

# Mandalay: an overview

- Mandalay is Myanmar's secondary commercial city and cultural capital
- Population estimated around 1.3 million, and projected to be around 3 million by 2040
- Critical location: at junction of links between China and the Bay of Bengal and the routes between Laos, Cambodia and Vietnam with India
- 46% of land is urban, with the remainder rural
- Land shortage creates problems with informal houses

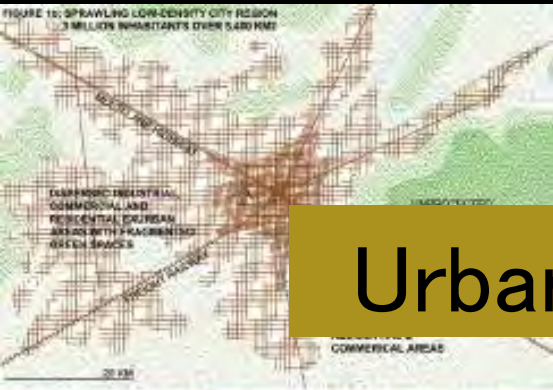


# Urban planning in Mandalay

- Governed by MCDC
- DHSHD and MCDC have prepared a draft Urban Development Concept Plan:
  - Mandalay will be a “green cultural city, with clean air, a center of tourism, a trade and logistics hub, and an IT center for upper Myanmar”
- Intent to upgrade and intensify existing areas and creation of new satellite towns
- Mandalay’s problems common to many developing cities:
  - 60% houses have latrines
  - 50% have piped water
  - Solid waste coverage incomplete







**STATE LEVEL**

**Urban Sprawl → Compactness**



**CITY-REGIONS**

**Segregation → Integration**



**CITIES**

**Congestion → Connectivity**



**NEIGHBOURHOOD**



# Smart Planning to make cities Sustainable

## High Quality of Public Space

- 50% street and public space,
- well connected grid, at least 80 crossings / km<sup>2</sup>
- supports local economy, connectivity, culture, creativity and future development

## Well designed density

- Trigger economies of scale and ensure livability  
– at least 150 p/ha = 15.000 p/km<sup>2</sup>

## Mixed Urban Uses

- Avoid zoning, avoid highways dividing neighbourhoods
- 40% of floor space allocated to economic uses
- Single use blocks cover less than 10% of neighbourhood

## Connectivity

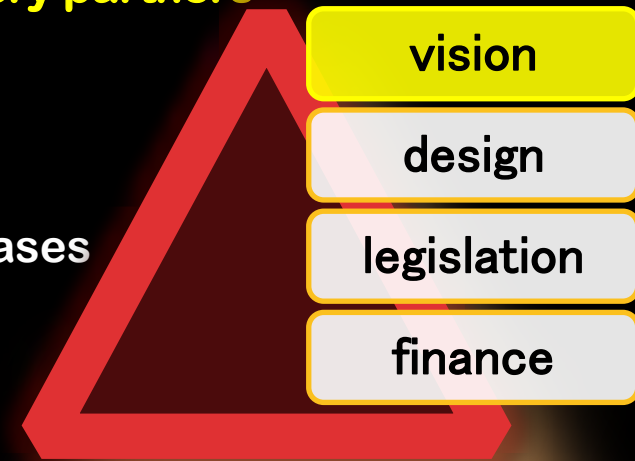
- Emphasis on walking distances, public transport, ICT



# Smart Planning to make cities Sustainable

## GROWTH AREA SUCCESS FACTORS

- Powerful **public sector delivery agency** with total spatial focus
- Land acquisition at existing value
- Unified land ownership and **time-release strategy**
- **City-region economic growth** strategy
- Strong and very determined **leadership**
- High-caliber professional staff for **delivery and communication**
- Effective working relationship with **public sector delivery partners and community stakeholders** in the wider area
- Effective working relationships with **private and public delivery partners**
- Access to **major public finance**, in early and middle phases
- Involvement of private developers **at an over time increasingly large scale**
- Positive and effective marketing of growth areas
- Limited variable delivery mechanism by location





# Mandalay: towards a smart and green city?

- Need for strong legal framework and well-developed regulations
  - No legal framework
  - Building controls are not extensive
- Development of institutional capacity, including collection, management and use of data
- Planning for large urban growth in the future
- Need proactive agency with responsibility for planning

