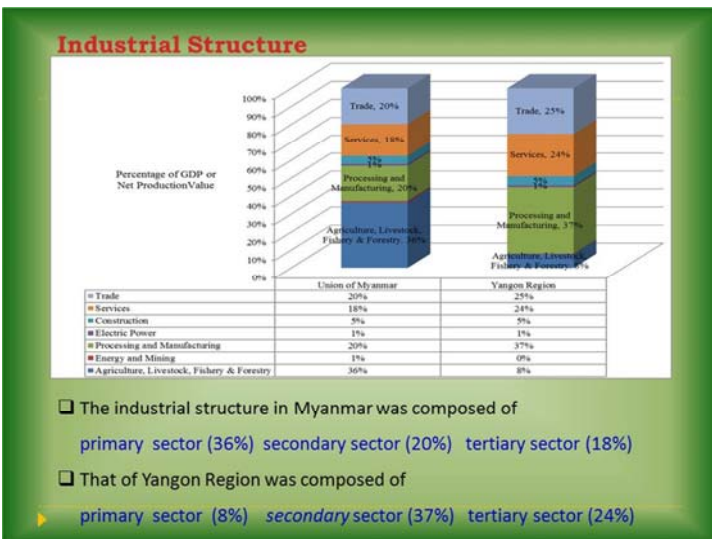
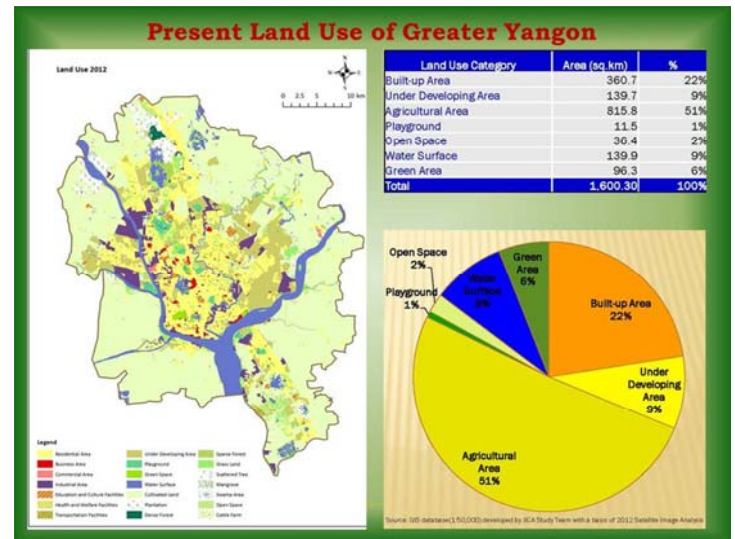
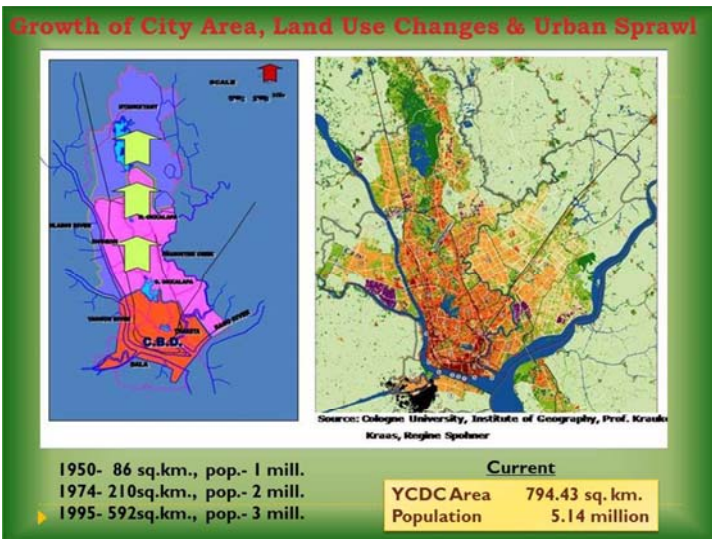
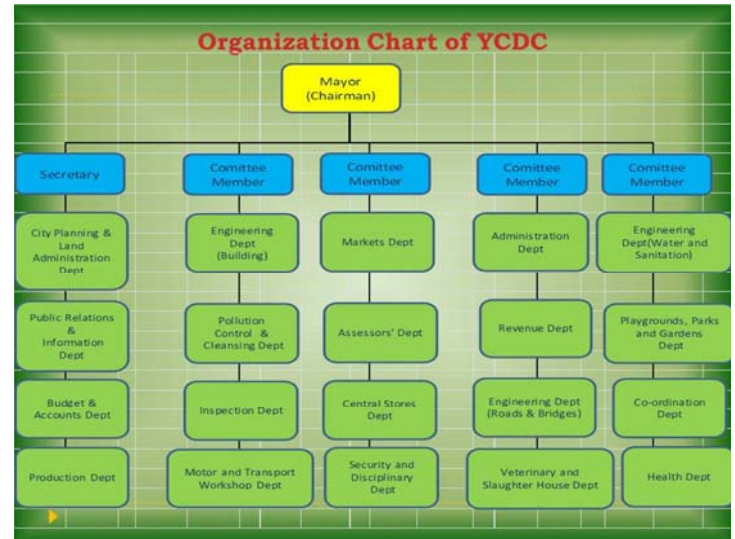


YANGON CITY DEVELOPMENT COMMITTEE

**Reducing Chaos and Creating Public Spaces for the People-
Insights into the Yangon Urban Planning Process**

Prof. Dr Aung Myint Maw
Assistant chief Engineer
Yangon City
Myanmar



Central Business District (CBD) Area

- Population density is over 365.5 persons/ha in CBD
- 40% of total employment have to go and work to CBD everyday
- If a secondary CBD is established, population density, over crowded markets and traffic congestion etc. in the CBD will be reduced.

CBD Area Development



Commercial complex are necessary to be constructed in center of Yangon expecting to minimize the development gap within the city

Housing Sector

- In the last 20 years, inhumane housing units were built in thousands.
- These residential areas had no children's play ground, car parking, proper waste disposal systems
- From 2004-2005 to 2009-2010 during 5 years altogether 36,000 apartments, averaging 7200 were built annually.
- The average increase of the households per year is about 26,000 and so the increase of the households is 3.5 times more than the completion of apartments



Housing Sector Development



YCDC have planned affordable housing projects in the new sub-urban area of the city

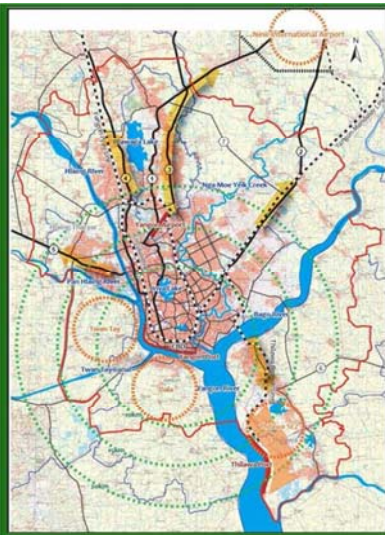
Urban Development Programme for Greater Yangon

- Strategic Urban Development Plan of the Greater Yangon
- Improvement of Water Supply Sewerage and Drainage System
- Comprehensive Urban Transport Plan
- Solid Waste Management
- Power Supply Sector
- Thilawa Special Economic Zone Development



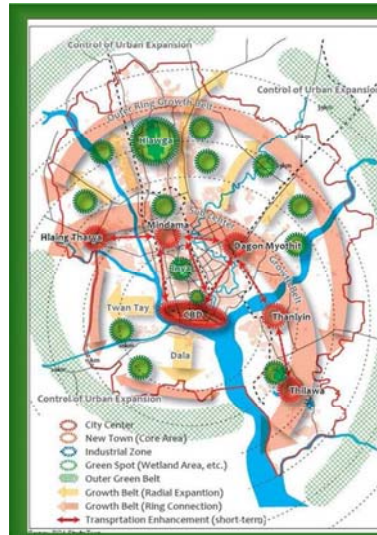
Future Urban Structure

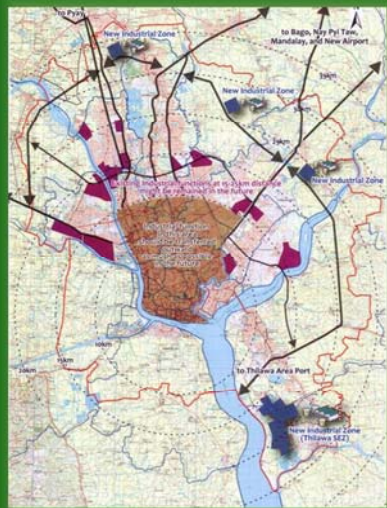
- The CBD is likely to accommodate more urban functions, however, it should shift outwards to avoid over concentration in CBD.
- Thilawa SEZ and Port might be of utmost importance in accelerating the economic growth for not only Greater Yangon but also Myanmar.
- Thanlyin and Kyauktan shall be developed much further in the future. Also Dala and Twantay has large potentials for urban development.



Sub-center with Green Isle System

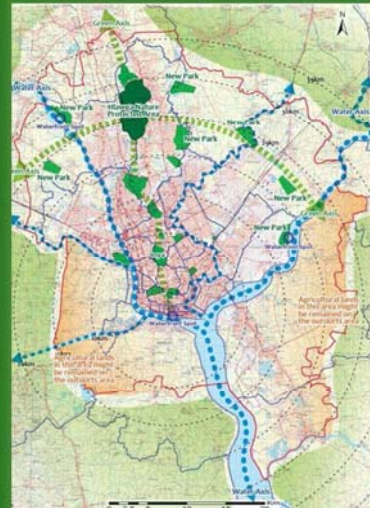
- Aims at decentralizing urban center.
- Sub-centers will be created around 10-15 km radius area from CBD.
- Controls urban expansion by creating outer green belt.
- Outer ring road will be provided.
- Future urbanization along the outer ring road in the next step of development of the sub-centers growth belt will be promoted namely "Outer Ring Growth Belt".





Industrial Function

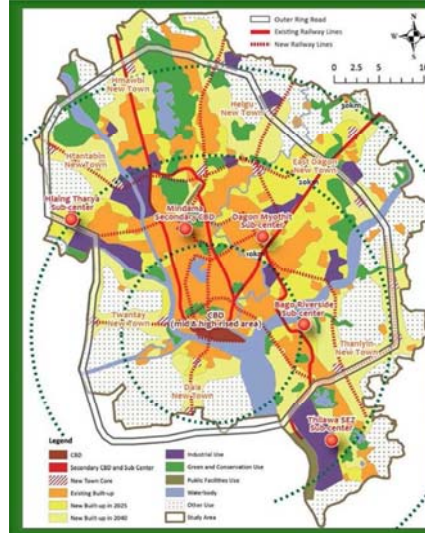
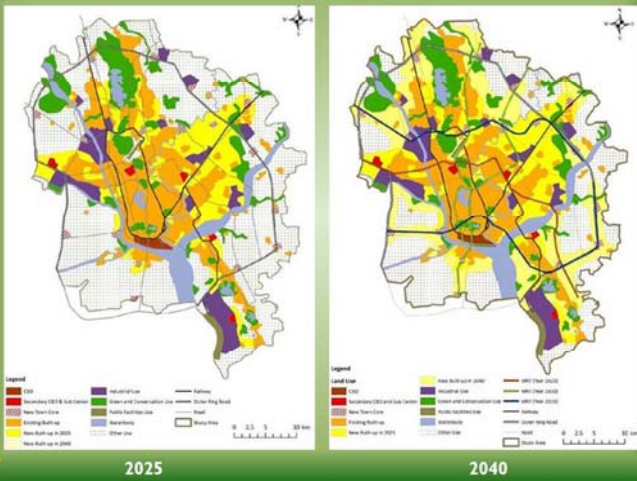
- In Yangon 24 industrial zones are currently under operating with a total area of 5,105 ha, which include some unused lands inside them.
- Labor population of secondary sector is estimated to increase by 554 thousands from present to 2040.
- Not only Thilwa SEZ but also 700 ha of additional new industrial zones will be necessary.



Green and Water Function

- There are basically no agricultural areas that must be preserved in the future.
- Green areas should be conserved mainly on "North-South Green Axis".
- Large-scale new parks should be also created, especially along the outer ring growth belt.
- Hlawga nature protected areas must play the most important even in the future.

Future Land Use Map



Future Urban Structure and Land Use of Greater Yangon



Thank you for your kind attention