

Chapter 1

Introduction

1.1 Background and importance

Current urban complexity has been increasingly a phenomenon that impact livelihood of urban residence and create ecological problem. This was owing to multiple features of population increase, expansion of urban economic activities and ineffective land use planning and enforcement. In short, all kinds of the urban actions and movements caused the expansion of the city areas to be intensively utilized. Consequently, the management of the city urbanization became very complex and very complicated, particularly, when the tendency of the city growth heading towards economic expansion and modernization. All this usually were the results of capitalism which referred to investment, production and consumption of the modern goods from developed countries. This type of reproduction became globally recognized as impacts from globalization (Duangchan, 2006)

Several decades saw rapid and unbalanced the development of major cities. The consequences were expansion of public utilities such as infrastructure, roads construction, water works and electricity which was considered to be the utilization of land for economic development. Consequently, urban problem land conflicts, from physical development included more pollution from waste, and public utility shortages and wastewater and air. In short, urban problems in many cities become, eventually different to be solved.

Large Chiang Mai city is one of the cities suffering from this problem if urbanization has grown without direction and urban planning was ineffective. It was the result of the Thai government policy emphasizing on the economic growth. Thus, the

expansion of Chiang Mai city was mainly determined by the urban city planner and produced land use plans that were in conflict with local residence. In summary, the Thailand urban development was designed according to the city planning on the geographic terrain where main urban planning was the guideline for the urbanization controlled by Department of Public Works and Town & Country Planning. The urban planning was carried out according to the City Plan Act B.E. 2518 (Department of Public Works and Town & Country Planning, 2008).

Meanwhile, Chiang Mai Province was also determined to follow the City Plan which focused on the area coverage development guideline. However, the overall Comprehensive Plan for Chiang Mai city was announced for the first time in the year 1984 and it was finalized in the 3rd revision during the time frame of the year 2012 – 2016.

Generally, the city planning might not be protested by the local citizens. However, in the vicinity of Wat Ket Area, it was found that there was a resistance and the objection against the Comprehensive Plan for Chiang Mai city in the 3rd revision Edition in the year 2008. The protest was held by the local residents who got the impact from the Comprehensive Plan which required the local residents to make disapproval within 90 days. In fact, the Wat Ket Area was in the red zone of the Comprehensive Plan which referred to the very dense residential area and the commercial area where investment in commerce and enterprise became very crowded. In reality, the local residents of Wat Ket Area did not want the zone to be contradicted to the normal way of life which was the identity of the long-legendary cultural tradition of Chiang Mai city. The way of life of the people in the vicinity was assimilated to the cultural atmosphere. The fight was hard and significant for it was the victory of the local residents who could change the zone to be yellow color and obliquely to white color which stands for the area was purely residential area conformed to the need and the requirement of the local people. The change and the adjustment were made in term of height limitation to the building construction with an extension of preserved area from 2,000 plots to be 2,500-

3,000 plots of land. Meanwhile, the expansion of 27 roads was cancelled in the total number of 36 road expansion programs.

The achievement came from unity and harmony in people gathering of power to protest. The support came from the ordinary people and the intellectual people who worked together for the sake of the local residents with the utility of knowledge and experience from the local people in the area through making complaint and to follow up the results of their requests continuously. (Chirat Worawimon, 2006)

However, the confrontation and the resistance to the Chiang Mai city plan was considered to be successful; but it was only an initial achievement of the local residents. It was speculated that the land use of the area in the vicinity of Wat Ket might not be fitted with the local resident demand.

At the present leaders of Wat Ket Area, in collaboration with academics and Government and Non Government have been mobilizing activities towards sustainable urban development following the success of making the comprehensive plan more favorable to local needs. They are designed, a common future to make the Area to maintain the uniqueness of being “the only living Lanna in the city” in abstraction, and the living museum in concrete terms.

As one of the collaborative team members the researcher, before posing the precise research questions firstly, has analyzed such problems of conflict in this comprehensive plan as a reflection of discrepancy between urban planning concepts and procuress dominated by outside technocrats oriented towards designing the city to support economic development scheme and urbanization, which incorporate offers historical, social, livelihood, and local needs aspects Secondly, the researcher has reviewed available theories, concepts, and their practices in urban planning in consultant with experts, academics and supervisors. Sustainable city can be realized if (a) City residence are proactive in designing their city beneficial to their present and future needs (b) City planning process is mobilized through collaborative effects from inside and outside Stakeholders including city planning technocrats and (c) most importantly

the pending concept and practices called “Collaboration of Specific Urban Planning” which the potential of discrepancy reducing are used. Thirdly, the new concept and practice can be tested and put into action realistically not through comprehensive plan but specific plan because of the size of physical and social space is suitable and that laws and regulations are supportive.

1.2 Research Questions

Based on the above mentioned phenomena, there emerges one important challenge. How can an area is like Wat Ket area determine and plan Its city in such a way that preservation and development coexist, in the city? In particular, is it practically possible that it urban area can be planned to support the living museum development, where conservation of its own cultural identity on the one hand, bring about economic development beneficial to many people rich or poor, original or new coming residents, on the other, is achieved?

As the result of literature review and reconstruction of the concept (which is elaboratively presented later) the Hybrid Urban Planning approach implementing through collaboration of collaborative mechanism towards the common vision seem to be the answer to the challenge.

However, since this approach is new and will be the first operation for specific plan in Thailand, the specific question will be based on (a) the results or outputs and (b) flexible and adaptive method or process of experimenting this approach to the specific planning of Wat Ket area, with the hope that it can be replicable to other places in the future. Therefore the questions of this study are planning as follows.

1.2.1 What are the results or outputs of specific plan using the urban hybrid approach at Wat Ket area in terms of potential for achieving the common vision of making the place supportive living museum and acceptability of key stakeholders. ?

1.2.2 How are such results or outputs made by the flexible and adaptive method implemented by collaborative mechanism?

1.3 Research Objectives

1.3.1 To analyze the results or outputs of specific plan at Wat Kat area when experimenting the Hybrid Urban Planning approach in terms of place making for living museum and key stakeholders acceptability.

1.3.2 To analyze the method or process of implementing Hybrid Urban Planning by the collaborative mechanism in terms of its own into flexibility and adaptability.

1.4 Definition of Terms

1.4.1 Wat Ket Area Means The Chiang Mai Municipality was established in the year 2544. boundary start of the road Kaewnawarat Nakorn Ping Bridge on the north side to the east side to the intersection crossings Bumrungrad down south along Bumrungrad Road, turn right to Charoenmuang to the nawarat bridge and up. Ping north along the road to its intersection with Charoen Rat Road Kaewnawarat and cover all areas of the west coast close to the Ping River.

1.4.2 Comprehensive Plan means The Plan policy and projects. Including control measures in general. For use as guidelines for the development and maintenance of the city. And Involved in the rural areas or the use of property, Communication and transportation. The utility Public services and the environment. In order to achieve the objectives of the City Planning.

1.4.3 Specific Plan means The Plan with details design as a solution to fever management in a direction and improvement in the integrity of the self- adjusted. new thinking paradigm. A holistic way of thinking and a neutral concept that focuses on improving the quality of life of people or Area Base which is based on the use of existing resources and the potential savings and benefits. Using resources that could be developed to facilitate efficiency. Without losing their identities remain in specific areas.

1.4.4 Hybrid Urban Planning is an alternative urban planning approach supposed to be applicable to specific plan formulation or sustainable development to a small urban area where the place is unique with its own identity. It is an approach being reconstructed logically by integrating urban design, especially the new urbanism and urbanization concepts. It also adds practical and adaptive process with the use of common vision as the guiding endeavor and collaborative mechanism comprising academic, local leader, and urban planning as well as responsible government offices.

1.4.5 Urban Design means City Planner whom used the theoretical Regional Planning (Regional and Urban Design Theory) is the core and bureaucracy for the policy in the form of Top down Approach to make a comprehensive plan for the city.

1.4.6 Civil Communities means the public or people who come together to discuss consultation. Exchange of ideas. In the group. Or network. One of the issues with the aim to solve the problem or to accomplish the development of the common.