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Dissertation entitled:

The Development of Public Land Management Policy For Under-utilized Space in Bangkok, Thailand

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Research questions/ Methodology

Public own under-utilized land questions

- **What** is the under-utilized spaces, public owned land? Clarification.
- **Why** do the under-utilized spaces exist in the urbanized area?
- **Clarification** of types of under-utilized public land and its relationship to the use of the space and location.
- **Clarification** of organization framework of involved actors.
- **Why** does it have to be systematic / holistic /integrated approach?
- **What** are the appropriate public activities assigned on the utilized land concerning integrated approach (social, economic, and environment aspect)?
- **What** are potential alternatives for utilization?

Literature/observation	Public under-utilized land in BKK
Literature/observation	
Literature/observation	
Literature/interview	Public organizations
Literature/interview	
Interview/questionnaire	
Models evaluation,SWOT	Involved actors
Literature/questionnaire	

Research questions/ Methodology (cont)

Policy / decision-making questions

- What are the directions of plans, policies, in the National, local level related in public land utilization?
- Clarification of decision-making / policy models
  - Policy problems
  - Policy alternatives
  - Policy implementation
  - Policy outputs
  - Policy outcomes
  - Policy performance
- Why the PLM policy study is important to urban environmental management?
- How the PLM policy has been proceeded on each case(organization)?

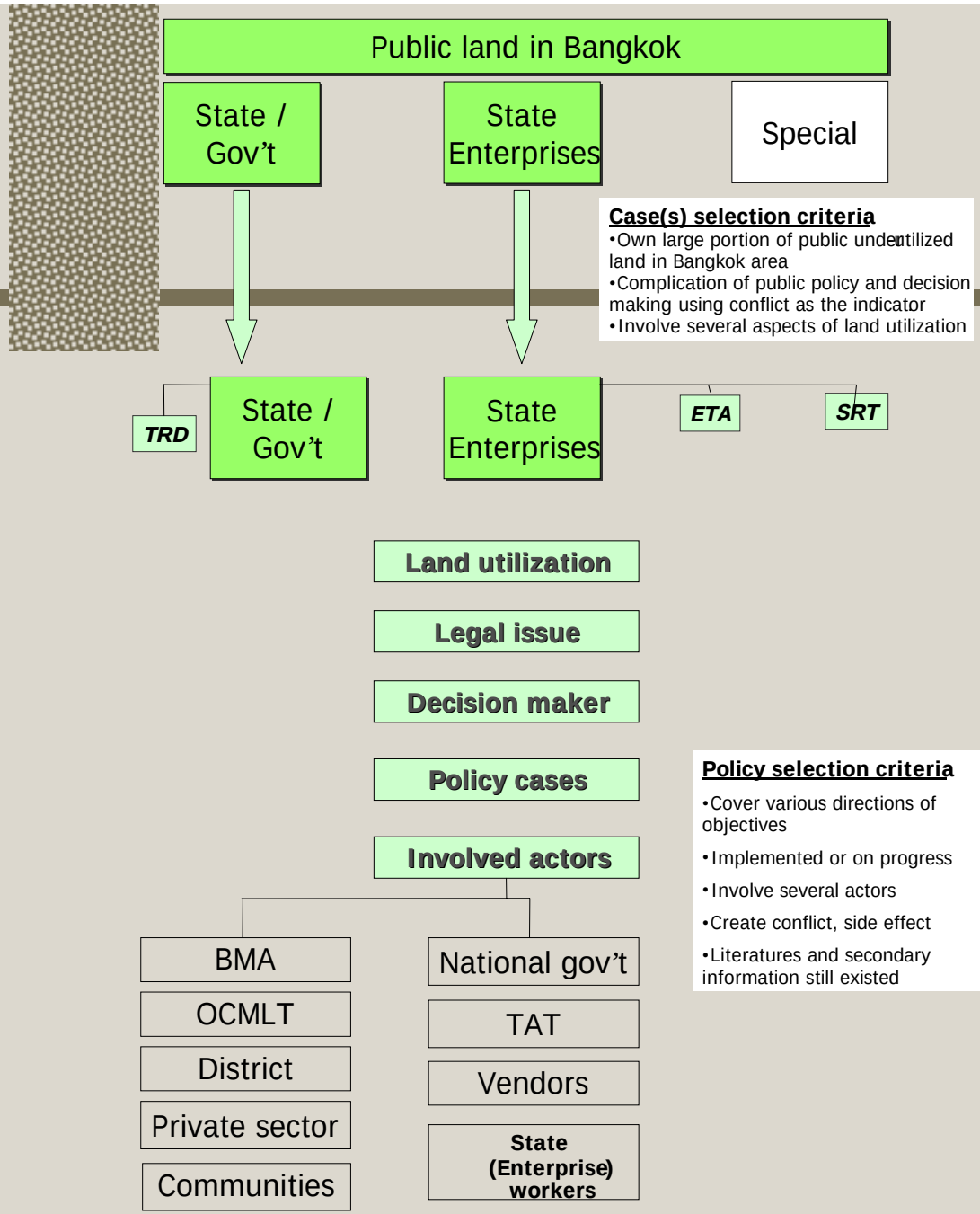
Literature	Public organizations/ Policy decision makers
Literature	
Meeting /interview	
	Involved actors
Literature/interview	Involved actors
Literature/interview	

Research questions/ Methodology (cont)

Application to case study questions

- **What** are the significance indicators of under-utilized space in the case of BKK?
- **Which** model(s) is appropriate to the case of Bangkok, Thailand for ;
  - State's land
  - State enterprises' land
- **What** would be the attitude, opinion and reaction from the involved actors?
- **How** to manage the PLM guideline?
- **How** feasible is the PLM guideline?

Literature/observation	Public organizations/ Policy decision makers
Questionnaire	
Literature/observation	
Questionnaire/Interview	Involved actors
Literature	Experts
Literature/Expert meeting	

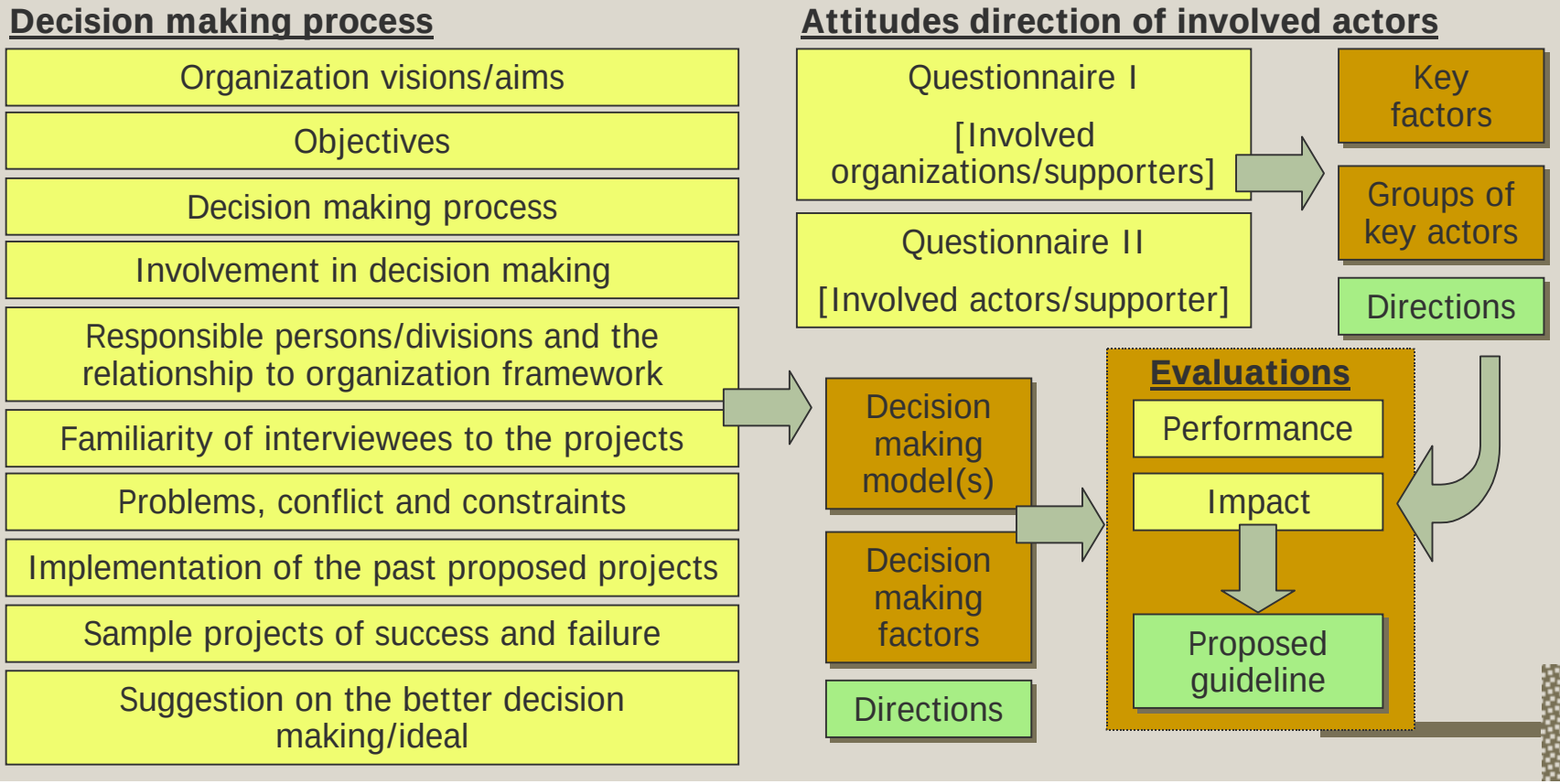


Methodology

- Case study selection
- Literature review
- Preliminary interview, meeting
- **Policy analysis/ Decision making analysis**
- **Propose policy guideline**
- **Policy evaluation**
  - Questionnaires
  - Expert meeting

Methodology/ Data collection plan

- **Literature review, field survey and spatial analysis of the selected plots (cases)**
- **In-depth interview**
- **Questionnaire for involved actors (officers) –** questionnaire 1
- **Questionnaire for supporters (community) –** questionnaire 2
- **Expert meeting** [Evaluation] : (Decision makers), Policy analysts



Coordination schema to objectives – for in-depth interview

- **#1. To understand the existing urban land management policy in public agencies.**
  - **Problem area** - General background, reviewed examples, Decision-making in land management., Public agencies
  - **Topic** - Existing related policies on land utilization and management, Decision-making model(s), Involved stakeholders
  - **Parameter** - Statement and identification of land utilization management policy, Identification and types of decision-making model(s), Types and characteristic of involved stakeholders.
  - **Complex variables** - Specification, categorization of land utilization management policy, Categorization of decision-making model(s), Categorization of involved stakeholders and their conditions.
  - **Simple variables** - Policy models : Elitist, Pluralist, Sub-government, Tripatite, Rational-comprehensive, Incremental, Systems models/ Decision-making models : Rational, political, legal- Efficiency/ involvement of governmental agencies, executive officers, committees, interest groups

Coordination schema to objectives – for in-depth interview

- **#2. To identify and categorize existing public own under-utilized spaces.**
  - [Literature review and field survey (spatial analysis)]
  - **Problem area** - Land owners, responsible actors of the voids.
  - **Topic** - Involved stakeholders
  - **Parameter** - Types and characteristic of stakeholders and land ownership.
  - **Complex variables** - Categorization of involved stakeholders and their conditions related to ownership, responsibility
  - **Simple variables** - The efficiency/ involvement of governmental agencies, executive officers, committees, interest groups, channels/mechanism of involvements, possible conflicts/constraint

Coordination schema to objectives – for questionnaires

- **#3. To describe the factors, criteria, and motivation on the use of public space.**
  - **Problem area** - Program and usage analysis
  - **Topic** - Activities choices and relationship to requirement and objectives of policy makers, stakeholders
  - **Parameter** - Type of indicator/factor on applying activities on the space
  - **Complex variables** - Categorization of factors/indicator, conditions of the public activities
  - **Simple variables** - Types/ characteristic of the activities (frequency, occasions),preferred/planned programs, levels of usage.

Coordination schema to objectives – for questionnaires

- **#4. To explore, describe, and evaluate the alternatives of PLM policy and the possibilities of conflicts and constraints by applying to the case of Bangkok.**
  - **Problem area** - Attitude on alternatives of PLM policy
  - **Topic** - Attitudes toward cases/models, Expression and opinion
  - **Parameter** - Characteristic of community and their interest/ Income / financial affordability of economic public activities / Expression / Opinion / Motivation/ Attitude/ Preference
  - **Complex variables** - Economic benefit assessment of the activities/ Other benefits/ Demographic information of target users, Socio-economic condition of the community, Attitude toward the policies and their preference
  - **Simple variables** - Level of accepting, Level of efficiency of the activities (by economic factors); gain/loss/equal- Level of efficiency of the activities (by other factors)- Related demographic information (age, gender, education, occupation, income, hobbies/leisure), Community evaluation (appreciation, income generation, complaint, comments) - Level of accepting

Coordination schema to objectives – for expert meeting

- **#5. To recommend, formulate, and generalize PLM policy guideline for under-utilized space.**
  - **Problem area** - Institution / Organization/ Administration feasibility
  - **Topic** - Recommended institutional and organization frameworks Involved actors, stakeholders
  - **Parameter** - Identification of policy framework, statement of plans and policies/Suggested involved actors, stakeholder/ Participation
  - **Complex variables** - Responsibility, Procedure, Allocation, involved actors and participatory, Actors contribution on participation
  - **Simple variables** - Information on the existing framework and recommended one (Level/ operation / task / actual actor/ participation / evaluation/ budget/ staffs/ priority, term)/ Condition and Level of benefit, potential, funding , Information on actors (Initiation, man power, finance, material, public relation, monitoring)

Decision making actors

- Decision makers
- Involved actors / organizations – potential proposed actors
- Supporters / people (public) : who have been effected by the policy

Involved actors vs Policy decision makers

- **National gov't**
- **BMA** Green space master plan (Provincial policy)
- **District** as an operator/implementer
- **Supporters**; communities, Vendors, State (Enterprise) workers, Private sectors, OCMLT, TAT
- Treasury Dept (**TRD**)
- State Railway of Thailand (**SRT**)
- Expressway and Rapid Transit Authority (**ETA**)

Major data Collections

- In-depth interview
  - 1st Round interview with decision makers
  - 2nd Round interview with decision makers
- Questionnaires
  - Questionnaire for involved organizations
  - Questionnaire for citizens

Population data

- Questionnaire 1 "involved actors"

  Involved actors (by organization)

  - National gov't (senators, representatives)
  - BMA (Provincial policy head divisions) Officers 16,160 (BMA's civil officials 17.263 BMA's Teacher officials 12,899 Permanent Employees 27,732 Temporary Employees 25,056 Total 82,950)
  - District as an operator/implementer (district officers, councilors, representatives) BMA Council 60, BMA district representatives 37
  - Supporters :
    - OCMLT – policy head division
    - TAT – head division
    - Private sectors – (supporter companies; Unilever)

- Questionnaire 2 "supporters"

  Respondents : Supporters

  - Communities
    - Chatujak 32.908Sq Km Male 85,547 Female 82,759 Total population 171,856 72,767 Households
    - Rachatewee 7.126Sq Km Male 45,019 Female 50,745 Total population 103,453 27,126 Households
  - Vendors
  - State (Enterprise) workers

Evaluations meeting outline

- The result from data analysis of the questionnaires will form a "*proposed policy guideline*". It will be brought up to the experts and decision-makers meeting.
- Members of the expert will be policy analysts in various institutes, and decision-makers will be in the same group as been interviewed.

Clusters : location

TRD T

T1 Morchit (Northern Bound Bus Station)

T2 Dept of Livestock Development (DLD), Rajchatewee

SRT S

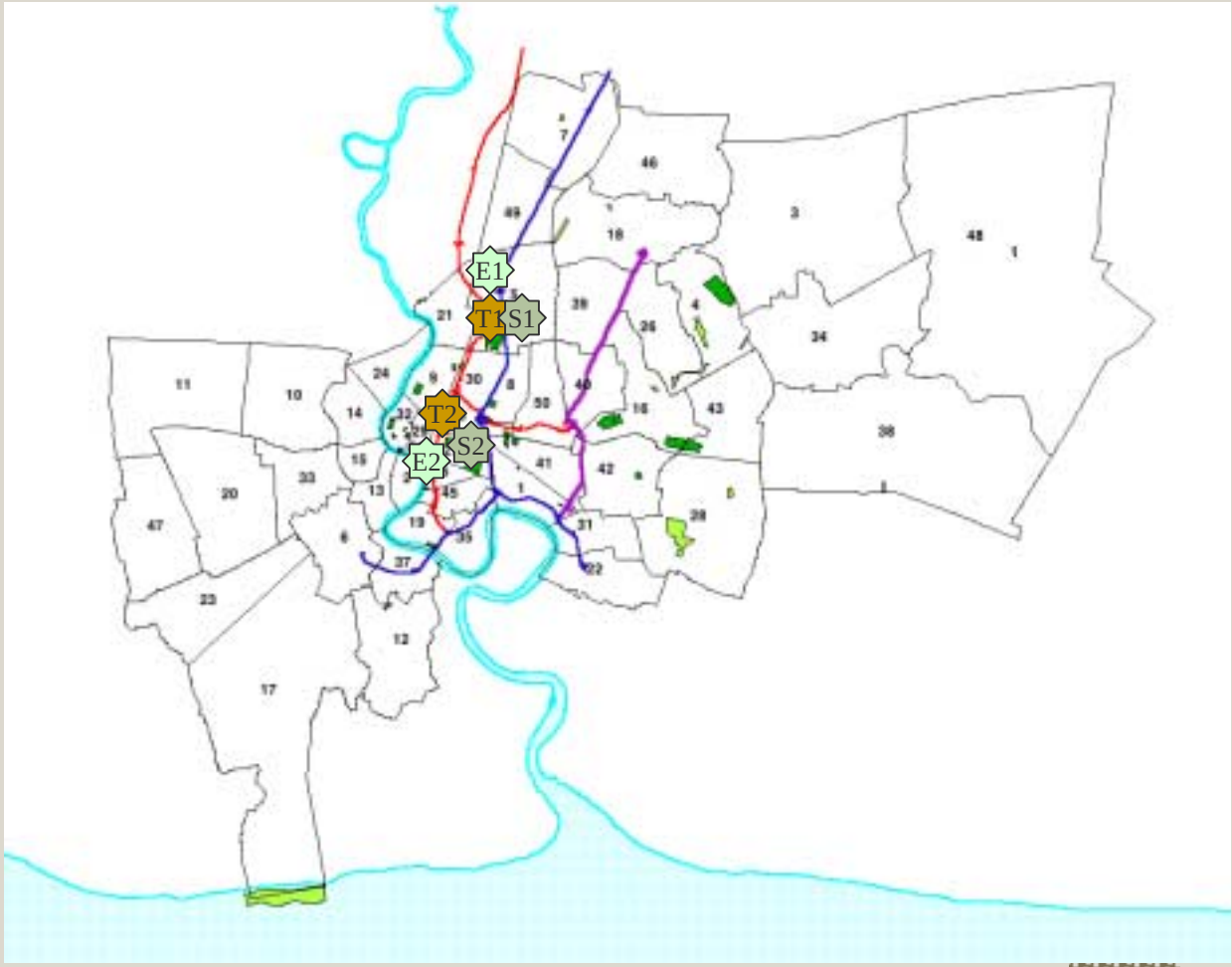
S1 Railway park / Pahonyotin station area

S2 Makkasan station

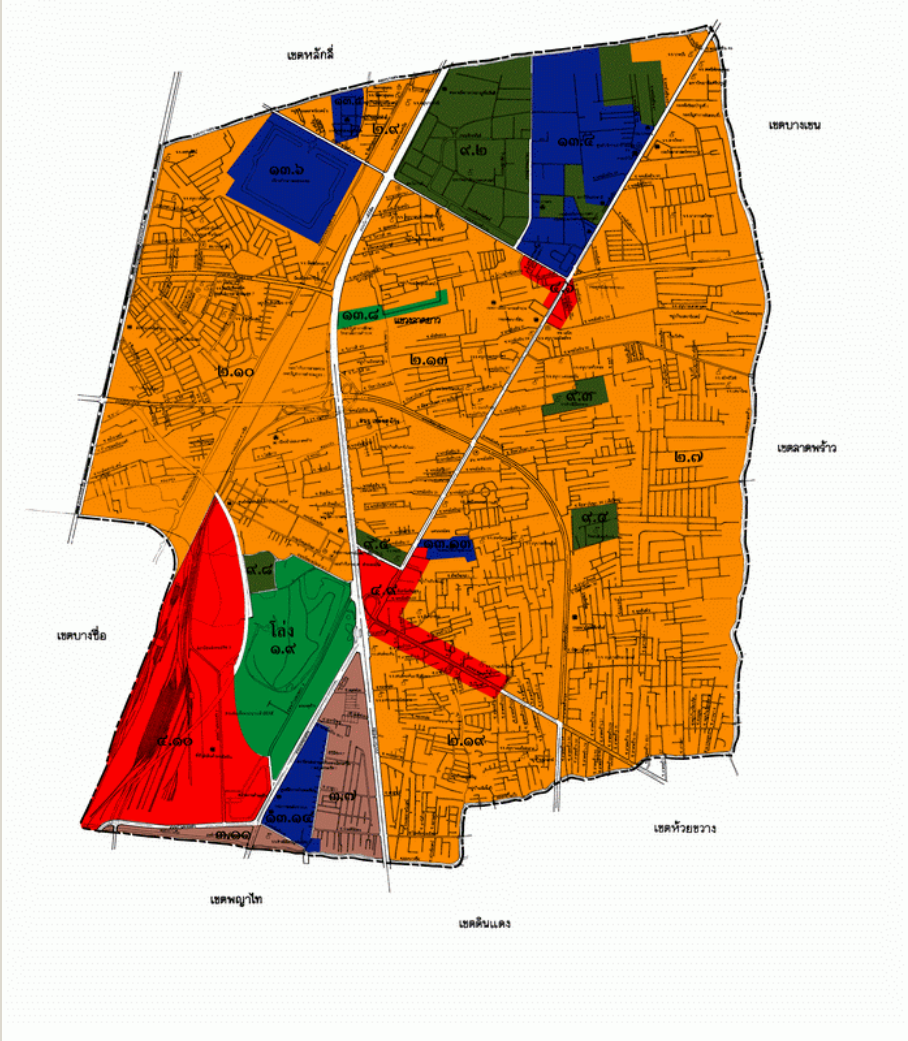
ETA E

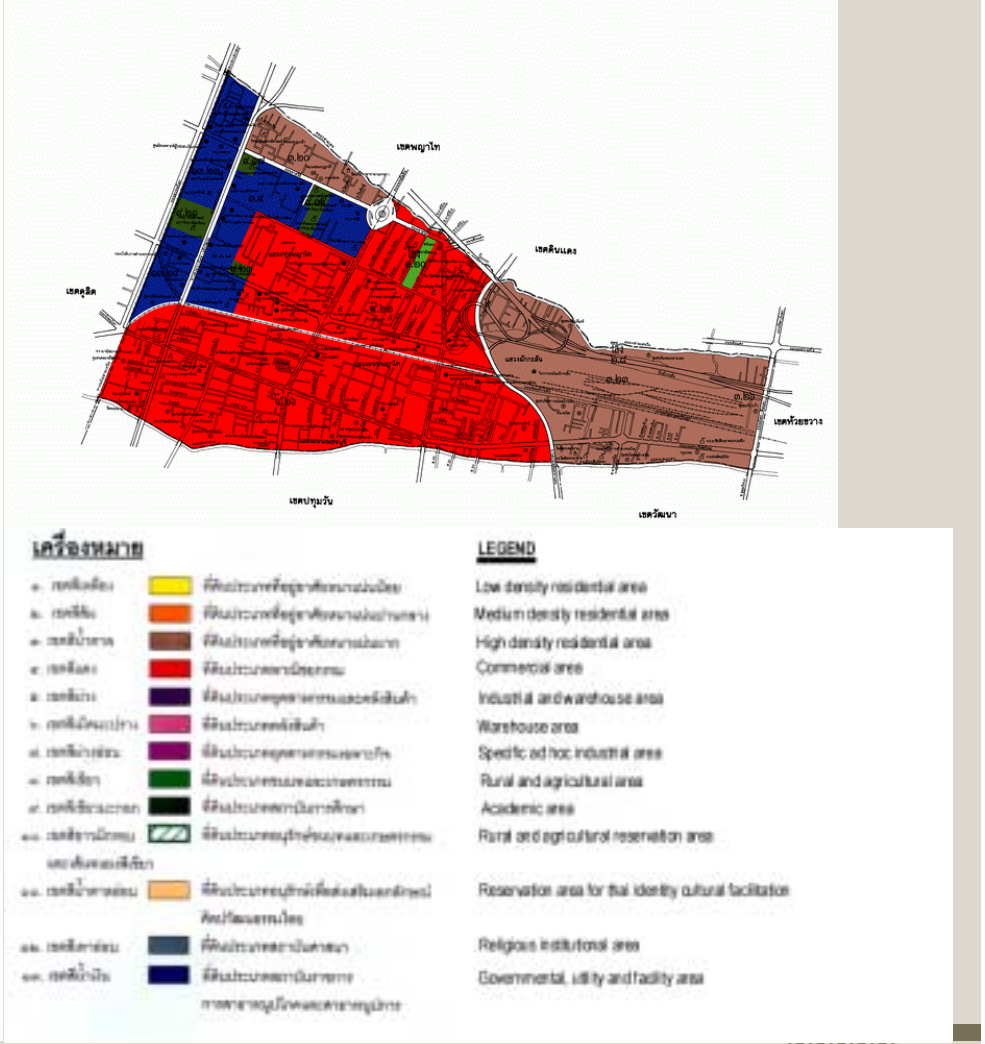
E1 2nd stage expressway (Kampangpetch)

E2 2nd Stage expressway(Urupong area)



Clusters : Land-use





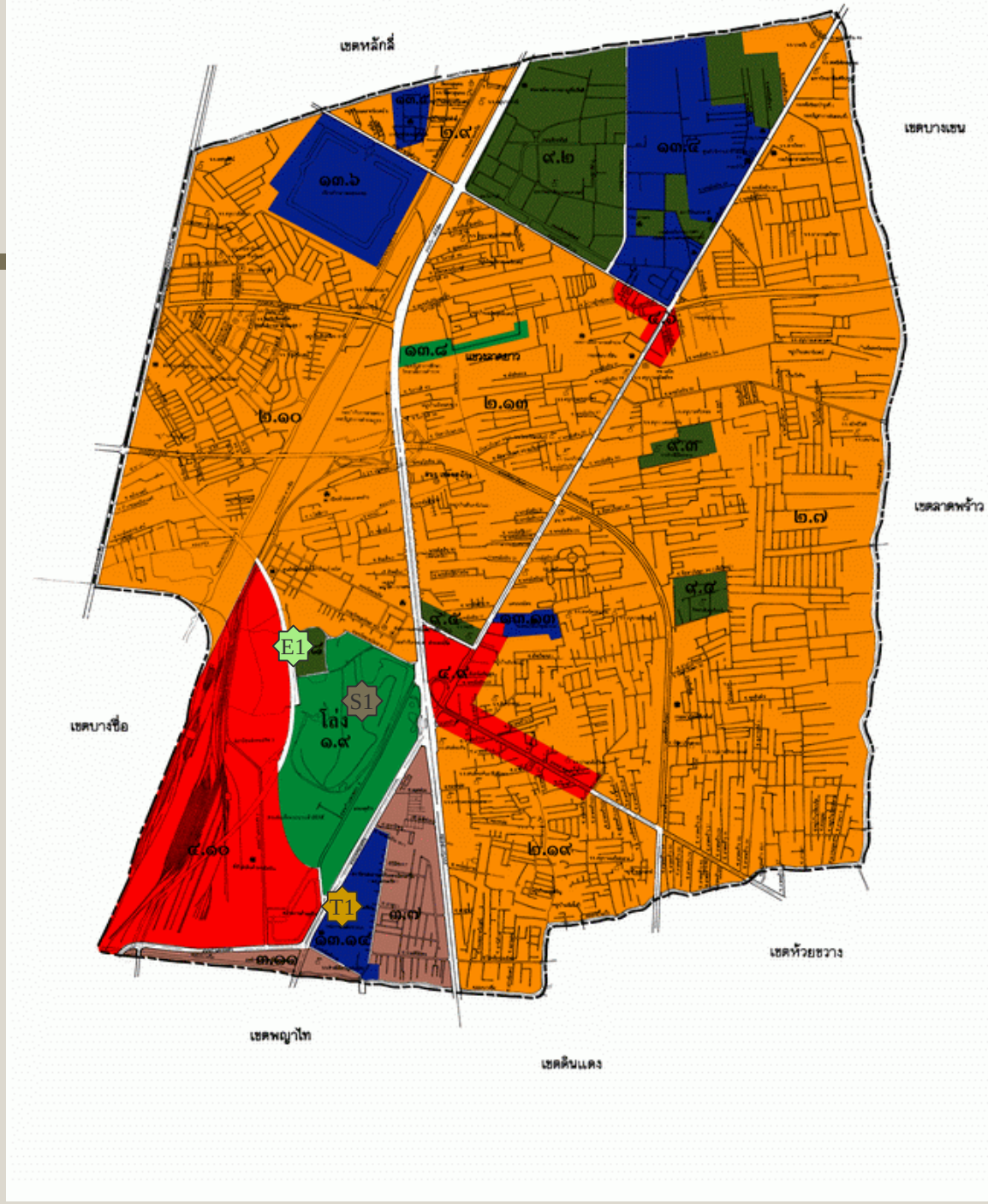
Clusters : characteristic comparison

Cluster 1-Chatuchak

1. Overall land-use : medium density residential zone, parks, transportation hub, government offices
2. TRD (T1) plot – Plan for Bangkok terminal Project
3. SRT (S1) plot – Convention complex
4. ETA (E1) plot – Utilized as overflow bus station facilities

Cluster 2-Rachatewee

1. Overall land-use : High density residential area with commercial use, railway tracks and factory, government offices
2. TRD (T2) plot – non proceed plan for Dept of Livestock Dev relocation project
3. SRT (S2) plot – Commercial complex
4. ETA (E2) plot – Occupied by street vendors and vacant spaces



Cluster 1

Chatuchak District

T1	Morchit (Northern Bound Bus Station)
S1	Railway park / Pahonyotin station area
E1	2nd stage expressway (Kampangpetch)

T1 Morchit (Northern Bound Bus Station)

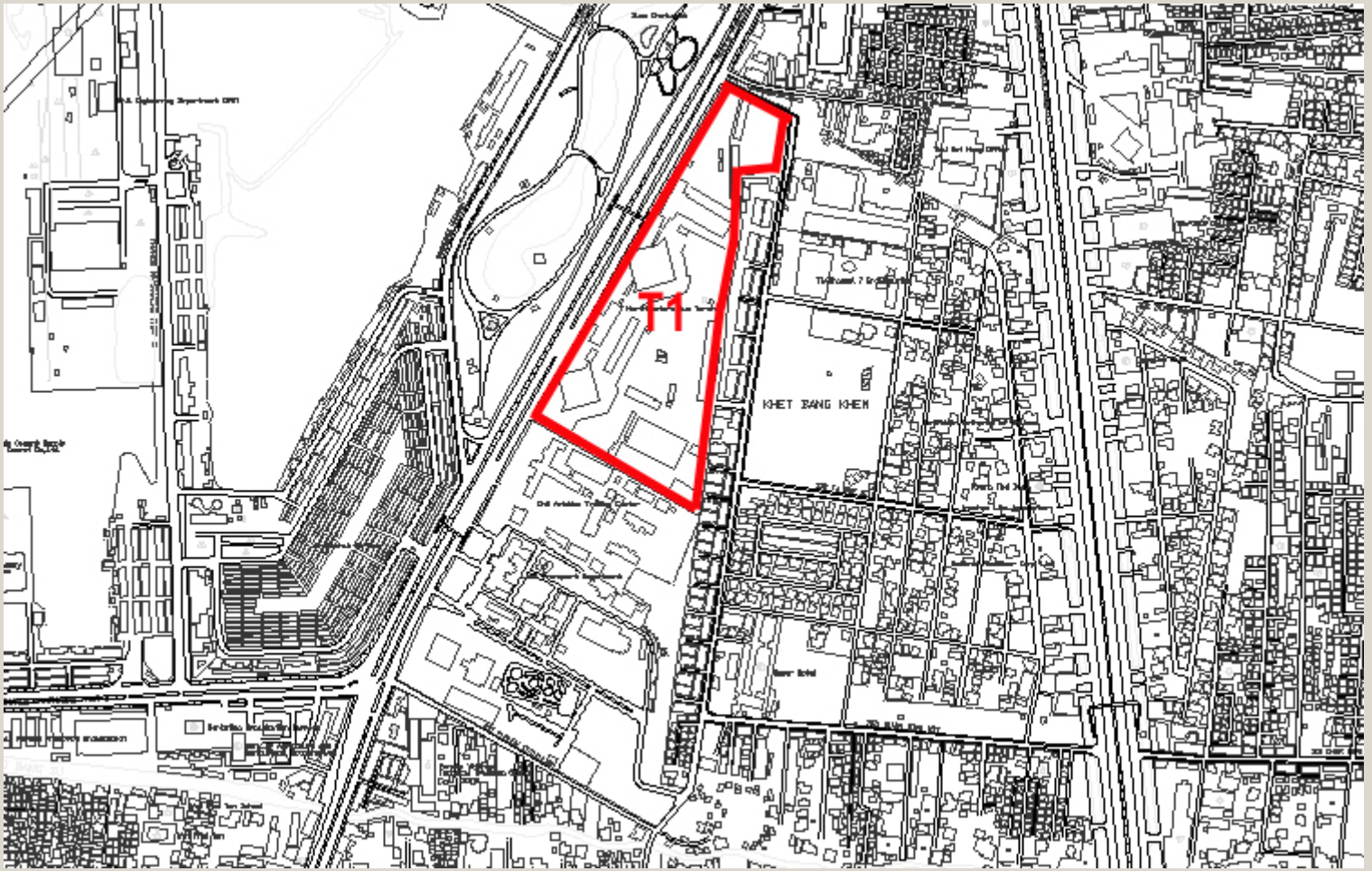
[Panoramic view-360 degree]

[Panoramic bird eyes view]

Site character

- Un-built transportation terminal project
- Surrounded by parks, commercial(holiday market) and residential area
- Temporary park'n'ride for BTS

T1-Map / location



S1 Railway park / Pahonyotin station area

[Panoramic view]

Site character

- Un-built conference center project (Eyes to the Future)
- Surrounded by parks, and residential area
- Existing : Railway Engineering School

S1 – Map/location

S1-the un-built development plan

E1 2nd stage expressway (Kampangpetch)

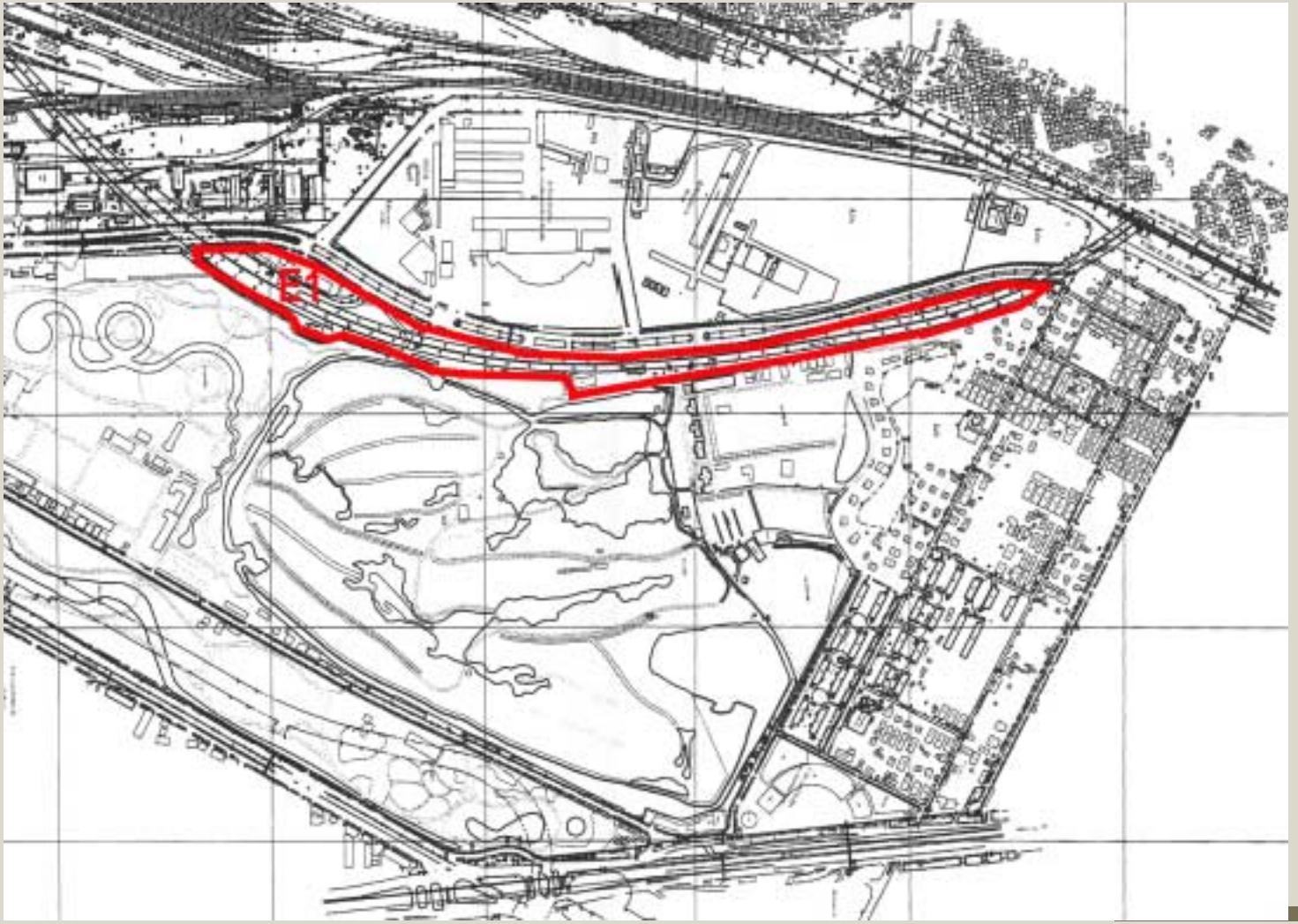
[Panoramic view-360 degree]

[Panoramic view]

Site character

- Vacant and short-term rental space
- Surrounded by parks, Bus terminal and residential area
- Temporary facilities for Bus station

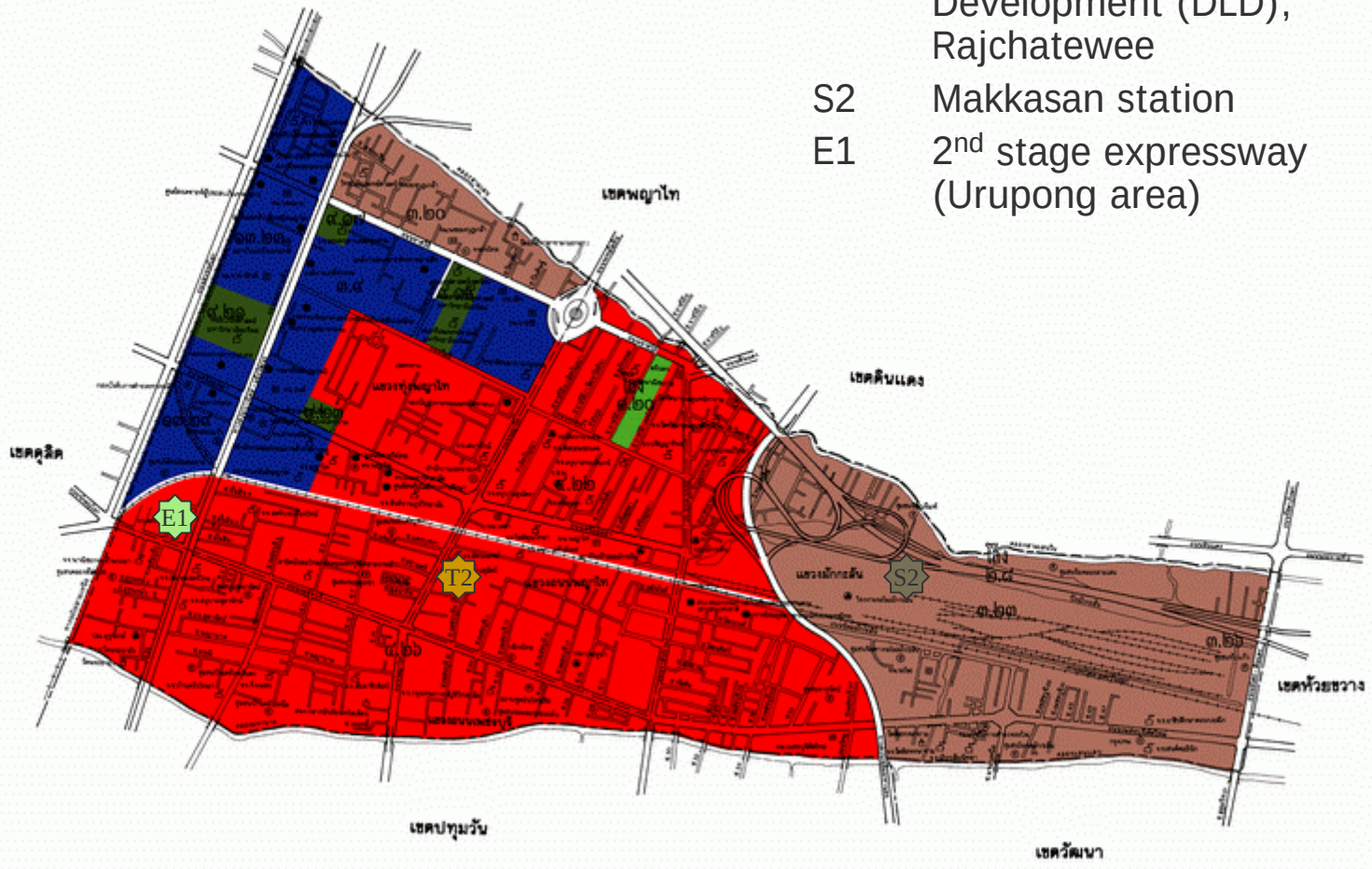
E1 – Map / location



Cluster 2

Rachatewee District

T2	Dept of Livestock Development (DLD), Rajchatewee
S2	Makkasan station
E1	2nd stage expressway (Urupong area)



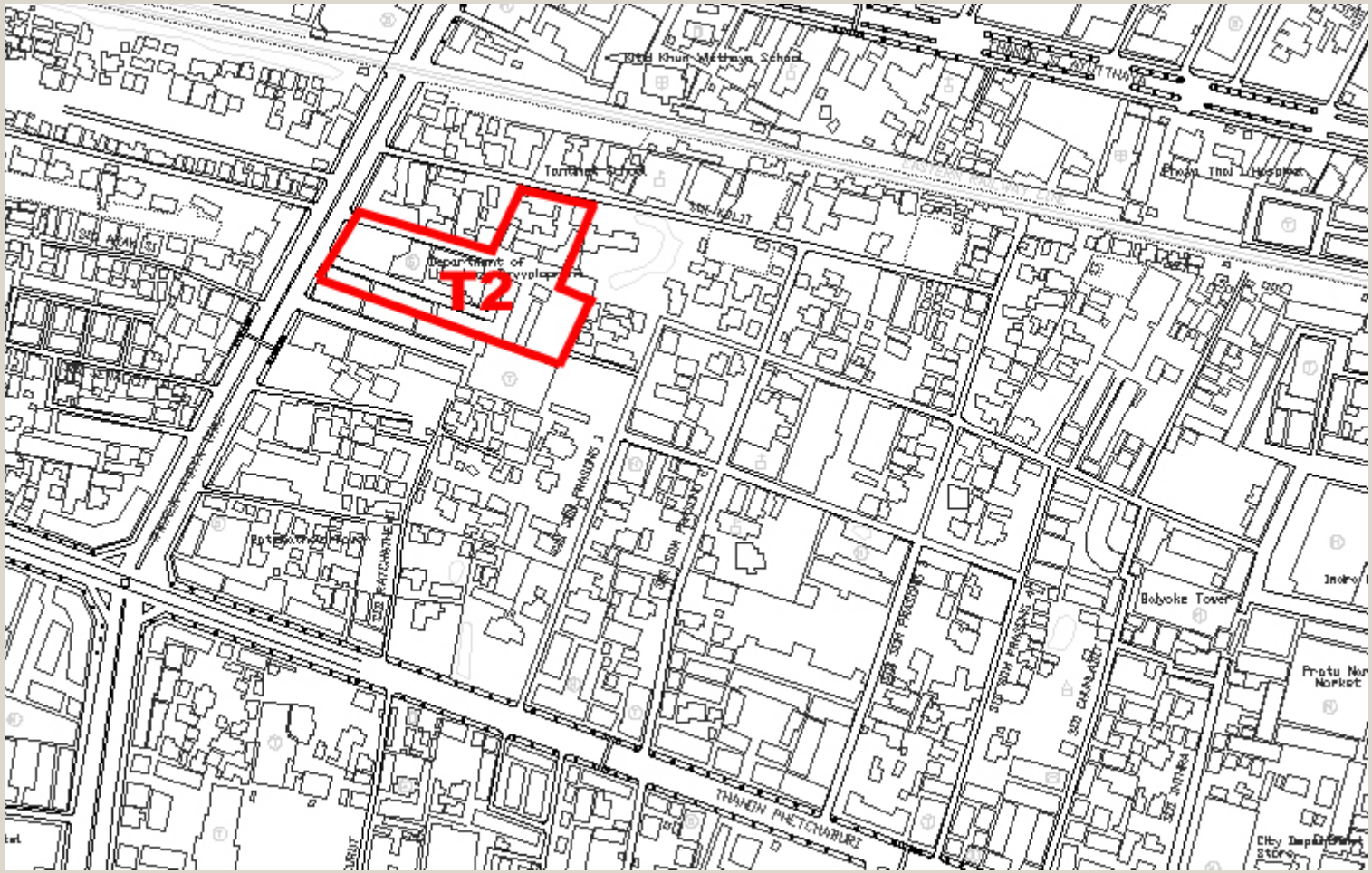
T2 Dept of Livestock Development

Site character

•Dept of Livestock Development office with unbuilt land trading proposal with private developer

•Surrounded by commercial and high density residential area

T2-Map / location



S2 Makkasan station area

[Aerial view]

Site character

- Un-built commercial complex development project
- Surrounded by commercial and high density residential area, Railway tracks
- Existing : old SRT factory