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People's Participation in Urban Land Use Planning

Case of Ulaanbaatar city

Mongolia is a nomadic country and nomadism has a special characteristic of constantly moving from one place to other. Due to this peculiarity nomadism and urbanisation have become totally different cultures and still in Mongolian cities it is difficult to adapt nomadic tradition to the urban life. During the past 70 years of socialism top-down master plan approach has been a norm in urban land use planning due to socialist idea and political system, not giving enough attention to the Mongolian traditional aspects. Socialist system broke down in 1990 and the transitional period to free market economy has been started. Nowadays, the city is developing faster than anticipated with its flow without clear planning and policy.

The research has examined participatory urban land use planning situation, looking at current urban development activities in the city of Ulaanbaatar. Obviously, after land privatization, urban land use planning has become more significant land issue in Mongolia and existing planning approach is facing many problems at the present time. The research mainly has focused on shortcomings of existing urban land use planning approach, impacts of transitional period on urban planning, level of people's participation in land use planning and obstacles hindering the promotion of participatory planning in the city of Ulaanbaatar. Also the study has identified possibilities the citizens have for the participation in urban land use planning within the existing planning system. Finally, preliminary guidelines on people's participation process in ger area development in the city of Ulaanbaatar have been proposed using results of case studies and research analyses.

The analyses of the urban land use planning demonstrate that the existing planning approach is not able to function in existing urban society. Therefore, there is a need for new land use planning approach, legal framework and strategies in the study area which suits the Mongolian context. Case studies contributed to the definition of people's participation level in urban planning and obstacles in participatory planning development.

The research results showed that people's participation in urban land use planning is still very new and weak in Mongolia. Participatory planning is developing in many cities facing different obstacles, accordingly, it needs government support in terms of participatory planning policy and financing in

order to conduct research, analyses, studies and promote the idea of people's participation step by step.

Key words: Urban land use planning, people's participation, planning approach, ger area, transitional period, Ulaanbaatar, Mongolia.