

# Thimphu Structure Plan

## *Land Use*

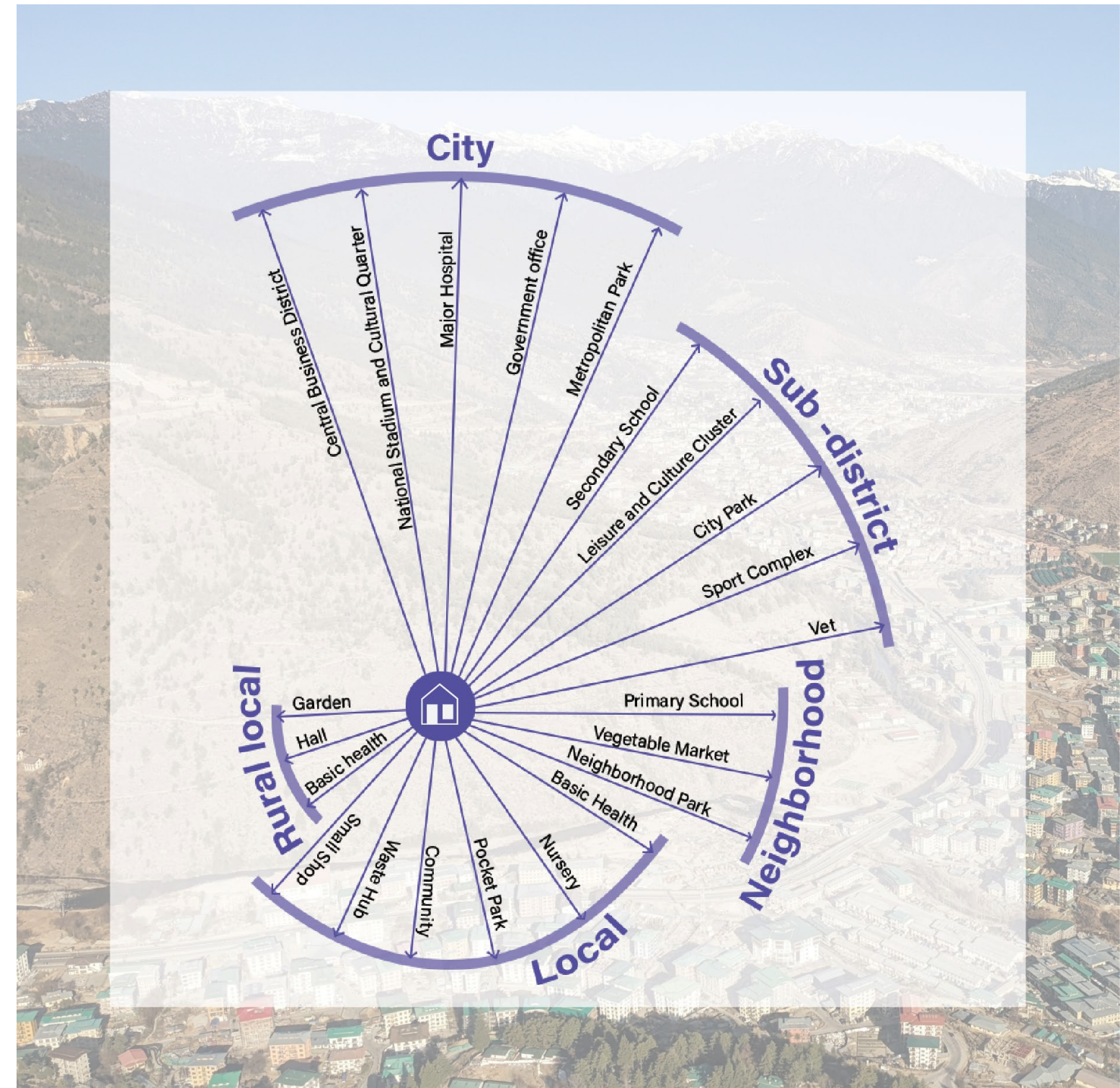


# Land Use

*"Promote good growth in the right places"*

Land use serves as a tool to **promote and regulate good growth in the right places**. It aims to achieve the following objectives:

- Support regeneration of existing urbanised areas.
- Limit further land conversion.
- Preserve and value cultural and natural heritage and conservation areas.
- Distribute activity centres, public spaces, and green areas across the city.
- Locate a variety of residential types appropriate to different needs and socio-economic conditions in accessible areas.
- Relocate major industrial uses away from sensitive land uses.
- Restrict land use types for natural hazard risk reduction.



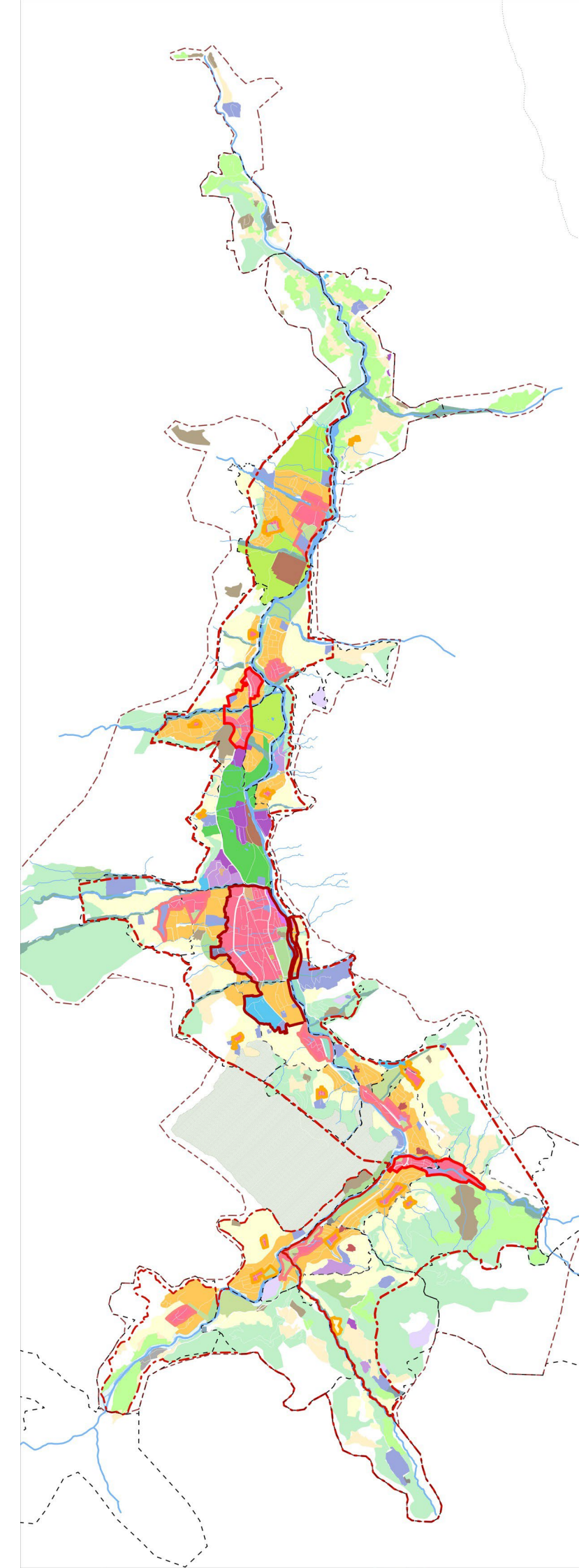
# Key Proposals

- 1. Centres** are mixed use areas for economic, residential, cultural and community activities. Their land use is defined according to the hierarchy of centres: city centre, sub-district centre, neighbourhood centre, local centre, and rural local centre. Centres are located in areas of high accessibility.
- 2. Residential areas** capture a range of spatial characters based on their location and regeneration opportunities: residential urban, residential suburban, and residential rural.
- 3. Community Facilities** include essential services which communities routinely use. Education: located within residential areas or centres; Healthcare: located within centres; Religious maintained in existing locations; Crematoriums: located away from sensitive uses; other facilities: i.e. municipal, civic, police are located in centres.
- 4. Other Land Uses:** i.e. mixed use areas are located in centres; cultural assets are maintained and new facilities are located in the city centre etc.
- 5. Green Infrastructure and Open Space:** Metropolitan Park located around Tashichho Dzong; City Park large areas of open space that serve each district; Neighbourhood Park serve each neighbourhood.

## LEGEND

### KEY

- Thromde Boundary
- Southern Extension Boundary
- Neighbourhood Boundary
- Project Area Boundary
- Centres Hierarchy**
  - City Centre
  - Sub-district Centre
  - Neighbourhood Centre
  - Local Centre
  - Rural Local Centre
- Residential Areas**
  - Residential Urban
  - Residential Suburban
  - Residential Rural
- Community Facilities**
  - Community Facility
  - Education
  - Healthcare
  - Religious
- Other Land Uses**
  - Mixed Use
  - Workplace
  - Government
  - Hospitality
  - Culture
  - Traditional Village
  - Royal Estate
  - Industrial
- Green Infrastructure**
  - Forest
  - Agriculture
  - Neighbourhood Park
  - City Park
  - Metropolitan Park
  - Valley Park
  - Regional Park
  - Private Landscape
  - Local Nature Reserve
- Water System**
  - River
  - Stream
  - Riparian Corridor
  - Wang Chhu River Corridor
- Transport and Utilities**
  - Primary Road
  - Secondary Road
  - Tertiary Road
  - Utilities



# Key topic 1 / Centres Hierarchy

The Plan aims to ensure that **population and employment growth** is aligned to a clear **spatial structure** defined by a hierarchy of centres, which are mixed use areas for economic, residential, cultural and community activities.

They include:

- **Smaller local centres** that provide basic facilities serving daily needs within walking distance of homes,
- **Larger centres** containing more specialist facilities and employment uses accessed by a wider population and therefore well connected to transportation networks.

## LEGEND

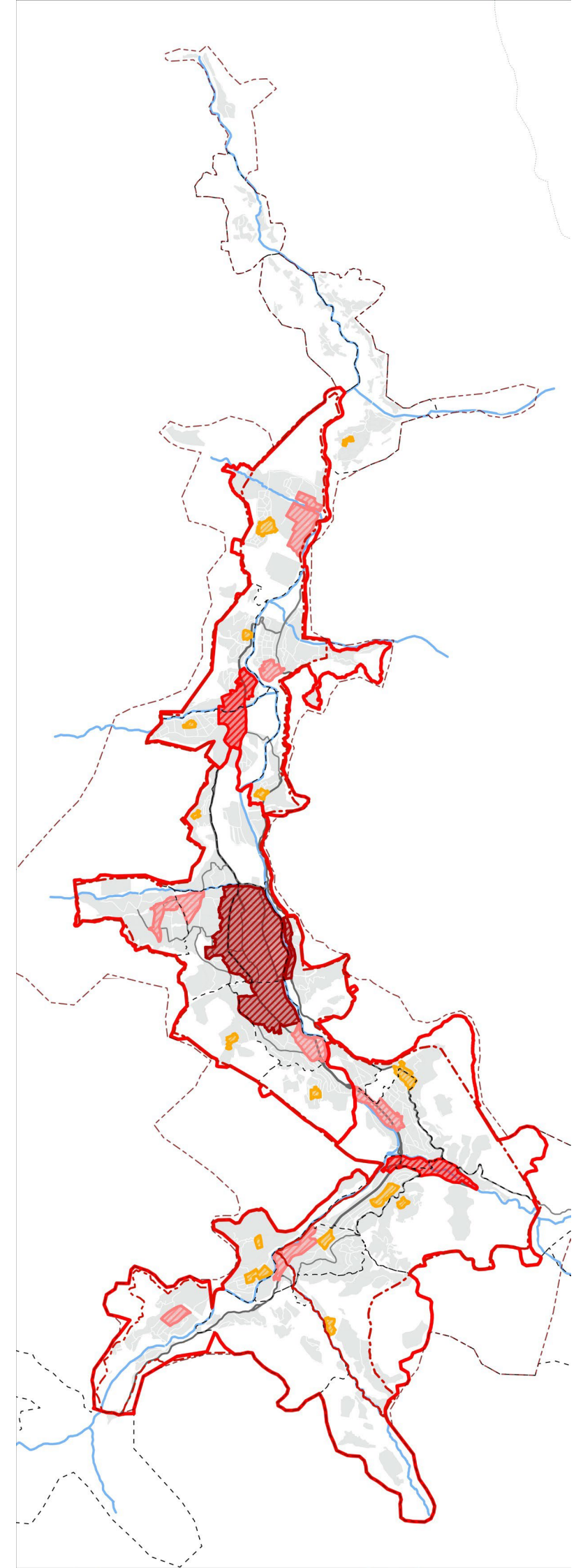
### KEY

- Thromde Boundary
- Southern Extension Boundary
- Sub District Boundary
- Neighbourhood Boundary
- Project Area Boundary
- Development Areas
- River

### Centres Hierarchy

- City Centre
- Sub-district Centre
- Neighbourhood Centre
- Local Centre
- Rural Local Centre

Thimphu Centres Hierarchy | Source: TSP



# Key topic 2 / CCAP

The City Centre is one of the most important areas of regeneration within the Plan, as it will absorb a significant amount of future growth with development of new homes and jobs within this area.

The interventions planned for the city core include:

- **Significant regeneration and densification**, with an uplift of approximately 75% more homes.
- **Limit building heights** and reinforce urban character.
- Promotion of mixed-use areas supporting the knowledge, government, finance, insurance, IT, and hospitality sectors.
- **Protection of open spaces** such as the Wang Chhu corridor and stream corridors.



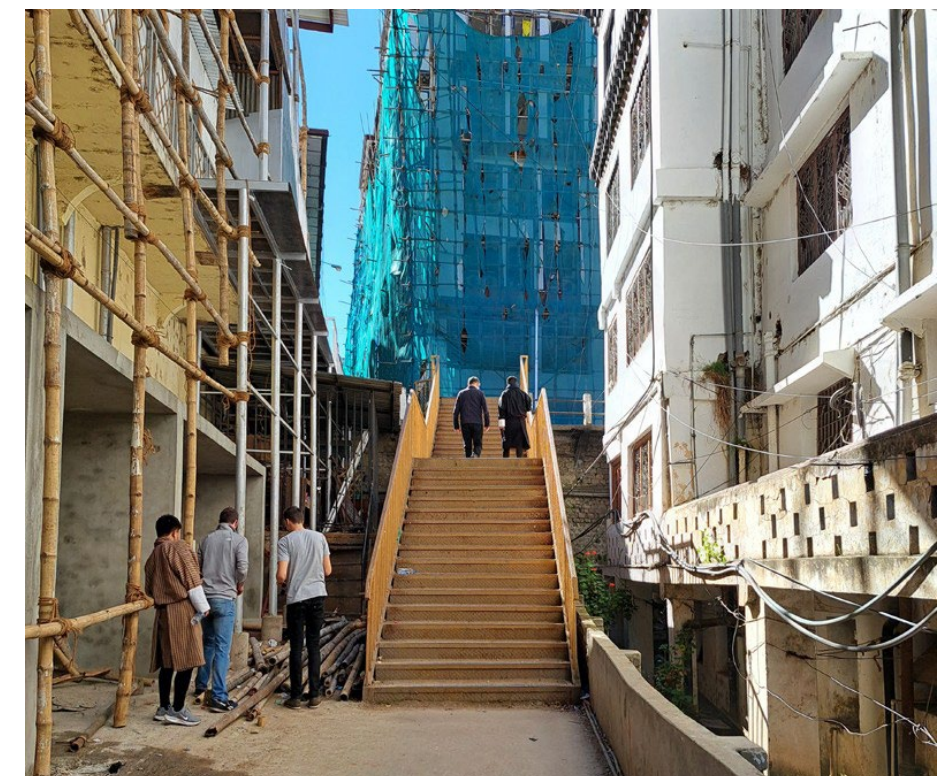
*Lack of pedestrian focussed public realm*



*Under-utilisation of land leads to lack of density, activity and vibrancy in large parts of the city core*



*Lack of varied building typologies and no 'flex' according to specific use, context and any local character*



*Topography provides a significant challenge to improve pedestrian linkages*