Meeting [15 July 2002]

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

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Contents

Clarified directions of the followings:

- Conceptual diagram
- Thesis objectives
- Overall methodology
- Analytical framework
- Research questions
Increasing of under-utilized spaces relate to

- Black box public policy
- In-efficient decision making
- Poor land management
- Poor co-ordination
- Market involvement (economic factors)
Key factors: Public Land Management policy decision making framework

Key stakeholders

Key variables

Key indicators

a basic policy analysis process (from Public Policy Decision Making, Patton, Carl V., 1993)
Thesis objectives

1. To understand the existing urban land management policy in public agencies.
2. To identify and categorize existing under-utilized spaces.
3. To describe the factors, criteria, and motivation on the use of public space.
4. To explore, describe, and evaluate the alternatives of the utilization and the possibilities of conflicts and constraints by applying to the case of Bangkok.
5. To recommend, formulate, and generalize public land management policy guideline for under-utilized space.
# Coordination of objectives & conceptual framework

1. To understand the existing urban land management policy in public agencies.

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<th>Policy decision making</th>
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2. To identify and categorize existing under-utilized spaces.

   | Typology of under-utilized space |

3. To describe the factors, criteria, and motivation on the use of public space.

   | Evaluation criteria |

4. To explore, describe, and evaluate the alternatives of the urban voids utilization and the possibilities of conflicts and constraints by applying to the case of Bangkok.

   | Utilization alternatives |

5. To recommend, formulate, and generalize public land management policy guideline for under-utilized space.

   | Alternatives evaluators |
   | Policy guideline |
Overall methodology

- Literature Review
- Policy analysis
  - Descriptive – Policy analysis of the existing policies, in order to describe and find out the available alternatives
  - Prescriptive – forecasting and evaluation of future trend
- Application to case study
- Guideline formulation and generalization
Analytical framework

**Evaluation criteria**
- Legal issue
- Land ownership
- Investment (initial cost)
- Cost/benefit
- Public service
- Government agencies’ objectives and policies
- Quality/quantity of the area

**Potential utilization alternatives**
- Parking
- Play lot/sport field (active)
- Pocket garden (passive)
- Holiday market
- Service road/short cut
- Light rail transit
- Bike/pedestrian park way
- Rental storage space
- Esthetic (no function)
- Etc

**Policy decision making**
- Elitist model vs Pluralist
- Other possible models
- Conditions of decision making
- Decision makers; National, local, organizational level

**Potential stakeholders, actors**
- Public agencies: BMA, OCMLT, Dept Town & City Planning, District offices, Ratchaphatsadu land (Treasury Department, Ministry of Finance), Dept of Harbour (Ministry of Trans and Comm), Thai Military (Ministry of Defend), etc.
- State enterprise: ETA, SRT
- Legal consultants (Public Prosecutor, Council of State)
- Crown Property Bureau (special organization)
- Community representatives
- Etc

**Under-utilized land management problems**
- Environmental problem (noise, air, water)
- Socio-economic
- Human interest
- Quality of life
- City beautification

**Typology of under-utilized space**
- Disused housing and factories
- Storage facilities and waste disposal areas
- Interstitial spaces in industrial sites or new development not suitable for housing
- Land in abandoned areas
- Pond, or water retention areas
- Land created along canals and rivers
- Land along railways, roads and expressways, both old and new

**Policy guideline**
Research questions

- Under utilized space questions
- Policy / decision-making questions

CASE

Application to Bangkok, Thailand
Under-utilized spaces questions

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

1. What are the direction of plans, policies, in the National, local level related in public land utilization?

2. Clarification of decision-making / policy models

3. Why the public land management policy study is important to urban environmental management?
Application to case study questions

1. What are the significance indicators of under-utilized space in the case of BKK?
2. Which model(s) is appropriate to the case of Bangkok, Thailand?
3. What would be the attitude, opinion and reaction from the involved actors?
4. How to manage the plan?
PUBLIC OWNED urban vacant spaces

- Disused housing and factories
- Storage facilities and waste disposal areas
- Interstitial spaces in industrial sites or new development not suitable for housing
- Land in abandoned areas
- Pond, or water retention areas
- Land created along canals and rivers
- Land along railways, roads and expressways, both old and new

Potential involved organizations:
- Public agencies; BMA, District offices, Ratchaphatsadu land (Treasury Department, Ministry of Finance), Dept of Harbour (Ministry of Transport and Communications), Thai Military (Ministry of Defend), etc.
- State enterprise; ETA, SRT
- Crown Property Bureau (special organization)

* The M.I.T. Consultants Team (1994)
Examples of under-utilized spaces

Examples of the potential urban voids as these followings:

• Storage facilities and waste disposal areas
• Land in abandoned areas
• Pond, or water retention areas
• Land created along canals and rivers
• Land along railways, roads and expressways, both old and new
Examples of under-utilized spaces

Examples of spaces under ETA expressway
End

Thank you