

3 Land Use, City Planning and Livable City Development

Basic information towards the land use and city development master plan:

Uttaradit master plan, land use, and transportation systems are dominantly interrelated. Appropriate layouts of the city's land use will help very much eliminate traffic problems. On the contrary, transportation layouts will effect the formation of land use. Both of land use development and transportation development should be altogether planned in order to provide with better satisfactory result.

3.1 Roles and the Importance of Uttaradit Province

Uttaradit has its own geographical strengths towards the varieties of transportation routes including cars, buses, railways, and air. The town itself performs effective development potentials towards a variety of arrays including service industries, tourist attractions, historical, cultural, and archeological sites as well as the agricultural production.

The development of the town encourages the growth in various area including public administration, economic growth, social development, education services, financial services, health services, tourism services, and agricultural services.

Uttaradit has high potentials to develop to be livable city. The roles of the communities toward the concept of livable city are:

Center for business, administration and transportation.

Center for agricultural products.

Center for tourism.

Center for agricultural industry.

3.2 Land use plan in Uttaradit

The area of the land use plan is 43 square kilometers or 26,906 rai. The area covers Uttaradit municipality, some parts of Ta Sao sub district, Ban Koh sub district and Pa Sao sub district as shown in Figure 3.2-1

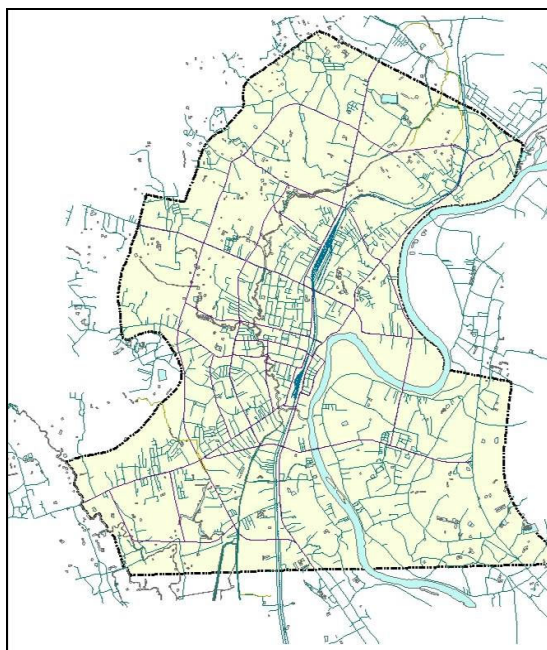


Figure 3.2 – 1 Land use plan in Uttaradit

Source: Department of public work and town and country planning

3.3 Geography and Land Use in Uttaradit

3.3.1 Geography

In general, the most area of Uttaradit city is plain area with some hills. There is Nan river in eastern and southern part. Main roads connecting East and West are Pardwaree road, Highway No.11, Highway No. 102 and Injaimee road. Ja Rhen Tam road is the backbone in North-West. In addition, Jedsadabadin road is the major road in the west.

3.3.2 Land use

Land use plan was firstly enforced in 1988. It was revised in 1996 for using between 1997-2000. There are 6,861 buildings, which cover an area of 791,960 square meters. Most of the buildings are housing. The areas that have highest building increasing is suburban and agricultural area.

3.4 Transportation, Land Use and City expansion

The directions of the city expansion are along the major roads, Baromart road, Jedsadabadin road, Injaimee road and Pardwaree road.

For residential area expansion, it is predicted to spread out to the North and West of the city center. Expansion along Highway No. 1041, Jareerntam road is expected in the South. However, there is a few increasing in Samranruen road.

Commercial area is expected to expand along Baromart road, a new CBD. This is due to area limitation in the old CBD in Bangpoh. The expansions of the city can be shown in Figure 3.4-1.

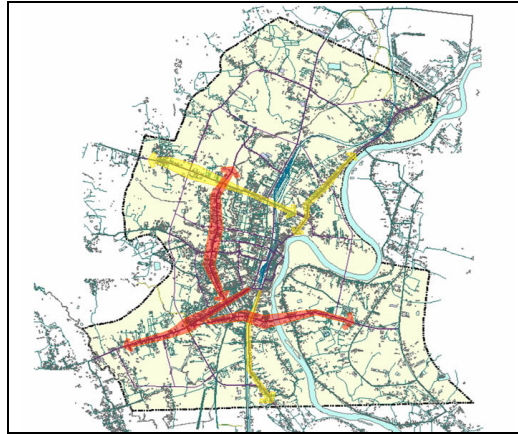


Figure 3.4-1 The direction of the city expansion

Source: Department of public work and town and country planning