

Growth Along the Star Development Plan Bangkok, Thailand



SIGUS – MIT and BBA – Chulalongkorn

A way of managing Bangkok's exploding population -- Creating opportunities for capital development as well as sustainable living conditions for the future.

Overview

- Concerns for the Future Bangkok
- Issues the *Star Development Plan* Addresses
- How Does it Work?
- Strategies for Implementation
- Policies that Support Strategies
- Existing Areas Study
- Risks
- Conclusion

Concerns for the Future Bangkok

- Flooding
- Automobile Traffic
- Spatial Limitations for Expansion
- Unemployment
- Pollution

Issues Addressed By The Star Development Plan

Environmental :

- Provide flood relief
- Decrease pollution
- Self-sufficient food production
- Way of sustaining future infrastructure

Social :

- Not overcrowded
- Reduction of automobile traffic and stress
- Higher standard of living – Better distribution of resources

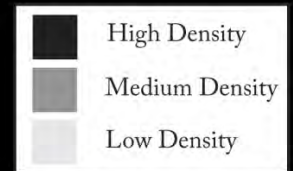
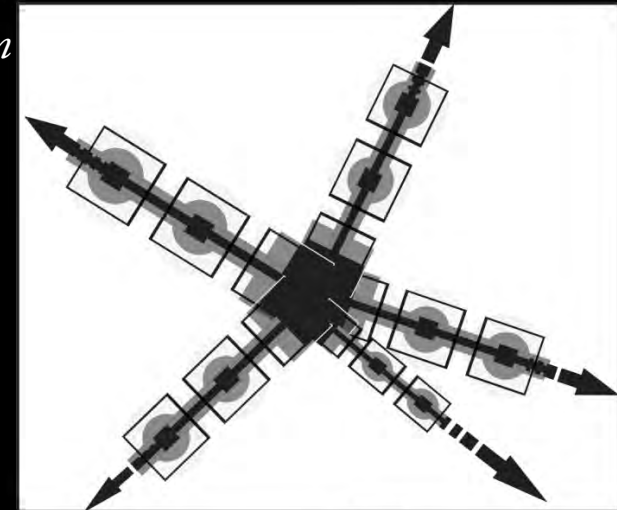
Economic :

- Cheaper cost of living
- Creation of jobs
 - Less competition
 - Construction work

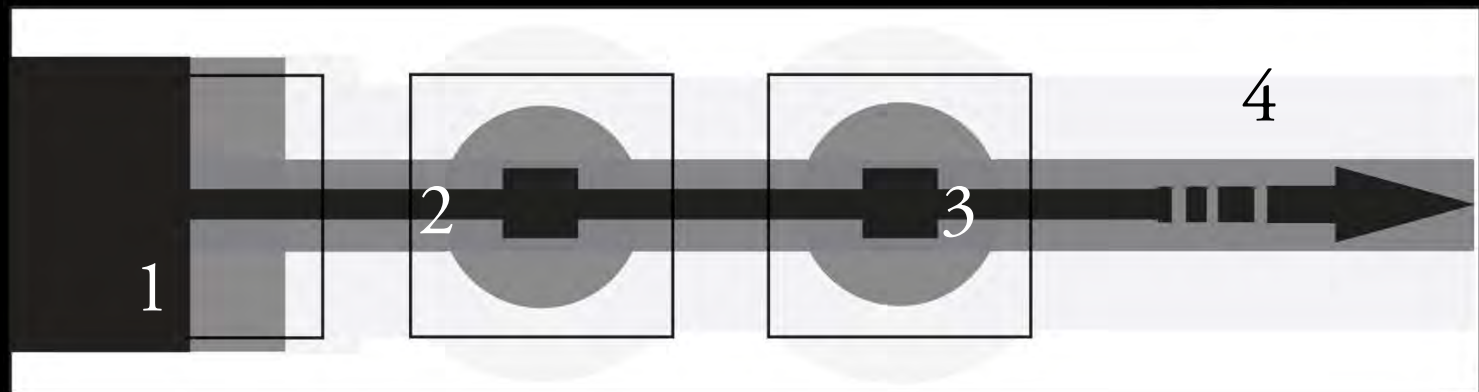
Star Development: How it Works

1. Central Business District
2. Transportation Spine
3. Sub-Centers
4. Green Area

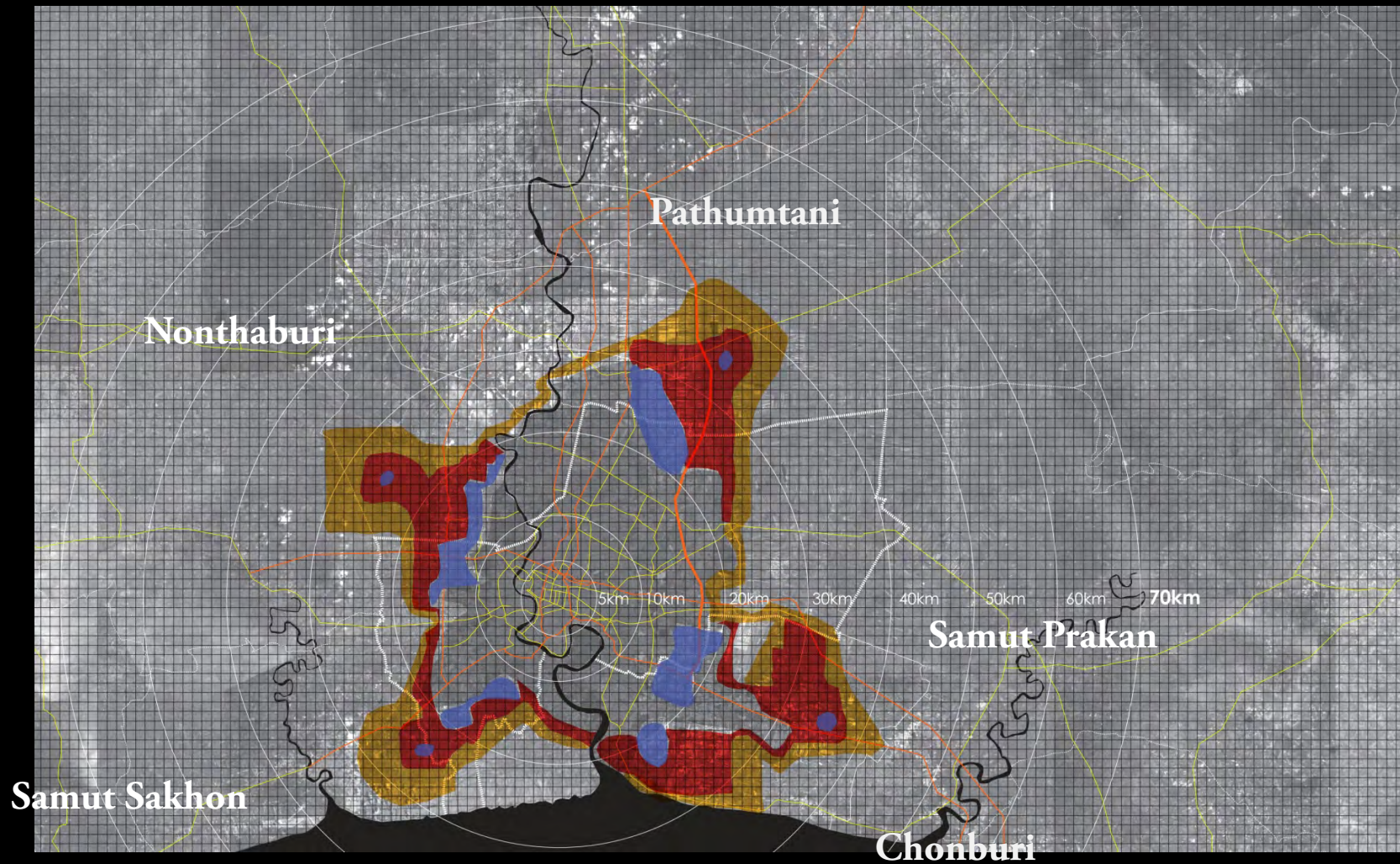
Holistic Star Plan



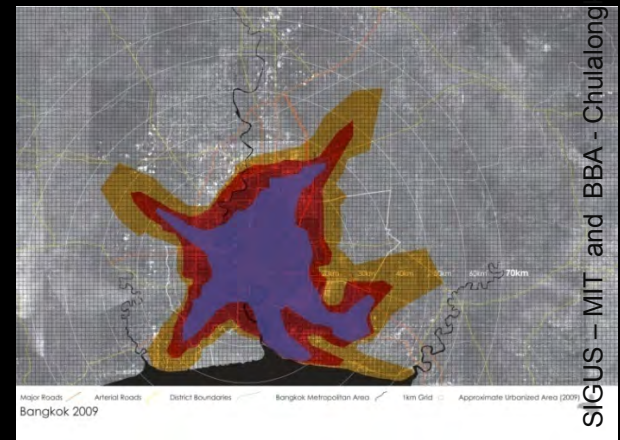
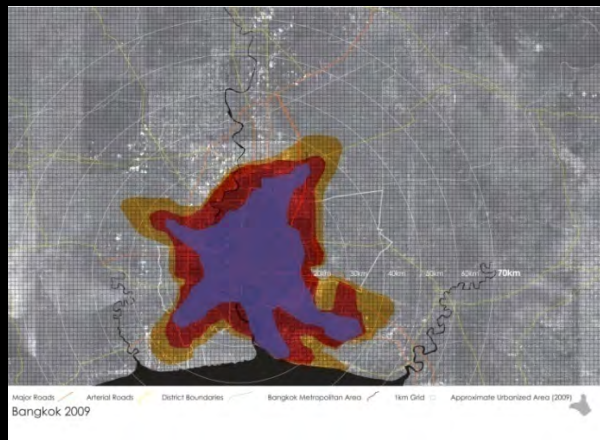
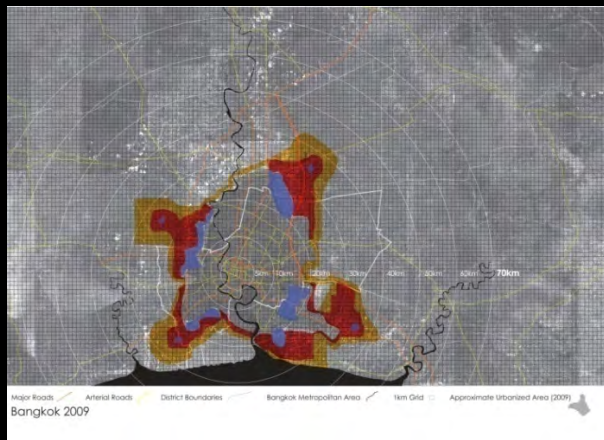
One Arm of Star Plan



Bangkok Today



Strategies for Bangkok Tomorrow



SIGUS - MIT and BBA - Chulalongkorn

Vision of expansion for Bangkok under the Star Plan

1. CBD.

Maintain existing CBD while improving utilities and infrastructure for existing population.

2. Transportation Spine.

Rapid public transportation lines as main strategy to guide development. Transient oriented development.

3. Sub-Centers.

Hubs of high density living that promote capital investment and development.

4. Green Area.

Strict enforcement for maintaining this area "green." For agriculture, flood control, and flexible utilities.

Sub-Centers and Green Area

Green Area

- Flood Control
- Agriculture
- Public Utilities
- Clean Air

Sub- Center

- Markets
- Museums
- Schools
- Shopping
- Hospitals

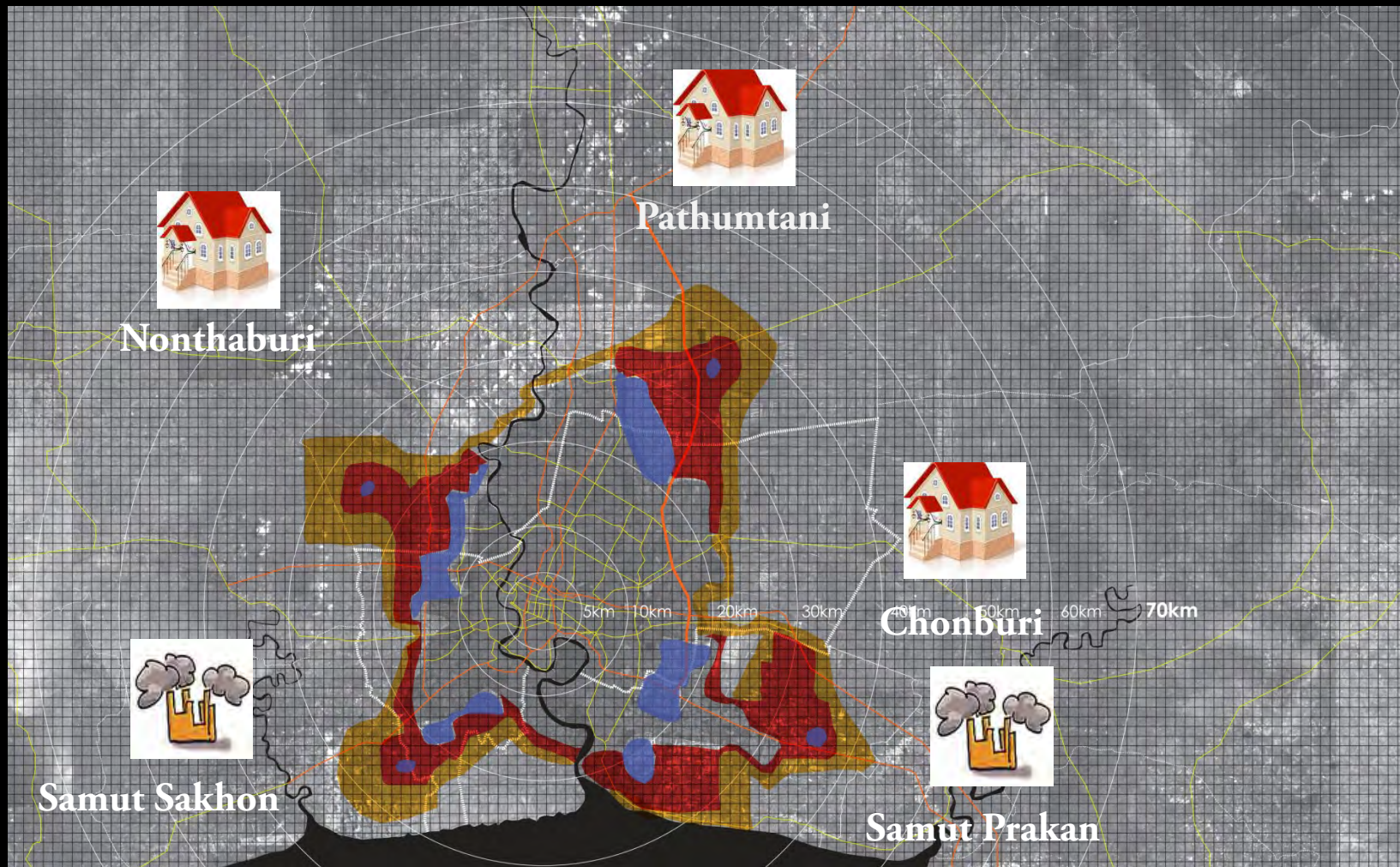


Supporting Policies - Infrastructure

To provide accessibility and reduce automobile traffic and stress

- Gradually improve existing infrastructure and strengthen areas where growth along the arm should occur.
- Distribute road networks so to follow path of development.
- Minor transportation should be limited in size

Future Expansion



Supporting Policies – Taxing

Industry: Attract investors and create more jobs

- Holding corporate income tax holiday of up to 7 years.
- Full exemption of import duties on machineries, and other related benefits.

Housing: Attract people to live along the arm of the star

- Deduction of interest paid on a housing loan borrowed to purchase or construct a house.
- Reduction of property taxes such as land transfer fees.

Supporting Policies – General Policies

To prevent floods, decrease pollution, and maintain self-sufficient food production

- Stringent control/protection of areas between fingers for agriculture and public infrastructures such as utilities.

Higher Standard of Living

- Standardize and control the quality of public work such as (i.e. schools, and hospital)

Transect Study



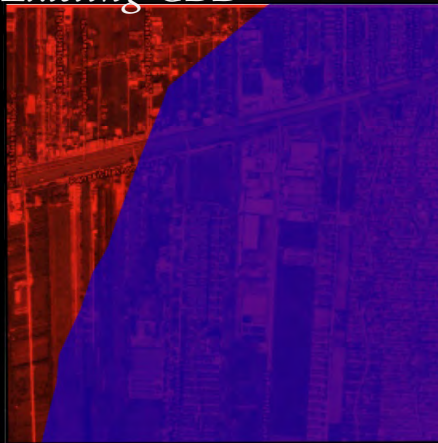
SIGUS – MIT and BBA - Chulalongkorn

High Density

> Low Density

Transect Areas Study

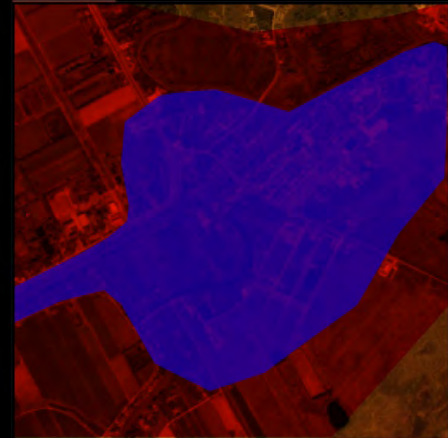
Existing CBD



Transportation Spine

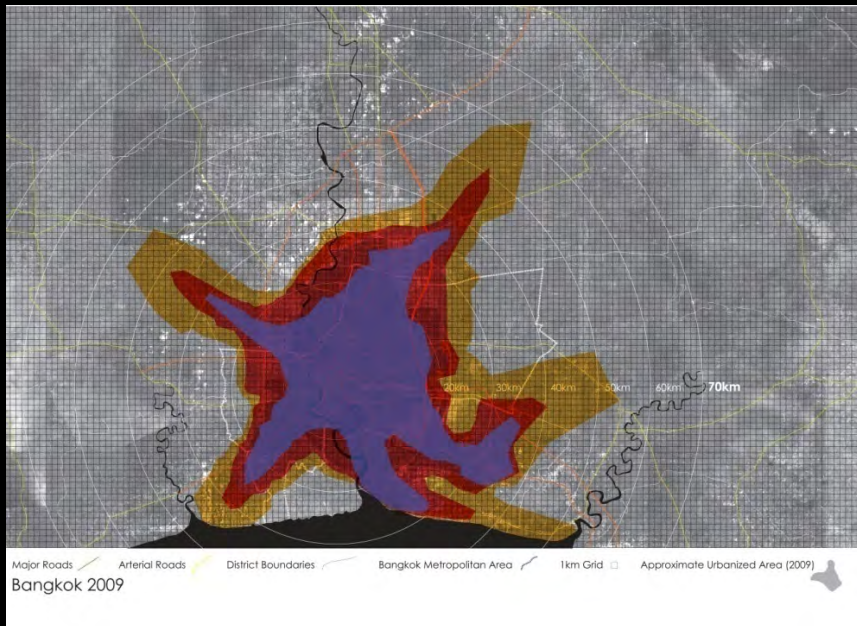


Sub-Center



Risks

- Arms do not attract population
- Tendency for a compact city if zoning is not enforced for agricultural/industrial areas.



Risks

- Focus on high density areas cause an overlook of lower density areas
- Lack of political support
- Limited economic budget
- Speculation of land – Conversion of residential to commercial areas

Summary of Benefits of Star Development

Environmental :

- Provide flood relief
- Decrease pollution
- Self-sufficient food production
- Way of sustaining future infrastructure

Social :

- Not overcrowded
- Reduction of automobile traffic and stress
- Higher standard of living – Better distribution of resources

Economic :

- Cheaper cost of living
- Creation of jobs
 - Less competition
 - Construction work

Questions?

