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
Urban Sprawl → Compactness

Segregation → Integration

Congestion → Connectivity
High Quality of Public Space
• 50% street and public space,
• well connected grid, at least 80 crossings / km2
• 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/km2

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