

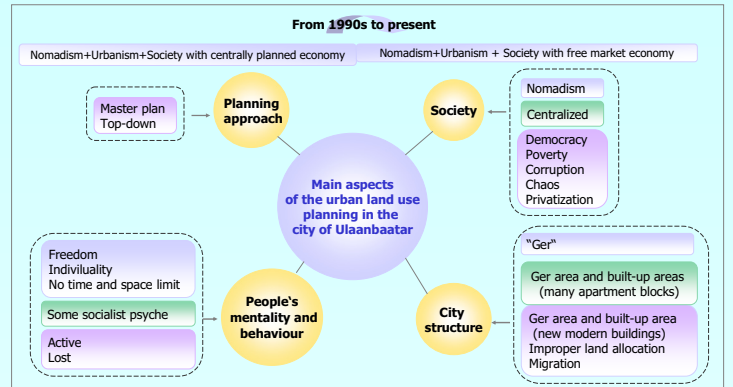


People's Participation in Urban Land Use Planning Case of Ulaanbaatar City

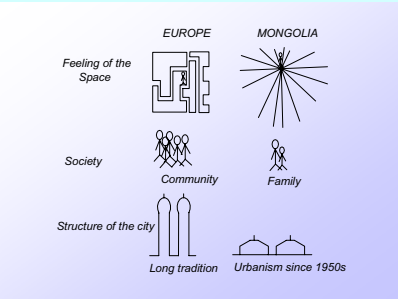
Introduction

Top-down planning method has been main planning approach in Mongolia since socialist time. This planning approach is facing many problems due to social, environmental and economical change in new Mongolian society after transition from centrally planned economy to free market economy, acceleration of urbanization and land privatization .

Findings



Particularity of four aspects in the transitional period from centrally planned economy to free market economy and from nomadism to urbanism



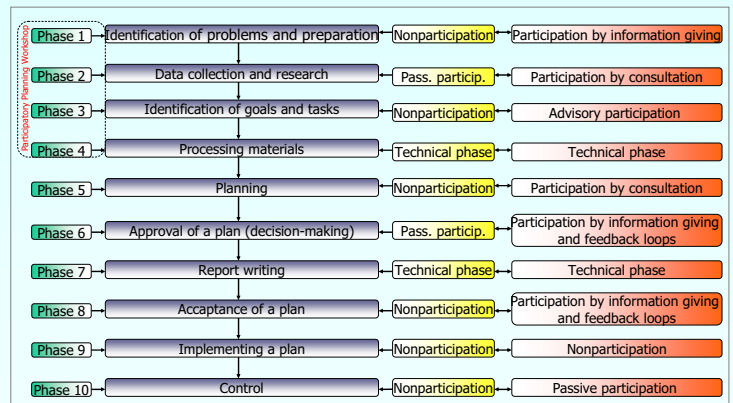
Cultural and social situation for participatory urban land use planning in Ulaanbaatar city

Objective

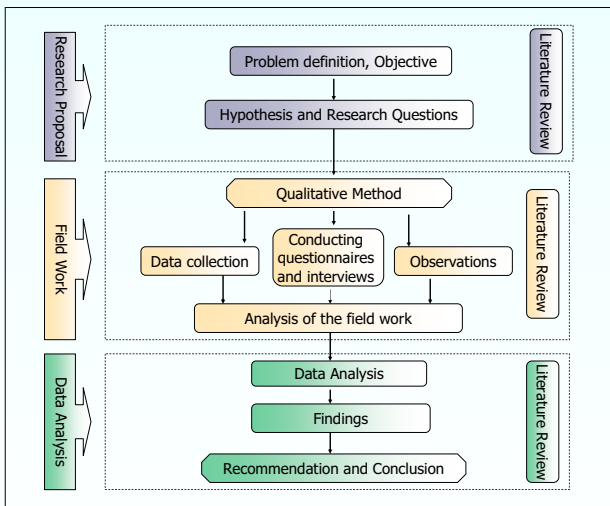
The study examines the existing urban land use planning situation and seeks to explore appropriate and possible options of people's participation in existing urban land use planning system and produces the preliminary guidelines on people's participation process in ger area development in the city of Ulaanbaatar.

Methodology

The qualitative method has been used for the research and within this approach semi-structured interviews and questionnaire survey have been conducted. Also other urban development activities have been observed and literature review has been done for the data collection and further research analysis.



Possible options of people's participation in existing plan formulation and implementation process



Theories

- Urban land use planning (E. Kaiser, M. C. Branch, N. Taylor, A. W. Evans, GTZ, etc.)
- People's participation in urban land use planning (M. Burke, S. Arnstein, H. F. Rolly, N. Wates, R. Chambers, J. N. Pretty etc.)

Case Studies

Questionnaire survey has been conducted in two urban development project areas and other two participatory urban upgrading projects were observed and analyzed in order to compare people's participation level in urban land use planning in the city of Ulaanbaatar.

- Problems and causes of the existing planning system;
- Identification of different level of people's participation in urban development projects;
- The impacts of transitional period on the urban structure and development, citizens' living condition and behavior;
- Potentials to enhance people's participation in the existing plan formulation process;
- The preliminary guidelines on people's participation process in ger area development in the city of Ulaanbaatar.

Conclusion and Recommendations

- Existing planning approach is not functioning in existing urban society due to many problems related to transitional period in Mongolia, social, economical changes, land privatization and land market situation;
- Need of new land use planning approach, legal framework, policy and strategies in the city of Ulaanbaatar which suit the Mongolian context;
- People's participation improves the planning output and activities, accelerates the implementation process;
- People are motivated to participate in urban land use planning process and they are ready and aware of land issues and planning situation;
- People's participation in urban land use planning is still very new and weak in Mongolia;
- Participatory planning idea should be promoted and encouraged in all level.