

C635204 : MAJOR URBAN PLANNING

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SITTIPON KUSUMARUNYA : LANDUSE DEVELOPMENT GUIDELINES IN BANG BUA THONG DISTRICT, NONTHABURI PROVINCE. THESIS ADVISOR : ASST.PROF.SUWATTANA THADANITI, Ph.D. 297 pp. ISBN 974-635-688-7.

The objectives of this research is to study the landuse changes of the urban and suburban communities, the factors which influence the changes of landuse and their problems. The guidelines for proper landuse development in Amphoe Bang Bua Thong district are proposed at the end of the research.

The study finds out that Amphoe Bang Bua Thong which is composed of 2 community groups; residential and agricultural communities has rapid changes in its landuse. The impact factors; governmental policy, physical, economic and social factors influence the investment of the real-estate development rapidly grown and the residential development has grown in the ribbon pattern along the major roads. Such development brought about the disordered landuse and uncontrollable patterns.

The main problems in Amphoe Bang Bua Thong ; the scattered urban community-growth pattern, the insufficient public utilities and services and the spoiled environment are found out in this study. In addition, the problem in the residential communities is the life quality, whereas one in the agricultural communities is the inadequacy of the public utilities and services.

Future development guidelines for Amphoe Bang Bua Thong , residential communities will be major development for this district, while the agricultural communities will be conserved. The polycentric landuse plan is proposed for the future development. The major commercial area will be the original commercial district at the Bang Bua Thong market zone. The minor one will be at the Bang Yai City. The transportation network will be improved by adding some major, minor and connecting roads. The public utility and service capacities must be enhanced to serve the future expansion of the communities.

ภาควิชา..... การวางแผนภาคและเมือง.....

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