

Abstract

The Bangkok Land Use Comprehensive Plan B.E. 2549 (2006 A.D.) is different from its two predecessors that were launched in 1992 and 1999 in the sense that it has additional extensive planning implementation measures. Such measures can be divided into two groups i.e. a) development control through intensity and density standards, and b) development promotion through provision of incentives. It can be said that such provision in the land use statutory plan is the first of its kind in Thailand. There have been critiques from developers' side against such measures when the Bangkok plan B.E. 2549 was initially adopted but there has been no voice from the citizens' side towards the newly introduced measures. In order to have equity in the public at large, it is essential to have a study on public opinion towards both control and promotion measures in the current Bangkok Comprehensive Plan because planning does not serve only specific group of people but it does for all. The objective of this study is to acknowledge public opinion toward the planning measures in Bangkok in order to help improve the Bangkok plan in the future.

Methodology used in this study is questionnaire survey to 400 respondents who have common knowledge on the Bangkok plan throughout Bangkok as well as interview with planning experts. The study shows that on the aspect of planning control measures like Floor Area Ratio (FAR) and Open Space Ratio (OSR), most of the respondents do not realize the existence in the plan. But there is a higher recognition in the control of set-back distance and building height. The respondents agree with the trade-off incentives for building space bonus if additional open space for greenery is dedicated. Other acceptable measures are the building space bonus within the 500 meters radius around the mass transit station and the provision of tax relief in lieu of space dedicated to the public. It can be said that although the planning measures in the Bangkok plan B.E. 2549 are well recognized universally, they are considered new to the Thai society. People perceive only simple control measures like height and set-back. Hence, to gain more public cooperation in the implementation of the Bangkok plan, the exchange of information and public relations are needed.