

LADDA PUTHARUK : A STUDY FOR GUIDELINE DEVELOPMENT OF THE THON BURI DISTRICT. THESIS ADVISOR : ASS.PROF. DOOSADEE THAITAKOO, Ed.D., 314 PP. ISBN 974-579-514-3

THON BURI is one of the inner area districts affected by the growth of Bangkok Metropolis in land uses and economical aspects. This results in increasing of density and intensity of land use pattern. Without proper development and control, problems of unsuitable land uses, traffic congestion and environmental degradation may arise. To set a guideline for land use in THON BURI district to the year 2544 B.E., those problems must be thoroughly examined in policy making and planning process by governmental agencies concerned to sustain those 310,000 expecting population growth which demand for 629 rai of commercial land use, 2755 rai of 50 person/rai - density and 856 rai of 200 person/rai - density residential land use. The analysis depends on Threshold Analysis, Delphi Techniques and expansion influences of Bangkok Metropolis. Future land use patterns in the year 2544 B.E. is based on Corridor Concept which result in 9 categories of the following land uses: high-rise commercial area, high-rise commercial-residential area, regular commercial area, high-density residential area, governmental institutes area, religions institutes area, educational institutes area, and recreation area. Measures for land use and buildings controls are also suggested, including other development programs such as new roads proposing and existing roads linking network to release traffic congestion, establishing of waterway transport and railway commuter systems, blight areas improvement, public utilities and facilities development, historical places and environmental conservation. These subjects are to be addressed for the most effective and efficient development of the study area and the city of Bangkok as a whole.