Introduction to Bhutan

Area: 38,394 sq.km
Population: 692,895 as per BLSS 2017

Capital of Bhutan: Thimphu
Area: 27 Sq.km
Population: 120,000 persons
Some Images of Thimphu City
Case Study on Sustainable Urban Planning

Organization: Thimphu Thromde
Country: Bhutan
Date: 14th May 2018
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Thimphu Structure Plan (TSP) 2002 - 2027
Thimphu Structure Plan (TSP) 2002 - 2027

Main Theme

1. Nation Building and the Civil Society
2. The City of our dreams
3. The Tashichho Dzong
4. Community, Conviviality and Human Scale
5. Public Policy and Urban Forms
6. The Bhutanese Dream
7. The Parable of Archery, or the tragedy of the Power bow
8. The Domain of the Automobile
Thimphu Structure Plan (TSP) 2002 - 2027

Main Theme

9. Reclaiming the Public Domain
10. The City Core
11. The Gateway to the Capital
12. Urban Corridor
13. Urban Villages
14. Open Space System and the Wang Chhu
15. Footpath System
16. Forest Boundary and City Landscape
17. Peripheral Zone Control
18. Knowledge City
19. Social Services
20. Utilities Network
21. Shelter System
22. The National Capital Region

Dancers at the Thimphu Tshechu Accent the City’s Unique Culture

The Clock Tower Square: Component of the Public Domain

Norzin Lam
Thimphu Structure Plan (TSP) 2002 - 2027

Sustainable City-Making

1. Several Local area plans
2. Extensive redevelopment of Urban Core

Goal of the project

1. To facilitate and address grappling issues like population increase, land fragmentation and ad-hoc development emerging due to rapid urbanization.
2. To have creative liveable self-sustaining places
Obstacles in the process of planning and implementation

1. Obtaining consensus from landowners: difference in pooling %/distribution & relocation of plots/ feeling of deprived/ mine to our

- Policy level weaknesses: No legal teeth/ award to low bidders

- Implementation weaknesses: paper based, centralisation of land administration and management

- Management weaknesses: inadequate managerial skills, supports, bad database & record keeping

- Selfishness of staff and leaders/ politics

- Integrity of staff including leaders

- Difficult Terrain and Lack of awareness at all levels
Key Strategies to overcome the obstacles

1. Open house discussions with leaders, relevant stakeholders, higher authorities and community representatives,

2. Public participation through continuous and rigorous conduct of meeting and consultation is seen as biggest strength to influence the decision of adopting the land pooling concept and its implementation.

3. Using leaders, council members and local representatives
Thimphu Structure Plan (TSP) 2002 - 2027

Achievement
1. 12 LAPs have been approved and implemented
2. Infrastructural development - 8 completed
   - 4 ongoing
3. Helped build a foundation of strong democratic principles

Failure
1. Compromised some land uses, which are technically not feasible
2. Land speculation
3. Low income housing provision and recovery of fund for the projects
4. Not inclusive of poor, renters, underprivileged residents
Lessons and Implications

1. Land pooling is acceptable and viable solution for urban redevelopment and addressing urban issues despite its obstacles at various stages.

2. Guided the management to know what they seek in staff during selection and recruitment.

3. What needed to be given in terms of training and capacity development.

4. Establishment of proficient and committed team to manage the project.

5. Design project for self-finance to offset the problem of self-funding.

6. Win-Win to land owners and Municipality.
Some national and city level projects

1. Proposed diplomatic enclave
2. Proposed Green Zone
3. Proposed relocation of two old Fuel Station from Core (Core Gateway)
4. Pedestrianisation of Norzin Lam
5. Gateway to capital city (Proposed Inter-State Bus Terminal)
Conclusion

Thank You