National Spatial Development Framework and Urban Planning System of Myanmar

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**MYANMAR**

- Population: 51.4 millions
- Area: 676,578 sq.km
- No of Townships: 367 no
- Population > 100,000: 21 cities
- Urbanization Rate: 30%
- Growth Rate: 0.9% (average)
  - 1.65% (urban)
- Capital City: Nay Pyi Taw (1.1 million)
- Prime City: Yangon (5.5 million)
  - Mandalay (1.5 million)
URBAN CENTRE CLASSIFICATION AND POPULATION

- Prime Cities Development (Yangon and Mandalay)
- Significantly Increased Population in Secondary Urban Canters
- Issues on Urban Land Requirement to provide social, economy and Infrastructure needs for environmentally sustainable
- Need to establish spatial planning system integrating the sectorial / economic planning with land use plan and the physical plan

Population (Union) – 70 millions (2040)
Population (Urban) - 40% (2040)
31 cities > 100,000 pop
• Adopted Yangon and Mandalay Bi-Polar Development Concept
• Practice Concentrated Decentralization and Balanced Development Strategy

**National Growth Center**
- Yangon, Mandalay and Special Economic Zone (SEZs) (Thilawa, Dawei, Kyawkphyu, Ngayoke Kaung)

**Regional Growth Center**
- Capital and Major Cities of States and Regions (Sittwe, Pathein, Bago, Mawlamyine, Dawei, Monywa, Myitkyina)

**Special Function Growth Center**
- Border Trading and SME (Thai-Myawaddy, Tarchilake, China- Muse, India-Tamu, Bangladesh – Maungtaw)
- Tourism and Services Based Zone (Bagan, Inlay, Coastal area)
- Resource Based Industrial Zone (water, mineral, agriculture, ..)

Main Corridor, Emerging Corridor, Major Communication Axis
Establishment of Urban System Plan: Implementation of RUPD Law

- Economic Planning (Ministry of National Planning and Finance)
- National Spatial Development Plan (National Planning Commission)
- Sectoral Planning (Each and Every Ministry)
- Formation of Central, Regional URDP Committee and their responsibilities
- Function and Responsibilities of the Ministry
- Classification of Towns and Urban Planning Hierarchy
- Plan preparation, Assessment and approval for three administrative levels (National, Region/state and Local), different types of urban plans, Revision and Revised
- Zoning and Land use changes
- Financial Resources for the Investment
- Planning approval and development permission.
- Administrative Sanctions for Penalties
- Appealing, Prohibition, Miscellaneous

New Law (Draft 2015, 2016, 2017, 2018...) Urban and Regional Development Planning Law (now under the approval process at the Parliament)

- Definitions
- Objectives
- Planning Principles and Policy Framework
- Formation of Central, Regional URDP Committee and their responsibilities
- Function and Responsibilities of the Ministry
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Five Years Training and Capacity Development Program (URDI, DUHD of MOC)

Governance, Transparency and Accountability in urban planning and urban management

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## Detail Plan/ Special Area Plan

### National Urban System Plan

Identifies areas with competitive advantage, main transportation network, the hierarchy of settlements, growth projections and population distribution, special treatment area, minerals and other natural resources area, strategies for realising the plan.

### Regional Urban System Plan

Similar to NSDF/CP but for Region or State and in conformity with NSDF/CP, the guideline to more detailed land use plans, plans will include a programme for the realisation of the plan with the amount of funding required and potential sources of the finance, capacity building plan, performance monitoring framework.

### Urban & Regional Development Plan

Proposals for urban form (Visions), framework development plan, legally binding zoning map, development promotion and control areas, strategies for infrastructure improvement, drainage master plan, strategies to improve flow of traffic (transportation master plan), implementation plan, monitoring system.

### City / Town Development Concept Plan

Detailed layout plan with defined plots, - land use conforms with structure plan, - planning standards, - special zoning ordinances, - implementation plan, - schedule plan (done by developer)

### Master Plan

- Mandalay Region (2018-2019)

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Upgrading and Urban Renewal
Densification & Infill
Planned Urban Expansion
New Town Development
(2011 - 2015) 81+ Cities
(2015 – 2020) 108+ Cities
• Review & Revised Town Plan

Pathein Town Plan
Mandalay Town Plan
Bago Town Plan

Capital Cities and Secondary Cities
Town Development Concept Plan

Map of Urban Center Classification

Grade A - CDC – 3 cities (ရန်ကုန်၊မန္တလေး၊နေပြည်တော်)
Grade B - District Level >20000 pop, Township 40000-100000 pop (70 no)
Grade C - District Level < 20000 pop, Township 20000-40000 pop (66 no)
Grade D - Township 10000-20000 pop (68 no)
Grade E - Township <10000 pop (160 no)
Total = 367 no, Grade B – District (51) Grade C - District (16)
Priority for the Yangon Urban Development

- Strategic Urban Development Plan (2040) – (JICA) (2016 revised)
- Regional Development Master Plan (2040) – (Yangon-Bago Region) (KOICA) (2017)
- Review and Revised the Municipal Laws and Regulations
- Urban Regeneration, Urban and Housing Development and Improvement of Urban Management System
- Improvement of Public Transport and Bus System
- Second CBD, Public Park and Recreation
- New Town Development
1. General Regulation

- Principle of Land Right Restriction
- Definition of Urban Planning Zone
- Urban Development Master Plan
- Building Permission Procedure
- Public Transparency and Involvement

2. Special Regulation

- Regulation Zoning & Code (BCR, FAR, etc.)
- Transfer of Development Right
- Land Readjustment Development

**Urban Development Plan**

- **81 Cities**
  - More than 50,000 population
- Vision & Policy
- Framework (pop. & infra.)
- Structure & Land Use

**Large Cities**

- Development & Conservation Zoning
- Regulation Zoning & Code
- Special Development Promotion Plan

**14 Regions/States**

- Land Use Plan
- Spatial Development Plan
  - Cores
  - Axes
  - Other
    - + Agriculture Zone
    - + Forest Zone
    - + etc.

* CDC: Three cities under “City Development Committee” scheme, namely Yangon, Mandalay, and NPT.

Steps for the Development of Urban Planning, and Zoning Regulation

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Spatial Policies and Guidelines for Urban Development

INTEGRATED, SUSTAINABLE, GREEN, RESILIENT AND INCLUSIVE
FIVE PLANING PRINCIPLE of UN-Habitat

Step-By-Step Planning

PHYSICAL LAYOUT,
PLANECDITY EXTENSION, PLANNED CITY INFILL
URAN PATTERN AND FABRIC
IMPLEMENTATION

Legalization of Urban Development

URBAN AREA BOUNDARY,
CITY PLANNING PORMOTION AREA, CONTROLLED AREA,
PLANNING AND ZONING REGULATION, BUILDING REGULATION

key Organizations, Stakeholders for Implementation

MINISTRIES CONCERNED, REGIONAL GOVERNMENT
YCDC, MCDC, NDC, CDCs and People’s Participation
PRIVATE SECTORS

Promote Private Sector Participation (PPP)

Urban Infrastructure and Housing Development, Industrial Park Development, PROMOTE PPP

Institutional Strengthening, Capacity Building and Training
urban governance and Improve Urban Management
Further work plans for the establishment of Spatial Planning Platform (SPP)

- City Profile Data and Mapping
- National Urban System Plan
- Regional urban System Plan
- Special Area Development Plan
- Establishment of URPD Law, Rules and Regulation
- Polycentric Development and Rural Urban Linkages
- Climate Change and Resilient City Planning
- Green Growth and Sustainable Development

Capacity Building