

ABSTRACT

The use of city planning as a measure to control land use in the urban areas is the process of policy implementation. The aim of this research study is to analyse the effectiveness of this measure for the conservation of the green areas. Focusing on the Bangkok Metropolitan Area, Nonthaburi, and Samut Prakarn, this research study found that the green areas which had been indicated in general plans of the three provinces had usually been changed into 2 types. These are residential areas and industrial areas. The effectiveness of the use of city planning lies in 4 factors :

1. Unclearly of government policy on the development of residential projects;
2. Incompleteness and weaknesses with in the Town Planning Act B.E. 2518 and the Ministerial Regulations under this Act.
3. Limitation of the quantity and quality of knowledgable persons involving in city planning.
4. Lack of incentive measures to encourage people for the conservation of green areas.

This research study is recommending directions for improvement of the Town Planning Act B.E. 2518 and the Ministerial Regulations under this Act, as well as the use of measurements on taxation, administration, and marketing so that city planning will become more effective in conserving the green areas.