

HAT YAI - SONGKLA MUNICIPALITIES DEVELOPMENT  
EXTENSIVE INVESTIGATION  
OF  
ALTERNATIVE URBAN PLANNING STRATEGIES



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## ABSTRACT

This research project was an attempt to canvass possible strategies and measures for future planning. Extensive data gathering by multi methods were used. These methods were interview, indept interview, land use data collection by arial photography and secondary document, and library seach.

The total picture of two cities showed that Songkla city faced constriant of limitstion of difficult to expand its boundary. Morover, the government quaters and temples on over the place prohibited a large - scaled project. In contrast, Hat Yai city had more room for further development. The only problem was the northern side frequently faced flood.

The interview of employment and migration of the 417 Hat Yai and Songkla residents were conducted. Majority of interwiewee were those young people. 30% of these people showed monthly earning between 1,505 to 2,000 Bath. For those who migrated from other areas 53% said that they get a job immediately.

A survey of invesment and industry showed that most of indus-try was small scaled. These industries were agiculture based such as rubber product, marine product, and wood product. These industries surved local southern market and Singapore and Malaysia rather than Bangkok. For the question on criteria of investment, quick return, goed location, and center of communication were the answers sited most.

Land use was another important question. Hat Yai was the city of the fast growing in every aspect. Songkla city was an old

capitol that housed many national heritages sites. These possessed obstacles and as well as opportunity needed a very careful planning. Epecially the speculation of land price should be prohibited.

The suggested development measures are of the following

First, low price housing project with long term of an intallment should be initiated by government. Regulation on easy liquidating of the house should be set up.

Second, the small scaled industy should be promoted in term of both number as well as level of sophistication used. These measures must accompany by the improvement of vocational colleges to suite the changing practice in industy and services.

Third, land use control should be another important area needed careful planning. Land use management and guideline town planning should be encouraged with minimal law enforcement. Preferred land use zoning map was essential for developer. Market forces should be the main reason the developer used as a major criterion.

Fourth, special area between Hat Yai - Songkla corridor should be developed. Area of 4 kilometers from two sides of 407 route should be proclaimed as the special area for development.

Fifth, tourism in both cities should be encouraged. Hat Yai should maintained as accommodation and entertainment. Safty measure, resthouses, and necessary infrastructure have to plan in advance.

Finally, joint measure between private sector and government should be established. This is the strengthening of joint private and government committee (Kor Ro Orr). This measure keeps on the collaborative manner instead of directive.