

## **CHAPTER 2**

### **Literature Reviews: Concepts Theories and Related Researches**

For the study on “Collaboration of Specific Urban Planning for Sustainable City Development of Wat Ket Area, Chiang Mai City”, the researcher has reviewed and compiled related concepts, theories and research work to form a conceptual framework for the investigation and analysis study as follows:

2.1 Concepts and theories about Urbanism.

2.2 Urbanization

2.3 New Approach to Sustainable City through Hybrid Urban Planning

2.4 Conceptual Framework of New Perspectives for the Management of Specific Plan by the Integration of Urban Design and Urbanization for Wat Ket Area, Chiang Mai

Since urban problems have become the common phenomenon in the modern era. One of the lay determinants for failure or sustainable urban is the planned development mostly through city or urban planning. Urban planning can help urban area develop towards pleasant livelihood of residents, but on the contrary it may be part of the cause or urban problems. The reviews of literature below depict how the city planning has evolved from ideal urban design to more of the problem solving that capture diversified human dimensions. And lastly, if we approach a paradigm shift by incorporation urbanization aspects to urban planning, we may come to the realization of ultimate goal of the city, that is quality of life of urban population.

## 2.1 Concepts and theories about Urbanism

History in term of Urbanism is the study of interaction of residents and urban area with the built environment, and is a part of many disciplines, such as urban planning (physical design and structure management) and urban sociology (urban life and culture). Thus, urbanism is internationally similar to urban planning in some contexts. Urbanism includes greatly various approaches to manage dense population in urban areas and create place identity at a city-wide level. Urbanism was originally emerged in the early 20<sup>th</sup> century and becomes the convergence of political, social and economic citizenship that relate to centralized manufacturing, mixed-use neighborhood, social organization and network. Louis Wirth stated in 1938 that urbanism should not be mentioned only physical entity of the city, but have to beyond the city confine by developing technology in transportation and communication. ( Louis, 1938)

Network theory was applied in urbanism by Gabriel Dupuy who stated that the network is the single dominant characteristic of modern urbanism instead of segregated conceptions of space: zone, boundary and edge. The former management of urban space was decentralized and loosely connected neighborhood and activity zone. The theory of Stephen Graham and Simon Marvin, called ‘Splintering Urbanism’, mentioned ‘cellular clusters of globally connected high-service enclaves and ghettos’ instead of ‘fragmentation of social and material fabric of cities’. Dominique Lorrain argued that emergence of gigacity caused urbanism splintering at the end of the 20<sup>th</sup> century and then a new form of network city was characterized by three-dimensional size, network density and blurring of city boundary. Within network society, Manuel Castells said that ‘premium’ infrastructure network (high-speed telecommunications, smart highway and global airline network) connects only the most favored users or places and bypass the less favored. However, Graham and Marvin concerned that a failure to understand the link between urban infrastructure network and urban life led to collapse or crisis. (Graham, Stephen, and Marvin, Simon, 2001).

Pragmatism is philosophical movement and states that practical use and success of most philosophical topic are best viewed. Pragmatism was emerged at an adjacent time with urbanism. In addition, urban practitioner and pragmatist influence each other. William James wrote a part of the philosophy to encourage people to actively able to engage with others. John Dewey mentioned capable of achieving personality in

everybody in democratic society and the way to realize a better world by testing the concept of 'place'. Richard J. Bernstein stated that pragmatism is basic application of urbanism. (Bernstein, Richard J, 2010)

Pragmatism is not an essential definition of place that is defined throughout continuous interaction of residents. Pragmatism is the approach that is in the theory of place making (emerged in 1960s) and relates to anti-foundationalism and fallibilism. However, the space design has to cope with unpredictability and change, which the idea of space depends on support of community requirement.

### **New Urbanism**

New urbanism was originated in US in the early 1980s that tries to promote environment friendly habit, (Passel, 2013).such as creating walkable neighborhood, containing wide range of housing and job types. Two concepts that relate to new urbanism are building a sense of community and development of ecological practice. New urbanism tends to gradually influence many aspects of real estate development, municipal land use strategy and urban planning including urban design in practical. And urban design is the method for designing and shaping city, town and village in urban area. Urban design works with groups of building, streets, public spaces, whole district and entire city to create functional, attractive and sustainable urban. Four fields of knowledge as follows have to be integrated in urban design to develop the urban area along suitable urban design pathway that pleases the residents and administrators. (Lang, 2005).

1) Knowledge of civil engineering is used to design and develop infrastructure of public utilities and public assistance including transportation within the urban area and with surrounding area.

2) Knowledge of architecture is used to design and plan the building and housing development to be safe, secure, beautiful and livable including conform to land use pattern in each area.

3) Knowledge of landscape architecture is use to design and develop open space, park and conservation area to act as the shady, relaxing and available area for people in urban area.

4) Knowledge of city planning is used to design land use area and community area according to area functions including arrange composition of public utility and assistance to support economic development and quality of life.

Moreover, New urbanism including urban design in practical has to well understand the knowledge on physical geography and social science including related in many disciplines, such as real estate development, political economy, urban economy and social theory, which sub-disciplines of urban design recently include strategic urban design, landscape urbanism, sustainable urbanism and water-sensitive urban design. Pattern of urban design is the relationship between people and places, between movement and form, and between nature and building in term of land, environment, society and economy. All knowledges are used to create a vision and then accomplish that vision. Public space that is freely used by general public (e.g. street, plaza, park and public infrastructure) can be managed by urban design as same as some aspects of privately owned space (e.g. building façade and domestic garden).

New urbanism contains ten basic principles, e.g. traditional neighborhood design (TND) and transit-oriented development (TOD). (Marshall, 1999) The congress for new urbanism support diversity of use and population for neighborhood, design for pedestrian and transit, shaping city with accessible public space and community institution, and designing urban space with architecture and landscape design that concern local history, climate, ecology and building practice. In addition, new urbanism supports regional planning for open space, context-appropriate architecture and planning, sufficient provision of infrastructure (e.g. sport facility, library, community center), and balanced development of job and housing. New urbanist believes that encouragement of population transport (e.g. ride, bike, walk and train) by urbanism approach can decrease traffic congestion and increase supply of affordable housing and control in suburban sprawl. In addition, new classical, postmodern and vernacular styles often accompany in new urbanist development. In political view, new urbanism is criticized as being social engineering scheme, failure of social equity, being a deregulatory force in supporting private developers and restricting private enterprise. In addition, new urbanism is considered as ignoring consumer preference and free market, but driving car-oriented development following people demand and inadequately promoting

walking, cycling and public transport. Moreover, critics stated that new urbanism focus on large-scale development and universal principle instead of local. New urbanism seems a marketing scheme because it repackages conventional suburban sprawl. Solution of new urbanist on mixed income development has been criticized. New pedestrianism that focuses on pedestrian-only path was proposed by Michael Arth. The idea of filtered permeability that was proposed by Steve Melia increases the link between pedestrian and cycling network, which benefit drivers, accompanying with limitation of connectivity of vehicular network. New urbanism and neighborhood environmental design are combined to produce sustainable urbanism with walkable and transit-served urbanism with high performance building and infrastructure. (Grant, J., 2006)

### **Principles of intelligent urbanism**

Intelligent urbanism includes a set of ten principles for city plan and urban design that aim to integrate diverse urban planning and management concern. Ten principles consist of balance with nature, balance with tradition, appropriate technology, conviviality, efficiency, human scale, opportunity matrix, regional integration, balance movement and institutional integrity. (Marshall, 1999)

Urbanism should save nature or life support system by balancing between usage and exploitation of resources. Anthropogenic overuse of natural resource destroys natural ability to recovery ecosystem. Thus, replacement of consumed resource should be done for replenishing natural cycle and enhancing environmental equilibrium.

In addition, urban planning should consider cultural assets and respect traditional practices and precedents of style by protecting, promoting and conserving both generic components and unique local characteristics.

Technology should be applied appropriately to fit with other resources and local contexts (situation, setting or circumstance) by emphasizing implementation of building material, infrastructural system, construction technique, and project management.

Social interaction through public domains is also needed for vibrant society. Urban design should provide space for hierarchy of social tiers including individual, friendship, householder, neighborhood, community, and city domain.

Consumption of resources also should be balance by encouraging optimum sharing of public land, roads, facilities, services and infrastructural networks. Cost per household should be reduced, whereas affordability, productivity, access and civic viability should be increased. For transportation, convenience of personal vehicles is recognized as well as cost of private vehicles on users. Thus, good urban planning should promote public transport, delivering service, medium- to high-density residential development, social economic facilities, walkable mixed-use settlement and efficient urban infrastructure system. A well-planned transportation system should emphasize mass transit corridor and major urban hub to balance movement of all corridors that influence equality of social and economic infrastructure.

Human scale principle promotes face-to-face contact, removes artificial barrier, and provides friendly places, pedestrian walkways and public domain in order to encourage people-oriented urban development following anthropometric measures.

Urban planning should increase people opportunities on shelter, health care, safety condition, human resource development and hygienic condition including promoting equal access to these opportunities for enhancing employment, economic engagement, recreation and education.

Intelligent urbanism also refers to the connection of social and economic region and the city, which needs for sustainability and seeing city development in a single holistic process of planning. People in the region commute and visit one another for many purposes, e.g. business, entertainment, health and education.

Institutional integrity principle refers to accountable, transparent, competent and participatory local governance including appropriate data base, due entitlements, civic responsibility and duty. A structure plan of institutes that is a legal instrument to guide the city growth, development and enhancement should be done for predicting future scenarios. Public participation should be promoted for preparing city plan.

In practical process, new urbanism concept is more applied for urban planning worldwide (Kathon, 2002) and, the application of the concept is shown as follows:

‘Cultural city’ is a concept that emphasizes cultural support and conservation, including the creation of new harmonized culture by actual design – walking for short

transportation to increase community interaction and rapid public transportation to increase the time in daily life instead of wasting time in traffic jam. In addition, the concept provides chance for cultural activities by determining open space in the city (Wang & Künste, 2013).

‘Garden city’ is an old concept in the middle of industrial revolution that highlights separation of residential and industrial areas by creating space, park, green area or open area to divide different land use area. Garden city concept is applied in current urban planning and accepted for creating livable cities, especially tropical countries by designing surrounding green area. Singapore and Kuala Lumpur are successful and acceptable in worldwide on applying this concept for urban plan and development (Passel, 2013).

‘Sustainable city’ is another concept that changes the former land use regulation to be suitable for specific area or zoning by changing to mixed land use – each zone can be used for multipurpose, but it has to be sustainable pathway and increasing density of land use, such as universal department store (that includes shop, hotel, hospital and big park), or vertical construction of residential buildings (to shorten transport time). Arrangement of pedestal system, bicycle route, and high-speed rail transportation supports energy saving and waste reduction (Marchettini, 2004).

‘Smart city’ is urban design that provides sustainable growth of the city by focusing on Information and Communication Technologies (ICT) to support effective communication. The concept has services that enhance quality of life and reduce carbon dioxide emission. Environment in residential and working areas is balanced to save energy. Smart city is designed to support well-being development by mainly using technology and innovation, which can resolve the city problem (Kominos, 2013).

In the present, urban planning technocrats increase the relationship of people in the city by emphasizing city environment and producing knowledge of ‘Built Environment’, which uses existing urban ecology or creates new ecology to combine with urban design. Urban design, urban planning and architectural design (in both vertical and horizontal directions) that directly affect ecology are used for creating park, drainage system, air circulation and pollution management to support people health

(Brugmann, 2009). Later, modern built environment is developed for good environment of the city and reducing urban congestion and problems. This is an effort to use interdisciplinary for enhancing perfect way of life and health condition of people in the city, including improving living conditions by designing and constructing aesthetics and diverse environment.

Interestingly, this concept is used for urban design or urban planning to connect between urban and physical design that can lead to sustainable economic growth by concerning the environmental relationship, which is not mentioned by the former urban design concept. Thus, the modern urban planning adds the guideline on urban management for only urban planners.

From the main point of urban planning as mentioned above, it can be seen that although the current urban design concerns the way of life of people in the city, the problems do exist. The former urban planning mainly emphasized physical geology for urban planning arrangement and economic development. Later, environmental attributes, pollution reduction and creating relationship are inserted. At present, many cities have the same design, such as:

Portland (USA), city of education, is famous for high effective land use and sustainable health promotion. Trolleys and bicycles are mainly used for transportation. Green area is well distributed. Organic food is available. Urban development can conserve the unique of the area by concerning environment together with accepting civilization and population expansion. The vision of Portland's urban development has four aims: wealth, education, health and equality, which have basic public service, park, natural area, healthy food, shop/service place, healthy water resource, social connect, various transportation, safety and good quality residence. Urban planning of Portland is assigned until 2035 (Puntasen&Keagorerealpiroj, 2013).

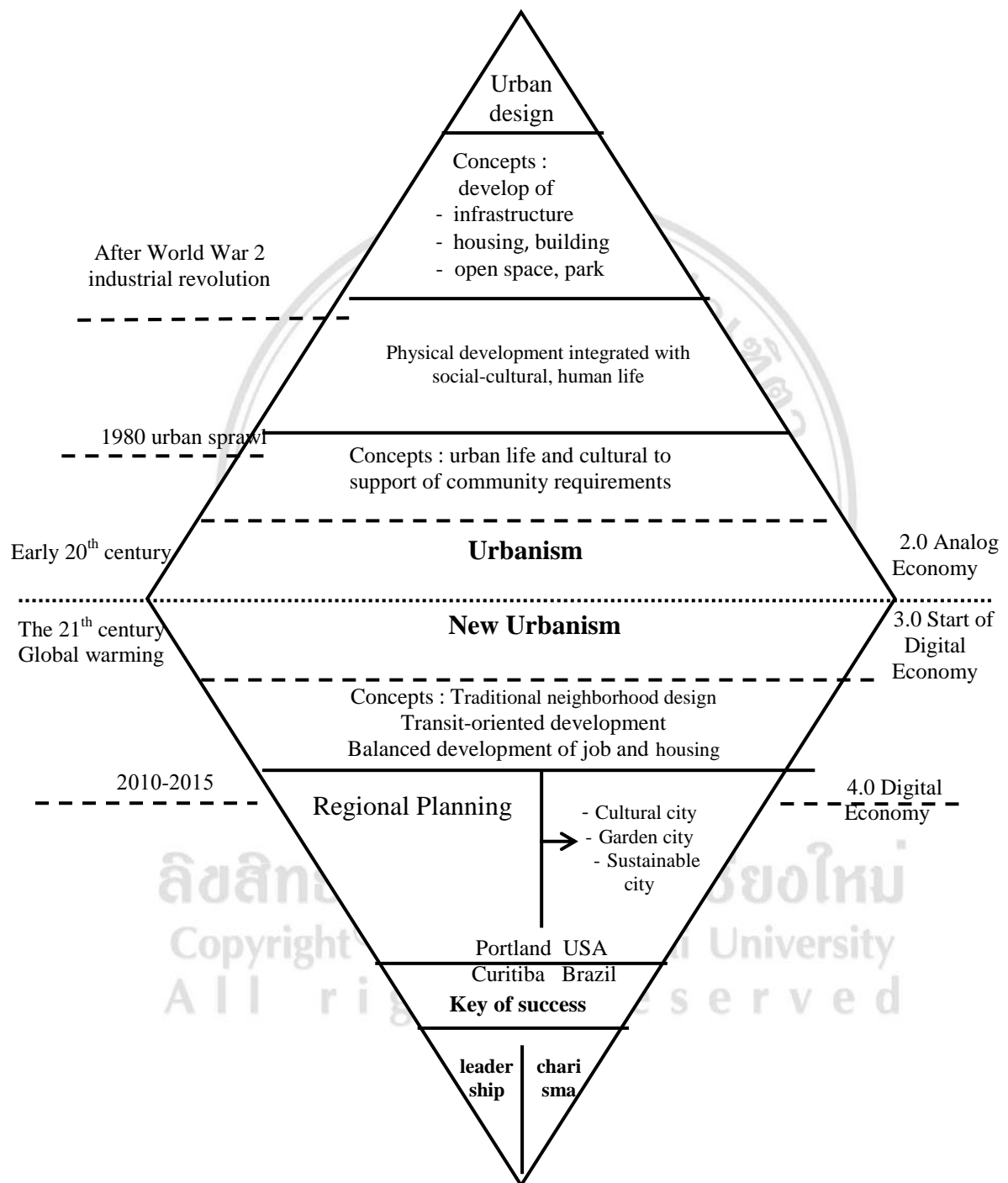
The success of Curitiba in Brazil began by Jaime Lerner, city mayor, who is architecture, engineer, urban planner and humanism. He introduced the huge changes on the city in many. For the example, ground station is fast and effective, bus network resulting superfluity of underground transport and 30% decrease of on-road vehicles. Many gardens that are created for flood control instead of building concrete canal increased green areas and provided activity spaces connecting with bicycle route. Curitiba has big tree plantation for decreasing temperature



and tax exception for private sector area that agree to be park and city forest, including change of shopping centers to walking streets and separate industrial and residential zones. The dominant ancient buildings are preserved and restored as school and office. It can be noted that not only experts, but also the leader group that has much skills and other people resolved the problems together (Chareonwongsak, 2014).

However, the success of urbanism concept is more applied for urban planning from more environmental and way-of-life concern about two example cities as above comes from leadership and charisma of mayors of both cities, which are the important factor from using new urbanism concept. Nevertheless, integration of urban design and new urbanism concepts still cannot deal with special complex city, which new urbanism concept is not enough because urban condition is excluded from urban planning. Thus, this concept is still considered. Leader who has leadership and charisma is difficult to find. Therefore, new concept that consists of mechanism and systematical management should be developed to get the same result with those two cities and be suitable for Thailand by avoiding special condition as mentioned before. The primary answer depends on understanding of the main point of way-of-life and people problems as follow.

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**Figure 2.1** Dynamic concepts and theories about Urbanism and New Urbanism.

In conclusion, After World War 2, Urban design works with the concept and practice as develop of infrastructure of public utilities and public assistance including the building and housing development to be safe and develop open space, park and conservation area and assistance to support economic development and quality of life. (Krieger, 2006) Urbanism emerged in the early 20<sup>th</sup> century, with the idea of urban life and cultural heritage support of community requirement. New urbanism was originated in US in the early 21<sup>th</sup> century, (Passel, 2013) that tries to promote environment friendly habit and supports regional planning for open space, context-appropriate architecture and planning, sufficient provision of infrastructure (e.g. sport facility, library, community center, ride, bike, walk and train), and balanced development of job and housing. And have intelligent urbanism includes a set of ten principles for city.

In practical process, new urbanism concept is more applied for urban planning worldwide and, the application of the concept is shown as 'Cultural city' As Curitiba in Brazil and 'Garden city' As Singapore and Kuala Lumpur are successful and acceptable in worldwide. And Sustainable city' As Portland (USA), city of education, is famous for high effective land use and sustainable health promotion.(Puntasen & Keagorerealpiroj, 2013).Which are applied about new urbanism concept is not enough because urban condition is excluded from urban planning. And the key of success depend on leader who has leadership and charisma is difficult to find. Therefore should have new concept that consists of mechanism and systematical management and be suitable for Thailand.

## **2.2 Urbanization**

Urbanization is a knowledge based on sociology-urban anthropology, urban geography, urban economics and public health. The main idea of the beginning phase of urbanization is mostly the explanation about the transformation from rural community to urban community with many factors. The explanation also covers the negative effects of urbanization to economic, society, culture, politic and environment, especially the change on the way of life. The new pattern of relationships that becomes more individual can increase the conflict and the affection the disadvantaged people.

All of those described is a real situation. The interesting point is the role of urban planning in terms of urban planning as a tool to deal with the problem. On the other

hand, without concerning this situation, urban planning may be the key to more complicated problem. Thus, urbanization and urban planning needs to be synthesized before dealing with the gap between the concept and practice that urban planning can combine the urbanization as the key to generate the sustainable city in all dimensions.

Urbanization has been received attention from the academics since the urban phenomenon which result from industrial revolution. Chicago School started to study and present the explanation systematically about the origin and expansion of urban. The correlation between the settlement of people, the physical location and urban ecology induces the specific function of the city. The urbanization is a consequence of specific city or among cities that located in the same ecology which was described in the theory of Growth Pole (Burgess, 1984).

Social and cultural dimensions and urbanization also describe the migration of people to colonize in urban area. The main factor is the change of social structure from agricultural to industrial sectors. As a result, the migration and colonization in the city lead to many social and cultural problems, such as advantaged people have a better lifestyle. Meanwhile, disadvantaged people which are the local people and new immigrants have harder lifestyle. There is the misused of land-use and non-direction urban expansion. People are facing the poverty and having health problem (Tacoli, 2012).

Urbanization is also a part of urban-ecology which describes the relationship between urban physical characteristic and ecosystem in terms of natural and environment including air, biodiversity, open area and other pollutions that relate with people in the city (Michelson & Vliet, 2001).

There are scholars in urban sociology field who have interested in the problem of conflict between rich and poor people. People in the city have advantages in business but local people lose opportunities. There are many researches results that explain those conflicts which are normal situation of urban area (Sugrue, 2005).

Moreover, there are two groups of scholars. The first group gives the explanation in terms of Urban Political Economy. The main idea is that there is the political structure and economics for local people but when the city grows bigger and

has more special functions, there will be the new comer business groups looking for advantages. The local people and new immigrants become disadvantaged groups because new business groups are supported by politics. When the city is affected from the expansion of region or country based on the expansion of political power, there will be the outsiders who are capitalists or business groups take advantage of people who has less power and push them to live in public areas and slum areas.

The second group explains the conflict in terms of cultural power. The main idea is that there is the conflict between local people and newcomer. There is the competition and exclusion by using the different of economic status, ethnic and culture. The bigger group takes advantage from the smaller group. The relationship between two groups is not well then follows by violent because of the conflicts (Sugrue, 2005).

However, there is no explanation how to deal with the problem of the difference between bigger and smaller groups, and the problem of taking advantages or how to manage the city to minimize the problem which is hard to do if city management lack of vision in political situation. Problem from the leader or local politicians that does not work for public benefits may cause strong conflict. If city management is well planned from good leader and the policy set up for public benefits, it will receive the good outcome as a case in Portland city.

The modern urbanization has been emphasized on the influence of modern social in the globalization. Information Technology (IT) and social networks has been using in the urban areas more than the rural areas. People in urban will have good opportunities from using the IT system for business rather than rural people areas. The IT system will influence and be widely used in the city and creates the new pattern of relationships in many dimensions. This will cause people in city to have special characteristic, such as more separate, more individuals and have less face to face relationship. The relationship will rely on social networks. Urban lifestyle will quickly change from create new economic relationship and have more network business. IT will influence people decisions including lifestyle, political and business as more globalization trend (Wellman, 1999).

The reviewing of urbanization was mostly found that there is the explanation of urban creation and the development of economic area and colonization. Urban will attract resources and human activities. The more urbanization, the more problems occur, including socio-economic and environment and other conflicts. However, there are no actual suggestions for balancing the urban development or other problems.

Urban planning tries to understand and includes the dimension of urbanization. It decreases the complication of urbanization in the group of new urbanism, especially the idea of modern urban, cultural city or sustainable city but do not include the complication of relationship between human social and city that is described by the idea of urbanization.

### **2.3 New Approach to Sustainable City through Hybrid Urban Planning.**

From reviewing of literature especially those from urban design urbanization paradigm, it is evident that theorists and practitioner for urban planning seem to deal with more complex urban situation, but is no one solution that can totally making urban places for sustainable livelihood of urban population. In particular, each cities defer being their physicals and ecological setting, location and regional urban surrounding, having more space for new design or containing with limited spaces occupied with old setting and historical buildings, having diversity types and ethnicity of population, etc. Certain urban design approaches may work well with urban setting but otherwise, may fail. For approaches that take lives of urban resident seriously, for example the pragmatism approach may not be applicable for planning the new city, but to make safe first, then space, followed with building design appear promising but the practical process may not be as easy as it suggests. Finally, urbanization perspective that deals very well dealing with human social and cultural aspects of urban areas. However theses dimension may be too complicated to understand, more too difficult to be accepted for urban planners to integrate into their concepts and practical.

As a argued above, therefore it is quite a dilemma and trade off to come up with the “right” concepts and “practical processes” to “developer” or “plan” the urban area to accommodate all aspect from physical, ecological, transportation, land use, housing, infrastructure open space green or green area, preserving historical setting, supporting

economy, and very importantly, life of the people in health, culture, conflict less, and urban culture etc.

However, since what we need at least at one particular area to be a sustainable city, all aspects or domain described above have to be put in place. In so doing we need the following concept to be integrated. (a) blending the urban design and urbanization concepts from the very beginning (b) having a particular urban area (not a new city) involved from the beginning to the end, in particular by adding people's problems, their problem-solving practice and their collective needs to have their place for them and their next generation and (c) urban planners are not just the conventional one, but rather the type of collaboration among urban leaders experts in urban planning and other key actor in the city to make space for the people and (d) theirs unrealistic for total urban area plan, but may be logical and practical at specific area of the city.

From the reviewing of literature, it is possible that city planning has two main dimensions which are the city physical geography and socio-cultural dimension. The two main dimensions need to be integrated for, gaining more results than modern urban. The idea of modern urban is similar to the idea of New Urbanism that is the operation of city planners working from outside-in and include the new phenomenon in the city planning. However, it does not include geo-social and urban cultural domain. To make the complete and sustainable city planning, it needs to integrate the factor of social and culture with the urban planning emphasized on the physical dimension.

Integration of City Planning Between Physical Landscape and Social and Cultural Landscape Dimensions as Specific Area (Specific Plan) From the problem in old city area and the incomplete of idea and city management, there are two main ideas that need to be integrated which are the city designing (urban design and New Urbanism ) and urbanization. The integration will deal with the multi-interrelationship among complex factors in perspective of geophysical and urban ecology. City development policy needs to consider the National Development Goals and the relationship between cities in the same region. The development needs to promote the potential of infrastructure, public assistance and transportation. Every factor is important for determining the roles and functions of city.

City planners cannot consider all factors that cause the problems. This type of urban planning may be successful in new area but not in existing area. The solution of problem is to deal with those factors that have diversity relationships. The growth and expansion of city will have problems of mixed land use, land tenures from old owner to new owner, local people who have less capital cannot compete with new capitalists. Local people become disadvantaged group and lose their opportunities in doing business. They are forced to use the land, improperly such as invading the public area for living. The problems lead to problem such as air pollution, wastewater, waste and crime.

The idea of urbanization emphasizes on the maintenance of ecosystem, socio-cultural and identity, including the right demand from people in the area. The urbanization explains that urban planning is not only land use and the development of infrastructure but also the sustainable of better life. The idea of urbanization claims that city is not bare land but it is the area with local people who has strong socialization to help each other. The city also contains culture and structure with its own identity. Urban planning and development must maintain area identity along with the growth of city.

To build the city with planned development and without problem with local people is the challenge point. But there is no idea and practice to create that kind of city although there may be trial to increase the socio-cultural dimension and ecosystem in city planning.

Logically, the integration of two main ideas between urban planning from outside-in by city planners and urbanization from inside-out by local people seems rationality. However, there is a need to rethink about city design and city planning. The advantages of each main idea has to be combined to generate the new idea called Hybrid Urban Planning.

Although logical and rational processes are reasonable, practical process may not be able to operate because using the idea of modern city and urbanization is only describe the city problem rather than discuss about the solution. Integration of the socio-cultural with urban planning and including mechanism or people involving as an actor may lead to the success which must be under the following conditions;



1) Urban planning and land use planning operate in specific area, especially in old town that has its own identity which may be a part of big city and has to be done with specific plan.

2) The area is not bare land but it has long term colonization and contains history heritage and culture. Nowadays, the city has the problem of city expansion and newcomer from the outside community.

3) The relationship in the area is still attached with history heritage and culture. There is association and leader as well as effort to change city as the need of public to make balance between development and conservation.

From those conditions as mentioned above, city planner must cooperate with local people by emphasizing on physical landscape and ecological setting. The operation is from outside government sector with top-down operation. This may be the advantage of the operation with clearly task and function. However, there is the disadvantage in dealing with people and social in the area. Meanwhile, the urbanization idea has the advantage in well explanation but disadvantage in operation to make city sustainability. Therefore, the combination of two ideas to fulfill the socio-cultural in city planning is called Hybrid Urban Planning.

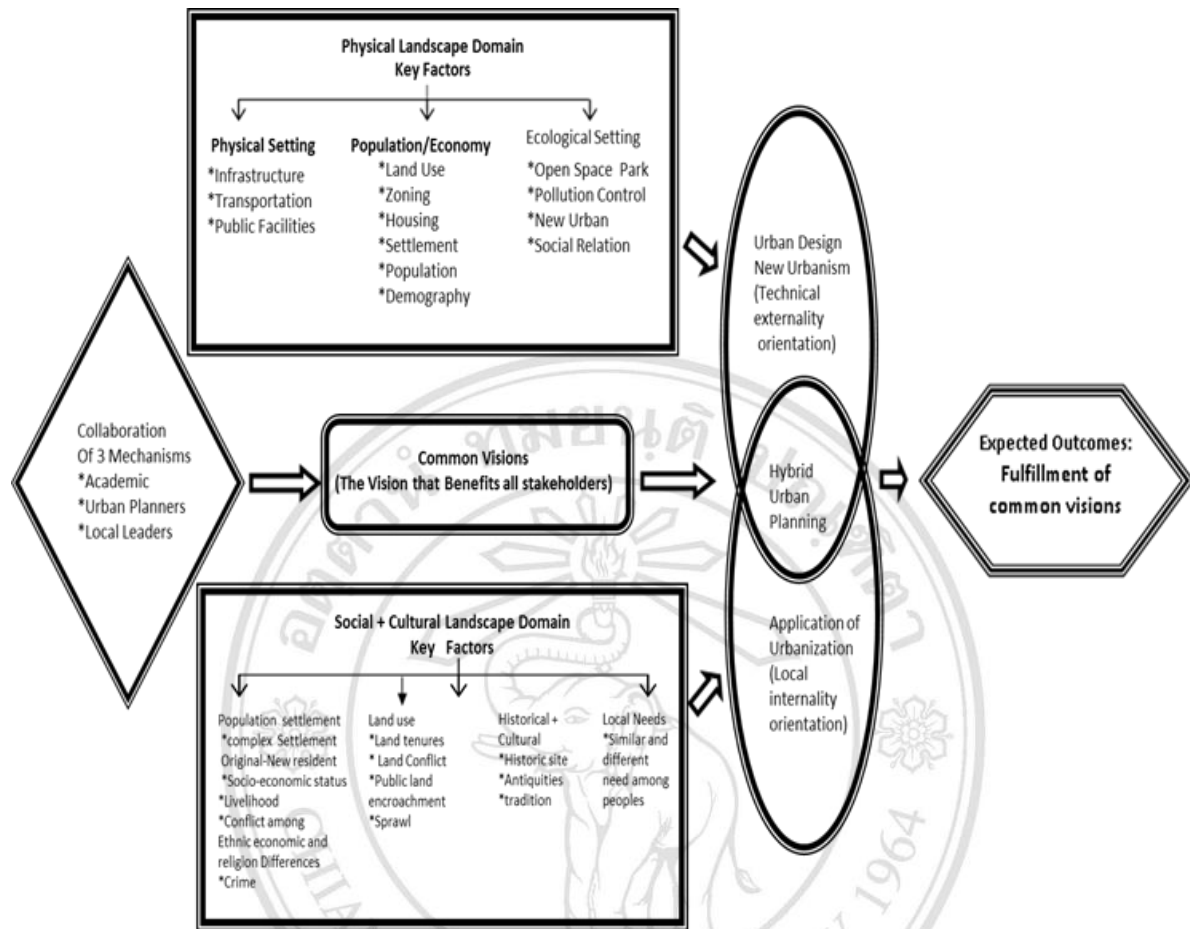
How to use Hybrid Urban Planning idea in both concept and operation is the important question. The best answer is the common vision operated by local people or the demand of local people to picture the future of their city for better life. If the common vision complies with the direction and policy from government and city planners, it will become the domain for data consideration and analysis. As a result, it will lead to the determination of specific plan containing important details both plan and determination.

The concepts of Hybrid Urban Planning will not complete if the operation is exclude, operator and the relationship among stakeholders. This concept must have actors or mechanism in operation. To manage the specific area, the theory and practice of area development or Area-Based Collaboration (ABC; Prabudhanitisarn, 2007) is one the possible concepts that assists Hybrid Urban Planning to the sustainable city.

From the successful city, the main factor depends on leadership of city leader which rarely occur. In case of making every city success, the factors consist of three mechanisms: (1) academic support from researchers and local universities as well as local scholars, (2) policy support and budget from government which refers to planning according to task, (3) the local operation which are local network or leaders and local people.

The operation of three mechanisms in the first phase is the third mechanism (local operator) determines the common vision in the area and operated by local people or cooperates with two other mechanisms. The common vision can start from the problem in the area (common crisis). When the first and second mechanisms are included in this operation, the common vision can be developed and successful. The complete operation will lead to win-win situation, which totally different from the current urban planning.

After the common vision is set up, the next step is to determine domain from two main idea, geophysical and socio-cultural city planning. There will be data collection and analysis to design the land-use and regulations of specific plan, which contain pattern, plan and regulation for collecting fact data, empirical data, local people demand and direction of development influenced from other cities in the region. The common vision will be analyzed to find the final goal. This will be used for making guidelines of area development (abstract) that can be applied to create activities of real operation (concrete). The land use designs that contain the regulations must be agreed from public opinions of local people. This will be effective for city management and be the new idea for old town development for sustainable and balancing (the composition of Hybrid Urban Planning as shown in figure 2).



**Figure 2.2** ‘Hybrid Urban Planning’ Configuration of Two Approaches

In conclusion, the concept and practice as described above is the method for urban management and development in the new pattern called ‘Hybrid Urban Planning: the new vision for special area management with the integration, city planning and urbanization’. This will add more dimensions which help the sustainable development of the city. There are holistic thinking and using local people idea for development (Area/People based). Local people can be involved as actors and emphasized on multidisciplinary application and knowledge management is integrated in every perspective. The makings of specific plan that contain the pattern and regulations for participated development is aimed at maintaining the physical condition and environment of the local area. The creation of balanced development will use the urban planning concept and make the collaborative approach between stakeholders from both outside and inside. The process must emphasize on the cooperation and sharing

resources equally in every level which will benefits all stakeholders in urban and make the truly sustainable development both at the present and in the future.

#### **2.4 Conceptual Framework of New Perspectives for the Management of Specific Plan by the Integration of Urban Design and Urbanization for Wat Ket Area, Chiang Mai**

From reviewing literature on urban planning we found that present urban planning is mainly based on urban design concept come from DPT, that concentrate mainly on physical infrastructure in response to economic development that follows the National Economic and Social Development Plans. This kind of operation may be applicable to comprehensive planning, but not suitable for the specific planning in the ancient city. The migration of people from outside created many problems about way of life and the loss of identity. If two concepts are appropriately integrated and the planners understand the strength of urban planning by taking external factors (according to the Regulations of the Regional Plan) in relation to specific factors of physical landscape of the area, including the transportation network that influences on the systematic expansion of the city. The addition of urbanization explanation into urban design undertaken by inside and outside stakeholders could probably reduce conflicts and lead to sustainable urban development (Figure 2.3).

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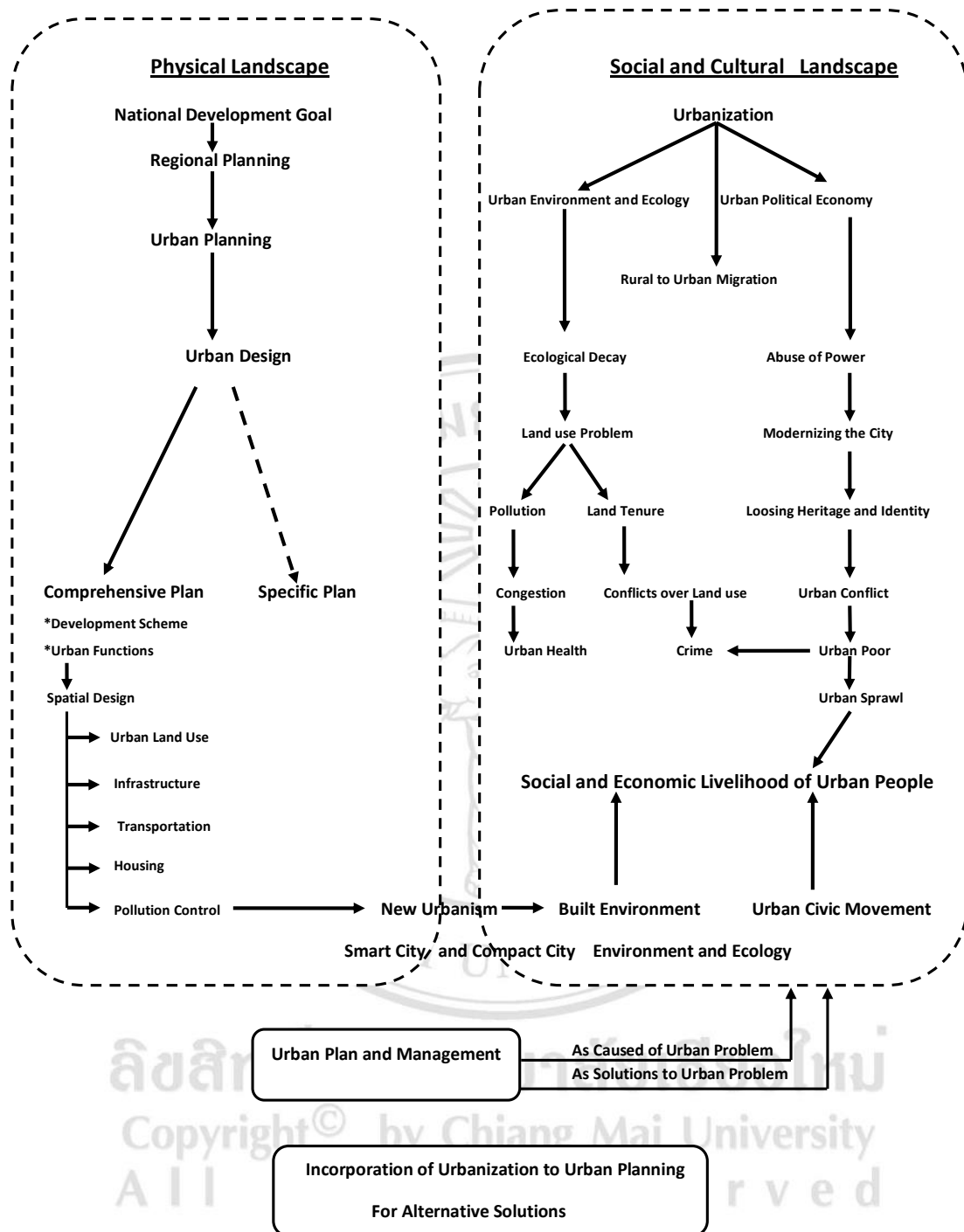


Figure 2. Discrepancy between Urban Design and Urbanization

**Figure 2.3** ‘Hybrid Urban Planning’ Configuration of Two Approaches between Urban Design and Urbanization

Due to complicated problems in urban areas, especially in an ancient city, and the invalidity of concept and guidelines for urban management as previously mentioned, there is a justification for integrating two disciplines between urban design and urbanization in order to manage multi-inter-relationship among complex factors in terms of physical landscape and urban ecology. Urban development policy that follows the National Economic and Social Development Plans and the relationship between cities in the same region requires development that promotes potential in every section including infrastructure, facilities and transportation. Every factor is important for making roles and responsibilities of the city. All of these aspects are the main issues for formulating plans and regulations in the specific planning.

To develop the city in the planned way together with having balance and sustainability, there is no complete concept and operation that can be used for developing such city. Logically, if two disciplines were integrated by using advantages and strengths from each to make new discipline called “Hybrid Urban Planning” that could actually happen under 4 prerequisites as mentioned earlier.

At present, urban planners have to work in collaboration with local residents. They have focused the work mainly on physical landscape that has a strength in having a clear approach in operation according to function- based, but has a weakness in managing local residents. When applying concept of urbanization that has a strength in having a good explanation about urban problem, it would fulfill of social and cultural landscapes of the city.

Contextually, how Hybrid Urban Planning could be operationalized is the important question that the author can give the most reasonable answer that: it should have a common vision representing the needs of local residents to foresee the future of their own city. If it corresponds well with the direction and policy of government sectors and urban planners, the common vision will become essential guidelines for collecting and analyzing data before making plans and regulations in the specific planning.

In terms of operation, it needs collaboration from both responsible people and stakeholders before a successful result can be obtained. This approach would not have

been complete without taking the responsible people and stakeholders into account. From examining knowledge and operational guidelines, it was found that theories and practices that concern about integrated spatial development or Area-Based Collaboration (ABC) [5], is the concept that can activate Hybrid Urban Planning into a balance and sustainable city. This discipline consists of 3 mechanisms: (1) Academic mechanism; (2) Urban planner mechanism; and (3) Local leader mechanism which consists of community networks (leaders and people in the community).

The procedure starts from local leader mechanism. The common vision is originated by local people who may have experience the same problems or having a common crisis. The success of common vision requires a support from urban planner mechanism before using as a framework for collecting and analyzing data for making detailed specific plan that contains land use planning regulations (that have had public opinions from local people). More importantly, when two mechanisms are included in the procedure it can give the opportunity for a common vision to further develop successfully. All of this differs from existing urban planning the Local people disagree and Protested.

### **Conclusion**

Concept and guidelines that have already been presented here are “Hybrid Urban Planning: New Perspective for the Management of Specific Plan by Integrating Urban Design and Urbanization” which might be the new approach that was suitable to local condition as well as for achieving a sustainable development (that is based on holistic approach and Area/People Base Concept). It is also allowed the collaboration of local people to concentrate their work on social and cultural landscapes using the multi-disciplinary studies that integrated knowledge management from all involved parties in making the Specific Plan. By integrating urban design concept with social and cultural landscape factors and using collaborative approach between stakeholders from three mechanisms. Steps and procedures must concentrate on the collaboration procedures and the share of equitable resources for people at all levels. This will create mutual benefit in urban community for solving urban problems and to develop a sustainable city at present and in the future.