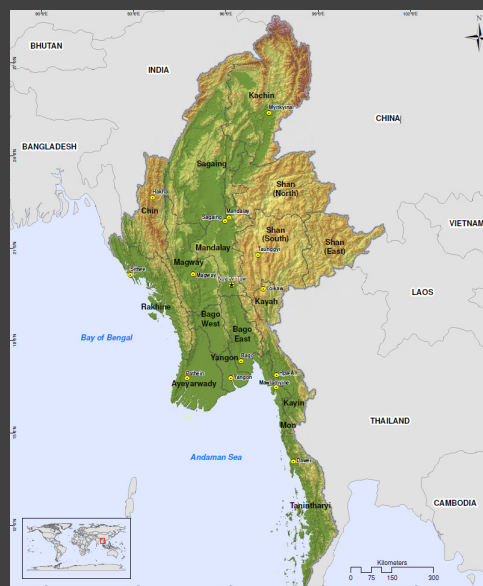




Myanmar: Profound Changes

- From pariah state to intense foreign interest & rapid globalization;
- Rapid changes
- Impacts on urban centers;
- Secondary cities & globalization



This is not an ADB material. The views expressed in this document are the views of the author/s and/or their organizations and do not necessarily reflect the views or policies of the Asian Development Bank, or its Board of Governors, or the governments they represent. ADB does not guarantee the accuracy and/or completeness of the material's contents, and accepts no responsibility for any direct or indirect consequence of their use or reliance, whether wholly or partially. Please feel free to contact the authors directly should you have queries.



Realities

- Systematic data—quality? availability ?
- Multiple issues (infrastructure, housing, environment quality, public transport & info-structure, poverty, education, health..etc.)
- Security of land tenure; compensation & conflicts arising
- Severe shortage of skills –planning, implementation, management

Known Elements

- Issues are plentiful; Resources are limited
- Potentials also plentiful;
- Large number of projects in varying stages of proposal & development;
- International & local interests expanding;
- Emerging widening gap between Yangon & other cities;
- Mandalay needs to be competitive—other cities are also competing for investors

5

Organizing Concepts

- Secondary Cities—roles & competitiveness (Dick & Rimmer 1998)
 - Scale & efficiency
 - Urban Economy
 - International Network
 - Politics & Governance (Miller 2013)
- “Third Urbanization” (Scott 1998, 2011)
 - Cognitive-cultural economy

8 Main Points

- Avoid Bangkok-ization of Myanmar;
- Prepare Myanmar beyond the short term;

Main Points

- Avoid Bangkok-ization of Myanmar;
- Prepare Myanmar beyond the short term;
- Mandalay's Regional context & opportunities;
- Projects underway/ planned;
- Logistics as the "backbone";
- Knowledge intensive activities & culture as the "muscles";

Main Points

- Avoid Bangkok-ization of Myanmar;
- Prepare Myanmar beyond the short term;
- Mandalay's Regional context & opportunities;
- Projects underway/ planned;
- Logistics as the “backbone”;
- Knowledge intensive activities & culture as the “muscles”;
- Regional development concept plan (Koh 2009);
- Strengthening capacity & institutions

Avoid Bangkok-ization

- Relatively stable urban system— Yangon dominant
- Gap between Yangon and the rest widening
- Emerging “Bangkok-ization”

Population Growth of Eight Myanmar Cities 1973, 1983, 1991 (in thousands)

Notes: 1973 calculated from 1983.
Sources: Naign Oo (1989) page 251—city names updated; UN Habitat (1991).

City	Population 1973	Population 1983	Population 1990	% 1973-83	% 1983-90
Yangon	2,015	2,513	3,000	24.7%	19.4%
Mandalay	417	532	630	27.5%	18.2%
Mawlamyine	172	220	260	27.9%	18.2%
Bago	124	151	172	21.8%	13.9%
Patheingyi	126	144	158	14.3%	9.7%
Taunggyi	75	108	140	43.9%	29.6%
Sittwe	90	108	127	20.1%	17.6%
Monywa	82	107	128	30.5%	19.6%
Total Urban	6,816	8,466			

Yangon
-primate city
-5-6m?

Mandalay
-1.5 m?

“stable urban
system”

Sources: Huff (2012);
UN Habitat (1991);
Author's calculations

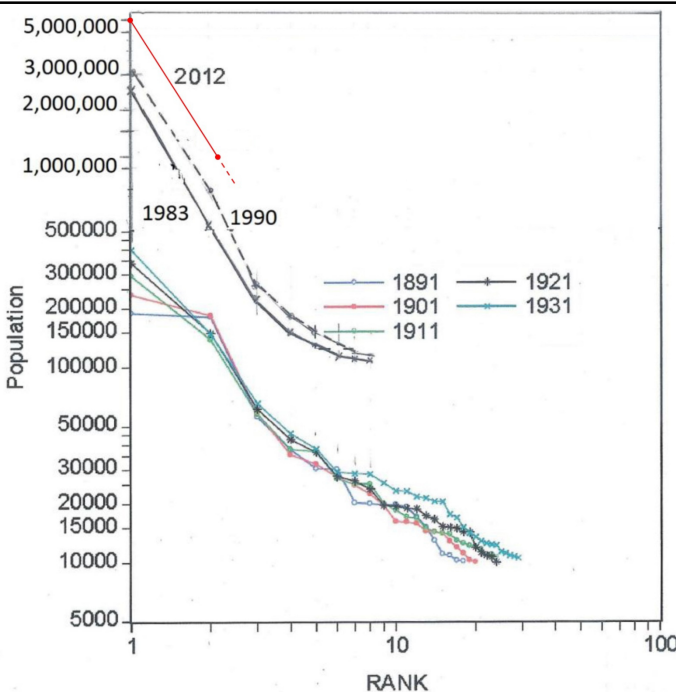
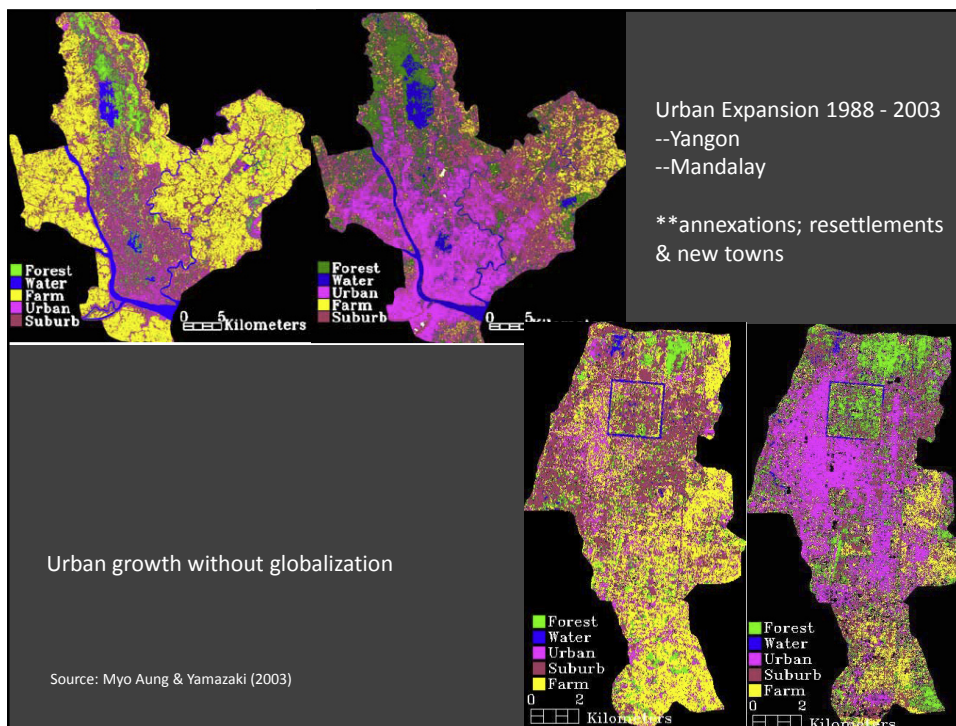


Figure 2: Myanmar rank-size distributions 1891 - 2012



Preparing Beyond the Immediate

- Policies & programs
- Foreign investors interests
- Spatial implications

Key Development Drivers

- Geo-political location;
- Natural resources
 - Off-shore gas/oil;
 - Hydro;
 - Minerals
- Low wage labor
- Globalization impacts—economic, social, environmental & spatial

Short & Medium Outlook

- Likely development outcomes
 - Headlong down the “low road” (Malecki 2004)
 - A “necessary” phase?
- The “low road”—government programs
 - SEZ—labor intensive activities (wage differentials);
 - Resource extraction
- Recent international experience—labor cost differentials a short term advantage

Re-engagement/Globalization

- Cross border trade;
 - China, India, Thailand ↔
 - Industrialization especially in Thai border zone
- Foreign Investment interests;
 - Urban center focus— esp. Yangon ○
 - Ports; SEZ, highways ☺ ▲ —
- Mineral & energy resources;
 - Mining; hydro-electricity; pipeline ▽
 - Off-shore gas/oil (Yadana; Shwe) ⬠
- Tourism
 - Nascent industry (2012—1million visitors; Thailand 22.8 million; Cambodia 2.38million)
 - Site specific --examples ◆

Emerging Pattern

- Yangon primate city
 - Private sector projects (manufacturing, services, real estate investments)
 - Foreign aid projects (Japan- Thilawa SEZ)
 - Transportation (new airport, new seaport, local rail)
 - Piece- meal plans
- How to prepare for the next phase? “the high road”
 - Where? What?

Mandalay Regional Context & Opportunities

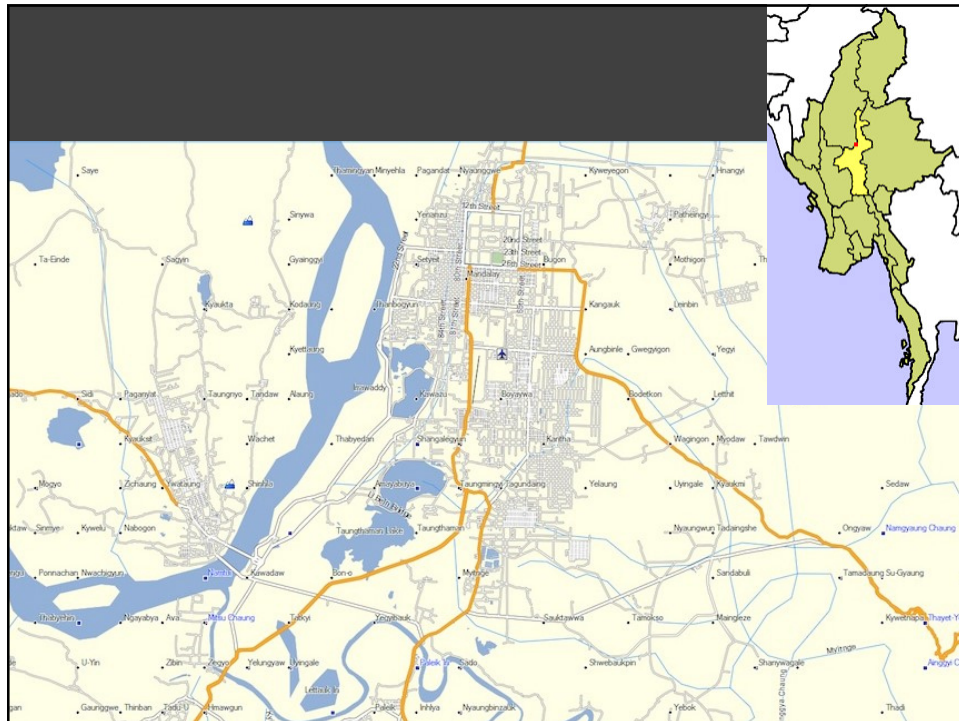
- Trade routes—Asian highways, cross-border trade
- River transport
- 2nd International Airport
- Oil pipeline & its follow-on development
- Regional population of 8.6 m



Re-engagement/Globalization

- Cross border trade;
 - China, India, Thailand ↔
 - Industrialization especially in Thai border zone
- Foreign Investment interests;
 - Urban center focus— esp. Yangon ○
 - Ports; SEZ, highways ◐ ▲ —
- Mineral & energy resources;
 - Mining; hydro-electricity; pipeline ▵
 - Off-shore gas/oil (Yadana; Shwe) ◑
- Tourism
 - Nascent industry (2012—1million visitors; Thailand 22.8 million; Cambodia 2.38million)
 - Site specific --examples ◆





Why Mandalay

- More entrepreneurial;
- Available management skills;
- Favorable business climate;
- Officials supportive of development;
- Available capital for investment;
- Real estate/land prices still reasonable;
- Less congestion

Projects Underway/ Planned

- Mega projects—national & regional
- Inside the city
- Outside the city (Mandalay Region)

Southeast Asian Games

(former airport site)

Stadium

Housing

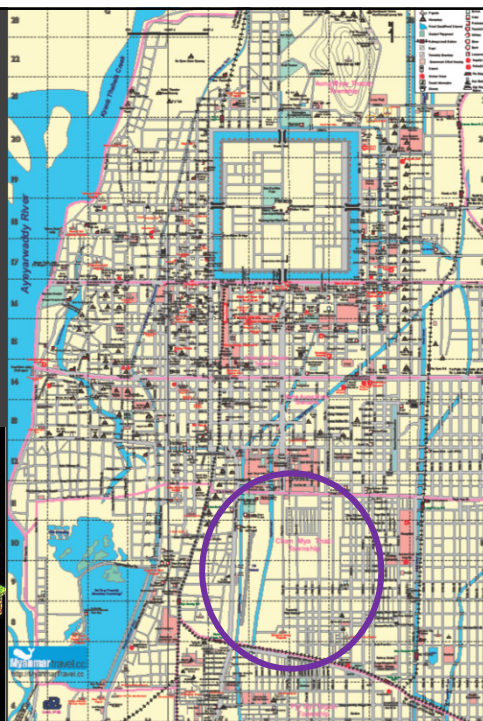
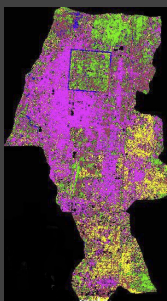
Commercial Development

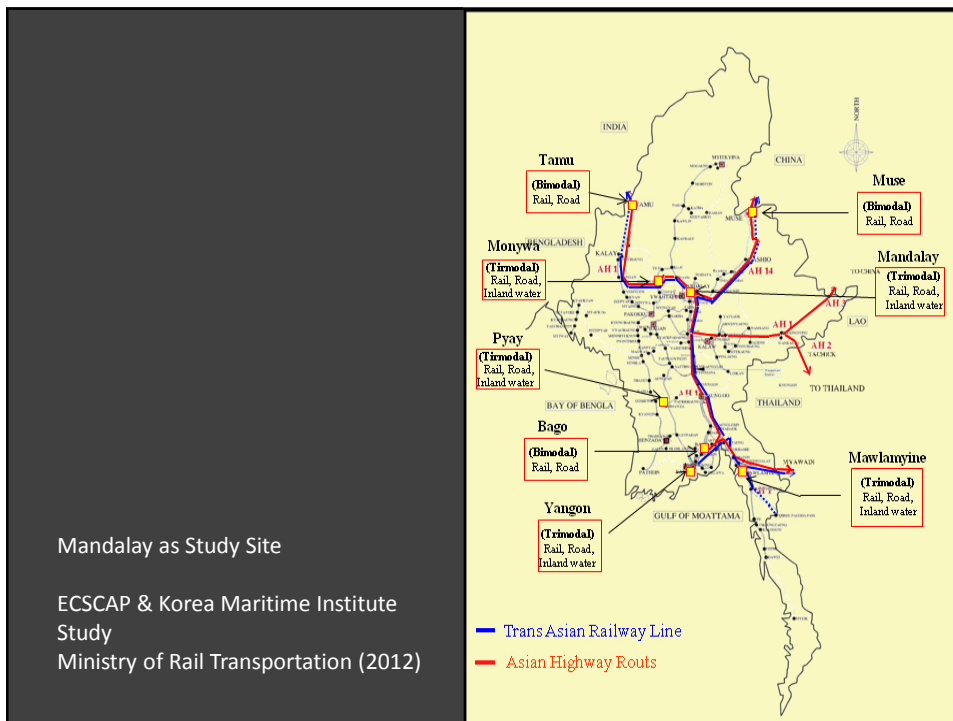
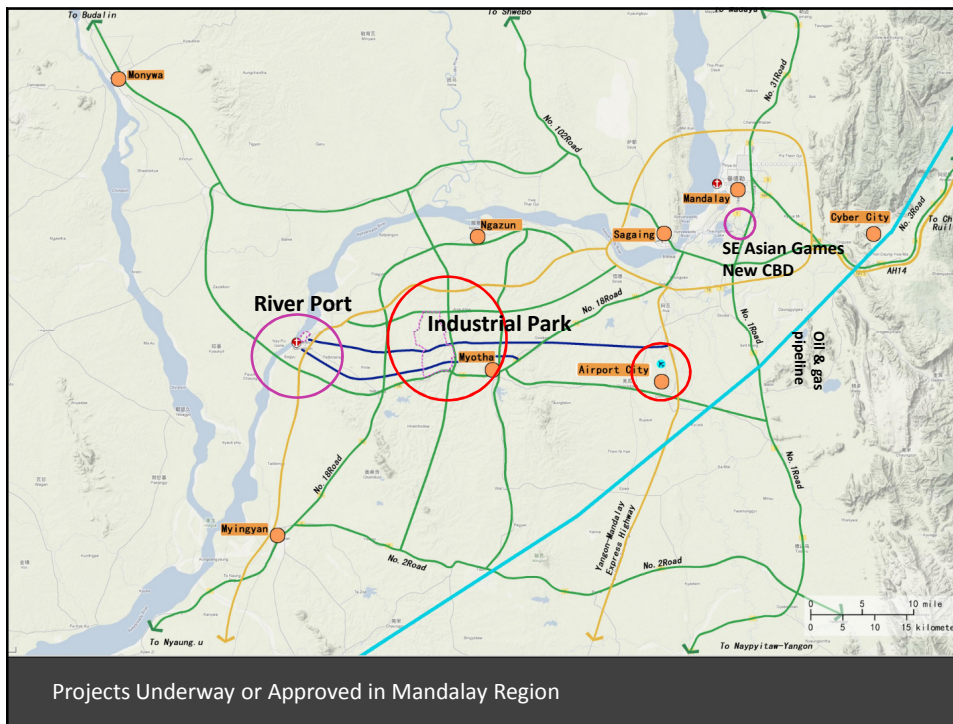
Hotels

Convention center

New downtown?

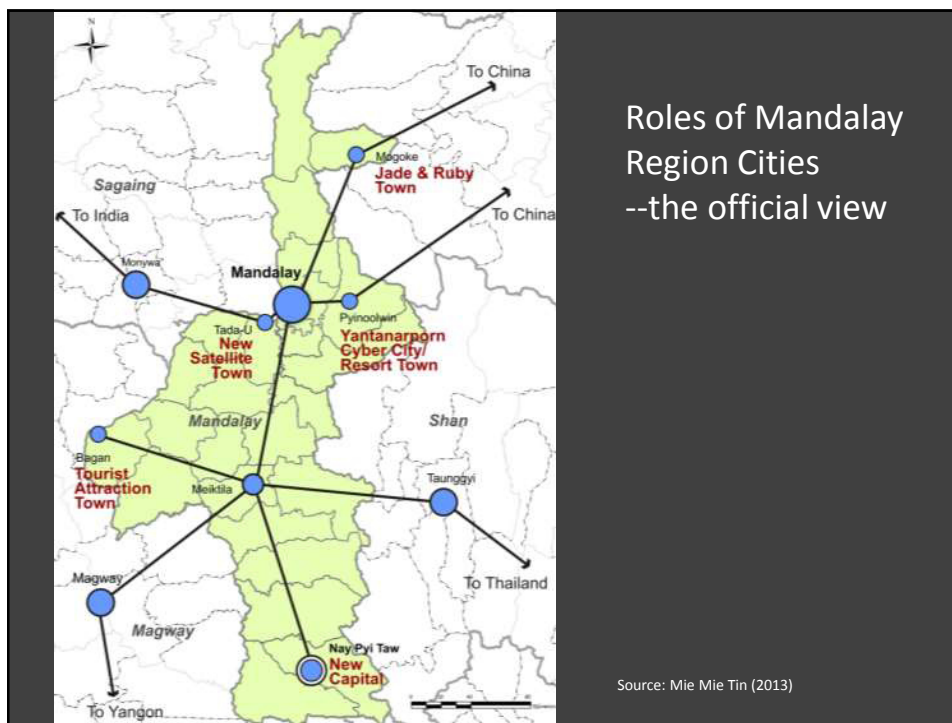
New Trade Center?



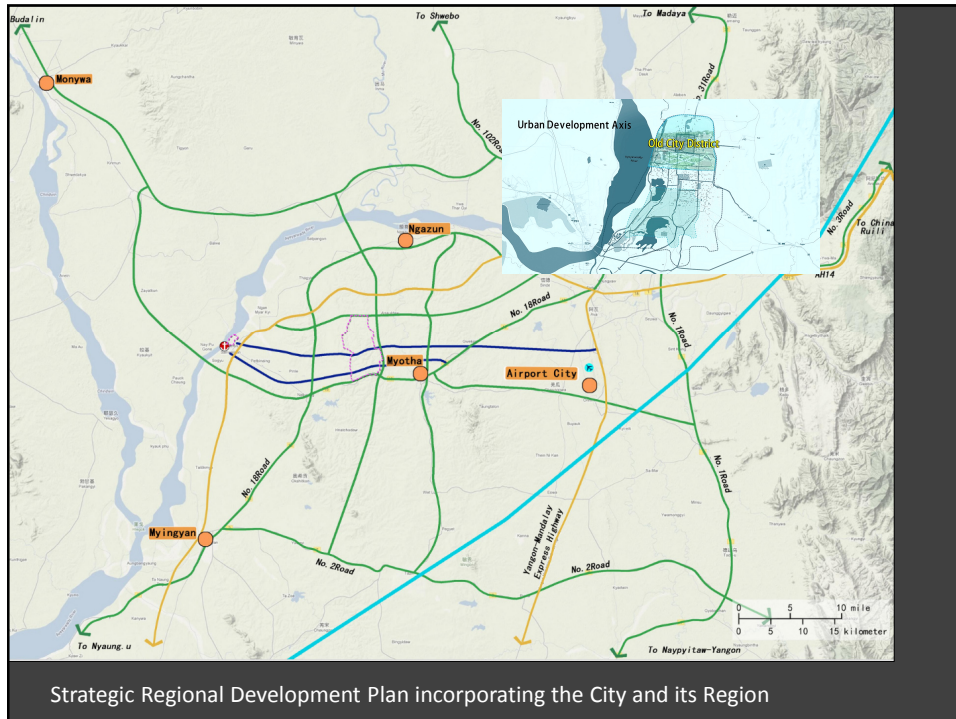


“Backbone & Muscles”

- Backbone
 - Airport, logistics center, dry port
- Knowledge based industries/activities/design
- Culture industries/ tourism/handicrafts



Roles of Mandalay
Region Cities
--the official view



Strategic Regional Plan

- Mandalay region-wide development plan;
- Identifies opportunities & enhance advantages;
- Provides a clear framework for integrated development;
- Evaluate ideas/proposals;
- Enhances Mandalay's role as development engine for its region

Regional Development Plan

- Include Strategic infrastructure investments
 - Enhancing the potentials of Mandalay
 - Timed to leverage transformational integrated urban developments
 - Aimed for a vibrant second city that could serve as a model for other secondary cities in Myanmar
 - Stimulate urban innovations—green city; housing finance & provisions...etc.

Mandalay Vibrant Secondary City

- Scale & Efficiency (Dick & Rimmer 1998)
 - Growing the urban population > 2.5 m
 - Effective economic catchment population
- Urban Economy
 - Logistics, new Industries (cognitive-cultural)
 - Commerce & trade—highways; river port; dry port
 - Tourism/culture

Mandalay Vibrant Secondary City

- International network
 - Asian highway “interchange”
 - Air transport hub – second international airport of Myanmar; air freight; airport city
- Politics & Governance
 - Decentralization policy implemented 2012
 - Reform process underway
 - Institutions?
 - Capacity?

Obvious Needs

- Capacity
 - Professionals, training
 - Engagement/participation
- Institutions
 - Plan, evaluate, implementation, manage & monitor

Future Mandalay

- A competitive alternative to Yangon
 - Liveable, sustainable and resilient city;
 - Knowledge driven economy—ready to be the city for the next phase of Myanmar’s development—beyond a cheap labor economy;
 - capturing the advantages of its cross-roads location;
 - Leveraging its culture & tourism potentials;
 - Suitable governance system;
 - Conservation of its eco systems;
 - An innovative urban region



Fast Forward or Slow Grind?

tong.wu@uws.edu.au

Draft Plan Suggestions

1. Complete a **Draft Plan** as soon as practical;
2. Establish the “guiding principles and key concepts” for the Draft Plan and subsequent adjustments & challenges;
3. Identify key elements/assets that must be conserved, protected, enhanced;
4. **Draft Plan** framed in terms of growth of economy & population rather than time periods only (identify assumptions);
5. **Draft Plan** to establish broad frameworks—immediately followed by more detailed selected studies (geographic areas or key topics of concern);
6. Establish implementation & monitoring systems as part of the **Draft Plan**
7. Start inventory of available data: identify gaps & how to fill them;
8. Immediate inventory of proposals (across agencies) to identify potential problematic areas & potential conflicts
 1. to prevent inadvertent decisions that may be contrary to “guiding principles & key concepts”
 2. to facilitate those proposals that are compatible with the Draft Plan
9. Identify training needs & how to fulfil them---implementation

39

