


MONGOLIA



ACTION PLANNING FOR CITIES

CASE STUDY ULAANBAATAR CITY

Date: 28 May - 3 Jun, 2017

PARTICIPANTS

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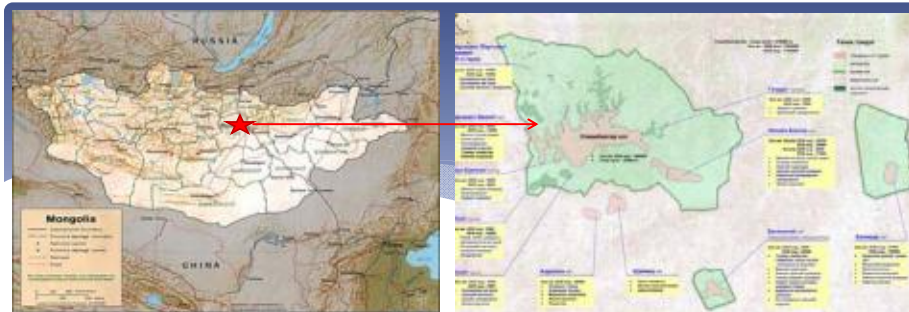
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- * Backgrounds
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- * Project of Upgrading “ger” area
- * Action plan



MONGOLIA
 Capital city- ULAANBAATAR
 Region: East Asia and Pacific

POPULATION **45.3%**
 2016
 3 081 677 **in UB 1 396 300**
POPULATION DENSITY
 1.96 per/sq.km **2.96 per/sq.km**
POPULATION GROWTH RATE 2014
 1.5% **in UB 3.7%**

TOTAL AREA
 1,564.12 sq.km **UB 470.4 sq.km**

Ulaanbaatar city dominates Mongolian economy, accounting for more than 60% of the country's GDP.

Current situation in Ulaanbaatar city

- Water resource
- Damaged environment, including polluted air, water, soil
- Lack of development in satellite towns
- Inadequate of institutional capacity and legal environment
- Inadequate of municipal funding
- Unplanned expansion of the city, inappropriate land use and ger areas
- Traffic and congestion
- Lack of engineering infrastructure
- Lack of housing supply with basic amenities



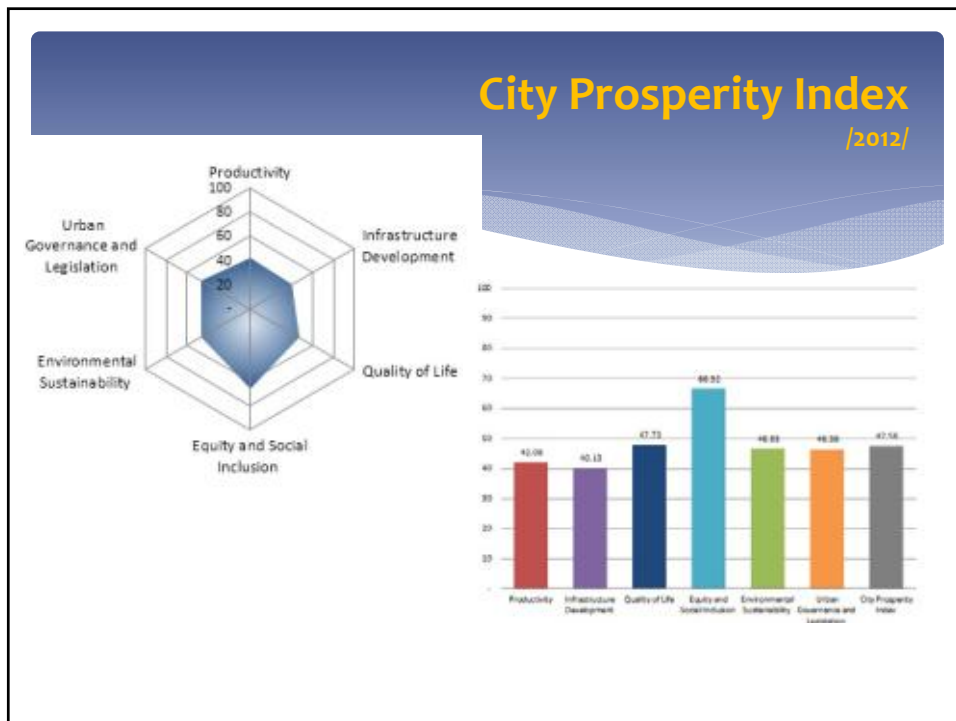
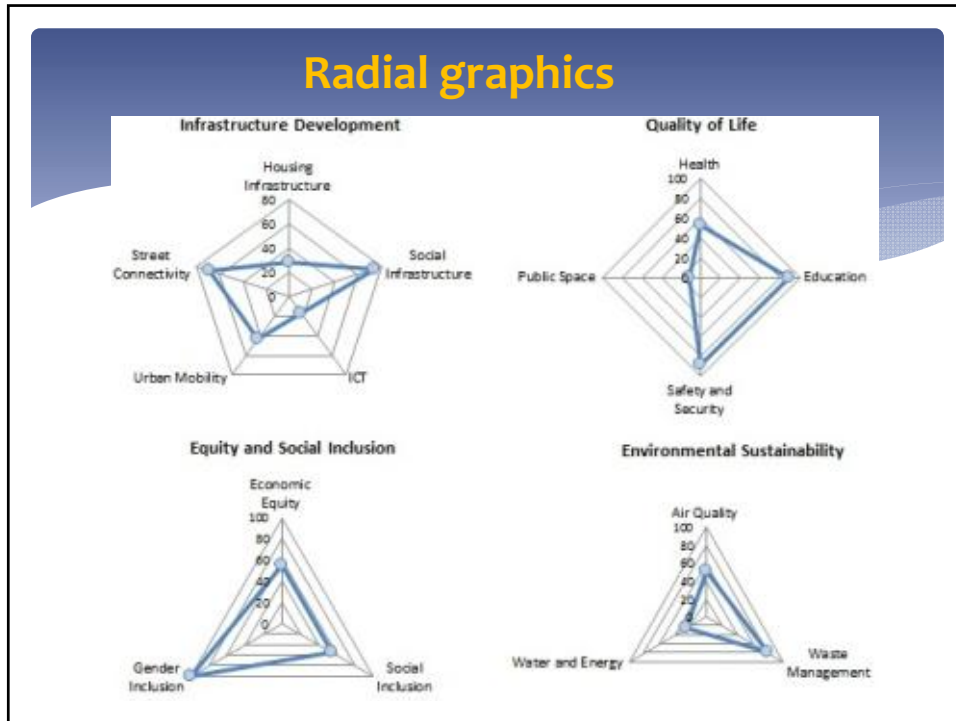
City Prosperity Initiatives

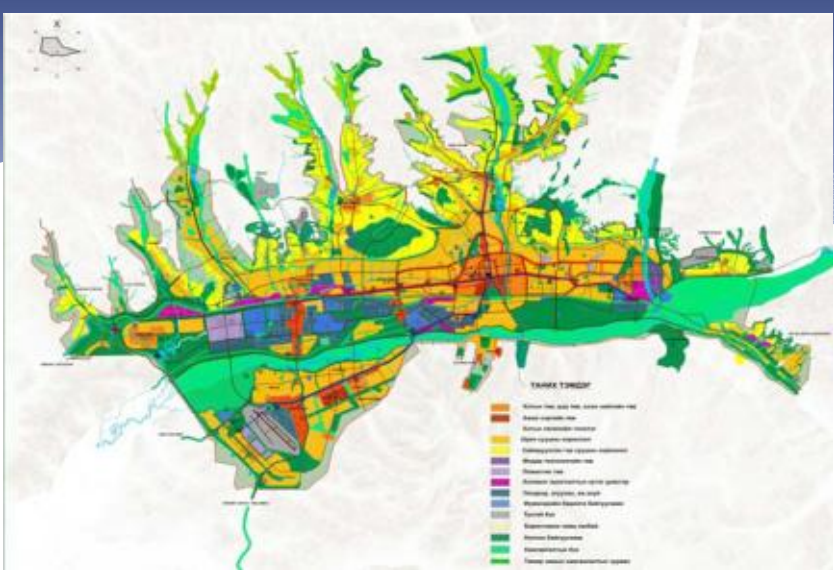
MEASURE - by critical mass of data and information

UNDERSTAND - the factor that generate

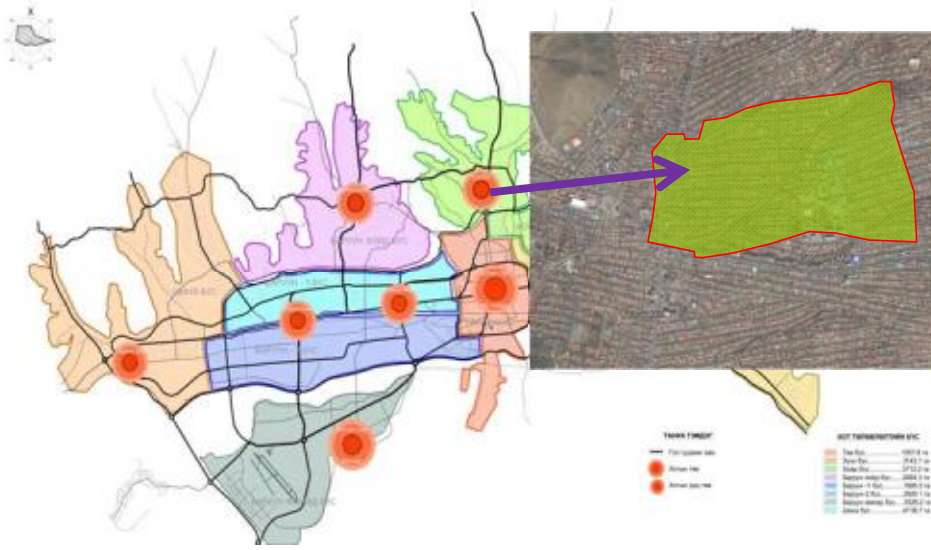
CHANGE - by formulating policies, strategies and action plans

MONITOR - the outcomes of policy implementation





Ulaanbaatar City Government and Asian Development Bank /ADB/ started the new joint project “Urban Services and Ger Areas Development Investment Program” with UN Habitat office in Mongolia.



- Decentralization by 8 subcenters
 - 2 Sub-city centers
 - 6 District centers
- CBD, Public, Residential, Industrial, High Technology, Logistics, etc. main 7 and 20 sub-zones of planning, zoning system

■ Undeveloped area

- Without health service
- Unpaved and unplanned roads
- Potable and hot water
- No sanitation system
- Heating system
- Public transport

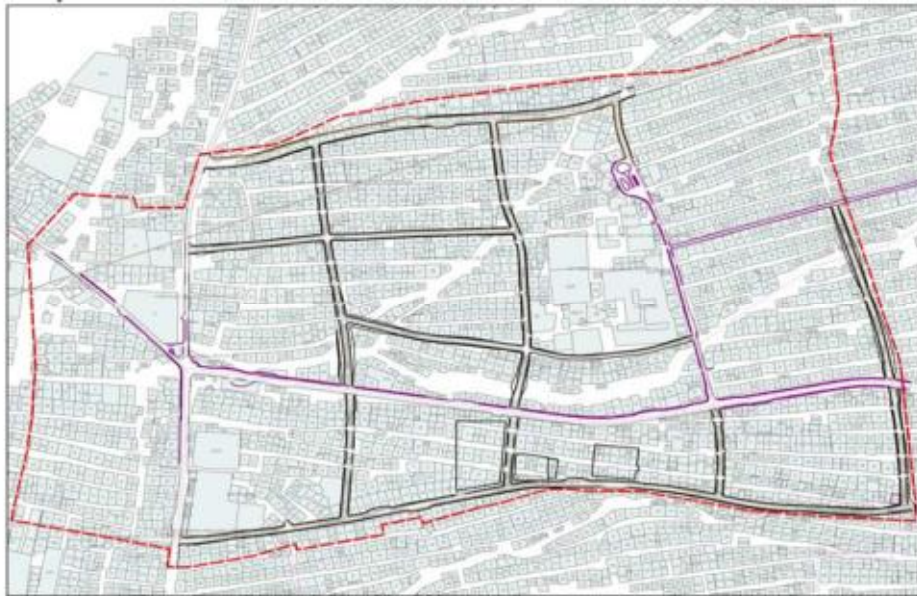
“BAYANKHOSHUU SUB CENTER DEVELOPMENT” PROJECT

- Ulaanbaatar City Government and Asian Development Bank /ADB/ started the new joint project “Urban Services and Ger Areas Development Investment Program” with UN Habitat office in Mongolia.
- This project followed the “Adjustments to the Ulaanbaatar City Urban Development Master plan 2020 and Development Directions 2030”.
- The revised Master plan includes, for the first time, “ger” area development that identifies a set of sub centers to be improved for rebalancing Ulaanbaatar city’s development.

“BAYANKHOSHUU SUB CENTER DEVELOPMENT” PROJECT

- Bayankhoshuu sub center is the major and priority sub center for redevelopment within the mid ger area.
- Development pressure on Ulaanbaatar city is pronounced in a city which has two distinct parts: (i) formal or urban core area, consisting mainly of the large apartment blocks with networked utility services, including dedicated heating, potable and hot water, and sanitation systems. The majority of business and services are located in this area. (ii) Ger areas, located on the periphery of the city center, characterized by the irunplanned nature, subserviced plots—usually from 0.05ha

Detailed plan of infrastructure





Undeveloped residential area					
Improve to Bayankhoshuu subcenter in Capital city					
Activity	Description	Timeline	Responsible by	Resources	
1. Detailed blue print	Establish Infrastructure detailed design -Improved detailed plan and approved by Citizens' Representative	2016-2017	Working with the project implementation in cooperation with consultancy services teams of Dohwa /South Korea/, Egis /France/.	ADBANK+UB City Government	
2. Selection performer	-To announce a tender -Making contract	2017 jan. – 2018 apr	UB City Program Management office +ADB	ADBANK+UB City Government	
3. To ensure communities and enterprises meaningful engagement and participation in the project	-Organize focus group meeting -support to establish the primary groups and community councils	2016 jan to 2018 aug	UB City Program Management office +UN Habitat's Mongolian office	ADBANK+UB City Government	
4. Resettlement plots	Inform and provide notice of resettlement Report evaluation property Allocate to affected households	2017-2018	UB City Program Management office + Capital city Property Department, Egis /France/.	ADBANK+UB City Government	
5. Construction work	-under ground work -building and Road	2017-2019	UB City Program Management office + Performer	ADBANK+UB City Government	
6. Check list	-detailed plan -selected performer agency -approved suggestion for social activity -operation -construction work		ADBANK+UB City Government	Government	

Action plan



Title: Undeveloped residential area				
Overall goal	Improve to Bayankhoshuu subcenter in Capital city			
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Result

- * **Action plan for the implementation of selected environmental, social and environmental infrastructure will improve the environmental conditions**
- * **We are building affordable houses**
- * **Make happy life for everyone**

