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1. 要 請 書

Request for Technical Assistance Project

Project Title Formulation of Pattaya Comprehensive Development
Plan

Requesting Agency : The Office of The Eastern Seaboard Development
Committee (OESB)

Proposed Source of Assistance : JICA

1. Background of the Study

The tourism industry is now the first ranking in terms of foreign currency earning in Thailand. Pattaya is the most important city in tourism industry outside Bangkok contributing about one quarter of the tourism earning's industry in recent years:

Starting from the development of gas pipe lines and separation plant at Map Ta Phut in 1983, several large projects relating to ports and industries have been planned and are being implemented in the Eastern Seaboard Area based on the Eastern Seaboard Development Plan (ESDP). Pattaya is located between the planned Laem Chabang and Map Ta Phut industrial areas.

For Thailand, both development of tourism at Pattaya and the port and industries at Laem Chabang and Map Ta Phut are necessary for the well being of the nation in the future.

The ESDP provide basic guidelines for future development of the entire Eastern Seaboard Area including structure plan and phasing of development except Pattaya.

The ESDP however, provides only very brief future functions of Pattaya in the Eastern Seaboard Area such as follows:

- i. Tourism
- ii) High class residential area
- iii) Research and Development

According to statistics, the framework assumed by the JICA master plan have become obsolete due to much faster growth of tourism and urbanization in Pattaya. From 1981, both tourists and resident population at Pattaya have exceeded greatly the planned projections).

Also, the significant impacts in terms of additional housing, tourism oriented activities, business activities and research and development activities resulting from the two large port/industrial developments are expected in Pattaya.

In the light of the above mentioned facts, it is essential to integrate two important potential sectors: tourism and industry.

Pattaya is unfortunately, facing numerous problems and loosing its reputation as a high grade international resort rapidly.

The major problems faced by Pattaya are as follow:

A. Physical problems

- (1) Water pollution
Due to discharge of raw sewage into the sea, the waters around Pattaya is seriously polluted already and expected to get worse in the future.
- (2) Undesirable land use
Due to lack of proper land use control, undesirable facilities/activities (including illegal settlements) are occupying prime land areas in Pattaya.
- (3) Poor use of Beach
Due to lack of control and a proper plan, beach is used for various purposes which creates undesirable conditions for an international resort. (Fishing boat landing, water scooter landing, etc.)
- (4) Poor road facilities and traffic control
Due to lack of control and planning, traffic is chaotic and illegal parking in the street creates unsafe condition for visitors and local residents.
- (5) Poor use of Ocean
Water scooters, fishing boats, excursion boats, etc. are crowded in the waters of Pattaya creating an unattractive view atmosphere and unsafe conditions for the swimmers and other users.

B. Legal, Institutional and Management Problems

- (1) Poor financial base
Due to lack of proper system and financial management, Pattaya has not established a solid financial base (tax base) resulting in persistent shortage of funds.
- (2) Insufficient legal codes and/or enforcement
Due to lack of legal codes and/or proper enforcement, undesirable physical development, pollution problems, and poor financial conditions in Pattaya are apparent and likely to worsen.
- (3) Lack of management capability
Due to shortage of budget and proper management control, city of Pattaya is lacking necessary management capability both in terms of quality and quantity.

(4) Unclear organizational arrangements

Due to complicated organizational set-up and/or lack of adequate arrangements, responsibility of various necessary plannings, management and control are not well defined. As a result, (necessary programmes) are not implemented on time.

It is of utmost importance for Thailand to ensure the development of both areas in harmony and in well balanced form not hurting each other's development but trying to complement each other.

Therefore, it is most urgent and essential to conduct a study and formulate a greater Pattaya structure plan (GPSP) and Pattaya comprehensive development plan (PCDP) to help Pattaya as international resort and develop it to be a better international resort/growth town in the Eastern Seaboard Area.

2. Detail of the project

2.1 General Objectives

To develop a framework and guidelines for development of Pattaya and the surrounding area (about 15 km from the city border) ensuring the harmonious development of both Pattaya and the surrounding areas. Upon the successful planning and implementation of these plans would assist the successful development of both tourism and the industry in the ESB area which in turn increase the badly needed foreign currency earning capability and create additional employment.

There are many good examples for co-existence of well known resort and industry such as at Nice in France, Malaga in Spain and Penang in Malaysia.

The study will greatly assist Pattaya by providing detailed directions to be taken in physical development, investment programming and improvement of institutional and management systems in order to eliminate major problems already faced by Pattaya.

2.2 Duration of the project

- 18 months

2.3 Project Site : Pattaya city, Chonburi Province about 130 Km.
from Bangkok.

2.4 project work plan and activities : Please see attachment.

3. Detail of the implementing/operating Agency

- Institutional framework

- The Royal Thai Government made a policy Decision that the development of Laem Chabang and Map Ta Phut Industrial Areas would proceed so that they would be operational by 1989.
- The office of the Eastern Seaboard (OESB) is authorized by Executive Order of the prime Minister to be created as a government unit under NESDB in order to act as the Secretariat of the Eastern Seaboard Development Committee to coordinate, monitor and control the overall implementation of the ESB program.
- To make this development project as an integrated package of the Eastern Seaboard Development program, it is very important to mutually coordinate the government agencies concerned such as Pattaya city, Ministry of Interior and Chonburi Governor etc.

- Staffing/Personel participating in project implementation.

- Officers from OESB and the others from Pattaya city and Chonburi Province.

A Assistance requested

4.1 Expert

- 119.5 Man/Months. Please see attachment

4.2 Scope of Works and Objectives

- 1) Objective of the Consultant's assignment "Formulation of GPSP and PCDP"

The basic objective of the Consultants assignment is to provide technical assistance to the Eastern Seaboard Development committee (ESB) and the Municipality of Pattaya for formulation of Greater Pattaya Structure Plan (GPSP) and Pattaya Comprehensive Development Plan (PCDP) including investment program for the first five years. Further the Consultant shall assist the coordination of various relevant agencies to implement the Program and will suggest programs for improvement of institutional and management systems.

- 2) Scope of Work for the Consultant

- 2.1) Review of existing information and conditions and evaluate the present master plan for Pattaya.

- Describe the present condition of the study area.

- Sewerage System
- Land Use
- Ocean Pollution
- Roads, Traffic
- Storm Water Drainage
- Beach Area Use
- Solid Waste
- Water Supply
- Socio-Economic Situation, etc.
and identified problem areas.

- Review all existing information on plans and projects in Pattaya and surrounding areas.

- Review all organizational settings related to the study, including the situation between the city of Pattaya and the central government. The review of the organizational setting shall be carried out from the following aspects:

- 1) laws and regulations (including enforcement of such laws and regulations)
- 2) financial status and revenue/expenditure system
- 3) managerial situation of the municipality and related agencies.

2.2) Formulate Structure Plan for Greater Pattaya (SPGP)

- General socio-economic framework of Greater Pattaya
- Physical structure plan of Greater Pattaya including the following:
 - major functions of various parts of Greater Pattaya
 - broad landuse plan of Greater Pattaya
 - major infrastructure (road, rail, water/sewerage and telecommunication)
- Identification of major potential projects for the city of Pattaya and set priority into four categories:
 - Immediate Action Projects (Recommendation will be submitted by the study and to be implemented immediately by various agencies in Thailand)
 - Urgent Projects (Draft TOR will be provided by the study and F/S will be carried out by other resources)
 - Semi-urgent Projects (Preliminary Pre-F/S will be carried out by the study for major project)
 - Conceptual Projects (The study will describe potential projects)
- Some of examples of potential projects are shown below:
 - High grade international resort facilities
 - International commercial facilities
 - High class residential housing
 - Research and development center
 - Jetty and yacht harbour
 - International entertainment center
 - Basic infrastructure improvement projects
- Identification of major problems and formulation of broad programs for improvement in legal/institutional/managerial aspects.

2.3) Formulate Pattaya Comprehensive Development Plan (PCDP)

Based on the framework set by SPGP, the consultant shall formulate an comprehensive development plan for the city of Pattaya (PCDP).

PCDP should include the following:

- i) Physical Development Plan for Pattaya including Ko Lan Island
- ii) Final Projects List by four categories
 - (1) Action projects (immediate implementation)
 - (2) Urgent projects (require immediate F/S)
 - (3) Semi urgent projects (require pre-F/S or F/S)
 - (4) Conceptual projects (require pre F/S or further study).
- iii) Terms of Reference for some of the urgent projects. (within ten projects)
- iv) Investment plan for the first five years including financial scheme. Financing either by private and public sector should be taken into consideration.
- v) Recommendations and action programs for legal/ institutional/ financial and managerial aspects.

2.4) Technical Transfer To Thai Counterparts

To provide technical transfer to the Thai counterparts throughout the study period.

5. Expected Outputs of the Study

- 1.) Inception Report 1st month
Reconfirmation of the TOR, objectives and outputs. Detailed work programs for the entire study.
- 2.) Interim Report - - - - - 6th month
Greater Pattaya Structure Plan (GPSP)
- Socio-economic Framework
Functional Distribution
Physical Development Guideline
Physical Infrastructure Systems
TOR for Urgent Projects

- Preliminary Project List
- Report on legal/Financial and managerial problems and broad action programs.
- 3.) Draft Report - 16th month
Pattaya Comprehensive Development Plan (PCDP)
- Final Projects List
- TOR for some of urgent projects
- Investment plans
- Recommendations and action programmes for
legal/financial/institutional and managerial aspects.
- 4.) Final draft report- - 18th month
Including the same items as draft report.

6. Expected experts for the study

- i) Team Leader (urban/regional planner)
- ii) Deputy Team Leader (urban economist, economic planner)
- iii) Urban/housing planner
- iv) Physical planner
- v) Transportation/port engineer/planner
- vi) Municipal engineer/planner 1 (water, sewerage)
- vii) Municipal engineer/planner 2 (telecommunication)
- viii) Environmental experts (water, air, solid waste)
- ix) Public administration experts (municipal organization, manpower development)
- x) Legal experts (land use law, building code, tax laws etc.)
- xi) Financial analyst (projects and institutional)
- xii) Project economist (Projects appraisal and Pre F/S)
- xiii) Tourism experts
- xiv) Sociologist

7. Services and Assistance to be provided by the Thai Government

- 1) Higher Inter-ministral Committee (policy level)
- 2) Working Level Counterpart
 - i) Project Manager (Urban/Regional planner)
 - ii) Economist
 - iii) Sociologist
 - iv) Transportation Engineer
 - v) Civil Engineer
 - vi) Physical Planner
- 3) Working Advisory Experts

Apart from the full time counterpart above, part-time counterpart consisting of the following experts will be required. (Advisory function)

- a) Environmental expert
 - b) Port Engineer/Planner
 - c) Industrial Estate Planner (economist)
 - d) Financial Expert
 - e) Transport Planner
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 - g) Public Administration Expert
- 3) Official Arrangements, including collection of information and appointment
 - 4) Necessary Legal Approvements (Customs Clearance, Immigration Visas)
 - 5) Official automobile with driver.

Diagram No 1 : Work Schedule

Activities	Month																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Review																		
1. Evaluation of Existing Plans																		
2. Development of GPSP Identification Potential Projects																		
3. Development of PCDP • Physical Development Plan • Final Project List • TOR for Urgent Projects • Investment Program																		
4. Recommendations for Legal/Financial Institutional Improvements																		
Reporting																		

TERMS OF REFERENCE
FOR
FORMULATION OF PATTAYA COMPREHENSIVE DEVELOPMENT PLAN

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Also, the significant impacts in terms of additional housing, tourism oriented activities, business activities and research and development activities resulting from the two large port industrial developments are expected in Pattaya.

In the light of the above-mentioned facts, it is essential to integrate two important potential sectors: tourism and industry.

Pattaya is unfortunately, facing numerous problems and loosing its reputation as a high grade international resort rapidly.

The major problems faced by Pattaya are as follow:

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- 2) Interim Report - - - - - 6th month
 Greater Pattaya Structure Plan (GPSF)
 - Socio-economic Framework
 - Functional Distribution
 - Physical Development Guideline
 - Physical Infrastructure Systems
 - TOR for Urgent Projects

- Preliminary Project List
- Report on Legal/financial and managerial problems and broad action programs.
- 3) Draft Report - - - - - 16th month
Pattaya Comprehensive Development Plan (PCDP)
- Final Projects List
- TOR for some of urgent projects
- Investment plans
- Recommendations and action programmes for legal/financial/institutional and managerial aspects.
- 4) Final draft report - - - - - 18th month
Including the same items as draft report.

5. Expected experts for the study

- i) Team Leader (urban/regional planner)
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- iii) Urban/housing planner
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2. S/W 及び協議議事録

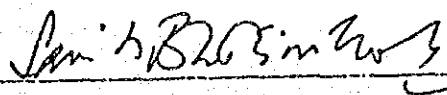
(1) Scope of Work

SCOPE OF WORK
ON
THE MASTER PLAN STUDY
FOR
THE DEVELOPMENT OF PHATTHAYA AREA
IN
THE KINGDOM OF THAILAND

AGREED UPON BETWEEN
THE OFFICE OF THE EASTERN SEABOARD DEVELOPMENT COMMITTEE
AND
THE JAPAN INTERNATIONAL COOPERATION AGENCY

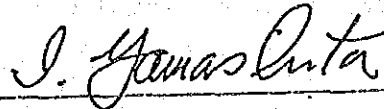
BANGKOK

DECEMBER 20th, 1988.



DR. SAVIT BHOTIWIHOK

DIRECTOR
THE OFFICE OF THE EASTERN
SEABOARD DEVELOPMENT
COMMITTEE



MR. IKUHIKO YAMASHITA

LEADER OF THE PRELIMINARY
STUDY TEAM,
THE JAPAN INTERNATIONAL
COOPERATION AGENCY

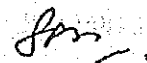

I. INTRODUCTION

In response to the request of the Government of the Kingdom of Thailand, the Government of Japan has decided to implement the Master Plan Study for the Development of Phatthaya Area (hereinafter referred to as "the Study"), within the general frame work of technical cooperation between Japan and Thailand, which is set force in Agreement on the Technical Cooperation between the Government of Japan and the Government of the Kingdom of Thailand signed on November 5, 1981.

Accordingly, The Japan International Cooperation Agency (hereinafter referred to as "JICA"), the official agency responsible for the implementation of the technical cooperation programme of the Government of Japan, will undertake the Study in accordance with the relevant laws and regulations in force in Japan and in close cooperation with the authorities of Thailand.

The Office of Eastern Seaboard Development Committee (hereinafter referred to as "ORSB") shall act as the counterpart organization to the Japanese study team and also act as the coordinating body with other relevant organizations for the smooth implementation of the Study.

The present document sets forth the Scope of Work for the Study.



II. OBJECTIVE OF THE STUDY

The Study objective is to formulate a Development Plan of Phatthaya Area contributing to the socio-economic growth of Phatthaya

III. STUDY AREA

The Study will cover the area of Phatthaya municipality including Ko Lan and its southern coastal area down to Bang Sare.

IV. SCOPE OF THE STUDY

I. REVIEW AND SUPPLEMENTARY SURVEY ON PRESENT CONDITIONS

1-1 Related Development Policy and Plans

1-2 Socio-Economic Conditions

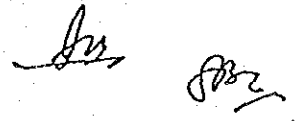
1-3 Progress and Constraints of Existing Plans including "Phatthaya

Tourism Development Plan"

1-4 Present Land Use

1-5 Social Infrastructure and Other Utilities

1-6 Economic Activities



1-7 Institutional, Financial, Managerial and Legal Aspects

2 FORMULATION OF A PHATTHAYA DEVELOPMENT STRATEGY AND MASTER PLAN

2-1 Assessment of Development Potentials and Constraints

2-2 Setting up of a Socio-Economic Framework

2-3 Market Research and Demand Forecasting

2-4 Examination of Strategy and Scenario for Development

2-5 Setting up of Guidelines for Development

2-6 Establishment of a Land Use Plan

2-7 Formulation of a Phatthaya Development Master Plan

-Roads and Transportation Facilities

-Marine Facilities

-Tourism Facilities

-Sewerage

-Drainage

-Solid Waste Disposal

-Electricity and Gas Supply

-Others

2-8 Recommendation on Institutional, Financial, Managerial and
Legal aspects

Lu *Pa*

2-9 Identification of Priority Projects.

V. STUDY SCHEDULE

The duration of the Study is approximately thirteen (13) months.
(See Annex)

VI. REPORTS

JICA shall prepare and submit the following reports in English to the Government of the Kingdom of Thailand.

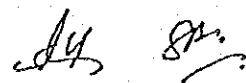
1. Inception Report
Thirty (30) copies.

2. Interim Report
Thirty (30) copies.

3. Draft Final Report
Fifty (50) copies.

The Government of the Kingdom of Thailand shall provide JICA with its comments within one (1) month after the submission of the Draft final Report.

4. Final Report and Executive Summary
One hundred fifty (150) copies
Within two (2) months after receiving the comments of Draft Final Report.



VII. UNDERTAKING OF THE GOVERNMENT OF THAILAND

1. In accordance with the Agreement on Technical Cooperation between the Government of Japan and the Government of Thailand dated November 5, 1981, the Government of the Kingdom of Thailand shall accord benefits to the Japanese study team as follows:

- (1) to permit the members of the Japanese study team to enter, leave and sojourn in Thailand for the duration of their assignment therein and exempt them alien registration requirements and consular fee,
- (2) to exempt the members of the Japanese study team from taxes, duties and any other charges on equipment, machinery and other materials brought into Thailand for the conduct of the Study,
- (3) to exempt the member of the Japanese study team from income taxes and charges of any kind imposed on or in connection with any emolument or allowance paid to the members of the Japanese study team for their services in connection with the implementation of the Study,
- (4) to bear claims, if any arises against the members of the Japanese Study Team resulting from, occurring in the course of, or otherwise connected with the discharge of their duties in the implementation of the Study, except when such claims arise from gross negligence or willful misconduct on the part of the members of Japanese study team.

2 To facilitate smooth conduct of the Study, OESB shall take necessary measures in cooperation with other relevant organizations;

(1) to facilitate legal entry with permission into private properties or restricted areas for the conduct of the Study,

(2) to secure permission, as deemed appropriate, for the Study team to take all data and documents related to the Study out of Thailand to Japan,

(3) to provide the medical services as needed (its expenses will be chargeable on member of the Japanese study team.),

(4) to ensure the safety of the members of the Japanese study team when as it is required in the course of the Study.

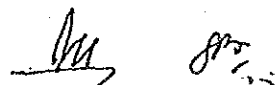
3 OESB shall, at its own expense, provide the Japanese study team with the followings:

(1) available data and information related to the Study,

(2) counterpart personnel,

(3) suitable office space with necessary equipment in Bangkok and Phalthaya ,

(4) credentials or identification cards.



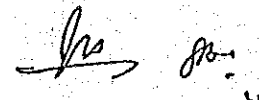
VIII. UNDERTAKING OF JICA

For the implementation of the Study, JICA shall take the following measures:

- 1 to dispatch, at its own expense, study teams to Thailand,
- 2 to pursue technology transfer to the Thai counterpart personnel in the course of the Study.

IX. OTHERS

JICA and OESB shall consult with each other in respect of any matter that may arise from or in connection with the Study.



ANNEX: TENTATIVE STUDY SCHEDULE

MONTH	1	2	3	4	5	6	7	8	9	10	11	12	13
STUDY IN THAILAND		████████████████					████████████████				▬		
STUDY IN JAPAN	▬				████████					████████			
REPORT	▲ IC /R						▲ IT /R				▲ DF /R		▲ F/R

NOTE: IC/R --- Inception Report
 IT/R --- Interim Report
 DF/R --- Draft Final Report
 F/R --- Final Report

for 8/21

2.(2) コンタクト・ミッションの Minutes of Meetings

MINUTES OF MEETING
ON
MASTER PLAN STUDY
FOR
PATTAYA DEVELOPMENT
IN
THE KINGDOM OF THAILAND

In response to the request of the Government of Thailand, the Japan International Cooperation Agency (JICA) dispatched the contact mission (hereinafter referred to as "the Mission") to identify the proposed study project namely "Formulation of Pattaya Comprehensive Development Plan" from August 23rd to August 31st 1988.

The Mission, headed by Mr. Ikuhiko Yamashita, had a series of discussions with the Office of the Eastern Seaboard Development Committee (hereinafter referred to as "the OESB") and relevant government authorities and made a field visit to Pattaya with collaboration of Thai Government officials concerned.

The attendants of the meeting held between the Mission and the OESB on August 29th and 30th 1988 are shown in annex I.

The main issues discussed are as follows.

1. Both sides agreed on the objective of the Study, Study area, Scope of the Study, Study Schedule and Reports which are defined in the draft Scope of Work for the Master Plan Study for Pattaya Development (hereinafter referred to as "the Study") in annex II.
2. The OESB strongly requested the immediate implementation of the feasibility study on an urgent project identified in the Study.

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3. Both sides mutually affirmed the necessity to organize a steering committee which consists of the Thai Government officials from relevant organizations for the development in Pattaya as the coordinating body for the smooth and harmonious implementation of the Study.

The steering committee will consist of representatives from the following organizations;

- (1) National Economic and Social Development Board (NESDB)
- (2) Tourism Authority of Thailand (TAT)
- (3) Department of Town and Country Planning (DTCP)
- (4) Public Works Department (PWD)
- (5) Harbor Department (HD)
- (6) Department of Local Administration (DOLA)
- (7) National Environmental Board (NEB)
- (8) Chonburi Provincial Government
- (9) Pattaya Municipality
- (10) Office of the Eastern Seaboard Development Committee (OESB)

4. The OESB consented to provide the necessary number of counterpart personnel to cover every field of the Study and to assign such counterpart personnel prior to the commencement of the Study.

5. The OESB requested JICA to cooperate in having a seminar for Thai Government officials concerned with on the Study output before it is finalized.

August 30th 1988 Bangkok

山下 生比古

Mr. Ikuhiko Yamashita
Leader,
Japanese Contact mission,
Japan International
Cooperation Agency

Savit Bhotiwihok

Dr. Savit Bhotiwihok
Director,
The Office of Eastern Seaboard
Development Committee

LIST OF ATTENDANTS

(The OESB)

- | | | | |
|----|--------------------------------|------------------------------|------|
| 1. | Dr. Savit Bhotiwihok | Director, | OESB |
| 2. | Mr. Pathai Metharom | Deputy Director, | OESB |
| 3. | Prof. Kumropluk Surasawadi | Deputy Director, | OESB |
| 4. | Mr. Suranan Wongvithayakamjorn | Policy and Planning Analyst, | OESB |
| 5. | Mr. Thaneerat Siriphachana | Policy and Planning Analyst, | OESB |
| 6. | Mr. Olaf Meyer-Rühle | Advisor, | OESB |
| 7. | Mr. Alexander Koenig | Advisor, | OESB |
| 8. | Mr. Takechiho Tabata | Advisor, | OESB |

(The Mission)

- | | | |
|----|--|---|
| 1. | Mr. Ikuhiko Yamashita
(Leader) | Director,
Social Development Cooperation Department
Japan International Cooperation Agency (JICA) |
| 2. | Mr. Tatsuyuki Fujie
(Cooperation Policy) | Official,
Development Cooperation Division,
Economic Cooperation Bureau
Ministry of Foreign Affairs (MOF) |
| 2. | Mr. Akira Otake
(Tourism Promotion Plan) | Director,
International Planning Division
Tourism Department
International Transport and Tourism Bureau
Ministry of Transport (MOT) |
| 3. | Mr. Shigeru Komae
(Urban Facilities Plan) | Deputy Director,
City Planning Division
City Bureau,
Ministry of Construction (MOC) |
| 4. | Dr. Mamoru Osada
(Regional Development) | Senior Researcher,
Project Study Division
International Development Center of Japan
(IDCJ) |
| 5. | Mr. Masahiro Kobayashi
(Study Plan) | Staff,
First Development Survey Division
Social Development Cooperation Department
Japan International Cooperation Agency (JICA) |

(Embassy of Japan)

- | | |
|-------------------|-------------------------------------|
| Mr. Masato Kakami | First Secretary
Embassy of Japan |
|-------------------|-------------------------------------|

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DRAFT SCOPE OF WORK
ON
THE MASTER PLAN STUDY
FOR
PATTAYA REGIONAL DEVELOPMENT
IN
THE KINGDOM OF THAILAND

I. INTRODUCTION

In response to the request of the Government of the Kingdom of Thailand, the Government of Japan has decided to implement the Master Plan Study for Pattaya Development (hereinafter referred to as "the Study"), in accordance with the relevant laws and regulations in force in Japan.

The Japan International Cooperation Agency (hereinafter referred to as "JICA"), the official agency responsible for the implementation of the technical cooperation programme of the Government of Japan, will undertake the Study in close cooperation with the authorities of Thailand.

The Office of Eastern Seaboard Development Committee (hereinafter referred to as "OESB") shall act as the counterpart organization to the Japanese study team and also act as the coordinating organization with other relevant organizations for the smooth implementation of the Study.

The present document sets forth the Scope of Work for the Study.

II. OBJECTIVE OF THE STUDY

The Study objective is to formulate a Pattaya Development Plan contributing to the socio-economic growth of Pattaya.

III. STUDY AREA

The Study will cover the area of Pattaya municipality, its southern coastal area down to Bang Sare and the islands in front of Pattaya.

IV. SCOPE OF THE STUDY

- 1 REVIEW AND SUPPLEMENTARY SURVEY ON PRESENT CONDITIONS
 - 1-1 Related Development Policy and Plans
 - 1-2 Socio-Economic Conditions
 - 1-3 Progress and Constraints of Existing Plans including "Pattaya Tourism Development Plan"
 - 1-4 Present Land Use

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- 1-5 Social Infrastructure and Other Utilities
- 1-6 Economic Activities
- 1-7 Institutional, Managerial and Legal Aspects

- 2 FORMULATION OF A PATTAYA DEVELOPMENT STRATEGY AND MASTER PLAN
 - 2-1 Assessment of Development Potentials and Constraints
 - 2-2 Setting up of a Socio-Economic Framework
 - 2-3 Market Research and Demand Forecasting
 - 2-4 Examination of Strategy and Scenario for Development
 - 2-5 Setting up of Guidelines for Development
 - 2-6 Establishment of a Land Use Plan
 - 2-7 Formulation of a Pattaya Development Master Plan
 - Roads and Transportation Facilities
 - Marine Facilities
 - Tourism Facilities
 - Sewerage
 - Drainage
 - Solid Waste Disposal
 - Electricity and Gas Supply
 - Others
 - 2-8 Recommendation on Institutional, Managerial and Legal aspects
 - 2-9 Identification of a Priority Project(s)

V. STUDY SCHEDULE

The duration of the Study is approximately twelve (12) months.

VI. REPORTS

JICA shall prepare and submit the following reports in English to the Government of Thailand.

- 1. Inception Report
Thirty (30) copies
- 2. Interim Report
Thirty (30) copies
- 3. Draft Final Report
Fifty (50) copies.

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4. Final Report and Executive Summary
One hundred fifty (150) copies
Within two (2) months after receipt of the comments

VII. UNDERTAKING OF THE GOVERNMENT OF THAILAND

1. In accordance with the Agreement on Technical Cooperation between the Government of Japan and the Government of Thailand dated November 5, 1981, the Government of Thailand shall accord benefits to the Japanese study team as follows:
 - (1) to permit the members of the Japanese study team to enter, leave and sojourn in Thailand for the duration of their assignment therein and exempt them alien registration requirements and consular fee,
 - (2) to exempt the members of the Japanese study team from taxes, duties and any other charges on equipment, machinery and other materials brought into Thailand for the conduct of the Study,
 - (3) to exempt the member of the Japanese study team from income taxes and charges of any kind imposed on or in connection with any emolument or allowance paid to the members of the Japanese study team for their services in connection with the implementation of the Study,
 - (4) to bear claims, if any arises against the members of the Japanese study team resulting from, occurring in the course of, or otherwise connected with the discharge of their duties in the implementation of the Study, except when such claims arise from gross negligence or willful misconduct on the part of the members of Japanese study team.
2. To facilitate smooth conduct of the Study, OESB shall take necessary measures in cooperation with other relevant organizations;
 - (1) to secure permission for entry into private properties or restricted areas for the conduct of the Study,
 - (2) to secure permission for the Study team to take all data and documents related to the Study out of Thailand to Japan,
 - (3) to provide the medical services as needed (Its expenses will be chargeable on member of the Japanese study team.),
 - (4) to ensure the safety of the members of the Japanese study team when as it is required in the course of the Study.
3. OESB shall, at its own expense, provide the Japanese study team with the followings;
 - (1) available data and information related to the Study,

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- (2) counterpart personnel,
- (3) suitable office space with necessary equipment in Bangkok and Pattaya,
- (4) credentials or identification cards.

VIII. UNDERTAKING OF JICA

For the implementation of the Study, JICA shall take the following measures;

- 1 to dispatch, at its own expense, study teams to Thailand,
- 2 to pursue technology transfer to the Thai counterpart personnel in the course of the Study.

IX. OTHERS

JICA and DESB shall consult with each other in respect of any matter that may arise from or in connection with the Study.

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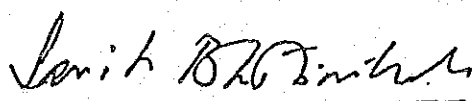
2.(3) S/W ミッションの Minutes of Meetings

MINUTES OF MEETINGS
OF
SCOPE OF WORK
ON
THE MASTER PLAN STUDY
FOR
THE DEVELOPMENT OF PHATTAYA AREA
IN
THE KINGDOM OF THAILAND

AGREED UPON BETWEEN
THE OFFICE OF THE EASTERN SEABOARD DEVELOPMENT COMMITTEE
AND
THE JAPAN INTERNATIONAL COOPERATION AGENCY

BANGKOK

DECEMBER 20th, 1988.



DR. SAVIT BHOTIWINOK

DIRECTOR
THE OFFICE OF THE EASTERN
SEABOARD DEVELOPMENT
COMMITTEE



MR. IKURIKO YAMASHITA

LEADER OF THE PRELIMINARY
STUDY TEAM,
THE JAPAN INTERNATIONAL
COOPERATION AGENCY

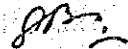
The Japanese Preliminary Study Team (hereinafter referred to as "the Team"), organized by the Japan International Cooperation Agency (hereinafter referred to as "JICA") and headed by Mr. Ikuhiko Yamashita (Director of Social Development Cooperation Department, JICA) visited the Kingdom of Thailand from December 15 to December 20, 1988, in connection with the Master Plan Study for the Development of Phatthaya Area (hereinafter referred to as "the Study").

The Team had a series of discussion with authorities concerned of the Government of Thailand and carried out field survey of Phatthaya.

The final meeting was held on December 20, 1988, with the attendants list attached as Annex 1.

Main items discussed and agreed upon by both sides are as follows:

1. Both sides confirmed to use "The Master Plan Study for the Development of Phatthaya Area" as the title of the Study.
2. Main areas of the Study are approached from the viewpoints of tourism and city planning.



3. Target year of the Study is set on the year 2006, which corresponds to the final year of the 9th National Economic and Social Development Plan.

4. Related to S/W VII 3 (2), The Thai Side will assign technical counterparts from main agencies concerned such as TAT, DTGP, PWD, Phatthaya Municipality, prior to the commencement of the Study.

5. The OESB requested the Team to cooperate in having a seminar in Phatthaya for Thai Government officials and private organizations after Draft Final Report is submitted to the Thai Government.

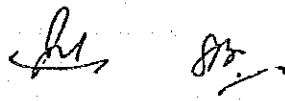
The OESB also requested the Team to prepare the text in Thai for the Seminar.

The Team promised to convey the requests to JICA Headquarter.

6. The OESB requested at least 2 counterparts' training in Japan to realize an effective technology transfer and to improve their subsequent work.

In relation to technology transfer, the OESB also requested the Team to provide a microcomputer together with peripheral parts and software.

The Team agreed to convey the requests to JICA Headquarter.



List of Attendance

THAI SIDE

- A. Office of the Eastern Seaboard Development Committee (OESB)
1. Dr. Savit Bhotiwihok Director OESB
 2. Dr. Suwat Wanisubut Project Manager for the Study
 3. Mr. Termsap Taelakul Assistance P.M.
 4. Mr. H. Taira Expert
 5. Mr. T. Tabata Expert
- B. Phatthaya City
1. Mr. Sophon Phettrakun Mayor
 2. Mr. Chamlong Panchasiri City Manager
 3. Mr. Wichai Suanpan Dir. of Engineering Div.
 4. Mr. Thawan Chatchawan Chief of Planning and Construction Section
 5. Mr. Montri Chalittraphon Sanitary Engineer
 6. Ms. Chiraphon Ananthayakon Scientist
- C. Public Work Department (PWD)
1. Mr. Mana Chotikaphanich Dir. of Planning Div.
- D. Department of Town and Country Planning (DTCP)
1. Mr. Thira Phungsunthon Dir. of Project Planning Div.
 2. Mr. Prakan Meksupha Chief of Public Relations and Training Div.
- E. Tourism Authority of Thailand (TAT)
1. Mr. Samphon Manimaitrichit Planner

JAPANESE SIDE

- A. Japanese Government Team
1. Mr. Ikuhiko Yamashita Leader
Director, JICA
 2. Mr. Yoshio Saito Deputy Director, MOT
 3. Mr. Takayoshi Nagai Urban Designer, Housing and Urban Dev. Corp.
 4. Mr. Yuich Sasaoka JICA

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B. Embassy of Japan

1. Mr. Hideo Matsuda

First Secretary

C. JICA Thailand Office

1. Ms. Chisa Hara

Asst. Resident Representative

[Handwritten signatures]

3. 意見聴取概要補足

以下は報告書の本文には記載しなかった各機関担当者の発言の要点である。

[8月26日]

Local Administration Dep, MOI

- ・ DOLA の役割
 - 政府の補助金は DOLA を通ってパタヤ市へ支出される。
 - 市の上級職員は DOLA が任命。
 - Chonburi 県の Assistant Governor, District Officer は DOLA が任命。
- ・ パタヤ市行政組織に関する調査を実施済み。改善課題（弱点）の指摘等をまとめている。

NESDB: Urban and Regional Division

- ・ パタヤ市の既存開発計画のボトルネック
 - パタヤ市の事業実施のための技術力不足。
 - 一市に計画セクションはあるが、計画と実施が円滑に結びついていない。
 - 一Development Project Management Scheme の欠如。
 - 市財政の弱体
 - 一市の税収は低く、独自の財政基盤が弱体。
 - 一民営化は将来の課題（下水道管理運営の民営化等）
 - その他
 - 一観光のマーケティングの必要性、特に家族型観光の可能性の検討。
 - 一観光のみでなく、Regional Service Center としての機能強化の検討（バンコクの都市機能の一部分散の受け皿としても検討）

TAT: Ms. Juthmas Siriwan/Asst. Director, Tourism Planning Coordination Department

- ・ パタヤの観光の最大の問題点は上水の供給と下水の処理である。
- ・ JICA のパタヤ観光開発計画の実施状況は50%と思う。
 - 同計画の見直しは急激に開発が進み、需要が予測をこえて増大したことから緊急に必要と考えている。
 - JICA の M/P 以外にもパタヤ地区をカバーする M/P がある。（政府で承認されたものではないが、関係省庁に対して提案 [ガイドライン] されているもの）。
- ・ パタヤ市及び OESB との関係は協力関係にある。

- ・パタヤ観光開発に関して特別の組織を作る考えはない。
- ・パタヤへのアクセスは現存の道路の他にも道路建設計画がある。鉄道は貨物用であるが、旅客輸送の可能性もあろう。ウタパオ空港は海軍のものであるが、すでに民用に使われている。香港のドラゴン航空が乗入れている。(B737により週3便)
- ・観光資源の保全は重要であると考えている。
- ・パタヤの観光投資はタイ資本である。合併企業は認められている。外国企業はポケットに移行しつつある。

[8月31日]

TAT: Mrs. Juthamas/Assist. Director Tourism Investment

- ・OECE Loan に基づく棧橋プロジェクト
 - 88年中に開始予定
 - F/S に6カ月, D/D に4~6カ月
 - 修補地はパタヤベイの南端またはナクラ地区
 - Port の管理運営主体が問題, 民営化する可能性もある。
 - Study の内容は大別して, ①場所・規模の選定, ②finance, ③環境影響評価。また島部のピアも必要性を検討。
- ・その他
 - Steering Committee とは別に実務者レベルのタスクフォース等をタイ側で組織するのが良い。

[9月1日]

DTCP: Mr. Prakarn Meksupa/Chief of Public Relations and Training Div.

- ・DTCP と ESDP
 - ESDP を Guideline として位置付けて ESDP の計画地域内の計画書を DTCP が作成。
- ・General Plan について
 - 計画要素
 - 土地利用, 人口密度, 計画道路。
 - 前回 Study の C/P である同氏が General Plan を作成したこともあり, Study の内容は GP に相当反映されている。
 - GP 以外の土地利用規制, 誘導は Specific Plan が担当。そのためには SP 策定の Guideline 及び SP に基づく規制, 誘導に関する新たな Regulation を作成する必要がある。

- パタヤ市の外側に Town Planning Act を適用していくことは可能だが、現在適用地域を拡大する考えはない。JICA Study によって土地利用計画等が提案されたならば、それに基づき GP を作成することは可能。
- ペルでは既に Chanwat Structure Plan がある。また本年10月より3県（チョンブリ、ランパン、クラビィ）に DTCP の local office を開設。Rural Development Plan の作成に関する仕事と、Governor のアシストを行う。
- 建築許可、開発許可は General Plan 地域内（パタヤ市行政域と一致、島部は除く）は市に許認可権がある。市域外（General Plan 対象地域外）は、土地利用規制は存在しない。建築許可、開発許可は PWD の県事務所が出す。許可は、関連個別法による安全規準等に触れない限り下りる。県にはこれに関する許認可権はない。
- ジョムティエンビーチ周辺は、General Plan 内の地域外は土地利用規制なし、土地利用現況は General Plan 内地域に関して作成済み。
- 地図等のアベイラビリティ、土地利用の現況図（パタヤ市）1/10,000と1/4,000（1987年）がある。
 - 地形図 1/50,000（Army Base Map）が利用可能（3～4年前で改訂とのこと）
 - 1/10,000は市内のみある（1987年作成）

[9月5日]

DOLA: Mr. Danai Kalampakorn/Local Self Government Affairs Division

- ・パタヤ市の現状の問題点
 - 一市独自の財政基盤の弱さ
 - 一人材不足
 - 一議会と City Manager の役割が正しく理解されていないことによる混乱。

Harbor Dep: Vichet Rojanadhamkul, Director, Technical Division

- ・パタヤ市及び周辺の開発/保全の規準について
 - Chachengsao にある H.D. の Regional Office NO. 6 が東部臨海3県（チャチエンサオ、チョンブリ、ライオン）の開発許可を管轄。
 - Regulations のポイントは、①水上交通に支障をきたさないこと、②環境汚染につながらないこと、また、この他に地元関係者の同意が必要。
- ・パタヤ市及び周辺部での観光関連開発プロジェクト
 - 現在はない。今あるのは、① Cargo Handling Project, ② Cannal の dredging
 - 今後、環境保全が重要な課題
 - パタヤベイの防波堤の必要性については、スタディしたことがなく何とも言えない。

Rayon はスタディがある。

・その他

- 海面開発許可に関しては県は何の権限もない。H.D.のみが許認可権を持つ。
- 埋め立てに関しては、H.D と Land Department の両方の許可が必要となる。
- 全国のパッセンジャーターミナル計画調査のアイデアを MOTC へ打診している。
認められれば来年度以降調査開始となる。全国を4地域に区分して調査〔①チャオプラヤ川 (アヌタヤまで)、②東部臨海、③シャム湾西岸、④アングマン海側〕

[9月6日]

Chonburi 県: Mr. Mongkon, Deputy Inspector of Local Affairs(from DOLA)

Mr. Winai Seeyant, Civil Engineer, Provincial Public Works Office(from PWD)

Mr. Viroon Phantevee, Plan and Policy Analyst(from MOI)

80室以上の Hotel の自己保有の汚水処理施設の運転義務

- 施設を正常に稼働させるよう、Hotel 運営許可の更新の際、チェックするようにしている。また、省令の改正を検討中。
- 3～4年前に、ホテル法に基づく監督、指導を行う委員会が設置され、従来警察が行っていた監督、指導業務を引き継いでいる。

[9月7日]

PWD: Mr. Sujin Channrong/Director, Sanitary Division

Mr. Wijarn Thunthithum/Sanitary Engineer, Sanitary Division

Mr. Komson Jevasuwan/Civil Engineer, Sanitary Division

・パタヤ市の下水処理の現況と将来計画について

- 現在の処理区域650ライ (=104ha)、新プラントは計画容量3,000m³/日、現在処理水量4,000～5,000m³/日でオーバーフロー。
- 旧プラントは、集水システムが故障していると、メンテナンス不良のため休止している。管理、運営責任はパタヤ市にある。
- 拡張計画では処理区域を合計2150ライ (344ha) に広げる。南部パタヤも含む(計画図入手)。
工費合計฿62mil.(旧プラントの改修も含む。4処理能力1,200m³/日→6,000m³/日に向上)
工事予算は基本的に TAT の予算から出す。

1998年	5.0	} 計\$62.155mil
89	15.1	
90	22.2	
91	19.8	

TAT は毎年の開発予算\$100mil の中から出すことになるが、予定通り出るかどうか分らない。

PWD としても本プロジェクトのために Special Fund を要求中である。

- ナクラ、ジョンティエンビーチ地区への拡張計画は今ないが、両地区に対する調査費\$10mil を来年度予算で要求している。
 - ホテル等建設した場合、敷地内部のパイプ接続は市が工事を行い、費用は全額施主側の負担となる。
 - 料金は今まで無料であったが、1年間の準備期間を経て、88年9月より有料になった。料金体系は市が決定するものであり、内容は不明。
 - 処理区域内にある自己処理施設保有建物も、公共下水道接続義務を持つように規則を将来変更することも検討している。
- ・ 下水施設等の設置規則
- NEB の規則：80室以上の Hotel の自己処理施設の設置義務
 - M. Public Health：すべての Hotel の1次処理施設の設置を義務付ける。
 - M.OI の Order：建築許可の際1次処理施設の設置を義務付ける。

4. 収集資料リスト

タイ国バタヤ地区総合開発計画調査 事前調査での(現地)入手資料List (分野分類)			
分 類	番 号	資 料 名	発行機関等
1. 地 図 2. 関係組織図 3. 経済計画, 地域計画 4. 東部臨海開発計画 5. 観 光 6. インフラ・基盤整備 7. 産 業 8. その他			
1. 地 図	1-1 1-2	Map of Phatthaya Map of Thailand 1/1,550,000	
2. 関係組織図	2-1 2-2 2-3 2-4 2-5	Organization Chart, Royal Thai Government NESDB Organization and Person Organizational Units, Agencies, Prosects The Eastern Seaboard Development Organization OESB Professional Staff Now On-Board	OESB NESDB OESB OESB OESB
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