP Growth Rate: 8.5%
- Economically Active Population 71%
- 189 Officially listed buildings



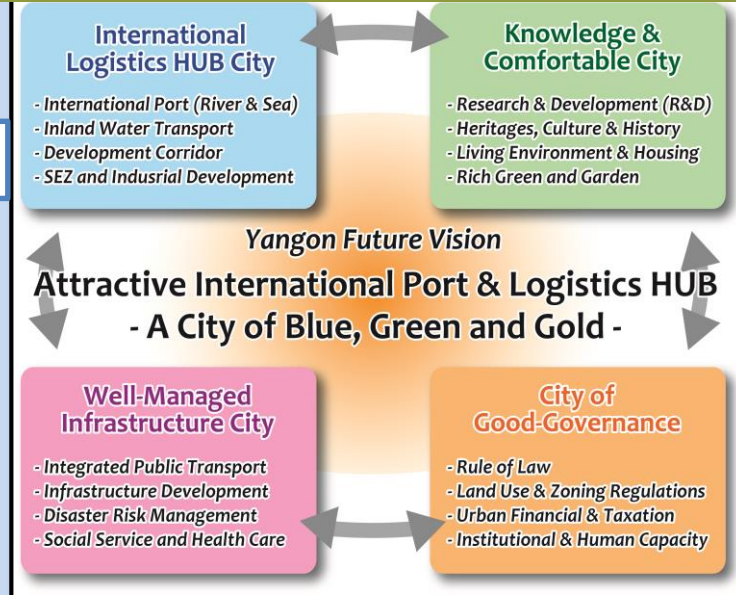
1044 sq.km of Yangon is administrated by YCDC.



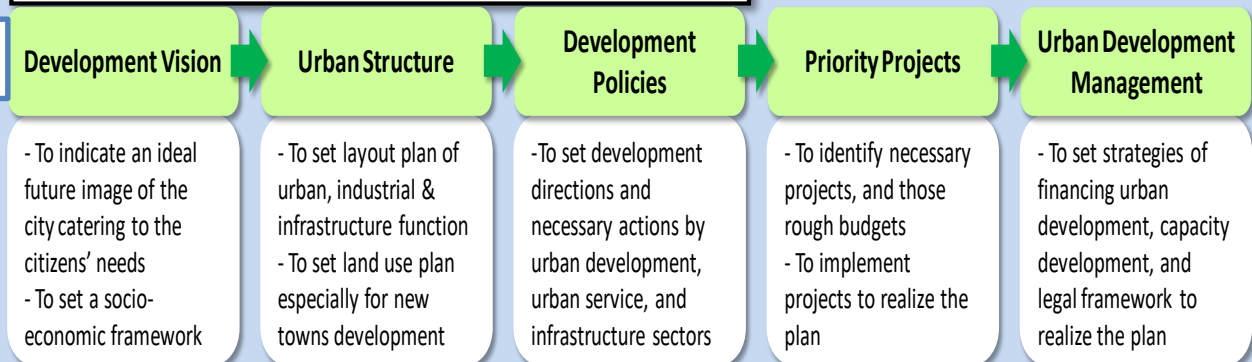
- Revise the Strategic Urban Development Plan 2040
- Review and Revise the Municipal Laws and Regulations
- Urban Regeneration, Urban and Housing Development and Improvement of Urban Management System
- Second CBD, Public Park and Recreation
- New Urban Development Plans



## Development Vision

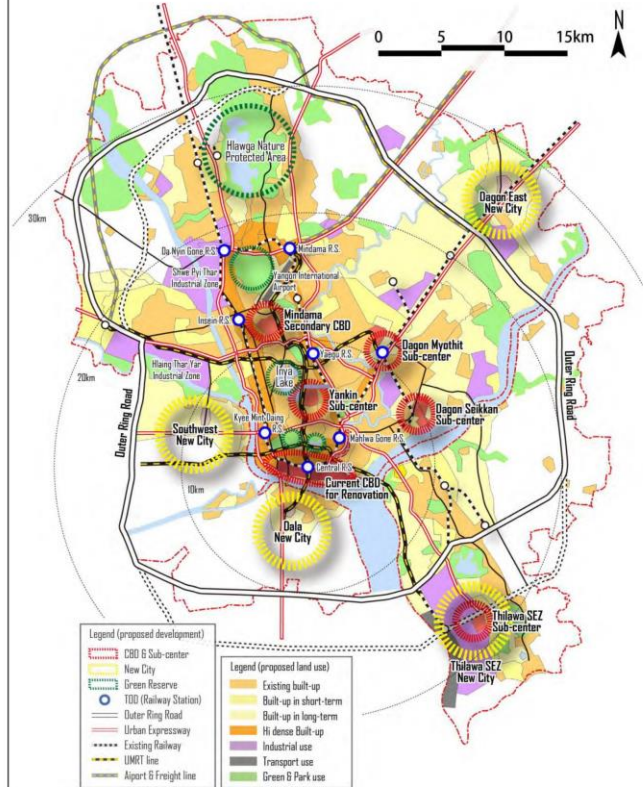


## Planning Framework

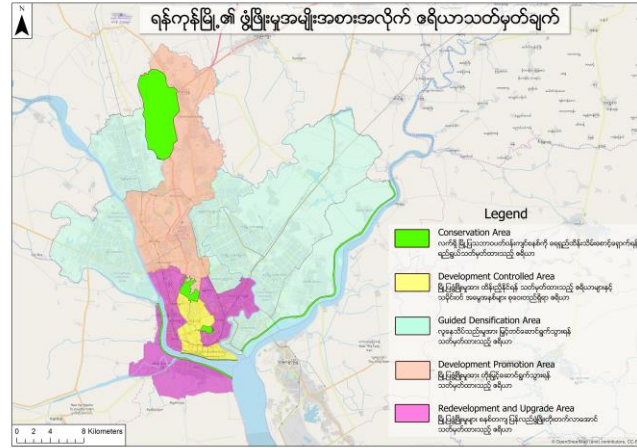




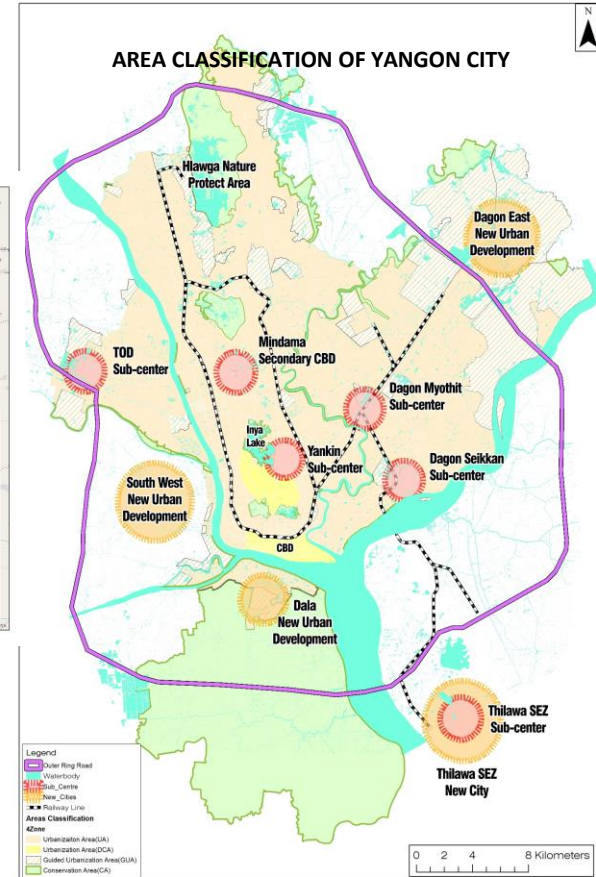
## SUDP YANGON MASTER PLAN



## YANGON AREA CATEGORIZATION

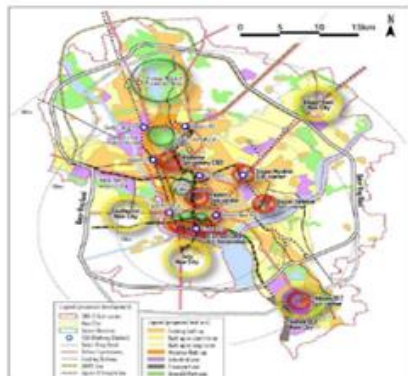


## AREA CLASSIFICATION OF YANGON CITY





## Master Plan



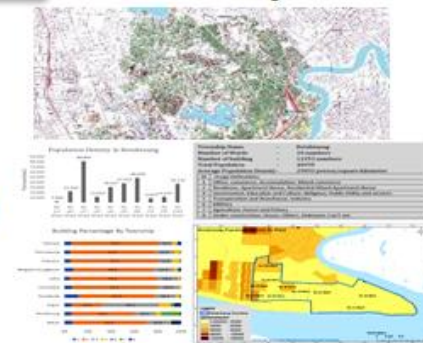
## Infrastructure



## 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 | 1st Zone | 2nd Zone | 3rd Zone | 4th Zone | 5th Zone | 6th Zone | 7th Zone | 8th Zone | 9th Zone | 10th Zone |
|--|----------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-----------|
| Houses   |                |          |          |          |          |          |          |          |          |          |           |
| Schools  |                |          |          |          |          |          |          |          |          |          |           |
| Shrine, Church, Clinic   |                |          |          |          |          |          |          |          |          |          |           |
| Hospital, University   |                |          |          |          |          |          |          |          |          |          |           |
| Store (150m <sup>2</sup> Max.)   |                |          |          |          |          |          |          |          |          |          |           |
| Store (500m <sup>2</sup> Max.)   |                |          |          |          |          |          |          |          |          |          |           |
| Office, Shop, 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

1:5000 (1500 km<sup>2</sup>)

1:10000 (1100 km<sup>2</sup>)

Legend

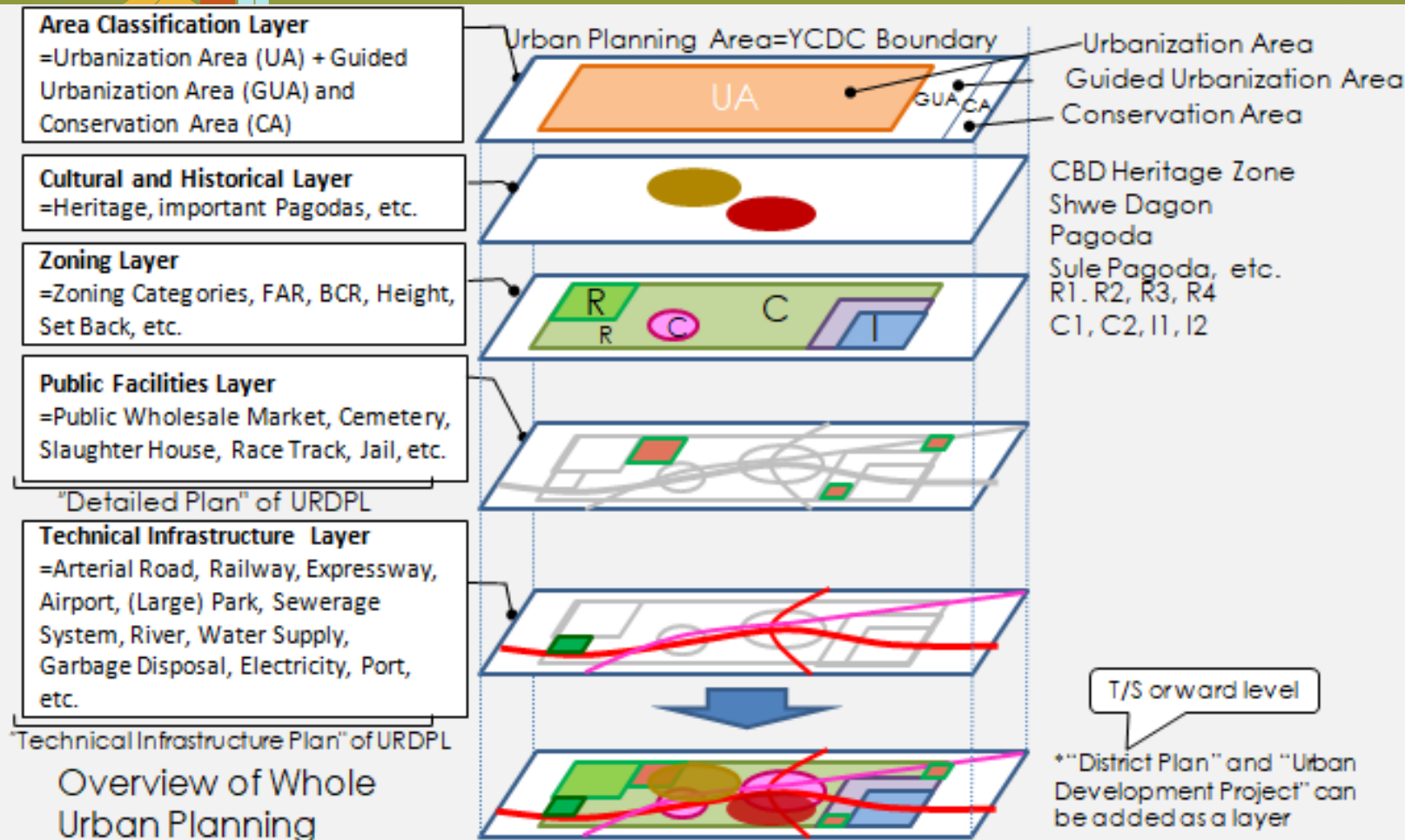
- 1:5,000 Mapping Area
- 1:10,000 Mapping Area
- Planned Outer Ring Road

0 2.5 5 10 15 20 km

Source: Data by Ministry of Urban Planning and Construction, 2015/2016  
Data by Ministry of Urban Planning and Construction, 2015/2016







**Legend**

Township Boundary

Water Body

Railway Station

Railway Line

**No of Lane**

1

2

4

6

**Draft Zoning**

R1

R2

R3

R4

C1

C2

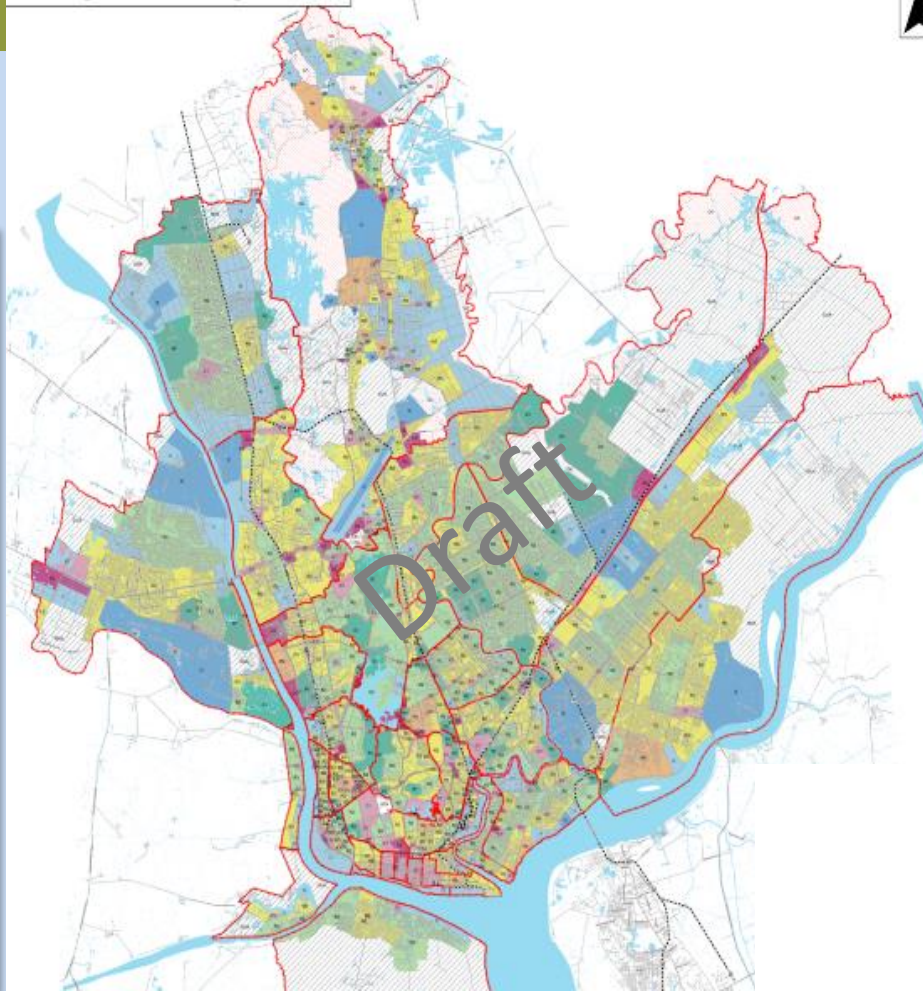
I1

I2

GUA

UCA

CA



Yangon City Development Committee

**Zoning Handbook**

2019 (Draft)

YANGON  
URBAN  
PLANNING



*Thank you for your Attention!*

