

Thimphu Structure Plan

Housing

Housing

“Access to high quality and affordable housing”

The Plan aims to address the housing gap through the following components:

- **Housing distribution** – housing growth will be accommodated across Thimphu, largely delivered through regeneration and infill in existing areas;
- **Housing quality** - establishing standards for housing quality, this includes the Development Control Regulations and more provision for outdoor spaces and the building of community;
- **Affordable housing** - exploring different mechanisms and standards for delivering affordable housing.



Key proposals

The delivery of housing is primarily through **regeneration and densification** of existing neighbourhoods.

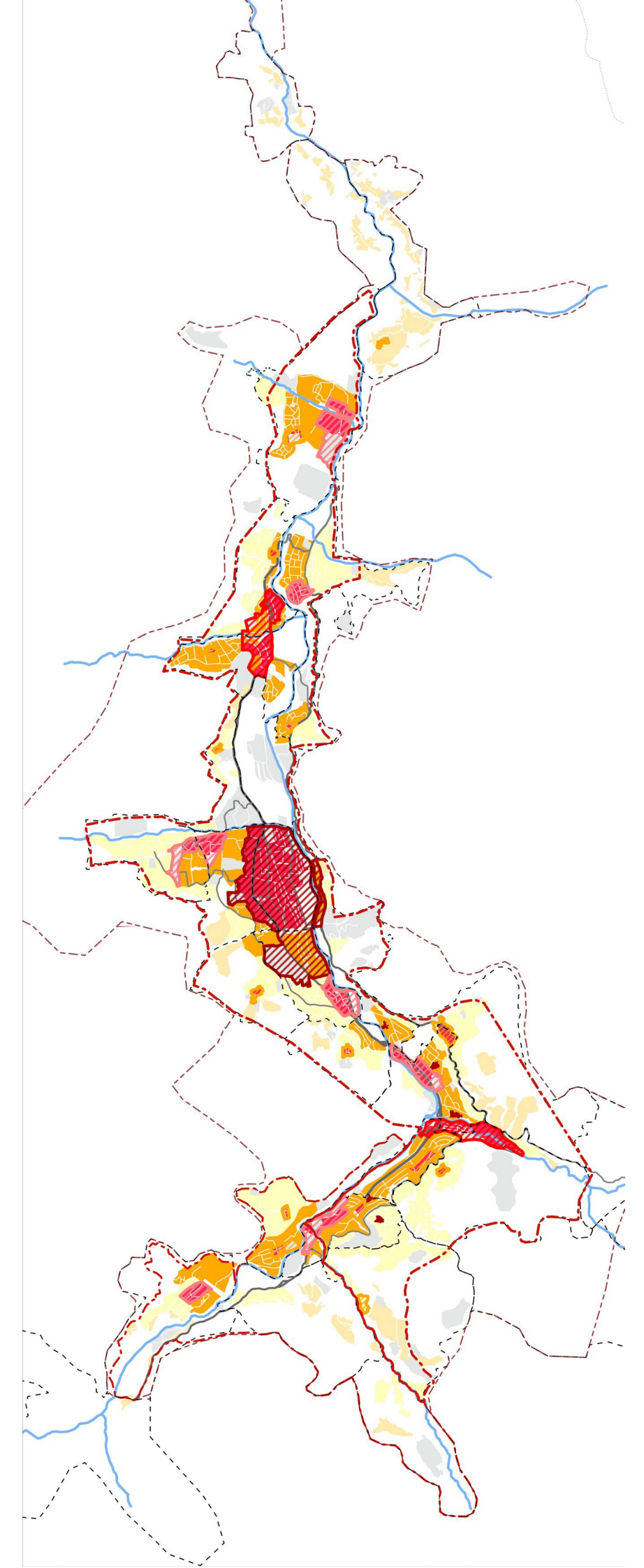
1. The only housing growth into new greenfield land is at the southern extension to Thimphu. This is planned in the long term (2042-2047);
2. **Higher densities** of housing is to be established within and immediately adjacent to the **city centre and sub-district centres**;
3. **Medium density** housing is appropriate adjacent to the **urban centres**, within easy travel distance;
4. **Low density** sub-urban housing is appropriate near the **outer limits** of the city in areas with greater environmental sensitivities or lower transport accessibility;
5. To protect the rural character, housing **growth is limited outside the city limits**.

Future housing projection

2017 total	27,100
net gain	+ 23,600
2047 total	50,700

LEGEND

KEY	
	Thromde Boundary
	Southern Extension Boundary
	Neighbourhood Boundary
	Study Area Boundary
Centres Hierarchy	
	City Centre
	Sub-district Centre
	Neighbourhood Centre
	Local Centre
Residential Areas	
	Residential Urban
	Residential Suburban
	Residential Rural
Other Land Uses	
	Traditional Village
	Mixed Use
Water System	
	River



Key topic 1 / Housing quality

The Plan promotes the design of **inclusive and secure houses**. Housing development is expected to comply with Development Control Regulations, including minimum standards for home and room size. The proposed interventions include:

- New homes of **high-quality design**, provided with comfortable, functional and flexible layouts. They should be designed with adequate and easily accessible storage space.
- Maximise the provision of **dual aspect dwellings**, as well as provide a range of home sizes to meet different needs.
- Provision of **sufficient daylight and sunlight** to new and surrounding housing, whilst ensuring privacy, avoiding overheating, minimising overshadowing and maximising the usability of outside spaces.



Typical buildings of low-medium density and height



Typical buildings of high density and height in the city core

Source: TSP



Examples of good quality, diverse, and high-density housing | Source: TSP, JanFrilander

Key topic 2 / Affordable Housing

Given that housing costs place a great strain on Thimphu's residents, the Plan proposed interventions include:

- **Definition and delivery of affordable housing** to create a more equitable and inclusive housing market, particularly for the most vulnerable groups, including those on lower incomes and young among others.
- **Definition of the form of affordable housing** which should correspond with local need, acknowledging that affordable rental housing should not cost more than 30% of gross monthly income.



The affordable housing allocation should prioritise those with greatest needs and target diverse population profiles | Source: TSP