

C635220 : MAJOR URBAN PLANNING

KEY WORD: LAND USE/ CENTRAL CITY/ INDOCHINA/ UBON RATCHATHANI/ WARINCHAMRAP

SORUCH SAIBUA : LAND USE PLANNING FOR CENTRAL CITY TO INDOCHINA :
A CASE STUDY OF UBON RATCHATHANI - WARINCHAMRAP COMMUNITY.

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The purpose of this study is to find out the changing patterns of land use, roles, problems, potentials as well as to provide recommendation on land use planning, transportation network system, infrastructure and other facilities of the target community so that it can be developed into a center for foreign trade and tourism in Indo-China.

Due to changing situations of the world's economics and politics as well as the restoration and development of the countries in the Indo-China region, the Northeastern part of Thailand is more likely to become not only a center and front gate to the Indo-China, but also a co-ordinating country in term of assistance, foreign trade and tourism. In addition, the Seventh National Economic and Social Development Plan also promotes industrial development in this area, encourages the import of raw materials from neighbouring countries and supports international trade and service. Regarding tourism, it is expected that this part of Thailand could be closely linked with other world famous attraction spots in its neighbouring countries. At present, the transportation between Ubon Ratchathani and Nakhon Rachasima, the region's industry center, is much more convenient than before. This enables Ubon ratchathani to become a better center suitable for foreign investment and tourism.

According to the study, the development of the road system of the study area has not yet corresponded with the expansion of the community itself, especially the main roads and collector road, which resulted in the changes of land use patterns. Moreover, the areas which have been mainly developed were only the ones along the main roads, i.e., Chayangkoon, Changsanit and Nam Om. The community development and expansion have also caused haphazard land use, traffic jams, water and garbage pollutions.

Therefore, it is recommended that the land use should concentrate on the community with polycentric theory. The principal community should be at the original commercial center of Ubon Ratchathani community and the secondary centers at the Nong Bua market area and the old commercial area of Warinchamrap community. Other recommendations include the transportation network system, that is, the roads should be ranked hierarchically. The infrastructure and other facilities should be more developed to support the community expansion in the future so that the land use planning for the study community will be implemented more effectively.

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