ACTION PLANNING FOR CITIES

CASE STUDY ULAANBAATAR CITY

Date: 28 May - 3 Jun, 2017

PARTICIPANTS

* Ts.Tumurbatar - Senior officer of the Department Green Development Policy and Planning, Ministry of Nature, Environment and Tourism of Mongolia

* L.Solongo - Head of Design division - Urban Planning and Design Institute of Ulaanbaatar City

* N.Naranbat - Urban planner – UN Habitat Mongolia office
Backgrounds

CPI

Project of Upgrading “ger” area

Action plan

MONGOLIA
Capital city: ULAANBAATAR
Region: East Asia and Pacific

<table>
<thead>
<tr>
<th>TOTAL AREA(625,608),(942,640)</th>
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<td>1.564.12 sq.km</td>
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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%

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, and 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
Radial graphics

City Prosperity Index /2012/
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

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**“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 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 unplanned nature, subserviced plots—usually from 0.05ha.
**Undeveloped residential area**

**Approve to Bayankhoshuu subcenter in Capital city**

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<th>Timeline</th>
<th>Responsible by</th>
<th>Resources</th>
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<tr>
<td>1. Detailed blue print</td>
<td>Establish Infrastructure detailed design improved detailed plan and approved by Citizens' Representative</td>
<td>2016-2017</td>
<td>Working with the project implementation in cooperation with consultancy services teams of Dohwa (South Korea), Egis (France).</td>
<td>ADBank+UB City Government</td>
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<tr>
<td>2. Selection performer</td>
<td>To announce a tender Making contract</td>
<td>2017 Jan. – 2018 Apr</td>
<td>UB City Program Management office +ADB</td>
<td>ADBank+UB City Government</td>
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<td>3. To ensure communities and enterprises meaningful engagement and participation in the project</td>
<td>Organize focus group meeting support to establish the primary groups an community councils</td>
<td>2016 Jan to 2018 Aug</td>
<td>UB City Program Management office + UN Habitat’s Mongolian office</td>
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<td>4. Resettlement plots</td>
<td>Inform and provide notice of resettlement Report evaluation property Allocate to affected households</td>
<td>2017-2018</td>
<td>UB City Program Management office + Capital city Property Department, Egis (France).</td>
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<td>5. Construction work</td>
<td>Under ground work building and road</td>
<td>2017-2019</td>
<td>UB City Program Management office + Performer</td>
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<td>6. Check list</td>
<td>Detailed plan selected performer agency approved suggestion for social activity operation construction work</td>
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**Title: Undeveloped residential area**

**Overall goal**: Improve to Bayankhoshuu subcenter in Capital city

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- building and Road | 2017-2019 | UB City Program Management office + Performer | ADBank+UB City Government |
| Check list | - detailed plan  
- selected performer agency  
- approved suggestion for social activity  
- operation  
- construction work | 2017-2019 | ADBank+UB City Government | ADBank+UB City Government |

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
THANK YOU
BAYARLALAA

2017