

##417 41200 25 : MAJOR URBAN PLANING

KEY WORD : BANGKOK COMPREHENSIVE PLAN

THIN HONGTHONG : GUIDELINES FOR THE REVISION OF THE LAND-USE DESIGNATION IN THE BANGKOK LAND-USE COMPREHENSIVE PLAN (THE FIRST REVISED PLAN) : A CASE STUDY OF THE EASTERN SUBURBAN AREA OF BANGKOK. THESIS ADVISOR : ASSIST. PROF. SIRIWAN SILAPACHARANUN, Ph.D., 183 pp. ISBN 974-17-0614-6

The Bangkok Land-use Comprehensive Plan, the Ministerial Regulation No. 414 (1st Revision Plan), was enacted in 1999. According to the Town and Rural Planning Act, the Plan must be revised for every five year in order to comply to the changed situation. Therefore, it is necessary to study and search for an appropriate land-use plan which concerning of all relating factors and projects which will be impact on the land use of Bangkok. In addition, it is significant to consider public opinions and suggestions, especially those from the landowners and stake-holders in the areas. Finally, the most appropriate Land-use Comprehensive Plan could be designed and enacted in order to solve existing urban problems and protect Bangkok from future problems.

This thesis is an apply research, which was applied theories and concepts which relate to urban planning and analyze to the real situation. The case study is the suburban area at the eastern side of Bangkok which the areas is cover the area of 4 Districts; namely Min Buri, Khlong Samwa, Nong Chok, and Lat Krabang. These areas were designated as the Conserved Agricultural Area (Green-hatch Color) and the Agricultural Area (Green Color), which was called the "Green Belt" of Bangkok. In fact, the geographical features of these areas are suitable for agricultural activities rather than an urban settlement and development. However, it was because of the construction of some main roads and infrastructure projects in the area, which were play role as the positive or pull factors for the development, therefore an urban settlement and development have been expanded along those main roads. Result to the comparative of the land-use explanation in 1974 - 2000, in the past there were urban settlements along major canals and later they changed to be ribbon developments along major roads. The Bangkok population was dramatically increased since the last three decades, therefore it was resulted to the invasion of urban land-use from the inner city to suburban agricultural areas of Bangkok. In addition, there are a large number of development projects and plans in these areas and the neighbor which were impacted on the land-use changing. Therefore, these constructions will play roles as the positive factors and high potential for land-use development in the Green Belt of Bangkok. In order to understand the existing implementation of the Bangkok Comprehensive Plan and Regulation, it was necessary to review public opinion records and the number of building constructions in the Green Belt. Some local people have been applied for changing the land-use designations in this area that will be result to increasing numbers and types of building that could be built in the green areas.

Results from the study were synthesized, analyzed and integrated into all relating data and information at all levels of the case study. The study areas were analyzed by sieve analysis technique in order to search for the potential areas for major urban land-uses, such as residential, commercial and industrial areas. Finally, the appropriate land-use plan for the case study area was designed, as part of the Bangkok Comprehensive Plan. In addition, the regulations and mechanisms including the guidelines and development projects for this area are suggested. The results of study can be used in order to revise the Bangkok Land-use Comprehensive Plan by the relating authority.