



Promoting Territorial Connectivity through Thailand National Spatial Policy Plan

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Town Planning System in Thailand

Section 8 of the Town Planning Act B.E. 2562 (2019)

Types of plans are divided into 2 groups, 5 types:

1 Spatial Policy Plan

Policy and strategic framework for national development in terms of space use for government agencies

National Spatial Policy plan



Policy framework and strategies for national area development

Land Use Planning, Urban and Rural Development, Nationally Significant Infrastructure, Special Economic Zone (SEZ) etc.

Regional Spatial Policy Plan



Regional Spatial policy Plan

consisting of 6 regions: 1) Northern Region, 2) Northeastern Region, 3) Southern Region, 4) Eastern Region, 5) Central Region, and 6) Bangkok and surrounding areas

Provincial Spatial Policy Plan



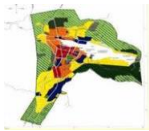
Provincial area development strategy plan

is a guideline/measure for development and operation. Maintaining provincial level areas Land use urban development Transportation and transportation, etc

2 Land use plan

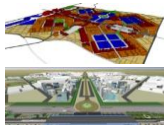
guidelines and plans for land use in any area for city development and city maintenance. Related areas and rural areas

Comprehensive Plan



Plan, policies, measures, and regulations regarding land use, open space, and transportation projects. Public utilities, public utilities and public services

Specific Plan



Plans and implementation projects to develop or operate and maintenance of specific areas or related areas in the city and related areas or rural area

Board of Directors

Policy Committee National Town Planning

Prime Minister (Chairman)
Permanent Secretary of the Ministry of Interior (Committee Member and Secretary) Director-General of the Department of Public Works and Town & Country Planning (Director and Assistant Secretary)

Plan Announcement

"Announcement of the committee National Town Planning Policy"

Town Planning Committee

Permanent Secretary of the Ministry of Interior (Chairman) Director-General of the Department of Public Works and Town & Country Planning (Committee Member and Secretary)

Announcement of the Town Planning Committee Provincial Policy Plan

Town Planning Committee

Announcement of the Ministry of Interior Comprehensive plan prepared by DPT.

Provincial Town Planning Committee

Bangkok : Permanent Secretary of the Ministry of Interior (Chairman)
Other Provinces : Provincial Governor (Chairman) Provincial Public Works and Town & Country Planning (Director and Secretary)

"Local ordinance"
Comprehensive city plan prepared by the local administrative organization

Town Planning Committee

Royal Decree
Specific plan prepared by DPT.

Implementation of Thailand national spatial policy plan

Section 13 National Spatial Development Plan

Objective: To serve as a policy and strategic framework for national development in regional utilization, urban development, related regions, and rural areas. Main structures, special area development, natural resources and environmental protection, etc.

Committee approves: National Town Planning Policy Committee.

Effectiveness: Announced in the Royal Gazette. Government agencies operate according to their authority and duties.

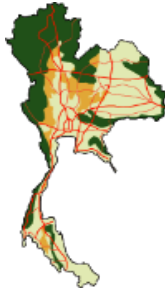
Section 14 The components of a National Spatial Development Plan

The national policy plan under section 13 includes:

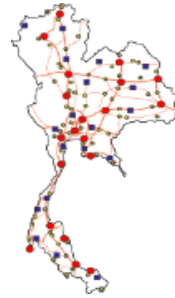
- (1) Purpose of formulating and formulating national policy plans
- (2) Policy framework, goals, plans, and physical plans for development or protection the country as follows :



(a) Area utilization



(b) Settlements and community systems



(c) Infrastructure, water management, tourism, transportation



(d) Special development areas



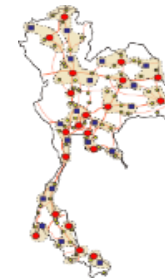
(e) Natural resources, environment and ecosystems



(f) Art and Culture and local history.



(g) Urban and rural development



(h) Links with countries in the region



Submit the "National Spatial Development Planning Draft" to the National Town Planning Policy Committee for review. Approve and announce the National spatial Planning Policy Committee within 2024

- (3) Measures and procedures to achieve the objectives of the national policy plan.
- (4) Management and development of town planning, procedures and cooperation of relevant agencies and sectors, including the time frame for implementation

Implementation of Regional Spatial Policy Plan

Section 15 Regional Spatial Policy Plan

Objective: Use as a guideline for developing and maintaining areas with boundaries exceeding one province. In terms of land use urban and rural development Transportation and transportation Public utilities, public utilities and public services Including the maintenance of natural resources and the environment.

Approval committee: National Urban Planning Policy Committee.

Effectiveness: Announced in the Royal Gazette. Government agencies operate according to their authority and duties.

Section 16 Composition of Regional Spatial Policy Plan

The regional spatial policy plan under Section 15 includes:

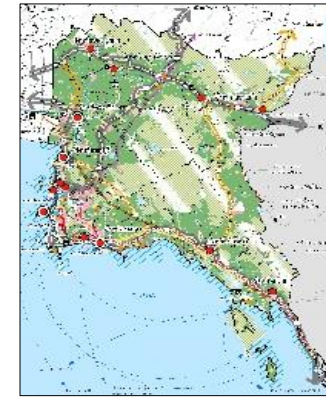
- (1) Purpose of formulating and developing regional policy plans
- (2) Regional Policy Map
- (3) One or more schematic diagrams, with the main content as follows:

a) Land use	b) Settlement and community systems	c) Public utility systems, public facilities, and public services according to basic structure	(d) Transportation system	(e) Tourism development zone	(f) urban development and countryside
g) Art and culture resources and local history	h) Special development areas	i) Natural resources, environment and ecosystems	J) Water plan	k) Links with countries in the region	* (i) Other necessary activities

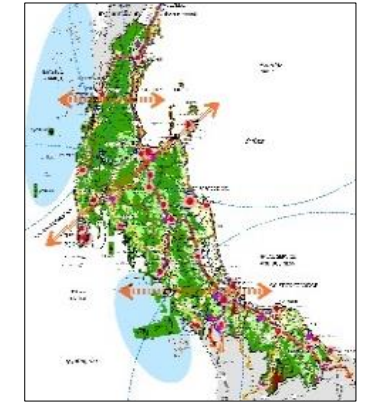
- (4) Policies, Measures, and Procedures for Implementing regional spatial policy plan Objectives
- (5) Manage and develop urban planning, practices, and collaboration with relevant institutions and departments, including implementation time frames.

Submit the draft regional policy planning to the National Urban Planning Policy Committee meeting within 2025.

Carry out planning and mapping of policies covering 6 regions



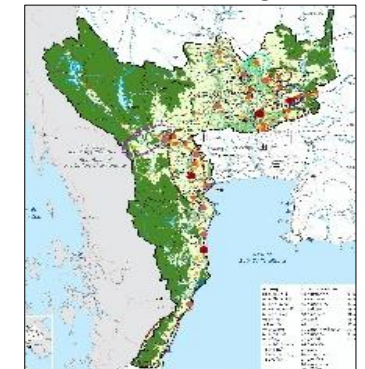
Eastern region



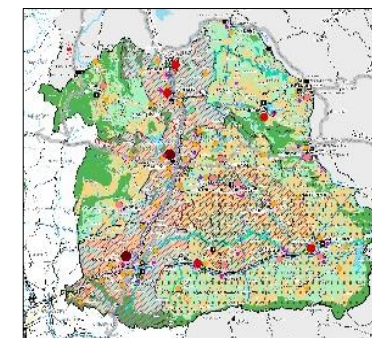
Southern region



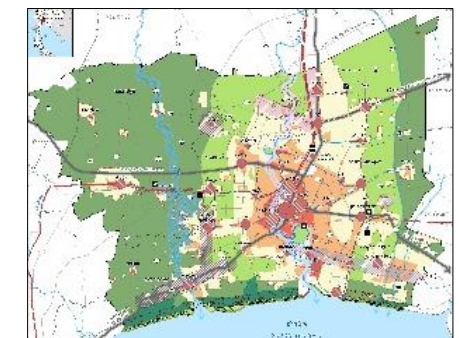
Northern region



Central Region



Northeastern region



Bangkok and Vicinities region

Implementation of Provincial spatial policy plan

Section 17 Provincial Spatial Policy Plan

Objective: Use as a guideline for developing and maintaining provincial areas. In terms of land use town and country development Transportation, public utilities and public services including the maintenance of natural resources and the environment.

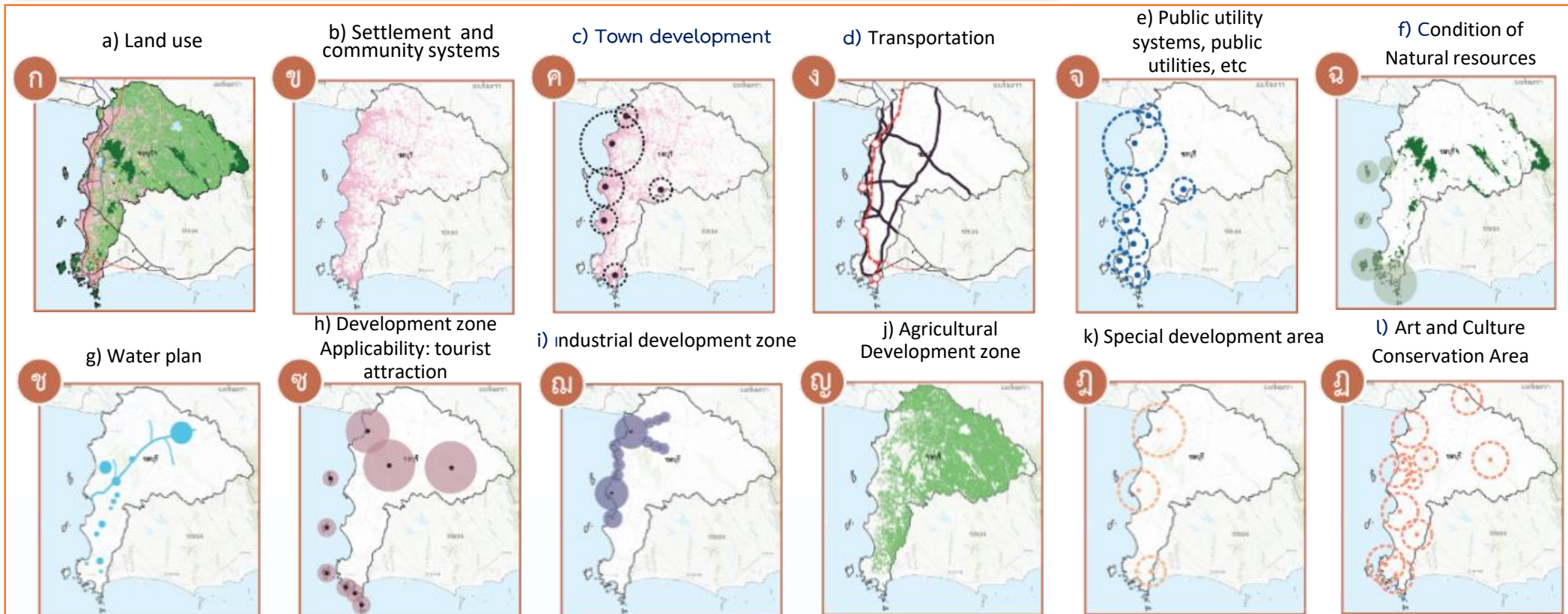
Approval committee: Town Planning Committee.

Effectiveness: Announcement as announcement from the Town Planning Committee. To allow government agencies to carry out their duties and powers

Section 18 The components of the provincial spatial policy plan

The provincial spatial policy plans under Section 17 include:

- (1) Purpose of formulating and formulating provincial policy plans
- (2) Provincial policy area map
- (3) One or more schematic diagrams, with the main content as follows:



- (4) Provide assembly drawings as needed
- (5) Policies, measures, and procedures for implementing provincial policy plan objectives.
- (6) Manage and develop urban planning, practices, and collaboration with relevant institutions and departments, including implementation time frames.

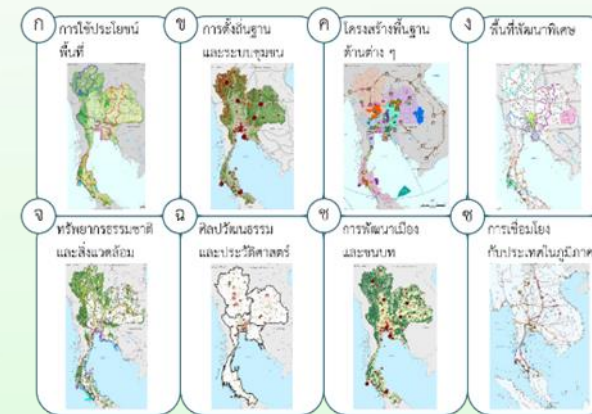
Within 2025-2027, complete the preparation of provincial spatial policy maps for all 76 provinces.

Planning process

- 1 Organize a conference to clarify the formulation of national policy planning on issues, potential, opportunities, and directions related to national development.
- 2 Analyze the situation and development direction National Spatial Policy Framework
- 3 Preparation of physical plans and maps for the development or conservation of the country.
Develop branch development policy plans: (1) Area utilization, (2) Settlements and community systems, (3) Infrastructure (4) Special Development areas (5) Natural Resources and Environment ecosystems (6) Art and Local History (7) Urban and Rural Development (8) Link with countries in the regional; (9) Other necessary contacts.
- 4 Town Planning Committee Meeting
- 5 Meeting to listen to opinions on the draft national policy map
- 6 Town Planning Committee meeting To provide opinions or academic advice
- 7 National Town Planning Policy Committee to consider and give approval
- 8 Draft announcement of the National Town Planning Policy Committee
- 9 Announcement of the National Town Planning Policy in the Royal Gazette.

Action in 2023

- 3rd Workshop on “National Spatial Policy Framework” on 17 October - 7 November 2022
- Step 3: Develop physical plans and plans for national development or protection A consultation meeting was held with relevant institutions and departments on the draft policy plan for the 14 branches February 9th to May 16th, 2023



Implementation for fiscal year 2024.

- Step 4: Submit the draft national policy planning to the second meeting of the Town Planning Commission
- Step 5: Meeting to listen to opinions on the draft national policy map in 6 regions: the northern region, the central region, the northeastern region, the eastern region, Bangkok and surrounding areas, and the southern region.
- Step 6: Town Planning Committee Meeting
- Step 7: Meeting of the National Town Planning Policy Committee.
- Step 8: Drafting an announcement from the National Town Planning Policy Committee.
- Step 9: Announcement in the Royal Gazette.

Thailand National Spatial Policy Plan

National development is a priority with more spatial and urban development, To spread economic and social opportunities evenly.



20-year national strategy
(2017 – 2037)

The 13th National Economic and Social
Development Plan



Global Economic Situation/
Cooperation framework

Transportation development
Infrastructure



Development of the economic
center city

Develop national spatial policy plans.

- Develop policies for the use of national spatial to achieve national strategic goals of creating stability, prosperity, and sustainability.
- Translate national economic and social development plans into spatial development dimensions.
- The statute of Town Planning B.E. 2023
- Collaborate with institutions, related integration, and develop the region in the same direction.

The Statute of Town Planning

The Statute of Town Planning is as a frameworks that personnel involved in town planning should adhere to and practice to integrate spatial management system in Thailand to achieve concrete town planning results that truly benefit the country and its people.

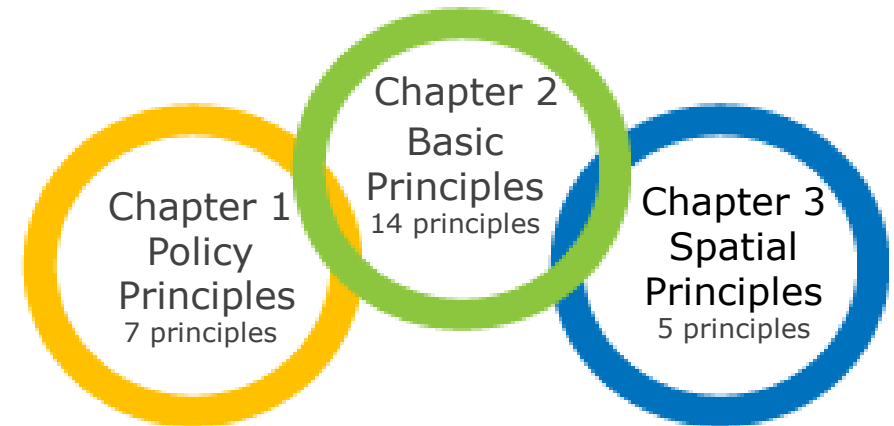
Background of the Statute of Town Planning



Section 7 and Section 75(8) The Town planning Act. B.E. 2562 (2019)

required that the national Town and Country Planning Board to prepare the Statute of Town Planning to provide the basic principles for personal involved in town planning adhere to. The draft statute was proposed to the Cabinet for consideration and approval. When approved, The Statute of Town Planning commits government agencies and other organizations to performing their duties and exercising their powers accordingly.

The essence of the Statute of Town Planning is divided into 3 chapter and 26 principles.



The government has proposed solutions to achieve sustainable land use. These include formulating and overseeing settlement and town planning policies through national authorities, in coordination with the Office of the National Economic and Social Development Council. Additionally, the application of a Statute of Town Planning is recommended to prevent agencies from engaging in violations or negligence that may lead to spatial development in areas conflicting with the established principles.

The Statute of Town Planning



Example

Article 3 The government must utilize urban planning as a policy framework for the country's urban development and actively support integrated national development across all sectors, aligning with the urban planning guidelines at each level.

Article 13 Urban planning must consider the development of robust communication and transportation infrastructure to ensure thorough connectivity and efficient mobility.

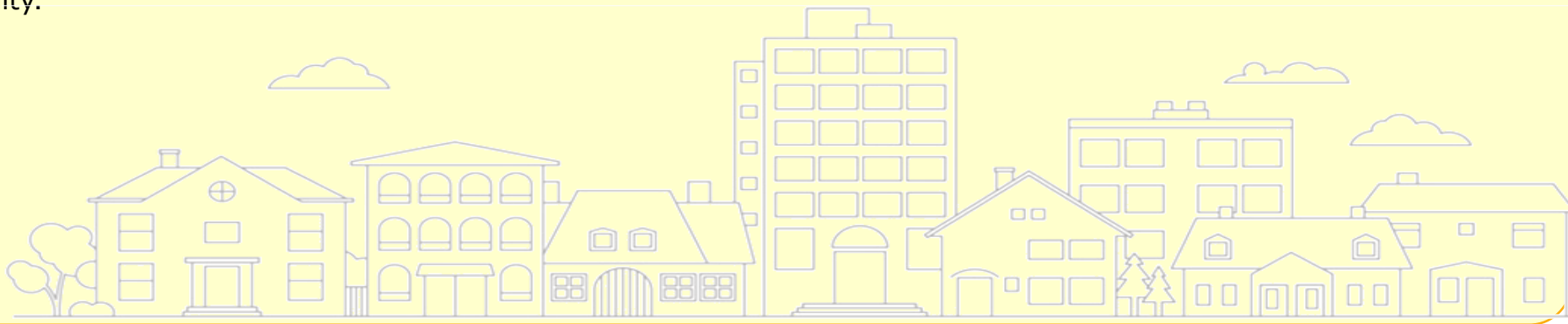
Article 22 Town planning must delineate the reservation areas, conservation areas, and development areas, tailored to local conditions.

Article 23 Town planning must prioritize the safeguarding the fertile agricultural areas.

Article 24 Town planning must ensure the allocation of industrial zones in suitable areas, considering both economic development and their potential impact on communities and the environment.

Article 25 Town planning and town development must actively safeguard and sustain natural resources, as well as protect landscapes that possess scenic beauty or hold intrinsic natural value.

Article 26 Town Planning and town development must prioritize the preservation or revitalization of sites and objects that hold artistic, architectural, historical, or archaeological significance. This should be done while considering the unique identity and lifestyle of the community.





Context of transformation influence the formulation of national policy framework

- 1 Sustainable Development Goals (SDGs)


- 2 A new agenda for urban development


- 3 War effects and energy crisis


- 4 Natural disasters from climate change


- 5 Threat of emerging diseases


- 6 World food crisis


- 7 Advances in technology and innovation


- 8 Clean energy technology


- 9 A completely aging society with strategies for aging in the same place of residence


- 10 Expansion of urbanization and promote the role of small cities





Thailand's capabilities at the global and regional levels

1



Thailand is a gateway connecting ASEAN
(ASEAN GATEWAY)

It is a multi-level area center.
It is the gateway connecting Asia with
Australia and the gateway to ASEAN.

2



National health and education center
(Medical and Education Hub)

Thailand's medical tourism is ranked
6th in the world and is a center for
research studies. to develop the
region

3



Global Agriculture and Fruit Markets
(Place Creative and Innovative)

Production base for tropical fruits
and high quality GI crops

4



A world-leading tourist city
(Travel World Class)

Travel to the Andaman Sea coast,
Thailand Riviera, Lanna culture,
and tourism creativity.



Change situation at the national level

1



Population and Economy

The elderly population will increase. The working age and childhood population will decrease. Labor demand in the service sector and Industry will increase

2



Environmental crisis

Drought problems, flood victims will increase. The trend of solid waste is increasing every year. PM 2.5 and PM 10 are increasing in every region.

3



Land use

Forest and agricultural areas tend to decrease. Urban area is increasing more than demand.

4



Urbanization

Development is concentrated in Bangkok. The emergence of urban areas. There was a reverse migration trend.

Thailand Vision 2037



Connectivity

Development of infrastructure; and
The economy is linked with countries
in the region.



Innovative

Innovation and technological development
Creating competitiveness



Sustainability

Establish three-dimensional balance
Economy, society and environment

Development goals for 2037

Population and economic goals

Allocate employment opportunities to the region.
Entangled with the middle-income trap.
Industry and services are key mechanisms

Town and rural development goals

Promote living in town areas spread development The total
population of the country is 70,041,772 people.



Town Population **61%**



Rural Population **39%**

Area utilization goals

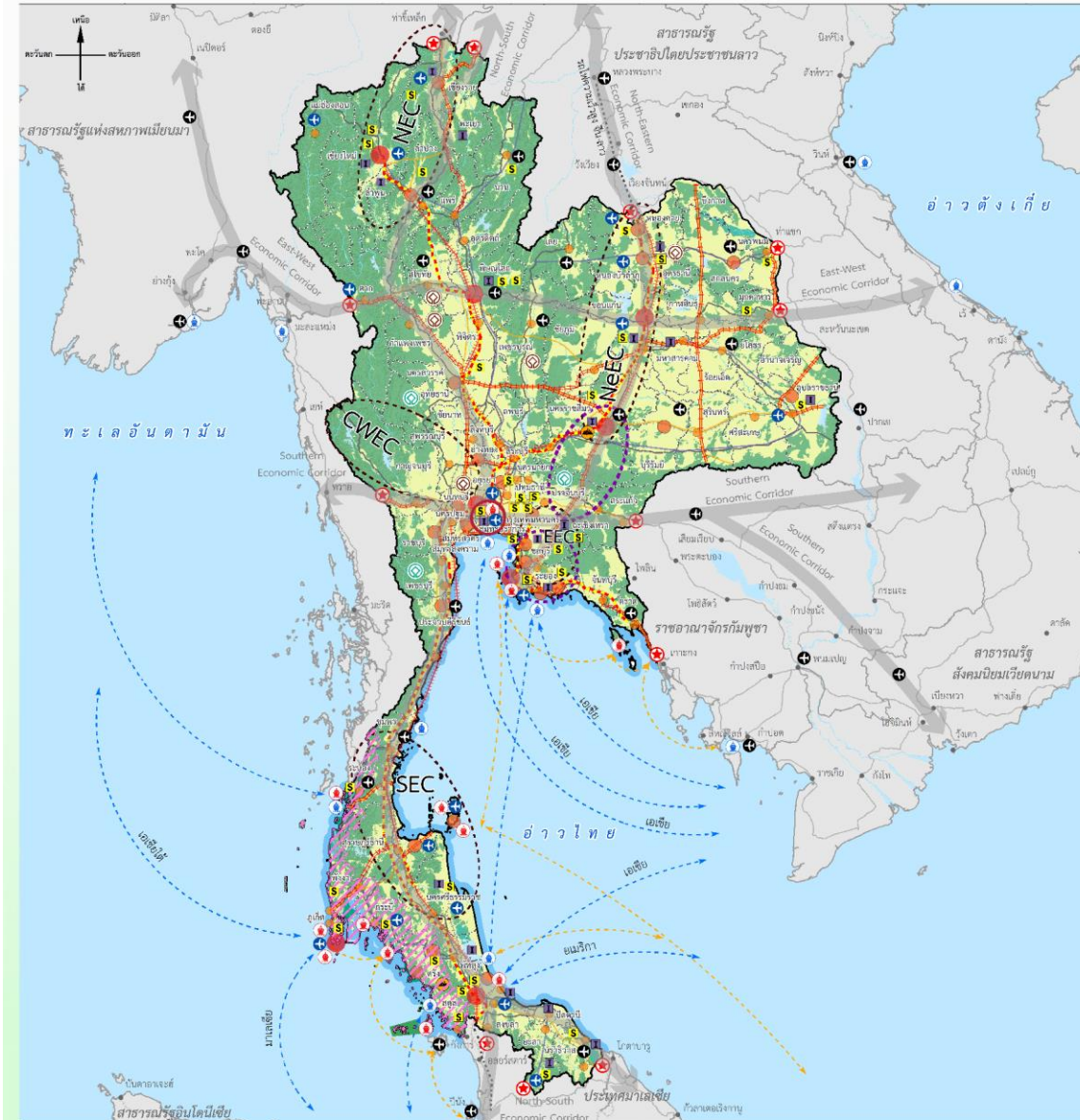
Preserve 40 percent of forest area,
preserve prime agricultural land.
Controlling the expansion of urban areas

National Development Conceptual Plan



- 1 National development axis and connections with countries in the region and international
- 2 Urban development and urban systems
- 3 Development of potential areas
- 4 Conservation and restoration of natural resources and dealing with protection disaster
- 5 Special area development
- 6 Infrastructure development Transportation and logistics
- 7 Development of water management

Draft National Development Policy Framework



Connectivity

1. Being the center of the ASEAN Economic Community Connecting important cities in the world.
2. Being a transportation center and trade and investment linked to countries in the region.
3. City of Technology Build the competitive potential of the city with ICT infrastructure.

Innovation

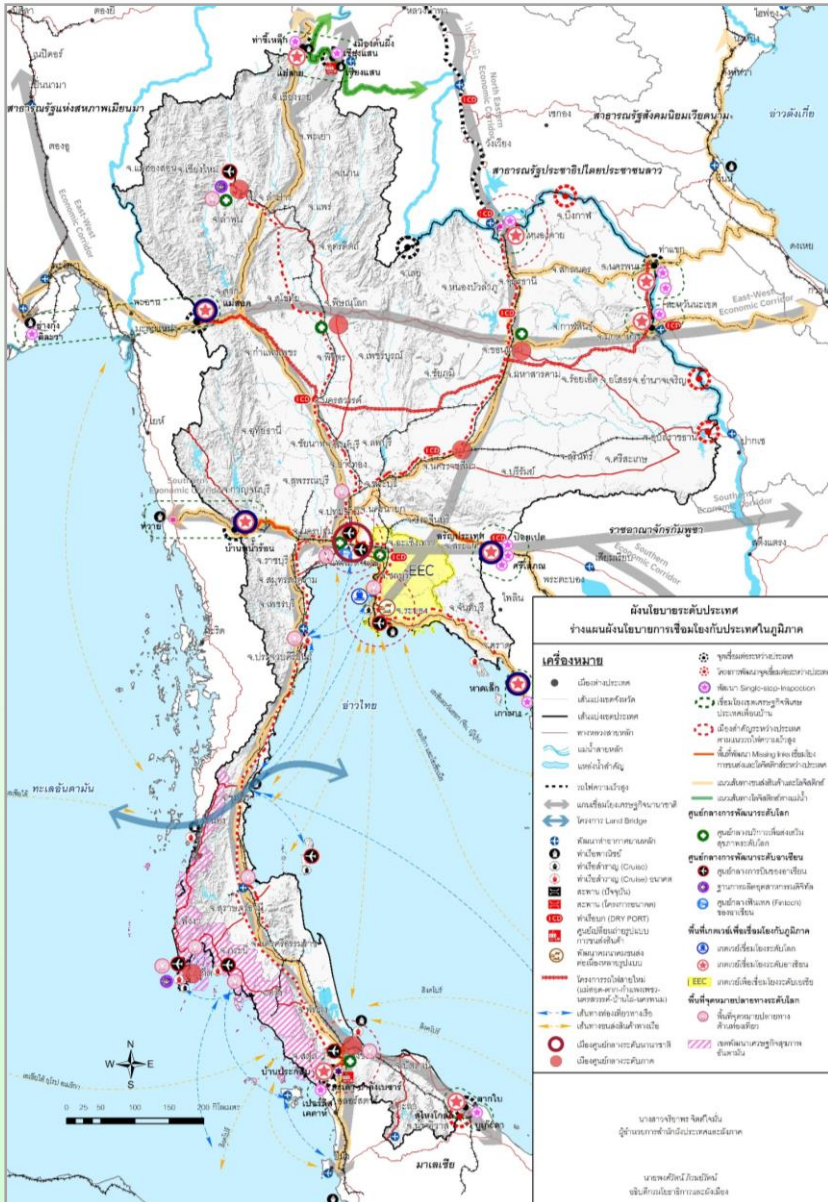
1. Become an equally important production base as leading cities in the world.
2. Develop high-tech industrial bases and improve competitiveness.
3. Develop precision agriculture and promote the role of Thai kitchens in global kitchens.
4. Developing cities for the future.

(Smart city/ Spatial Innovation City // Eastern Corridor / Northern Innovation Corridor)

Sustainability

1. Preserving, Protecting, and Restoring Natural Resources and Environmental Foundations.
2. Efficient and flexible balancing of urban and community systems.
3. Promote environmentally friendly production and services, and develop a green economy.
4. Developing green infrastructure for sustainable growth.

Connectivity with countries in the region

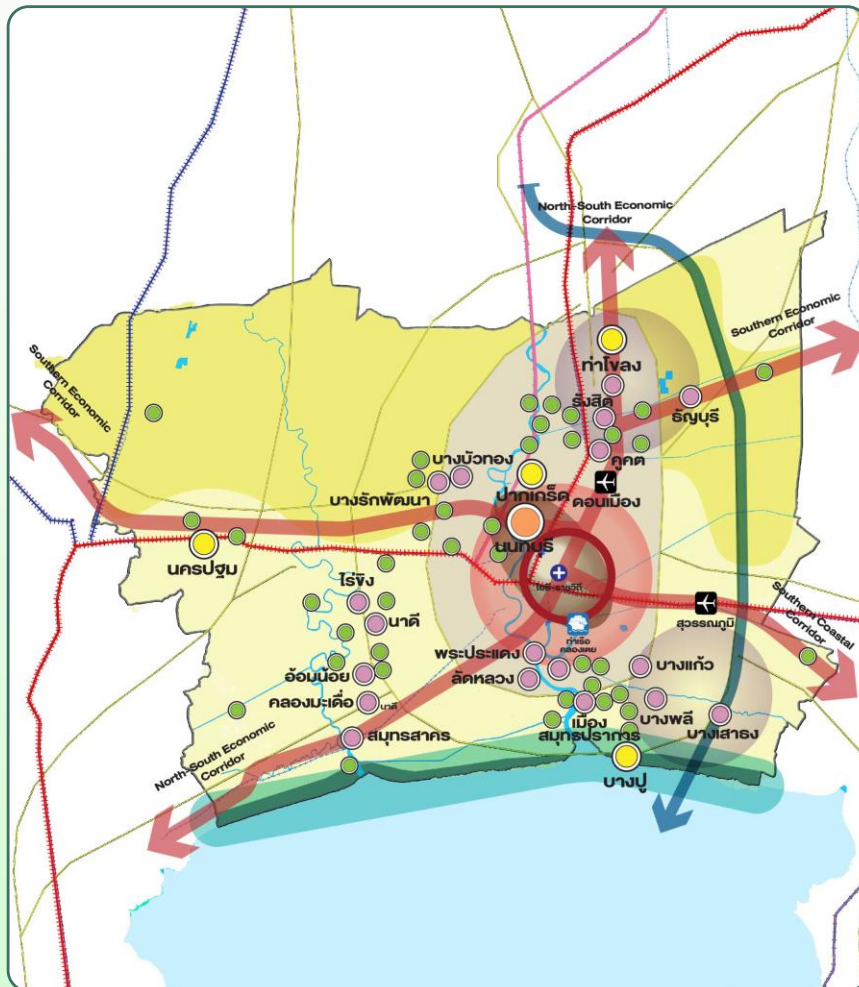


- Strengthen Thailand's role as the center of the ASEAN Economic Community, and the gateway connecting the region with important cities in the world by developing areas along the economic corridor axis.
- Linking 4 main economic development areas:
 - The North-South Economic Axis (NSEC) connects important cities in the ASEAN region with southern China.
 - The Southern Economic Axis (SEC) connects from Dawei Port (Myanmar) to Thailand
 - Cambodia and Vietnam - Southern Coastal Economic Corridor (SCC) connecting Bangkok
 - Special Development Zone Eastern Thailand with Cambodia and Vietnam
 - Central Economic Axis (CEC) linking U-Tapao Airport - Northeastern Thailand
 - and Vientiane, Lao PDR,
- and connecting economic development areas on 2 secondary axes:
 - Economic Axis Northeast (NeEC) connects important economic cities, and secondary tourism of the region Luang Prabang (Lao PDR) - Hanoi (Vietnam)
 - East-West Economic Corridor (EWEC) connecting goods and services. Among ASEAN countries - Myanmar, Thailand, Lao PDR and Vietnam.
- Promoting seamless physical connectivity with countries in the region.
- Develop transportation and logistics networks Linked to countries in the region along the economic axis and economic corridor area.
- To promote the development of areas that have the potential to be economic centers with international connections.
- Connect areas with tourism potential to become world-class tourism destinations.

Regional development policy framework

Bangkok and Vicinities Regional Policy Plan

“A competitive metropolis is a livable, adaptable, and sustainable city”



1. Bangkok plays the role of a world metropolis. act as commercial area Center for medical treatment and education, develop ICT infrastructure, transportation and innovation to facilitate Economic convenience at the international level
2. Provide for Bangkok and surrounding areas It is a group of metropolitan cities. which is the capital of the nation With world-class air transportation potential and develop transportation to connect seamlessly with ASEAN.
3. Reduce the role of Bangkok in some areas. To solve environmental problems, traffic and heat in urban areas. With compact city development Focusing on using the rail system as the main link to connect cities and metropolitan areas. Increase housing near employment sources and sufficient green space.
4. Metropolitan city groups It has the potential to be a center for government administration, residences, and an industrial base of the future. Therefore, it is necessary to increase public services thoroughly and with a quality comparable to Bangkok.
5. Develop every city to be livable. Adapt flexibly to change and the severity of the disaster.

Eastern Thailand Regional Policy Plan

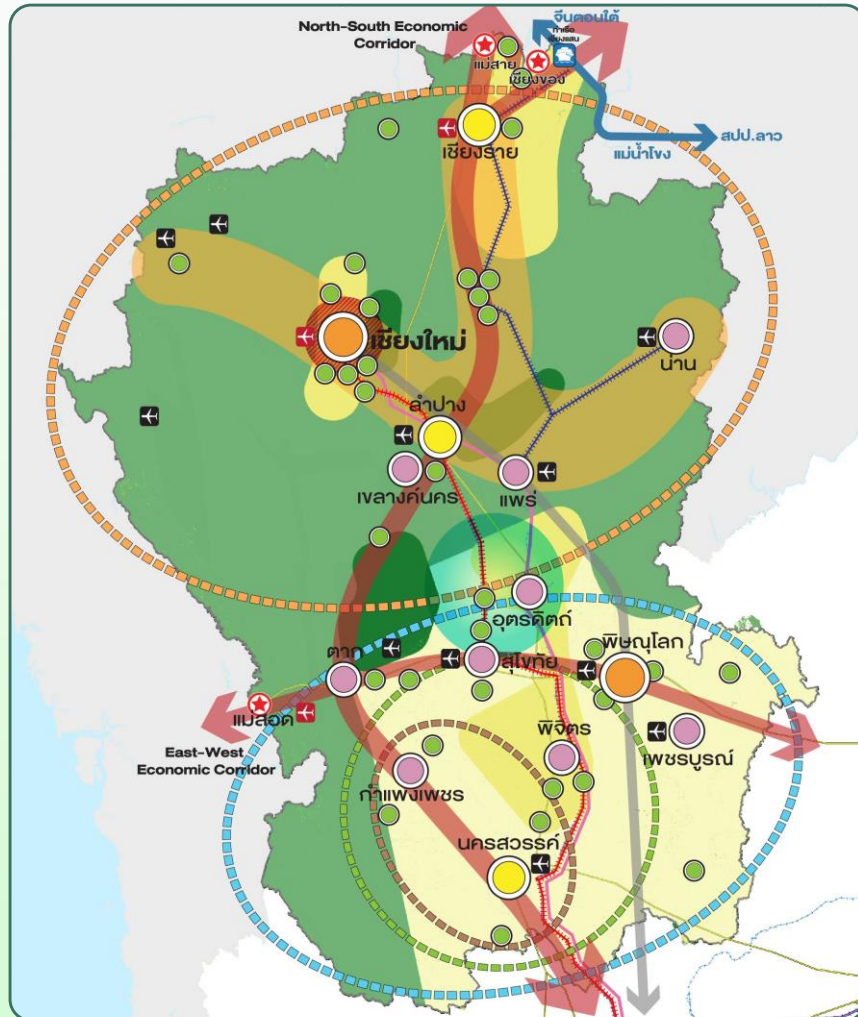
“Industrial base and logistics center of the future It is an agricultural area and a leading tourist destination.”



1. The Eastern Special Development Zone (EEC) is the future advanced industrial and service production base of the region. Distribute work sources from Bangkok. Develop transportation systems and border trade gateways.
2. Develop business and health tourism city of Pattaya as an international medical center. Connect tourist areas and preserve the eastern seaboard.
3. Give importance to tropical fruit cultivation areas and world-class fruit wholesale markets. A place for growing and treating medicinal plants and an ASEAN gemstone market.
4. Develop the Map Ta Phut area to be a center of energy and related industries. with the use of natural gas energy.
5. Develop Laem Chabang Port and the inner area into a full-fledged industrial port city. There is an infrastructure and logistics system to support industry and trade.
6. Develop the logistics system along the economic axis. To increase the potential of connections with Cambodia, Vietnam and Myanmar, expanding markets and border investment.
7. Technological advancements that are transforming the sector. From an industry that emphasizes innovation in the production process and development of safe products and environmentally friendly.
8. Develop human capital through research, technology and innovation (EECd EEC) U-Tapao-Ban Chang Innovation District Sriracha Innovation District Pattaya Innovation District)

Northern Thailand Regional Policy Plan

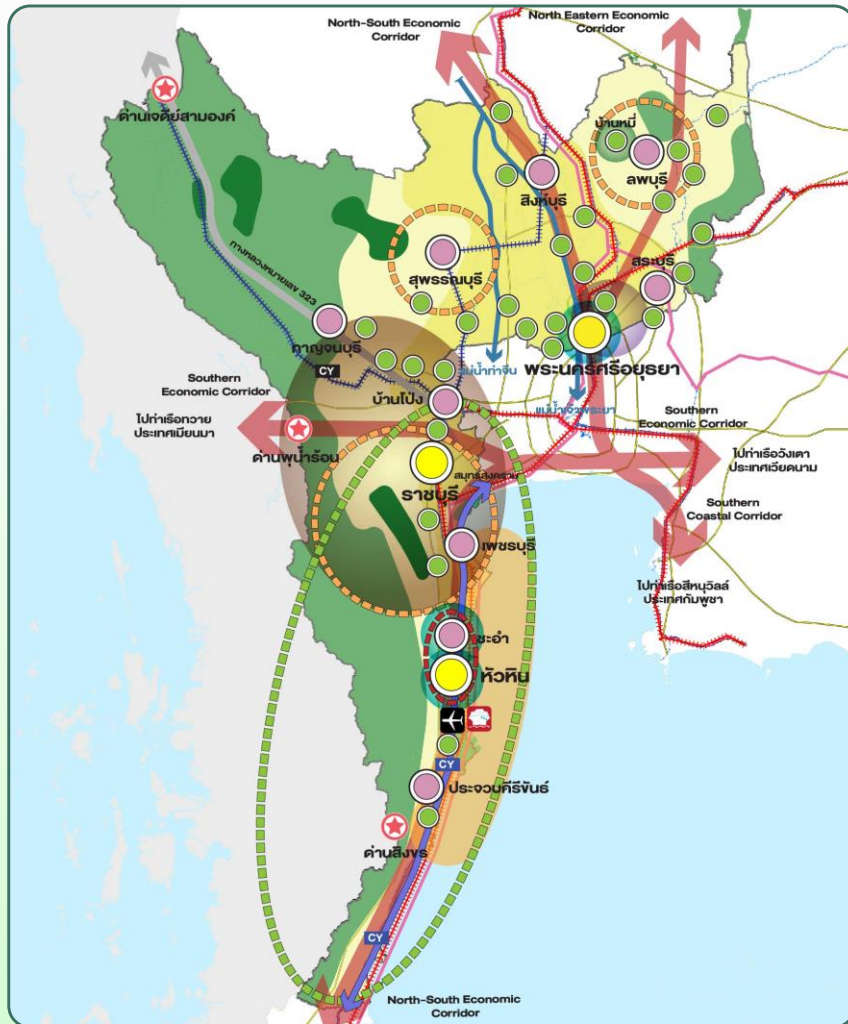
“High value creative economic base and important watershed forest areas of the country”



1. Promote the conservation of natural resources and watershed forests, aiming at restoring degraded forests. Ancient sites and Lanna culture, Sukhothai, Hariphunchai.
2. Develop a trade gateway connecting Indochina, South Asia, and Southeast Asia. Increase investment potential through border special economic zones and the North-South (NSEC) and East-West (EWEC) economic development axes, including developing transportation and logistics, rail and waterways.
3. Developing creative tourism, arts and crafts, nature and Lanna culture. Chiang Mai is the center connecting the Lanna tourist routes and developing Unique Products to raise income levels.
4. It is a plantation area. Produce organic agricultural products, safe agriculture and a bio-industrial agricultural development zone under the concept of BCG.
5. Raise the level of Northern Thailand Food Valley. Drive future food innovations to the international market.
6. Promote health care business groups. and digital industry To increase business opportunities in the region.
7. Create a flood prevention system in the Yom River Basin. and plans to prevent flash floods and landslides for safety in settlements.

Central Thailand Regional Policy Plan

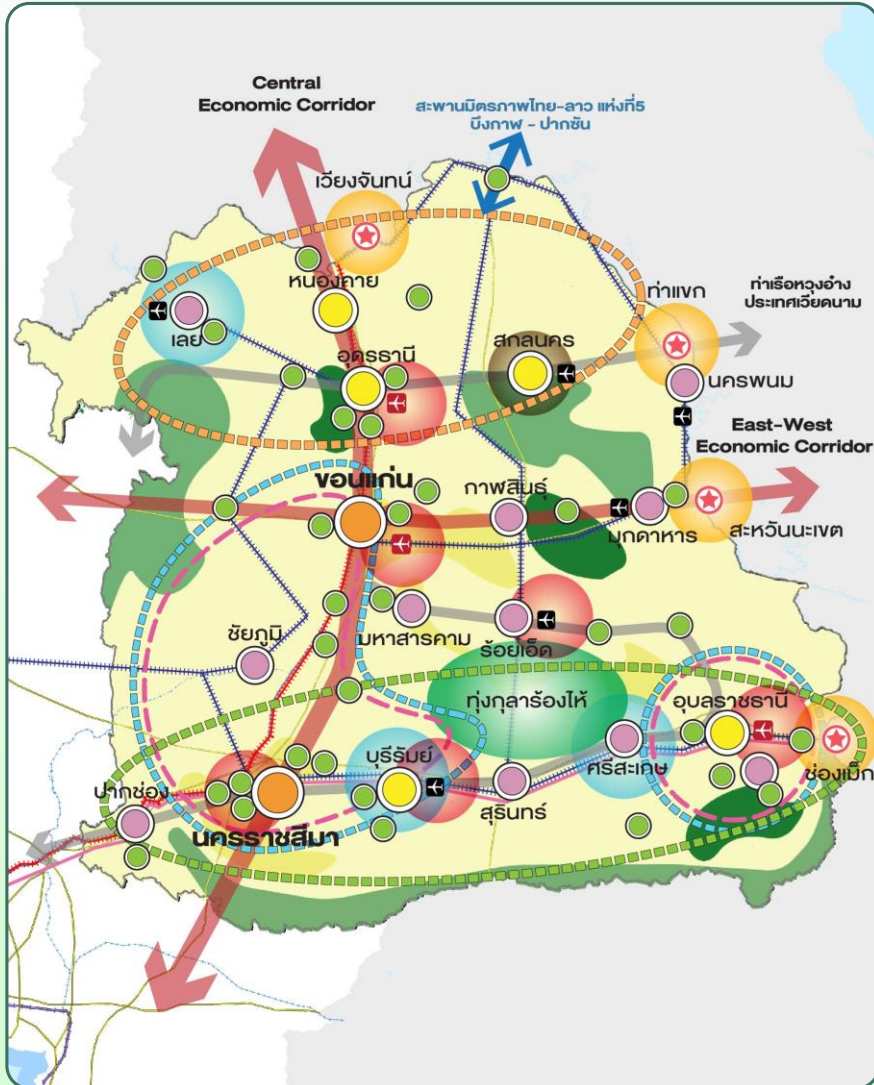
“Develop the creative economy, innovation, tourism and agricultural products”



1. Being a fertile agricultural area that surrounds the metropolitan region Therefore, we must give importance to agricultural development first. To promote the potential of the country's fertile areas and promote high quality rice production and safe agriculture to become the “Kitchen of the World”
2. Develop international coastal tourism, The Royal Coast Cha-am-Hua Hin, creative tourism and high-value services, MICE and the Thailand Riviera, connecting with the sector. South
3. Develop into an ASEAN bio-industry center from agriculture for the biological industry under the BCG concept and as an industrial production base that relies on advanced technology (Super Cluster)
4. Develop border economic activities National border crossing points
5. Develop a comprehensive logistics system both product center and distribution center river transport system (Chao Phraya River, Tha Chin, rail transportation via intercity highways Pipeline transportation
6. Create a flood prevention system to preserve economic and agricultural areas .
7. Develop urban cluster connections. Place of employment and residence Rely on services within the city cluster systematically to reduce dependency on Bangkok.

Northeastern Thailand Regional Policy Plan

"A source of advanced agricultural industry and tourism in the Khmer civilization, trade Gateway to Indochina"



1. Develop agricultural industries in areas with potential for export, such as processing, industrial development. Biofuels and Biochemicals Continuously research and develop products with agriculture and livestock.
2. Develop infrastructure, irrigation systems, and soil rehabilitation to preserve and develop the region's prime agricultural land to be able to farm year-round. Create food security and maintain the country's best source of jasmine rice production.
3. Develop it into a high-value agricultural production zone, energy crops and biomass technology to produce alternative energy under the BCG concept, creating energy security. Develop modern farm systems and E-Commerce.
4. Develop the Central Economic Corridor, the industrial base route and the center. Logistics of the ASEAN region and the East-West Corridor economic axis, a transportation route within the ASEAN region from the Indian Ocean to the Pacific. To be a trade gateway to Indochina By promoting trade on the Thai border (Nong Khai, Ubon Ratchathani, Mukdahan, Nakhon Phanom) with Lao PDR and Vietnam and developing industries for export. logistics system and the NeEC economic corridor area
5. Develop rail and road transport within the region and between regions. Especially linking cargo ports in the region and connecting cities and ports in neighboring countries to promote international transportation and tourism.
6. It is an important landmark for tourism in the Indochina region. By promoting tourism in cultural provinces such as ancient Khmer culture. Mekong River Valley Culture Including new tourist attractions and tourist activities.
7. Accelerate solutions to flood problems. and drought problems By managing the water storage and drainage system adequately throughout the year.

Southern Thailand Regional Policy Plan

“A world-leading quality tourist city Area, connecting the two peninsulas, Regional Economic Crop Center”



1. Promote and develop tourism on the Andaman Sea coast to become a leading tourism and service business center. world-class tourism and the Eastern Seaboard to a leading tourist and service area in Asia that has the potential to connect the tourist zone with The Royal Coast of the central region.
2. Develop transportation and logistics networks along the North-South economic axis. Economic Corridor, Land Bridge and Southern Economic Corridor (SEC) to comprehensively connect the two peninsulas with land, rail and water transportation systems (international shipping lanes To the countries of IMT-GT, BIMSTEC) and develop into a logistics hub (Logistics Hub) of the ASEAN region.
3. Promote the agricultural industry, high value economic crops, Rubber City of the southern region, seafood processing industry. and the halal food industry that is important at the Asian level.
4. Promote education, research, and development appropriate to economic crops of the southern region. Especially in the cultivation and development of breeds. and producing high quality products along with sustainable conservation of agricultural areas.
5. Develop border cities and trade with Malaysia. By developing economic cities with adequate infrastructure Including connecting border cities in Myanmar. To transport goods and travel internationally.
6. Preserve and conserve natural resources. especially coastal resources Wetlands, swamp forests, and mangrove forests with strict control over development. and restore it to the most complete ecological condition.
7. Arrange for prevention and warning of natural disasters. Especially coastal areas at risk of tsunamis, storms, and floods that require strict land use in flood areas. Have an effective evacuation plan in place.