Yangon’s Urban Development
Master Plan & Priority Projects

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City Planning & Land Administration Department
Yangon City Development Committee
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Contents

- Administrative Boundary of Yangon;
- Master Plan of Yangon
  - Urban Development Structure Plan;
  - Priority Projects;
- Supporting Projects to Yangon Vision 2040;
Administrative Boundary of Yangon

- **Yangon City**
  - Area: (794km²)
  - Population: (5.74mil.)
- **Greater Yangon**
  - Area: (1,500km²)
  - Population: (6.4mil.)
- **Yangon Region**
  - Area: (10,170km²)
  - Population: (7.4mil.)

Population based on 2014 census
Figure: Revised Schematic Structure by JICA & YCDC, 2016
Planning Framework

Main Items

Development Vision
- To indicate an ideal future image of the city catering to the citizens’ needs
- To set a socio-economic framework

Urban Structure
- To set layout plan of urban, industrial & infrastructure function
- To set land use plan especially for new towns development

Development Policies
- To set development directions and necessary actions by urban development, urban service, and infrastructure sectors

Priority Projects
- To identify necessary projects, and those rough budgets
- To implement projects to realize the plan

Urban Development Management
- To set strategies of financing urban development, capacity development, and legal framework to realize the plan
Urban Structure of Greater Yangon, 2012

“Sub-center with Green Isle System”

1 second CBD, 4 Sub-center, 7 New Town

Urban Structure of Greater Yangon, 2016

“Sub-center with Green Isle System”

1 second CBD, 5 Sub-center, 3 New Town

Yangon 2040
The Peaceful and Beloved Yangon
-A City of Green and Gold-

To be a Comfortable City
- High Living Standard
- Health-care
- Rich Green
- MultiEthnic
- Knowledge
- Heritage & Culture
- Education
- Disaster Risk Reduction

Yangon Future Vision
Attractive International Port & Logistics HUB
-A City of Blue, Green and Gold-

International Logistics HUB City
- International Port (River & Sea)
- Inland Water Transport
- Development Corridor
- SEZ and Industrial Development

Well-Managed Infrastructure City
- Integrated Public Transport
- Infrastructure Development
- Disaster Risk Management
- Social Service and Health Care

To be an International HUB City
- International Gateway
- Economical Development
- Employment Opportunity
- Center of Nation
- Growth Center
- Non-traditional Industry

To be a Well-Managed City
- Transportation and Road
- Railway
- Water Supply
- Port and Logistics
- Sewerage and Drainage
- Solid Waste Management
- Telecommunication
- Electricity
- Sustainability
- Law and Rule
- Housing System
- Systematic Land-use
- Development & Building Control

Knowledge & Comfortable City
- Research & Development (R&D)
- Heritages, Culture & History
- Living Environment & Housing
- Rich Green and Garden

Good-Governance City
- Rule of Law
- Land Use & Zoning Regulations
- Urban Financial & Taxation
- Institutional & Human Capacity
Urban Structure

Key Approaches

1. **Compact**
   Urban expansion shall be basically limited inside of the outer ring road.

2. **Decentralization**
   Urban center function shall be dispersed to outer areas.

3. **Three Growth Axis**
   Three axis along trunk roads and railways shall be strengthened.

4. **Three New Cities**
   Three new towns of suburb shall be developed with large-scale.

5. **CBD Renovation**
   Current CBD shall be renovated as more pedestrian, cultural ecologically-friendly.

6. **Transport Linkage**
   Bus, railway, waterway and other public way shall be improved.
1. Baseline population is 5,746,414 (National Census in 2014)
2. Applying 2.60% of annual growth rate, the population of 2040 will be **10,794,920**
3. New built-up areas shall be allocated to accommodate **5.2 million** (increase population by 2040) in total.
Urban Structure

Population Density

Legend
- Project boundary
- Railway line
- Outer ring road

Population Density
- Under 20 people/ha
- 20 - 50 people/ha
- 50 - 100 people/ha
- 100 - 150 people/ha
- 150 - 200 people/ha
- And over 400 people/ha
More detailed planning on 3 suburb new towns will be conducted. The points of consideration are shown as below:

1. Linkage to public transportation (e.g. MRT, BRT)
2. Consideration of Land Suitability
   - Assessment of flooding risk in low-lying area
   - Necessity of additional land development cost to avoid flooding

New Urban Development
- Sub-centers
- New Towns
- Railway Stations
- Industrial Zones
1. To promote decentralization, five sub-centers are designed around 10km distance from the exiting CBD.

2. To accelerate economic activities, commercial and business function shall be accumulated in public-owned lands.

3. To stimulate people’s attention for the future, advanced and well-designed urban facilities shall be introduced.

**Total Site Area:** 360ha (900acre)  
**Total Floor Area:** 1,350ha (3,375acre)  
**No. of Estimated Labors:** 270 thousands
## Sub-center Development

### Mindama
- 200 acre
- Characterized function:
  - Trade center
  - Banking
  - Administration

### Thilawa
- 300 acre
- Characterized function:
  - R&D
  - Logistics
  - IT software

### Yankin
- 200 acre
- Characterized function:
  - Commercial
  - Tourism center
  - Offices

### Myothit
- 100 acre
- Characterized function:
  - Hotel complex
  - Sports & leisure
  - R&D

### Seikkan
- 100 acre
- Characterized function:
  - Amusement
  - Inland port
  - Business

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### Futakotamagawa RISE Redevelopment Project
- Condominium
- MICE (Convention)
- Urban Core
- Railway Station
- Bus Terminal

### Kashiwanoha Smart City
- R&D
- Trade & Banking
- Residential Zone

Source: Tokyu Corp., Mitsui Fudosan Co., Ltd.
**New Town Development**

1. To accommodate an amount of more population, 4 remote areas having a plenty of unused lands and farmlands are designed as new cities.
2. To be independence from exiting built-up, urban function for stand-alone shall be provided in close connection with work place and residence.
3. Rich green and water in the urban area shall be designed and provided.

<table>
<thead>
<tr>
<th>Name</th>
<th>Township Location</th>
<th>Net Area</th>
<th>Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>New Town Core</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kyee Myin Daing</td>
<td>Twantay</td>
<td>50 ha (125 acre)</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kyee Myin Daing</td>
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<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dagon East</td>
<td>East Dagon</td>
<td>100 ha (250 acre)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dala</td>
<td>Dala</td>
<td>50 ha (125 acre)</td>
<td></td>
</tr>
</tbody>
</table>

Total Site Area: **9,400ha** (23,000acre)
No. of Estimated Population: **1 million**

Total Site Area: **250ha** (625acre)
Total Floor Area: **680ha** (1,700acre)
No. of Estimated Labors: **136 thousands**
New Town Development

Kyee Myine Daing
Whole area: 9,000 acre
Core area: 250 acre

- Stand-alone satellite city
- Education city (university)

East Dagon
Whole area: 9,500 acre
Core area: 250 acre

- Stand-alone satellite city
- Research city (R&D)

Dala
Whole area: 4,000 acre
Core area: 125 acre

- Commuter city connected with CBD

Source: Osaka Pref.
Railway Station Area Development

Policy

1. To function railway well and increase ridership, 7 railway station areas of YCR are designed for commercial/business and transit node.
2. To promote transit oriented development (TOD) coming from surrounding areas by feeder, multi-modal function shall be provided in the areas.

Spec

Total Site Area: **150ha** (375 acre)
Total Floor Area: **500ha** (1,248 acre)
No. of Estimated Workers: **100 thousands**

<table>
<thead>
<tr>
<th>Name</th>
<th>Township</th>
<th>Net Area</th>
<th>Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yangon Central R.S.</td>
<td>Mingalar Taung Nynt</td>
<td>15 ha (38 acre)</td>
<td></td>
</tr>
<tr>
<td>Kyee Myin Daing R.S.</td>
<td>Kyee Myin Daing</td>
<td>5 ha (13 acre)</td>
<td></td>
</tr>
<tr>
<td>Malwagone R.S.</td>
<td>Mingalar Taung Nynt</td>
<td>40ha (100 acre)</td>
<td></td>
</tr>
<tr>
<td>Insein R.S.</td>
<td>Insein</td>
<td>20 ha (50 acre)</td>
<td></td>
</tr>
<tr>
<td>Yegu R.S.</td>
<td>Mayangon</td>
<td>10 ha (25 acre)</td>
<td></td>
</tr>
<tr>
<td>Mingaladon R.S.</td>
<td>Mingaladon</td>
<td>50 ha (125 acre)</td>
<td></td>
</tr>
<tr>
<td>Danyingone R.S.</td>
<td>Insein</td>
<td>10ha (25 acre)</td>
<td></td>
</tr>
</tbody>
</table>
**Railway Station Area Development**

### Yangon Central
- **Area:** 40 acre
- **Characterized function:**
  - Emblem station of the nation
  - Gateway of CBD

### Kyee Myin Daing
- **Area:** 25 acre
- **Characterized function:**
  - Commercial and business function accumulated station

### Insein Yegu
- **Area:** 75 acre
- **Characterized function:**
  - Transit node station from surrounding areas

### Danyingone Mingaladon Malwagon
- **Area:** 250 acre
- **Characterized function:**
  - Intercity terminal station

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**Umeda North Area Re-development Project**

- **Phase I**
  - **Area:** 24ha (60 acre)
  - **Previous land use:** Marshal yard
  - **Land Use:** Office, Commercial etc.

- **Phase II**

**Source:** UR
1. Existing industrial zones shall be improved with advanced technologies, especially at Hlaing Thar Yar IZ and Shwe Pyi Thar IZ.

2. To accommodate more factories and labors of secondary sectors, development of 3 new IZs is proposed along the outer ring road.

3. By transferring logistics function of Yangon port to others, center area shall be free from logistics vehicles and industrial function.

Total Site Area: **8,400ha** (21,000 acre)
No. of Estimated Labors: **609 thousands***

*80% of whole labors in secondary sector

<table>
<thead>
<tr>
<th>Name</th>
<th>Net Area</th>
<th>Labor Pop</th>
<th>Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Industrial Zones</td>
<td>5,100ha</td>
<td>315,000</td>
<td></td>
</tr>
<tr>
<td>Thilawa SEZ</td>
<td>2,400ha</td>
<td>218,000</td>
<td></td>
</tr>
<tr>
<td>3 New Industrial Zones (East Dagon, Twantay, &amp; Hlegu)</td>
<td>900ha</td>
<td>76,000</td>
<td></td>
</tr>
</tbody>
</table>
To achieve the development vision and realize the urban structure proposed in the SUDP, 41 priority projects, which are focal actions to be commenced by 2020 are selected.

It is recommendable that the priority projects are to be planned, reviewed and updated every five years.

Key Project shall be planned every 5 years
Priority Projects

From **urban development management sector**, 25 **projects** consisting of 1) **prioritized area development**, 2) **CBD regeneration**, and 3) **capacity development**, are proposed.

From **infrastructure development sector**, 16 **projects**, which are not only improvement of the existing infrastructure, but also strengthening of disaster resilience, are proposed.

<table>
<thead>
<tr>
<th>Sector</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban development management</td>
<td>885 mil USD</td>
</tr>
<tr>
<td>Sub-center and other prioritized development</td>
<td>30 mil USD</td>
</tr>
<tr>
<td>CBD regeneration</td>
<td>790 mil USD</td>
</tr>
<tr>
<td>Capacity development related</td>
<td>65 mil USD</td>
</tr>
<tr>
<td>Infrastructure development</td>
<td>1,280 mil USD</td>
</tr>
<tr>
<td>Infrastructure improvement</td>
<td>1,280 mil USD</td>
</tr>
<tr>
<td>Strengthening of disaster resilience</td>
<td>Under estimation</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>2,165 mil USD</strong></td>
</tr>
</tbody>
</table>
Urban Development Management

**Sub-center Development**
PP-01. Mindama Secondary CBD Development Project
PP-02. Yankin Sub-center Development Project
PP-03. Thilawa SEZ Sub-center Development Project

**New Town Development**
PP-04. Kyee Myin Daing New Town Development Project

**Key Station Development**
PP-05. Yangon Central Railway Station Area Development Project
PP-06. Feeder Stations Area Development Project

**Industrial Zone Development**
PP-07. Thilawa SEZ Class-B Development Project
PP-08. Existing Industrial Zone Upgrade Project
Urban Development Management

CBD Central Spine Project (1)
- PP-09. Sule Pagoda and Environs Project
- PP-10. Bank Street Project

CBD Central Spine Project (2)
- PP-11. Kannar Road Project
- PP-12. Waterfront Project (CBD)

CBD Development
- PP-13. Multi-modal Facility Development Project
- PP-14. Car Parking Supply Project
- PP-15. Governmental Lands Redevelopment Project

CBD Transportation
- PP-16. Road Pricing and Parking System Establishment Project
- PP-17. Bus System Improvement Project
- PP-18. Car Parking under City Parks Project
Urban Development Management

**Housing & Cityscape**
- PP-19. Financing Low-cost Urban Housing Program
- PP-20. Yangon Heritage Strategy Implementation Project
- PP-21. New Parks Construction Project

**Social Service**
- PP-22. Barrier-free for Persons with disabilities (PwDs) Project
- PP-23. Education System Strengthening Project
- PP-24. Urban Poor Assistance Project

**Capacity Development**
- PP-25. Capacity Development Project for Urban Development and Management in Greater Yangon
Infrastructure Development

Water Supply
PP-26. Kokkowa WTP and transmission/distribution pipes Construction (already pledged)
PP-27. Zone 1 (inner area) distribution pipe network Renewal (already plugged)
PP-28. Zone 9 (Hlaing Thar Yar) distribution pipe network Renewal

Sewerage
PP-29. CBD Sewerage System Improvement (C1 + W1)
PP-30. Sewerage Management Capacity Improvement

Drainage & Flood
PP-31. CBD Rainwater Drainage Improvement
PP-32. Integrated Flood Management Capacity Development
PP-33. Mitigation of Inundation in Emergency Area
Infrastructure Development

Solid Waste
PP-34. Collection Equipment Supply for Solid Waste Management
PP-35. Existing Final Disposal Sites Improvement
PP-36. Waste to Energy Promotion
PP-37. Hazardous Waste Management Improvement
PP-38. Improving Solid Waste Management Technical Cooperation

Electricity
PP-39. Existing Substations Upgrading

Earthquake
PP-40. Seismic Capacity Improvement

Fire
PP-41. Fire Safety Improvement
Supporting Projects to Vision 2040

• Yangon Mapping Project (JICA-ODA);
• Aerial True Ortho photo Image Production (YCDC Own Budget);
• Zoning Plan-Urban Districts Resolution under Paris-Yangon City to City coopération Program (Pilot area: Hlaing township);
• Aerial Planning Management Project (MLIT) (Pilot area: Yankin Township);
• Urban Development Management Project in Yangon (JICA - TCP);
Yangon Mapping Project
2017 Dec. – 2019 April

● To implement the vision 2040, it’s necessary to build basic map data infrastructure for infrastructural development plans in Yangon.

● Development Projects and Investments are growing faster in Yangon Region.

● In order to speed up making the detailed design of these projects, precise topographic data are required.
Objectives of the Project

- To produce Orthophoto, Digital Topographic Data and 3D Building Model data at a scale of 1:5,000 in the outer ring road covering YCDC Area (1,500km²).

- To produce Orthophoto, Digital Topographic Data at a scale of 1:10,000 in the south west suburb of Yangon City (1,100km²).

- To support establishment of the Continuously Operating Reference Stations (CORS) in Yangon Area.
Mapping Area

Distribution plan of CORS
Aerial True Ortho photo Image Production

- Many Land Management related departments in Yangon Region
- To correct the ground and survey block map gap within Yangon Region
- Correct land plot data is necessary for Development Control/Land use regulation
Yangon-Paris City to City Cooperation
Zoning Plan
(Pilot area: Hlaing Township)
2017 May. 2018 June.

- To have a good understanding of the real city’s transformations that will serve as a basis for the urban regulation

- To create and implement a technical tool that could form a digital data base (using GIS) for the urban regulation

- Urban Districts Resolution
Aerial Planning Management Project (MLIT)
(Pilot area: Yankin Township)

- Sub Center by Master Plan
- At the heart of City
- Potential Development Area
- Availability of Land resources
- TOD (3 Railway Stations)

Vision
A well mix development with adequate public access and good transport connection
The Project for Urban Development Management in Yangon (pp.25)
2018 March - 2020

- To Improve Capacity of Development management by YRG/YCDC
- To boost Zoning regulation in Yangon
- To encourage Efficient Development Permission System
- To formulate development policy and land use plan in priority areas
Thank You For Your Kind Attention