



An-Najah National University

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Graduation Project

Tourist Resort

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اهداء:

اهداء الى روح ابي الغالي ..الذي لم يفرح برؤيتي وانا في
هذه المرحلة

اهداء الى روحه الطاهرة .. اهداء الى نبضه النقي ..الى
بسمته التي اشتاق اليها ..

اهداء الى روح موجودة تحت الثرى ..اهداء الى من افقده
كثيرا واحتاجه كثيرا ..اخي الحبيب احمد

اهداء الى من تعلمت الصبر على يدها ..اهداء الى من
اعطتني القوة .. لكي اكمل مسيرتي في الحياه ..

امي

اهداء الى اختي في الغربة ..

والى اختي الكبرى " امي الثانية "

اهداء الى صديقاتي في الجامعة ..اخواتي في السكن

اهداء الى اساتذتي الذين وقفوا بجانبنا طيلة سنوات الدراسة

اهداء الى كل شخص وقف بجانبني..

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Chapter 1: background

1. History of the tourist resorts:

First, The growth of tourism industry started in 3000 years ago to provide goods and services for visitors to the holy places of Buddhism and Hinduism in India. The Greek and Romans travel to Egypt, Mesopotamia, a lot of countries and regions with tourist properties. The Renaissance time began of what was known as (Grand Voyage) in Europe, where the younger move across Europe to learn and acculturating. With the increasing emphasis on education in the Renaissance. In nineteenth century industrial revolution led to significant changes in travel patterns and behavior has become a middle-class workers can easily navigate by railways and steam ships, these developments have also led to the creation of tourist resorts in the United Kingdom. (Saida 2014)

2. The Definition of Resort:

Resort is an area with fully integrated facility services that provide multiple recreational facilities for rest considered places that provide services for businessmen, meetings and conferences. (Brey 2009)

It also defines as a group of buildings that standing on the stunning views with existing facilities and comfortable environment for people, the resort definition developed from one built to integrated entertainment city. (Richard & Bacon 2011)

Resort Typology

- 1- Destination Resort.
- 2- Intermediate Resort.
- 3- Intermediate-Access Resort.
- 4- Specialized Resort.

Destination Resort:

These properties are seen as resorts in the truest way. They serve as the primary motivation to visit a destination and have characteristically high levels of service and facilities. Properties provide most or all amenities throughout a guests' visit and provide access to substantial recreation or leisure space. Properties frequently have capabilities for meetings/business and meet the minimum resort requirements plus:

- Amenities of health, wellness.
- Three or more food & beverage outlets.
- Multiple shopping outlets.
- Variety of dwelling options.

Intermediate Resort

These properties can serve as the primary reason to visit a destination but guests can have additional motivations for visiting the resort. Properties provide access to substantial recreation and leisure space and are removed from major population centers. They are very similar to

destination resort properties except for their limited scope of amenities. These properties meet the minimum resort requirements and also provide two or more food & beverage outlets.

Intermediate-Access Resort

These properties are typically located in vacation destinations or densely populated zones. They are frequently clustered together and provide access to geographically-significant signature amenities. Properties may not serve as the primary attraction for guests but provide adequate entertainment experiences to engage guests throughout their stay. These properties must meet the minimum resort requirements plus provide:

- Two signature amenities.
- Two or more food & beverage outlets.
- Provide direct access to external recreation or leisure experiences.

Specialized Resort

These properties can be found in any location and provide a focused experience around one signature amenity or anchor attribute. Properties generally tailor the guest experience around the primary amenity or attribute and are typically smaller in size. These properties can serve as the primary attraction for guests or as a complement to the destination. These properties must meet the minimum resort requirements of:

- Provide one signature amenity.
- Provide one full-service food & beverage outlet.
- Bed-base must include short-term or overnight lodging.
- Minimum of 25 rooms or other accommodations (exception to minimum for properties with two signature amenity).
- Emphasize a leisure or retreat-environment experience.

(Brey 2009)

The Resort Component:

- 1- Attractions components: includes natural elements such as climate and life forms, forests and other elements of man-made, such as parks, museums and archaeological sites.
- 2- Transportation: different kinds of land transport.
- 3- Sleeping places: such as hotels, motels and sleeping areas such as special guest houses and apartments rent.
- 4- Support facilities such as tourist Advertising and Legislators tourism and handicraft, banks.
- 5- Infrastructure such as water, electricity and telecommunications services.

3. Definition of tourism planning:

Tourism planning is defined as estimated future image of the tourist activity in a particular country in a specific time period. Through tourism resources in the state in order to determine the objectives of the tourism plan and achieve quick and regular tourist development through the preparation and implementation of a coordinated program is characterized by inclusion branches of tourist activity and the tourist areas of the state.

It is not limited to the official authorities only, but must be viewed as a partnership between the sector and public and private individuals, any things to be shared by the fact that government agencies are supervising bodies and provide services is through private institutions and businessmen, and finally it will be the consumers in this process is tourists.

Importance of tourism planning and objectives:

1. Helps planning for tourism development on the identification and maintenance of tourism resources and use them appropriately in the present and the future.
2. Helps tourism planning on complementary and link the tourism sector with other sectors and public policies to achieve economic and social development objectives at all levels.
3. Provides a suitable ground for the method of decision-making for the development of tourism in the public and private sectors, through the study of the current and future reality, taking into account the political and economic matters to be decided by the state for development of tourism and revitalization.
4. Provides information, data and statistics, maps, charts, reports and questionnaires, and put it under the hand of applicants.
5. Helps to increase the economic, social and environmental benefits through the development of the tourism sector, and the distribution of the fruits of development to members of the community. Also it reduces the negative aspects of tourism.
6. Helps to develop detailed plans to raise the level of tourism to some outstanding areas and underdeveloped tourism.
7. Help to develop appropriate foundations for the implementation of plans, policies and development programs continued through the establishment of bodies and institutions to manage the activity.
8. Contribute to the sustainability of tourism development calendar and continued progress in the development of this activity. And to emphasize the positives and negatives exceeded in subsequent years.

4. Internal factors that affect in the local tourism:

Include a range of factors that may lead to positive or negative results, as follows: (abidat.2000).

- Ministry of Tourism.
- Hotels and restaurants.
- Ancillary services such as transport ground.
- Economic and political factors.
- Social and legislative factors.
- Near the distances between the tourist sites.
- The diversity of tourist sites.

the concept of sustainable tourism planning tourism planning also indicates (Inskeep, 1991) is the process by which they can access for sustainable tourism development by increasing economic, social and physical benefits of development, and the success or failure of any tourism development mainly depends on the success or the planning process fails tourism and the policy of the project, and sustainability in planning also confirms (Inskeep, 1991) depends on the planning quality according to the characteristic of the urban environment, social and economic zone of the properties and the effectiveness of the application of the planned ongoing tourism management, which means that sustainable tourism development is a good tourist resource planning, planning is not good for the supply-side Elements of the tourist attractions, transportation, services, and marketing and information lead to the destruction of attractive sites as a result of bad design and not taking into account site conditions, and thus failure of the project and lack of tourist satisfaction and compete tourists and residents to services and Urban Spaces (welding,2007)

5. Planning tourist areas criteria:

1. Preferably a general planning for the main path in the street network within the site so that it is almost perpendicular to the prevailing wind directions.
2. The corridors should be in the wind directions orthogonal directions with interest the development of green trees and on the elements of the road network within the site to protect the building from harmful wind.
3. The exploitation of the landscape attractive units to guide them.
4. Must address the impact of climate element and be done by the building and determine the dimensions and shape of the holes directing.
5. Maintain vegetation and different types of palm trees and located at the site.

6. Must mean the formation of urban spatial separation between different uses by pedestrian walkways and central green areas.
7. Integration with the nature of the site.
8. Prefer to give the architectural character to the area at any origin.
9. Use of local construction materials.
10. Placed Utilities stations that environmental pollution, such as sewage treatment plants and garbage assembly plants in the studied zones for the wind direction.
11. Specified area ranging between (20-30) feet next to a water a for walkability this distance in addition to the allocation of (50-150) made the to be used either to relax or various activities.
12. Provide protection from wind and water currents to abundant safety for tourists.

6. Factors that affect in the tourist sector:

- 1. Economic factors:** Tourism is a motivational factor for the development like create jobs and generates money and develops areas and zones.
- 2. Environmental factors:** Tourism may negatively impact because of the need to build facilities and accessories tourist in natural areas.
- 3. Social factors:** through the convergence of different groups in society and the convergence of civilizations, especially when mixing and convergence of tourists and visitors from different regions.(Cossio et al. 2012)

7. Case Studies:

Arabic Case Study:

AL-REMAL RESORT – Kuwait:

Rimal Hotel & Resort is vital in Salmiya, overlooking Kuwait Bay, and features a private beach and outdoor swimming pools, and provides air-conditioned studios and chalets with fully equipped kitchens.

It was built accommodation units in the Rimal Hotel of the pool, and have a private and satellite TV balconies, guests can choose between an open-plan studios or larger chalets with separate living rooms.

Can taste local foods in the Rimal restaurant, which can arrange breakfast next to the swimming pool or barbecue on the beach, and is available from many cafes and restaurants are within a short walking distance from the hotel.

Rimal Hotel & Resort 1.3 km from Souk Salmiya is located just 3.2 km from Kuwait Scientific Centre and Aquarium, and is a center of Kuwait City is about 15 km.

It is a wonderful choice for travelers interested in food, shopping and clothes shopping



Figure1 : AL-remal Resort

Resort Hotel and Resort sands facilities:

- Outdoor activities.
- Barbecue facilities.
- Free! Outdoor swimming pool (all year).
- Garden.

Activities

- Private beach area.
- Children's playground.
- Kids club.

Food and Drink

- Restaurant.
- Bar.
- Breakfast in the Room.

Internet

Wi-Fi (wireless Internet) is available in the hotel rooms free of charge.

Stopping cars

Free Parking and special possible on site (reservation is not needed).

Services

- Room service.
- Transfer to and from the airport (additional cost).
- Reception 24 hours.
- Fast check-in and check-out.

- Currency exchange.
- Laundry facilities.
- Dry Cleaning.
- Ironing Service.
- Meeting / Banquet halls.
- Business center.
- Fax / Photocopying.

Local case study:

Haddad tourist resort (Jenin-Palestine):

Haddad village Located 5 km southeast of Jenin between the arms of a forested area seventy distinct fresh air and scenic, and the land area of 30,000 square meters.

The opening of Haddad village in front of tourist visitors in April 2005 and is a tourist village in terms of area of the largest resorts in terms of containing within it several facilities.



Figure2 : Hadad Resort

Haddad Resort Components:

1. Swimming pools for adults and children.
2. Children's playgrounds, tennis courts, volleyball.
3. Theater on the way Romania.
4. Summer Theater is open for all occasions.
5. Restaurant offers all kinds of Eastern and Western cuisine.
6. Hall closed a large capacity for all occasions.
7. Turkish bath.
8. Amusement park.
9. Amphitheater.

The Haddad Resort offers the following services:

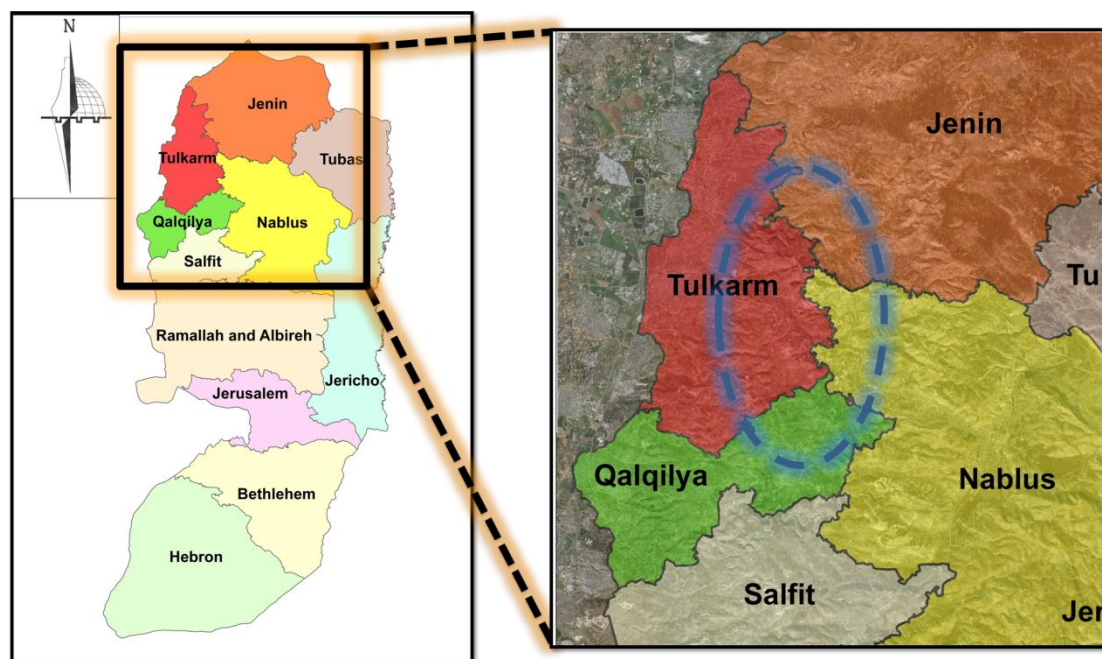
1. For weddings with all services on demand.
2. Summer camps.
3. Cultural and social conferences and seminars.
4. Families receive every day from morning until midnight, with the possibility to use all the facilities of the village.
5. Small and large graduation ceremonies and at the university level.
6. Birthday parties.
7. Wireless internet.
8. Taxi.
9. Security and bodyguards.
10. Parking.
11. Water heating the interior ponds.

Chapter 2 : Site Selection ,Analysis and SWAT

You try to choose the site on the basis of planning and standards in order to select the most suitable site for the project and then we will analyze this site , through the results of the analysis we extracted the strengths and weaknesses, and then it will work to exploit the strengths of the existing on-site and stand on the weaknesses and try to converted into strengths points.

First of all, the site will be chosen in areas of the north of the west because of lack of this kind of project, the site will serve as the scope of the governorates of the north (Jenin, Tulkarm, Nablus, Qalqiliya)

following map shows the governorates within the study area:



Map 1 : study area (northern governorates)

Site selection:

We made a preliminary analysis of these areas, and we found that the Jenin contain such a quality of projects (an example : village tourism Haddad), either for Nablus They contain many recreational services such as Sama Nablus and many hotels and entertainment venues.

The case of Tulkarem and Qalqiliya, has been moving away from the Qalqiliya governorate, due to the existence of the apartheid wall, which will be one of the biggest obstacles in the region. As for the province of Tulkarem, they are best suited of the four provinces for this kind of projects.

We studied the principle also to the province of Tulkarem, First, we've divided the province into two parts, western portion and the east, this division because

of the different nature of the region in both side in climate, soil type, classification of land, the way from neighboring provinces . The following table shows these differences based on which will be selected the most appropriate and then we will select sites in the appropriate section and then we will choose the best .

Table1 :Compared to the western part of the east in Tulkarm

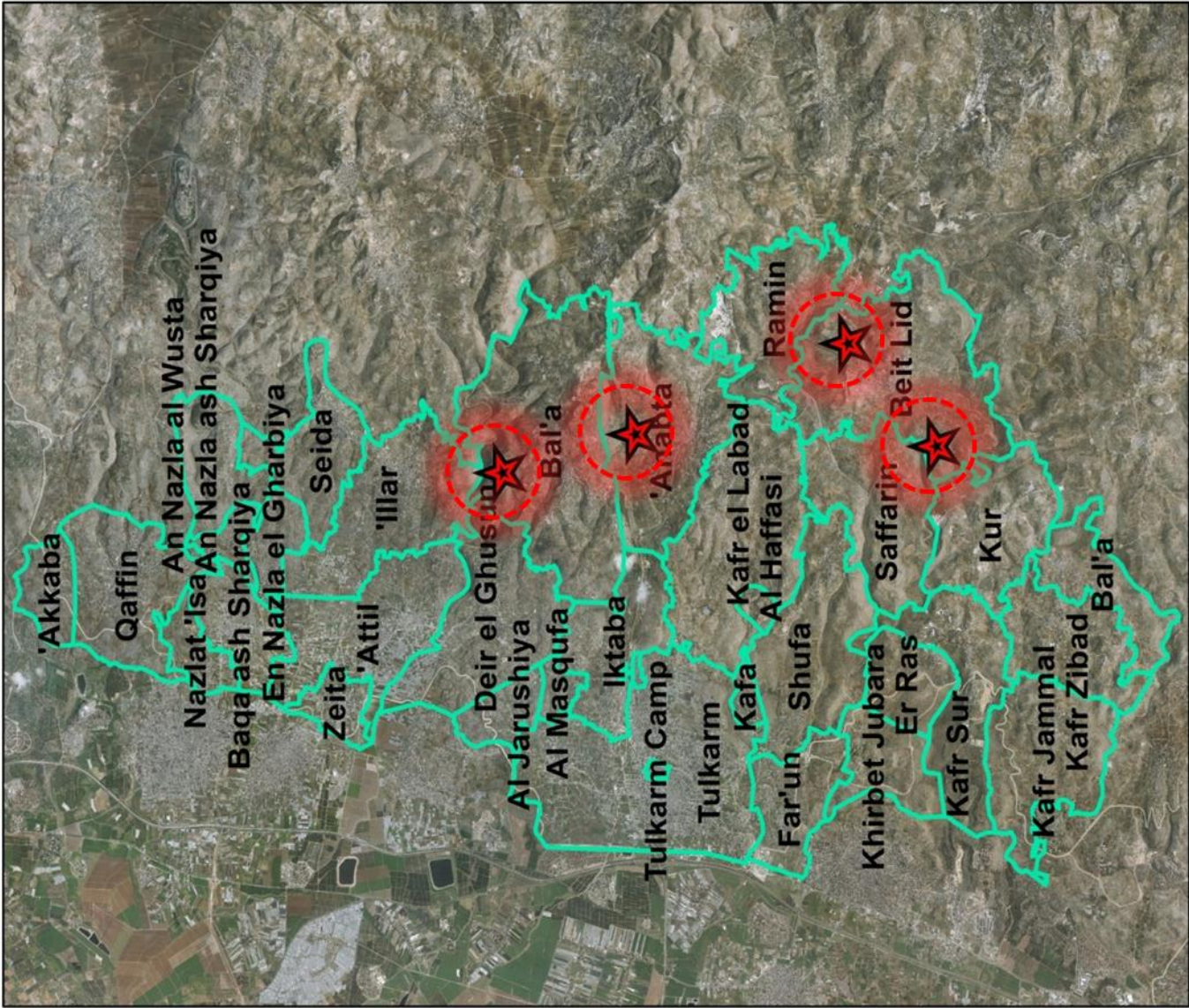
| The West Side | The East Side |
|--|--|
| Surrounded by the apartheid wall and the classification of land (C). | Sites characterized by its strategic location that can link other governorates as Jenin, Nablus and Qalqiliya. |
| About 40 % of land classified as high-value land. | The diversity of classification of agricultural land as most of them between the medium and low value. |
| There are no appropriate because of flatting and low-lying areas. | A high elevations and appropriate views, especially in the south-east where the geographical character begins to shift the nature of Nablus. |
| Lack of space is slated to be a regional site serves the neighboring governorate. | Low humidity in these areas compared with the West side. |
| Climate in these areas is characterized by height of moisture and a warm atmosphere throughout the year. | |

Based on the previous table,we notice that the eastern part of the province is the most appropriate characteristics to choose the appropriate location for an entertainment project.

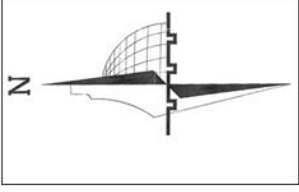
Initially it was selected four high elevation of sites, as these sites are located in the following towns: (Bala, Anabta, Beit Lid (two sites)).

The map will show the following four locations:

Map2 : the four proposed sites



The proposed sites in Tulkarm



Legend

-  Communities Administrative Boundaries
-  proposed sites

1:150,000

The following table shows the characteristics of each site and then we will conclusion criteria in order to select the most suitable site for the resort project.

Table2 :characteristics of each site

| num | Comparison | Site 1 | Site 2 | Site 3 | Site 4 |
|-----|---|---|---|---|---|
| 1 | Location | Bala | Anabta | Bit-leed | Bit-leed |
| 2 | Area | 35 Acres | 34 Acres | 39 Acres | 39 Acres |
| 3 | The distance from CBD | 8 Acres | 8 Acres | 10 Acres | 10 Acres |
| 4 | The distance from other governorates | Jneen : 23 km Qalqilya :21 km Nablus :21 km | Jneen : 23km Qalqilya : 19 km Nablus :18 km | Jneen : 26 km Qalqilya :18 km Nablus :13 km | Jneen :29 km Qalqilya :18 km Nablus : 14 km |
| 5 | The view | good | good | excellent | v.good |
| 6 | The existence of entertainment place near the proposed site | yes | no | yes | yes |
| 7 | Classification of land(agricultural) | Low- mid | mid | mid | Low- mid |
| 8 | Classification of land(A , B or C) | A | A | B | B |
| 9 | Classification of Road | Un-paved | Un-paved | paved | paved |
| 10 | Classification of Road | Agricultural road | Agricultural road | main | main |

| | | | | | |
|------------|-----------------------------------|---------------|----------------|----------------|---------------|
| | (type) | | | | |
| 11 | The elevation | 310-365 | 225-270 | 345-360 | 320-295 |
| 12 | Water Services | no | yes | yes | no |
| 13 | Electricity services | no | no | yes | yes |
| 14 | Distance from the colonies | 7 km | 3 km | 2 km | 3 km |
| 15 | Distance from the apartheid wall | 5 km | 9 km | 10 km | 8 km |
| num | Comparison | Site 1 | Site 2 | Site 3 | Site 4 |
| 16 | noise \ type | no | no | no | no |
| 17 | Near wadi | no | yes | No | no |
| 18 | Classification of Soil | clay | Clay loam-clay | Clay loam-clay | clay |
| 19 | Water sensitivity | high | high | high | high |
| 20 | Near Biodiversity Area | yes | no | no | no |
| 21 | Near Cultural Heritage of tulkarm | no | no | no | no |
| 22 | Near Built Up Areas of tulkarm | yes | yes | no | no |

The following table has been built in order to select the most suitable site.

Table3 :select the most suitable site

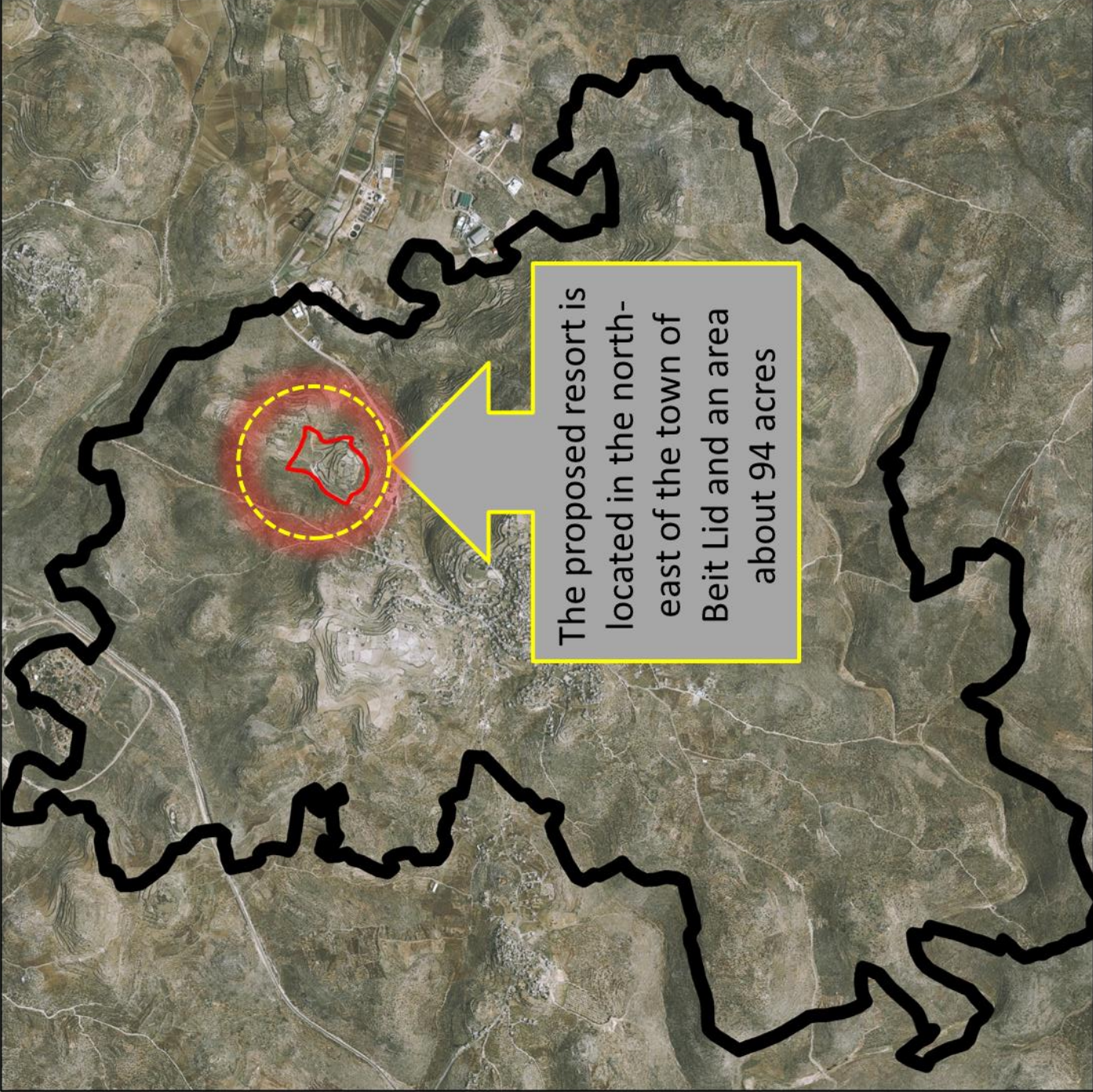
| criteria | Wight | Site 1 | Site 2 | Site 3 | Site 4 |
|--------------------------------------|--------------|---|---|---|---|
| The distance from governorates | 7 | Jneen : 23 km Qalqilya :21 km Nablus :21 km | Jneen : 23km Qalqilya : 19 km Nablus :18 km | Jneen : 26 km Qalqilya :18 km Nablus :13 km | Jneen :29 km Qalqilya :18 km Nablus : 14 km |
| The view | 9 | good | good | excellent | v.good |
| Infrastructure | 9 | no | no | yes | no |
| Accessibility | 7 | yes | no | yes | yes |
| criteria | Wight | Site 1 | Site 2 | Site 3 | Site 4 |
| Transportation | 8 | Difficult | Difficult | Easy | Easy |
| Future expand | 6 | no | no | yes | no |
| Far away from built up area | 6 | no | yes | yes | no |
| Classification of land(A , B or C) | 8 | A | A | B | B |
| Classification of land(agricultural) | 7 | Low- mid | mid | mid | Low- mid |

The following table shows the total points to find the best site

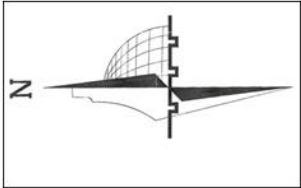
Table4 :total points for best site

| criteria | Wight = 10 | Site 1 (Bal'a) | Site 2 (Anabta) | Site 3 (Bet-leed) | Site 4(Bet-leed) |
|--------------------------------------|-------------------|-----------------------|------------------------|--------------------------|-------------------------|
| The distance from governorates | 7 | 6*10= 60 | 5*10=50 | 7*10=70 | 7*10=70 |
| The view | 9 | 8*10=80 | 7*10=70 | 7*10=70 | 9*10=90 |
| infrastructure | 9 | 4*10=40 | 4*10=40 | 8*10=80 | 6*10=60 |
| accessibility | 7 | 6*10=60 | 6*10=60 | 7*10=70 | 7*10=70 |
| transportation | 8 | 4*10=40 | 5*10=50 | 8*10=80 | 8*10=80 |
| Future expand | 6 | 5*10=50 | 3*10=30 | 6*10=60 | 6*10=60 |
| Far away from built up area | 6 | 3*10=30 | 6*10=60 | 6*10=60 | 4*10=40 |
| Classification of land(A , B or C) | 8 | 8*10=80 | 8*10=80 | 7*10=70 | 6*10=60 |
| Classification of land(agricultural) | 7 | 7*10=70 | 5*10=50 | 5*10=50 | 6*10=60 |
| Result | | 510 | 490 | <u>610</u> | 590 |

Map 3: The proposed site



The proposed site



Legend

-  Proposed Site
-  Beit Lid Boundary

1:30,000

In previous map note that the site is located in the northern east part of town, an area of 94 acres.

Site analysis:

Below we will study of the site at the regional level and at the local level.

1. regional level: we will study the site at the regional level through the following:

1. regional roads.
2. The distance and the time needed to reach the site and neighboring provinces
3. roads and the flow of the roads
4. study of water sources.
5. Archaeological sites, heritage and biodiversity
6. uses surrounding area
7. Site and nearby towns.

2. local level: we will study the site at the local level through the following:

1. The location of the project according to the master plan.
2. Classification seismic and landscaping.
3. The amount of rain.
4. The elevation , contour with sections
5. soil type and sensitivity of water.
6. political classification, agricultural, and vegetation.
7. wind movement, the direction of the sun in summer and in winter.
8. proposed roads (condition , width, directions)
9. Photos from the site
10. infrastructure .

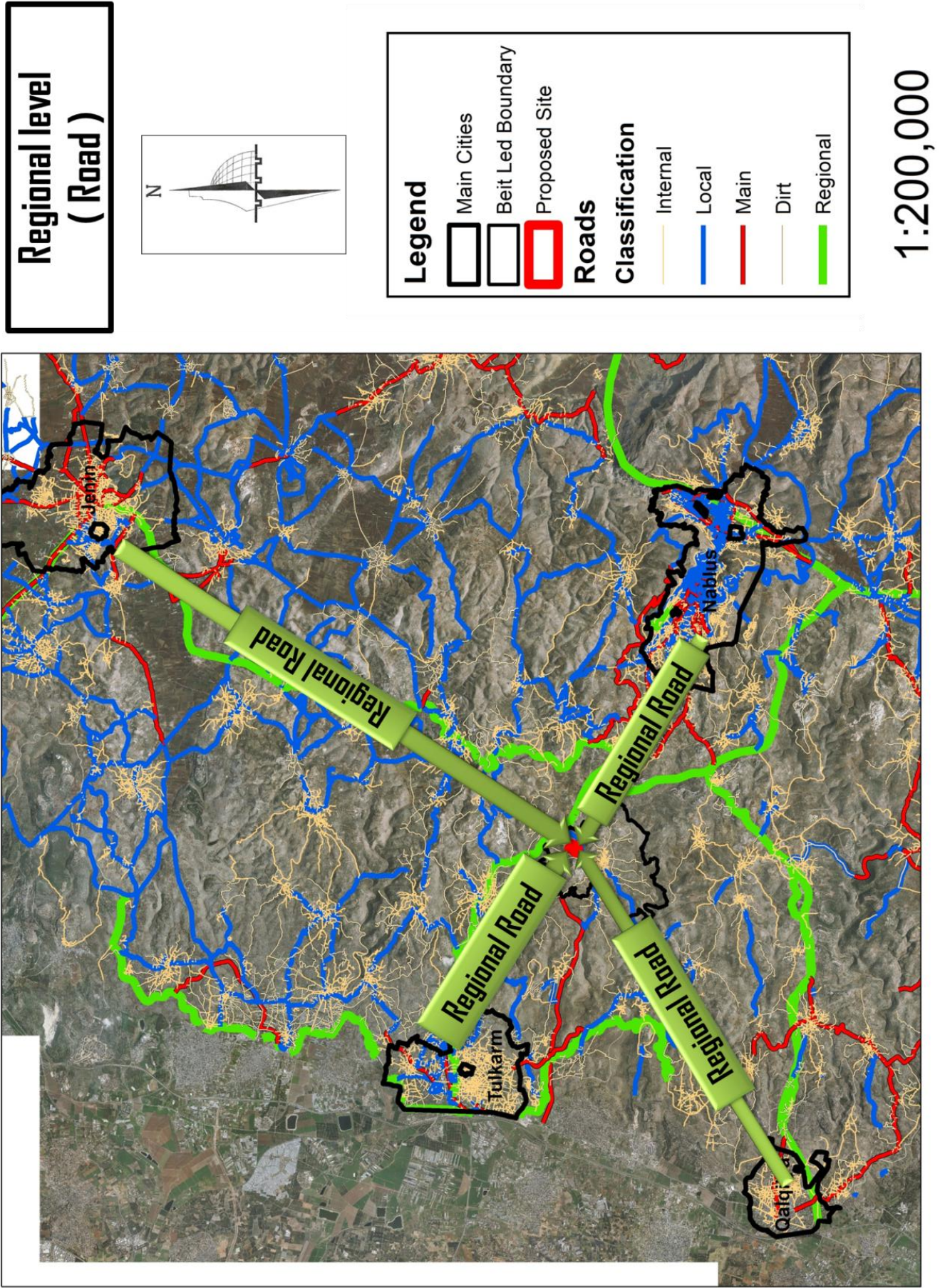
We start regional situation:

1. regional roads:

The roads connect the site from major cities in the governorates and the proposed site are as follows:

1. road connecting the city of Tulkarem and the proposed site is a regional road (road Nablus - Tulkarm)
2. Jenin connect with the proposed site with a regional road where they are going from Jenin to Nablus city and then to the proposed site.
3. Nablus connect with the proposed site is a regional road.
4. the city of Qalqiliya connect with the the proposed site is also a regional road.

The following map shows connector roads between major cities in the governorates and the proposed site:



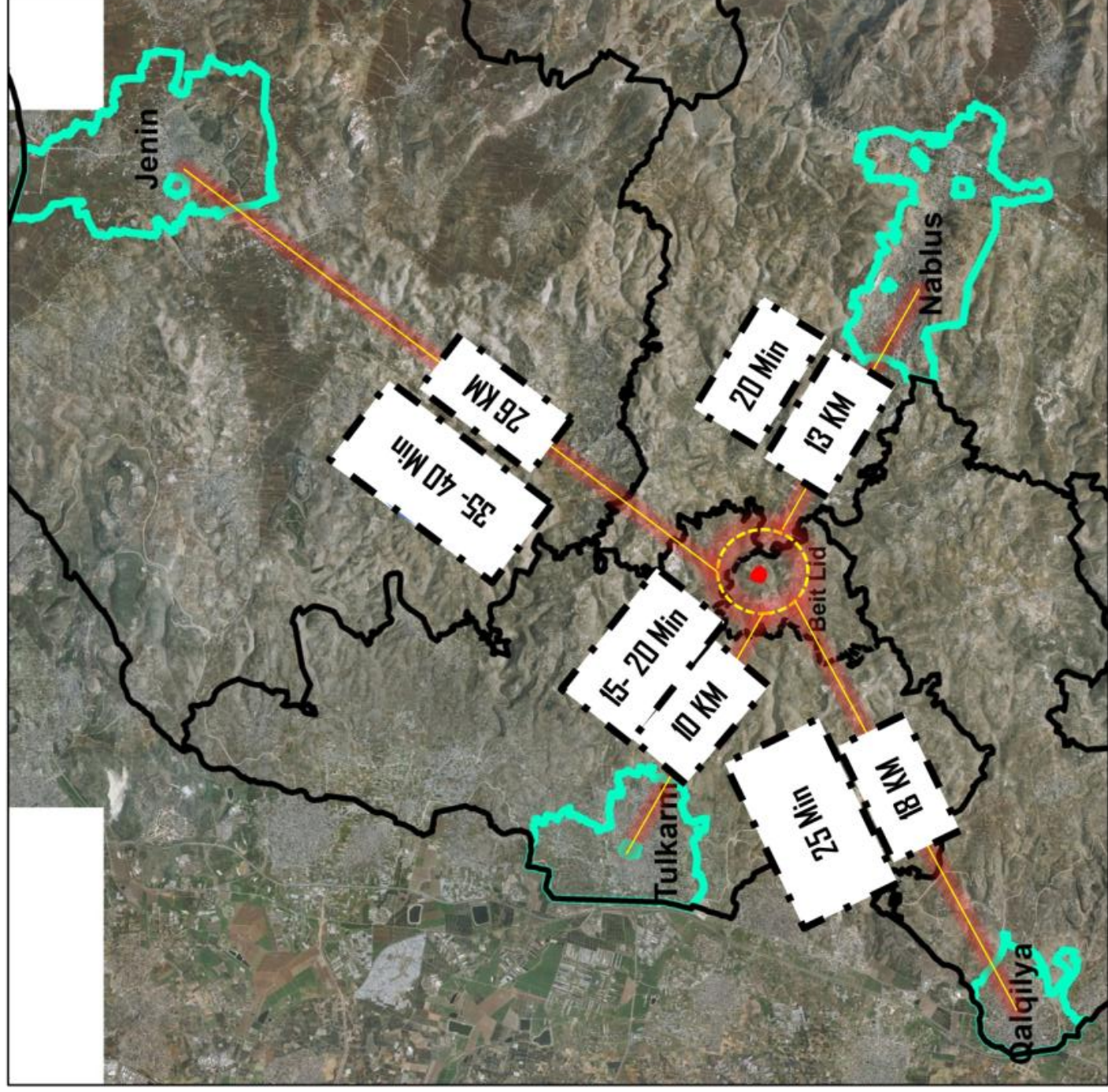
2. The distance and the time needed to reach the site and neighboring provinces:

The distance and the time required to get to the site are as follows:

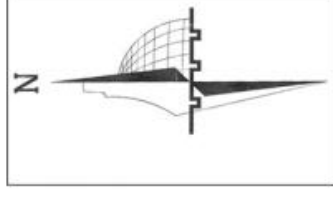
1. Tulkarm: the site far from the city of Tulkarem, about 10 kilometers and the time required to reach is from 15-20 minutes.
2. Nablus: the site far for the city of Nablus Clio approximately 13 meters and the time required to reach is 20 minutes.
3. The city of Qalqiliya: the site far for the city of Qalqiliya about 18 kilometers and the time required to reach is 25-30 minutes.
4. Jenin: the site far for the city of Jenin, about 26 kilometers and the time required to reach is 35-40 minutes and is considered the furthest away from the location of the other neighboring cities.

The next map show the distance and the time required to get to the site :

Map5 :the distance and the Time required to get to the site



Travel Distance



Legend

- West Bank Governorate
- Proposed Site
- Main Cities
- Beit Lid Boundary

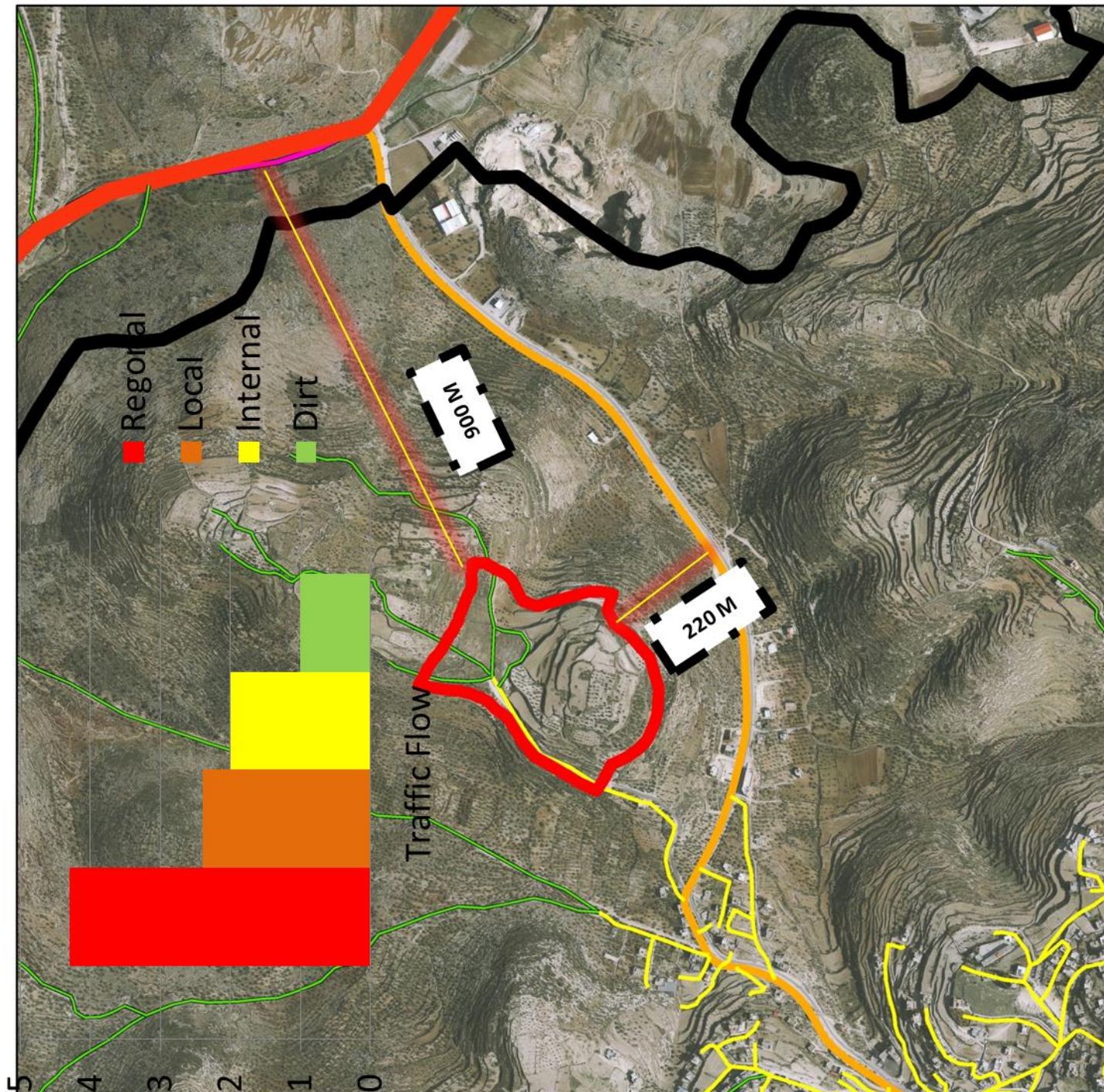
1:200,000

3. The classification of roads and traffic flow:

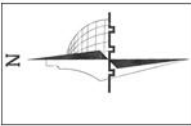
The site away from the regional road about 900 meters and away from the local road leading to the entrance of the town about 220 meters and then we note the orientation and direction of the roads leading to the site, but for the flow to the site it depends on the classification of the roads where the regional road is the most flow than the other roads, then the local road and then internal roads that are not used only for a specific purpose.

The following map show The classification of roads and traffic flow:

Map6 :The classification of roads and traffic flow



Roads Classification and Traffic flow



Legend

 Proposed Site

Roads

Classification

 Internal

 Local

 Main

 Dirt

 Regional

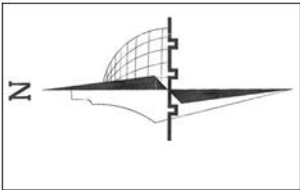
 Beit Led Boundary

1:10,000

4. study of water sources:

We will study existing sources about the location of either the Palestinian or Israeli water lines as well as the sources of wells , springs and water pumps following map shows locations of water sources and distance from the site, and it is good to note that there is a Palestinian pipeline pumping up to the site.

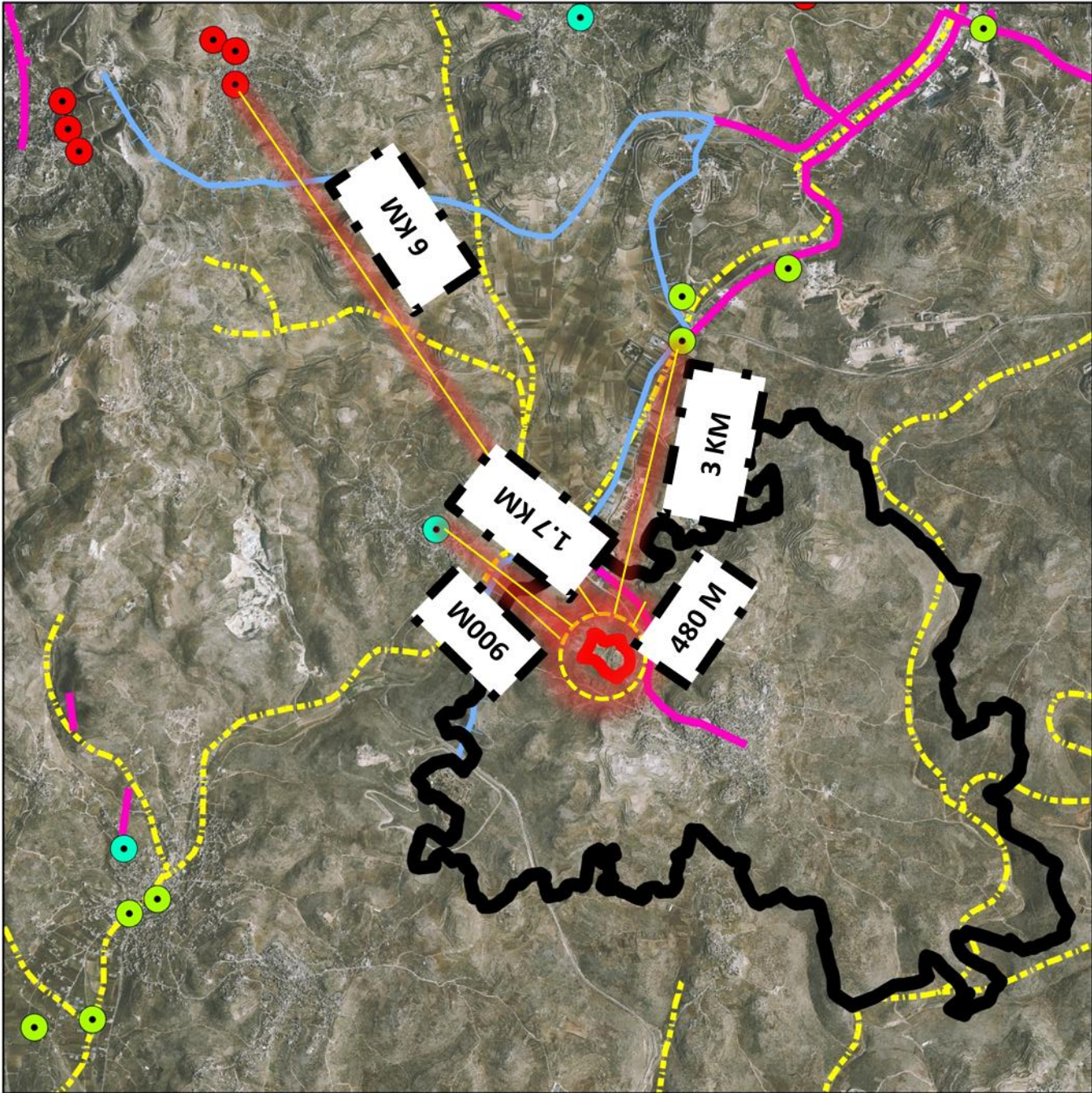
Water Studies



Legend

- Proposed Site
- Palestinain Water Wells
- Water Pumping Stations
- springs
- Israeli Water Pipes
- Palestinian Water Pipes
- Wadis
- Beit Led Boundary

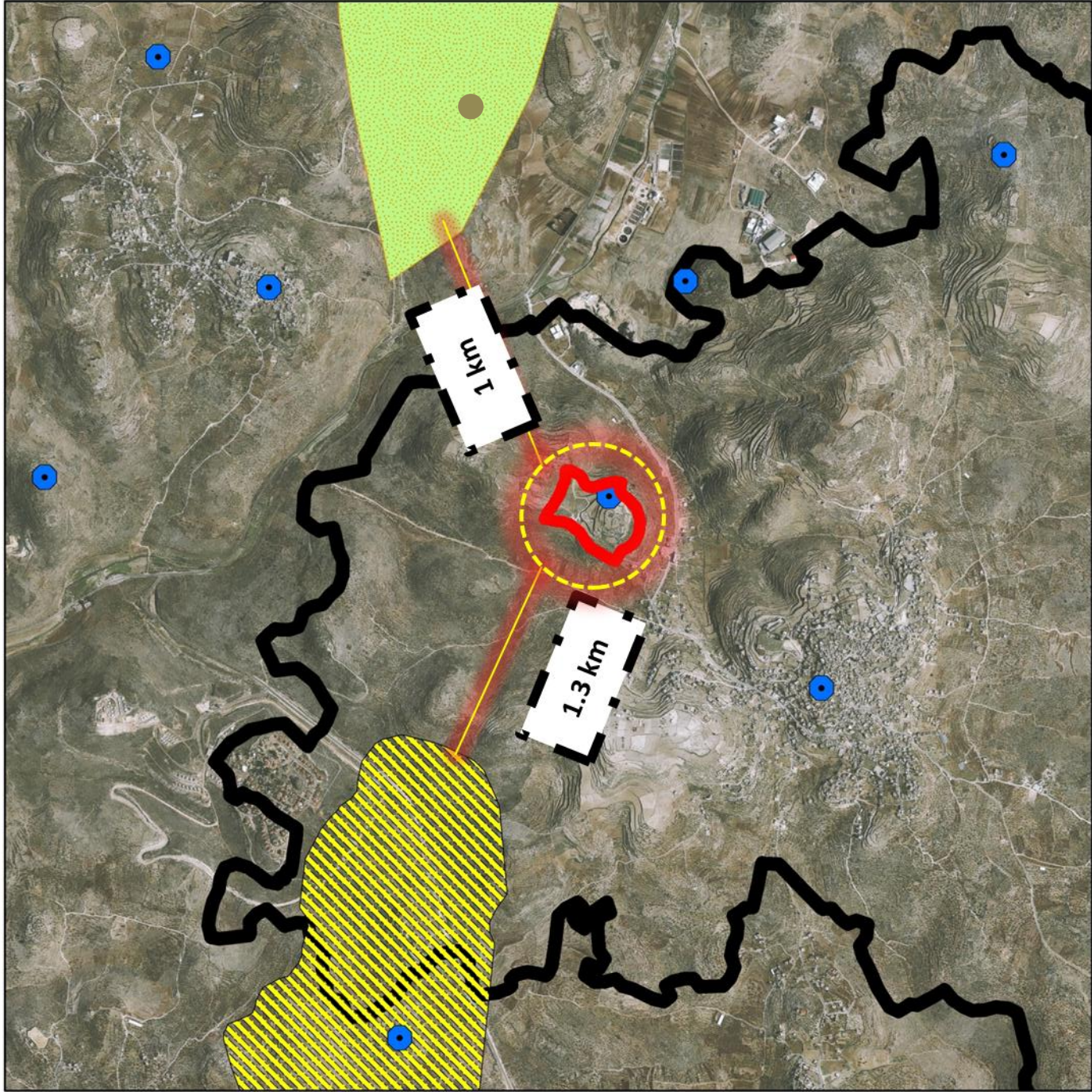
1:50,000



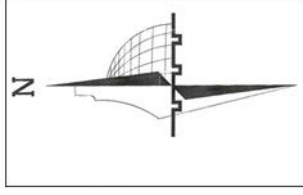
5. distance from Archaeological sites, heritage and biodiversity:

Will be the study the Archaeological sites, heritage and biodiversity, we note that the distance from these areas is a positive point, where the expansion of the site to take any direction it wants , there is no obstacle to expansion. The next map shows the distances from those site.

Map8 :Archaeological sites, heritage and biodiversity



Archaeological sites, heritage and biodiversity



Legend

- Beit Led Boundary
- Proposed Site
- Cultural Heritage
- Biodiversity
- Archaeological Sites

1:25,000

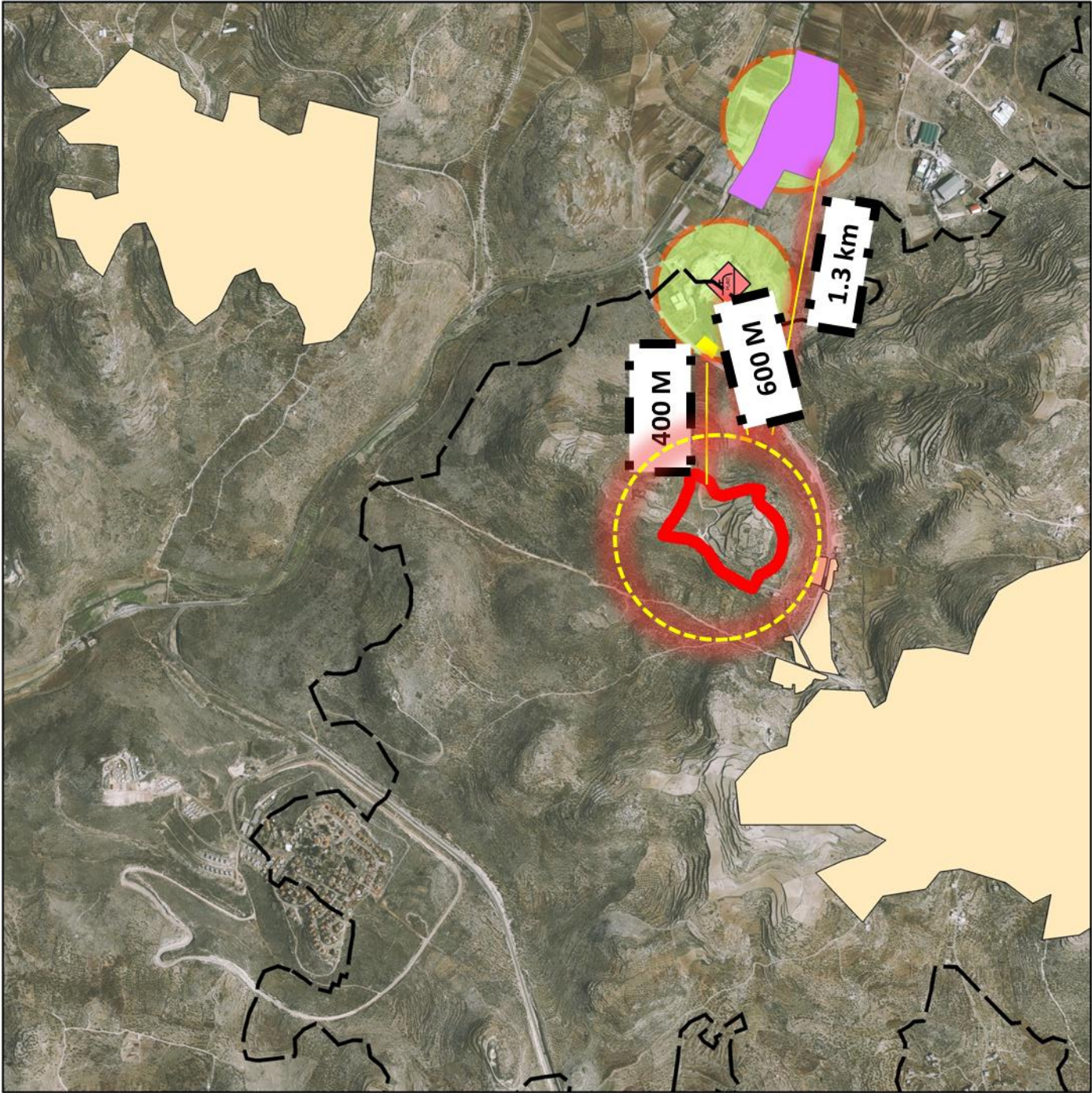
6. Study the surrounding area:

We will study the area surrounding the site to see the uses and see if these uses are positive points, or negative point in the site.

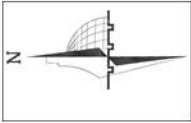
The existence of purification station on the 600 meters and the station does not have any negative environmental impact on the site and precaution we took buffer Zone surrounding the area , we noticed that the site is far from the proposed site, 1.3 km there is an industrial area where this region have been planned by a planning standards so that it does not have any negative environmental impact to the site. The 400 meters away from the site, there is a gas station does not have a negative effect on the site.

Next map shows the surrounding uses:

Map9 : Surrounding area



A Round Area Use



Legend

- Proposed Site
- Beit Led Boundary
- Purification Station

A round Area

- Use
- Industrial
- Residential
- Gas Station
- Buffer Zone

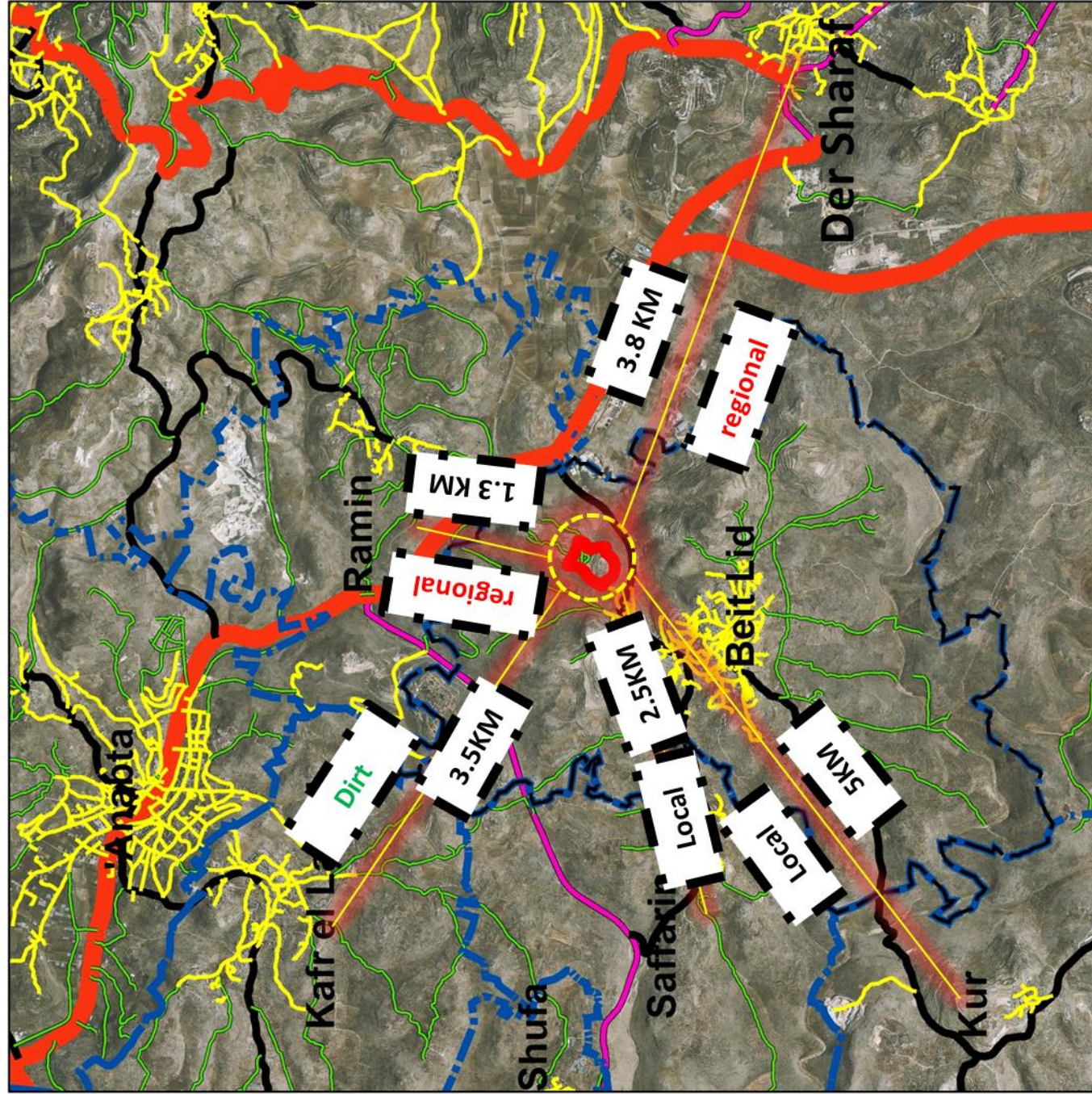
1:20,000

7. Site and neighboring villages:

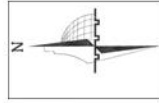
We studied the site and the villages surrounding it, both these villages are located within the Tulkarm or in neighboring provinces such as Nablus and Qalqiliya and observe through the following map the distance between the site and the surrounding villages and the type of roads.

The following map shows the location and surrounding villages:

Map 10: The location and surrounding villages



Beit Lid and surrounding communities



Legend

- Proposed Site
- Beit Lid Boundary
- Tulkarm Community

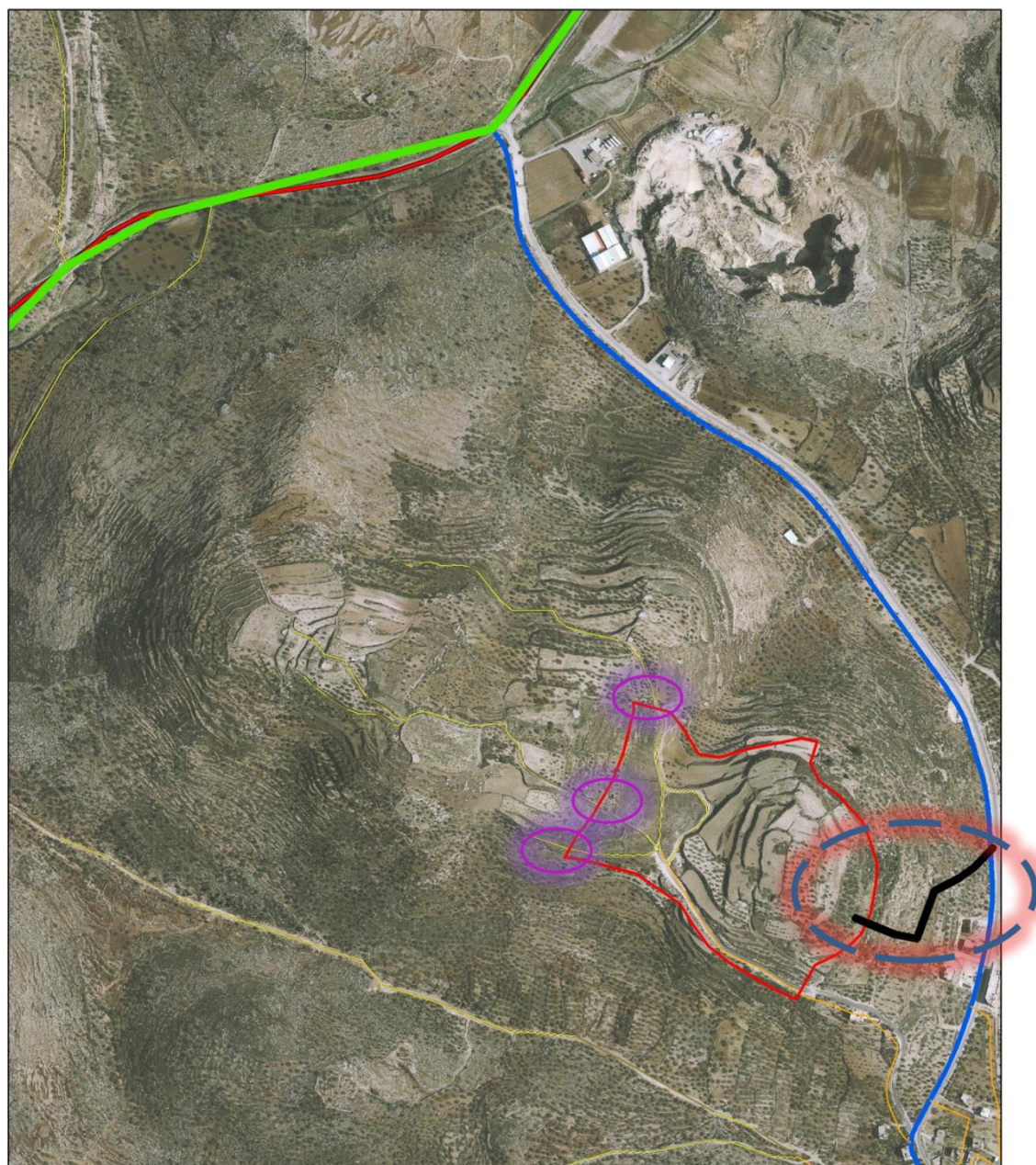
Roads

Classification

- Internal
- Local
- Main
- Dirt
- Regional

1:50,000

Map11 : Proposed Road



Proposed Road



Legend

— Proposed_Road

□ Proposed Site

Roads

Classification

— Internal

— Local

— Main

— Dirt

— Regional

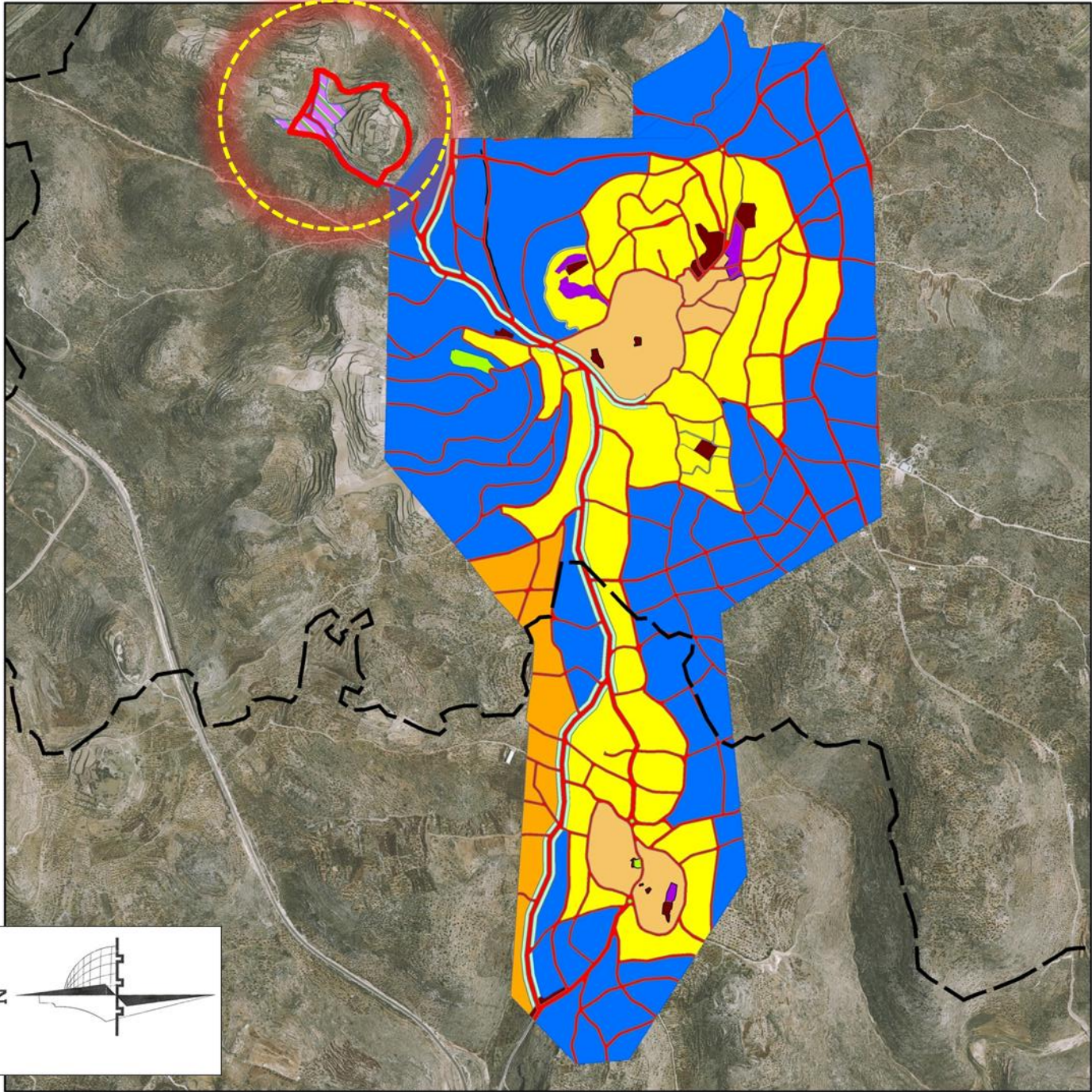
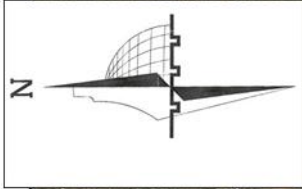
1:5000

2. the local level: we will study the site at the local level through the following:

1- The location of the project according to the master plan:

The project is located east of the northern part of the town and in the master plan , a part of the project is licensed by the Ministry of Local Government, the following map shows the project site for the structural scheme:

Map12 : The location of the project according to the master plan



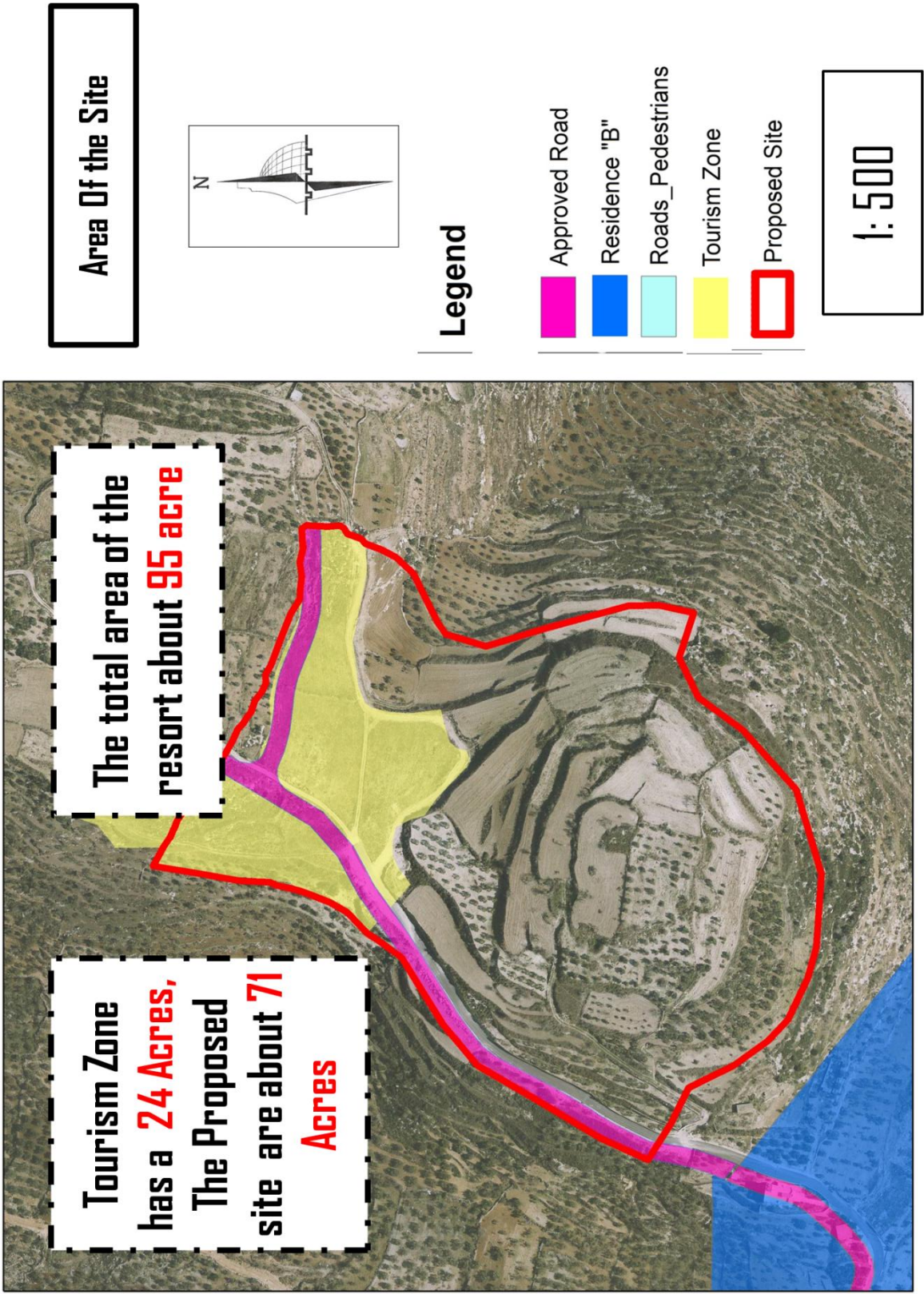
Beit Lid Master Plan

Legend

- Proposed Site
- Beit Lid Boundary
- Approved Road
- Approved Road
- Cemetery
- Commercial "Longitudinal"
- Public Buildings
- Public Garden
- Residence "A"
- Residence "B"
- Residence "C"
- Residence "Down Town"
- Roads_Pedestrians
- Tourism Zone
- Water Spring

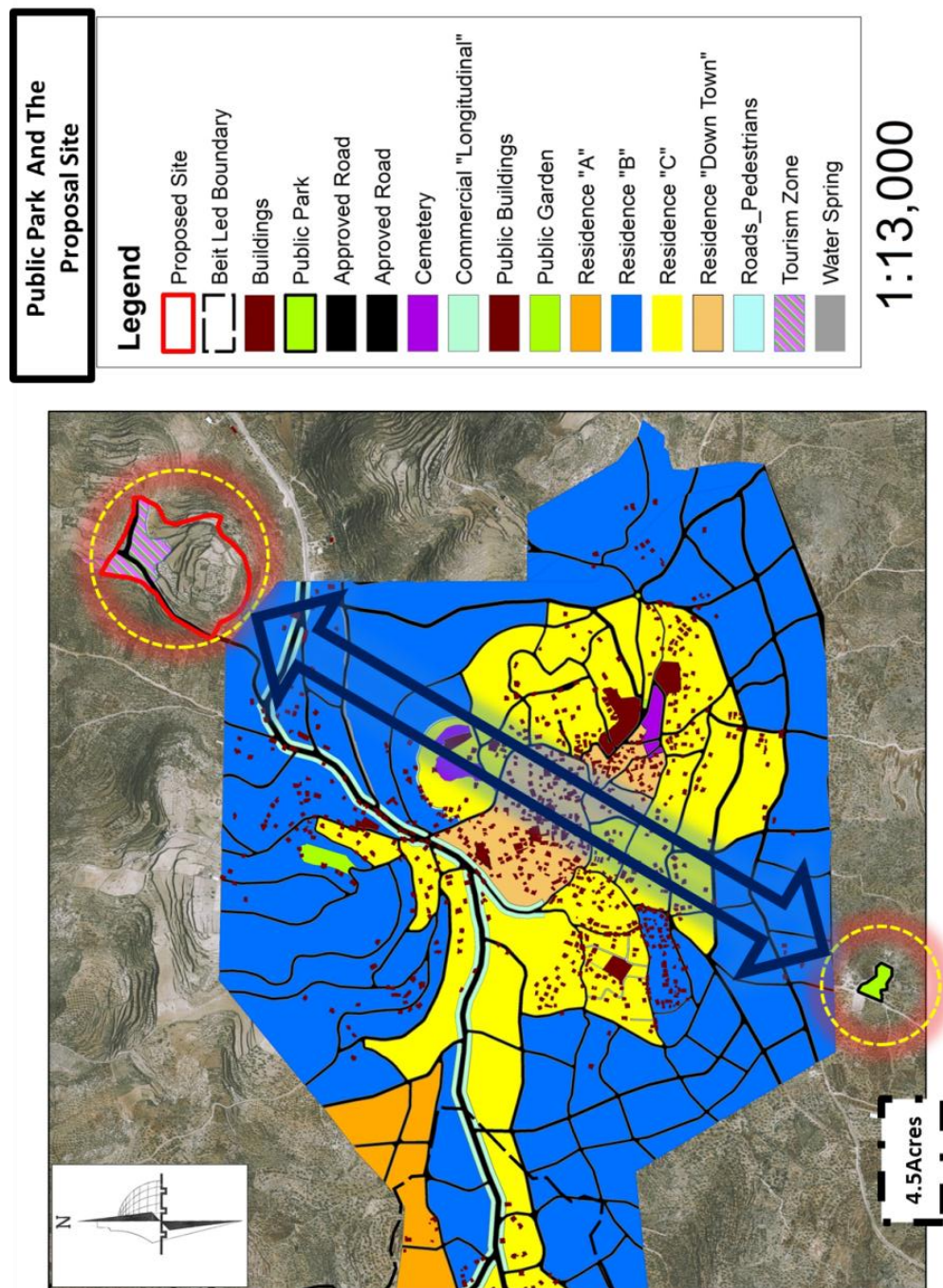
1:20,000

Note that there are about 24 acres licensed by the Ministry of Local Government and is classification as entertainment zone, we have expanded the site on the basis of contour lines and the most beautiful views and we got about 94 acres for the project following map shows the boundary of the project:



We studied the project site with the park located in the town where there is in the southwestern part of town, an area of about 4.5 acres and the park is not exceed the local level. as space and quality of service provided by the proposed project, it contains many of the services and features that serve the regional level, which will be clarified later .

Map14 :Public Park And The Proposal Site

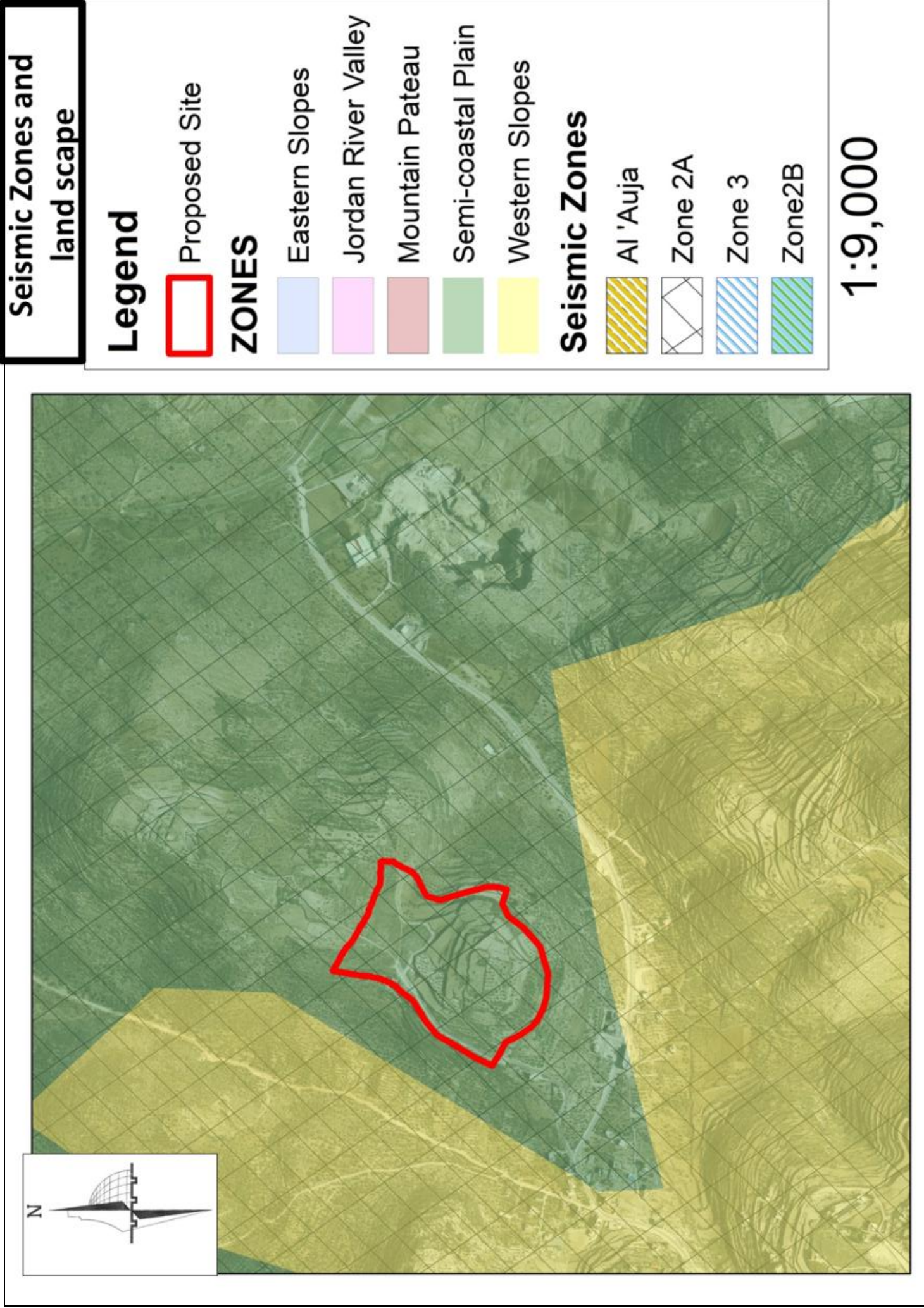


2. Classification of seismic and a view:

Note that the rating seismic zone is 2A and this doesn't made a danger situation on the site and because of that the project will be buildings, as the landscape is characterized by coastal semi, which has the characteristics of an beautiful views as we will see later pictures that show the location of the home and from abroad.

The following map shows us the seismic classification and landscaping.

Map 15 : The seismic classification and landscaping



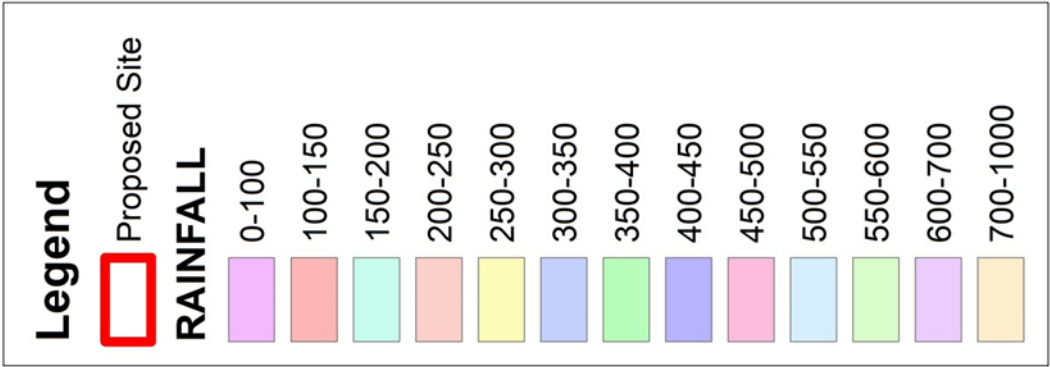
3. The amount of rain:

note that the site is located in a region where rainfall is between 550-600 mm, the slope of the region helps the water to go down to the bottom of the land . The amount of rain and water does not affect the construction and the quality of it.

The following map shows the amount of rain falling on the region:

Map16 :The amount of rain falling on the region:

Rainfall



1:100,000

4. The Elevation :

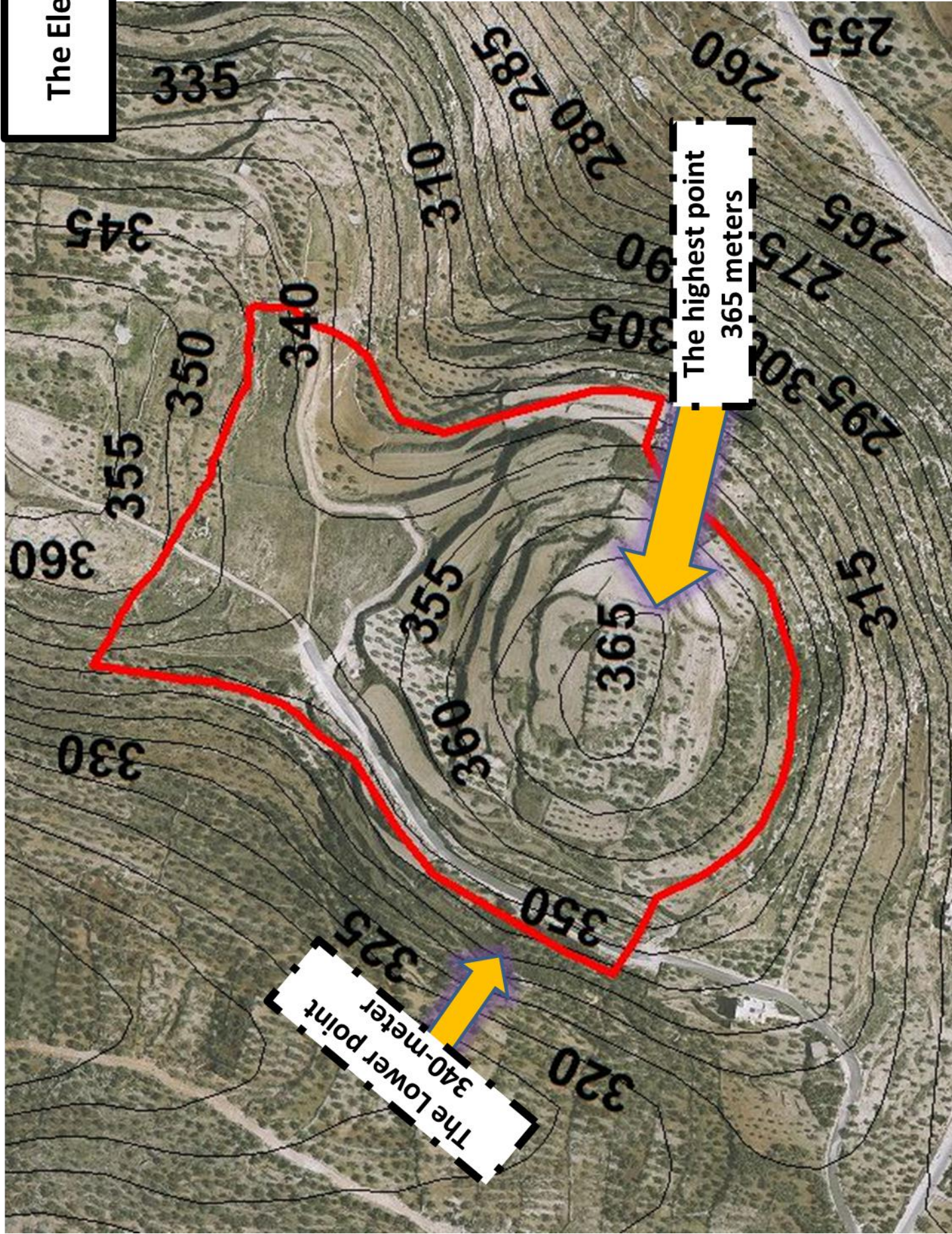
The site is located within a high level of elevation . it is located in an area of the highest areas in Tulkarm, where the altitude ranges between 349-402 meters as the north of the site can see the city of Nablus.

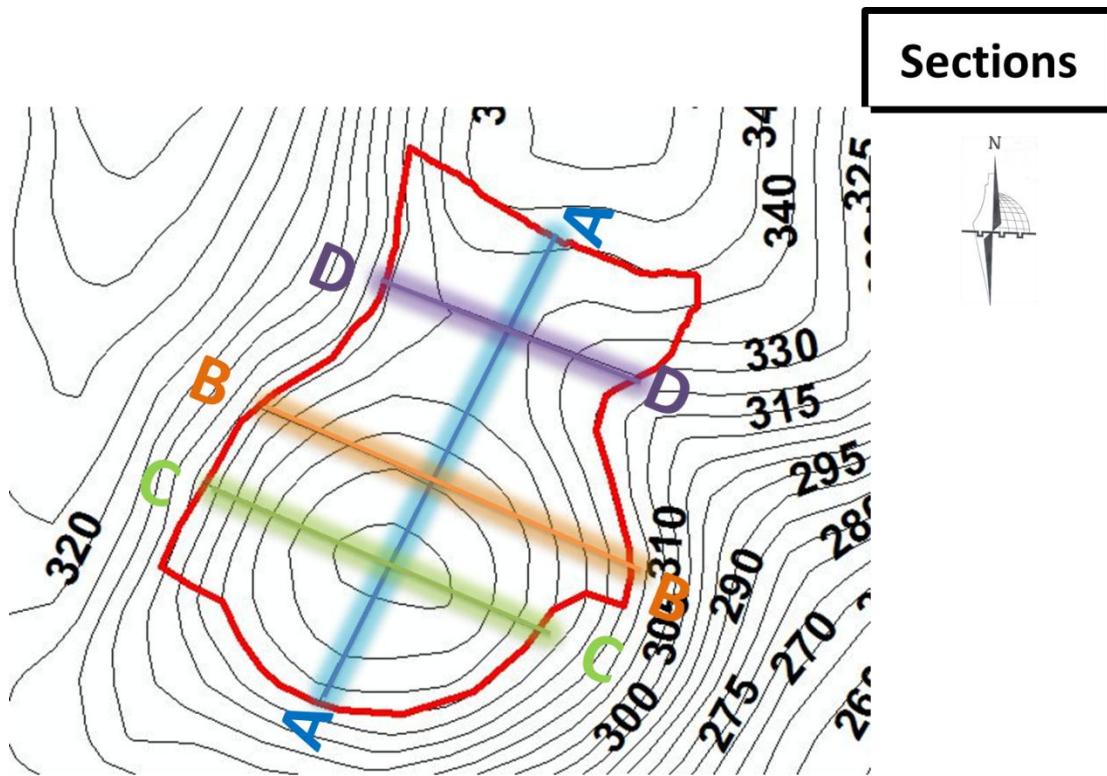
We will see that the elevations in the site we can use it to distribution the function of the resort , also the elevation will help us in the cut and fill . because of the contour interval is 5 meters that help to decrease the cost of the construction.

The next maps will show us the elevation , the highest and lower point ,also , we will see the section plan for the site.

Map17 :The defirant elevation point in the site

The Elevation





Map18 : Section line

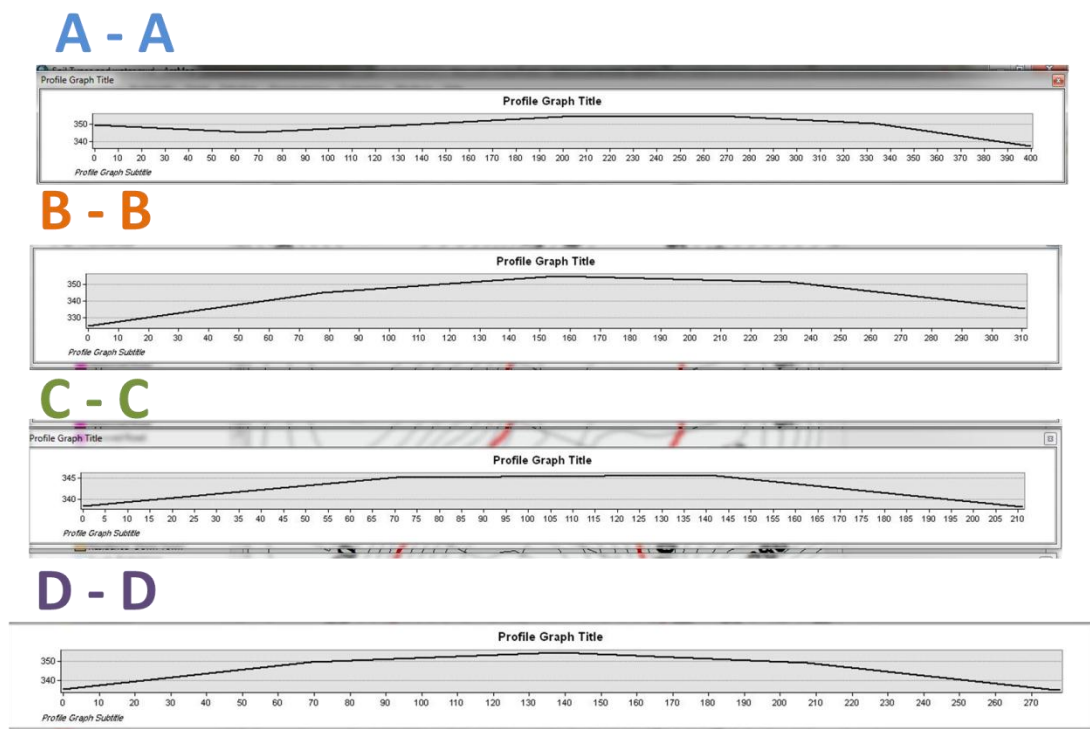


Figure3 :Sections line

Now, we will present 3D figure to more understand for topography of the site .

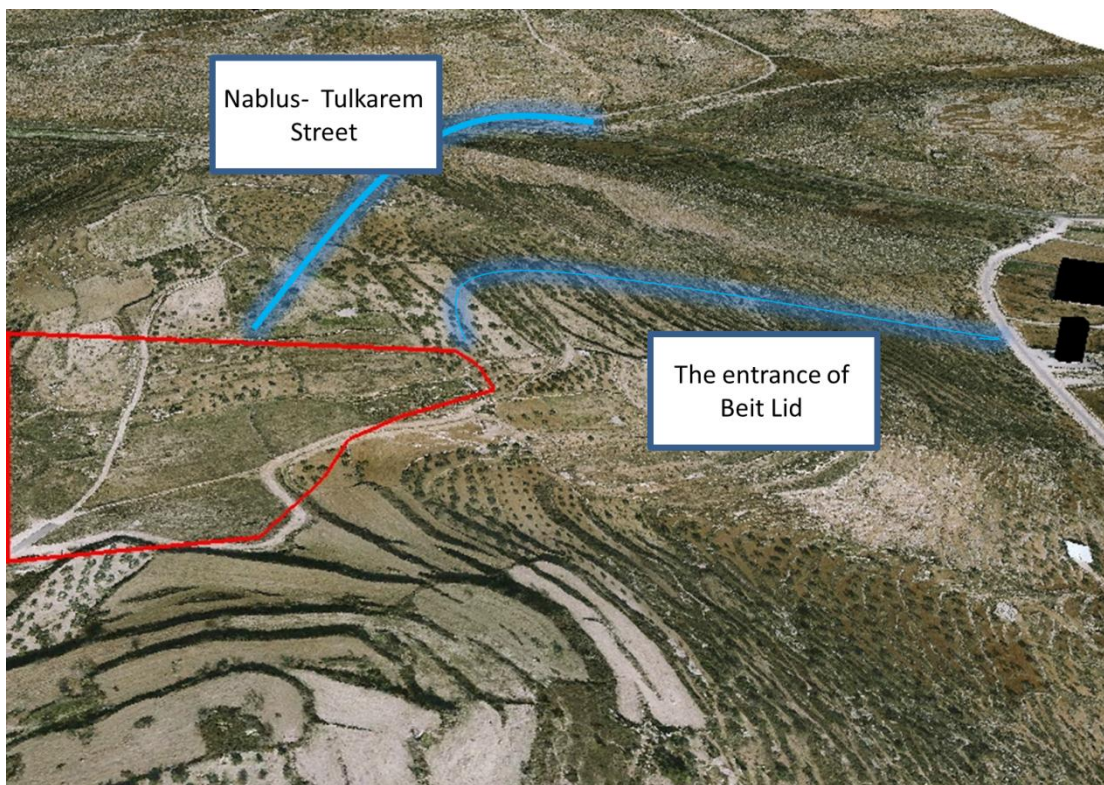


Figure4 : 3D figure of the site 1

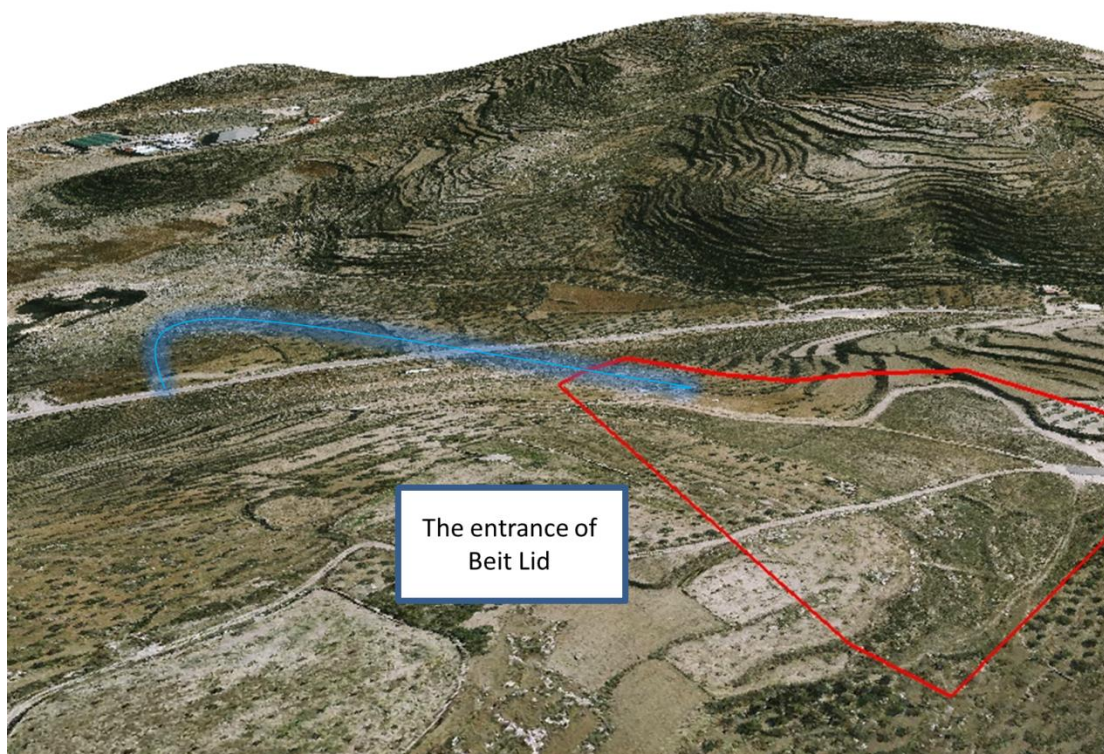


Figure5 : 3D figure of the site 2

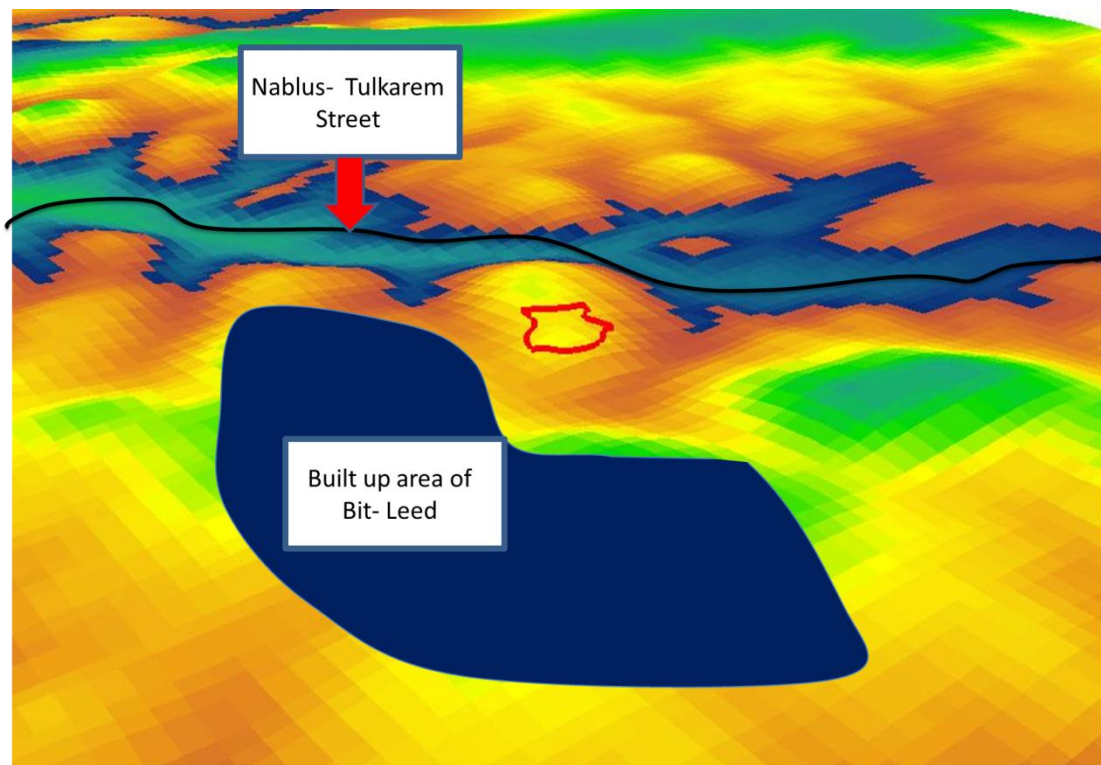


Figure6 : 3D topography

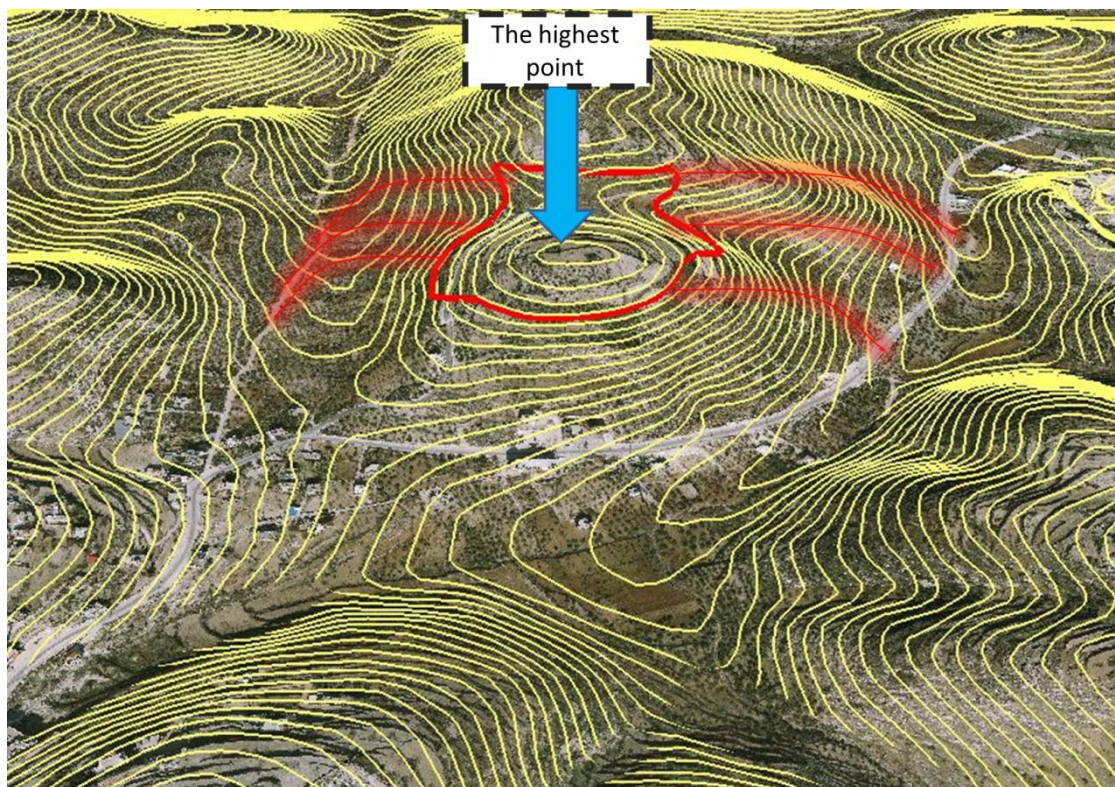


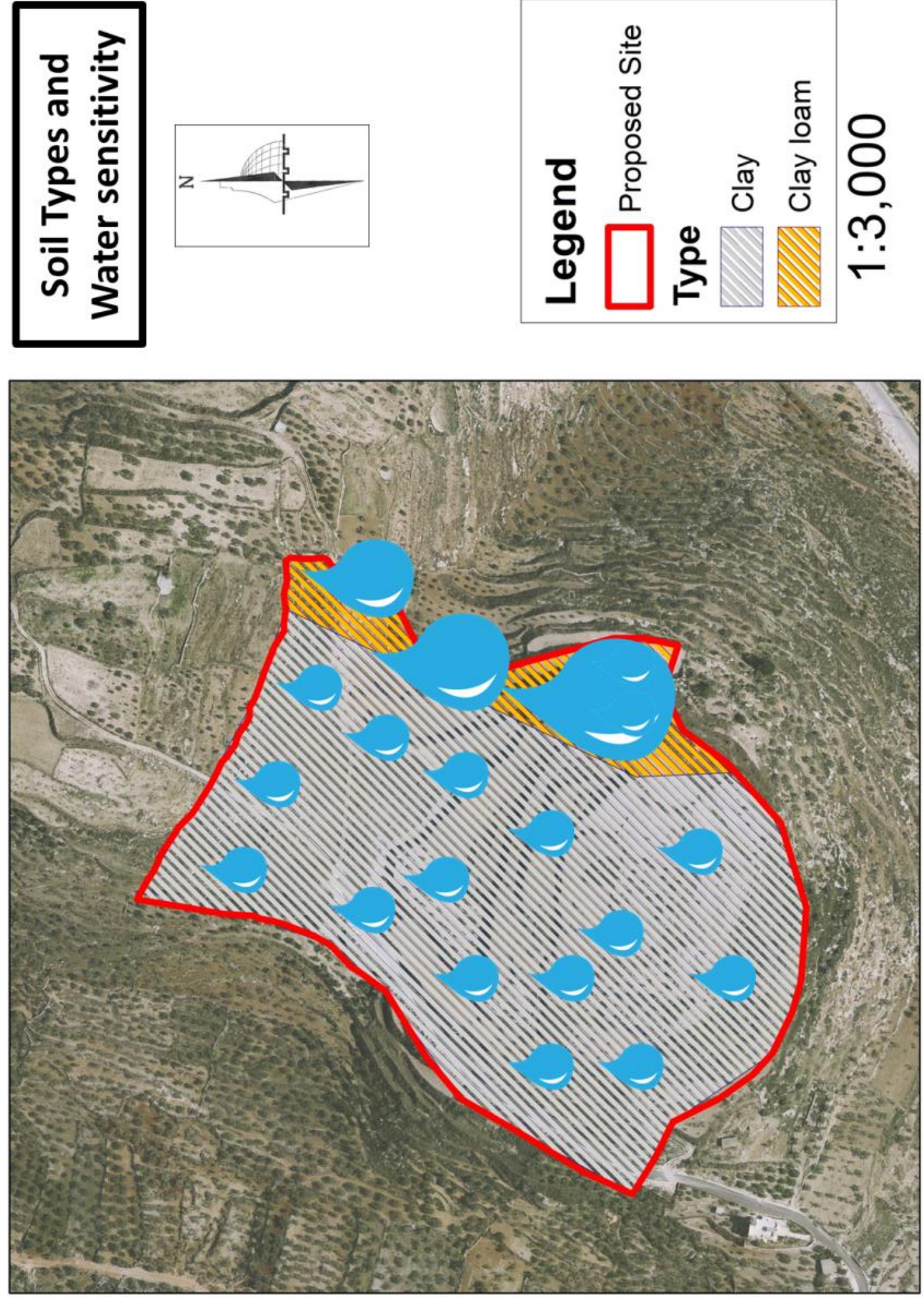
Figure7 :The haighest point

5- Soil type and water sensitivity :

Generally , the soil classified as the soil that cover the ground so we find the soil in the site are clay soil and clay loam soil , but if we take a cut section under a specific depth we will found that the soil is more rocky than the surface. Water sensitivity increased when the soil classified as clay , clay loam... etc .

The next map will show the soil type and water sensitivity:

Map 19 : Soil type and water sensitivity

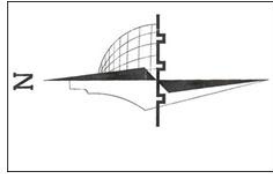


6- Political, agricultural and vegetation classification:

The political classification of the site is B , and the agricultural classification is mid value , the mid value present through the vegetation cover . the following map will show this information :



**Political, agricultural
and vegetation
classification**



Legend

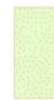
Vegetation cover



Area B



Agricultural classification

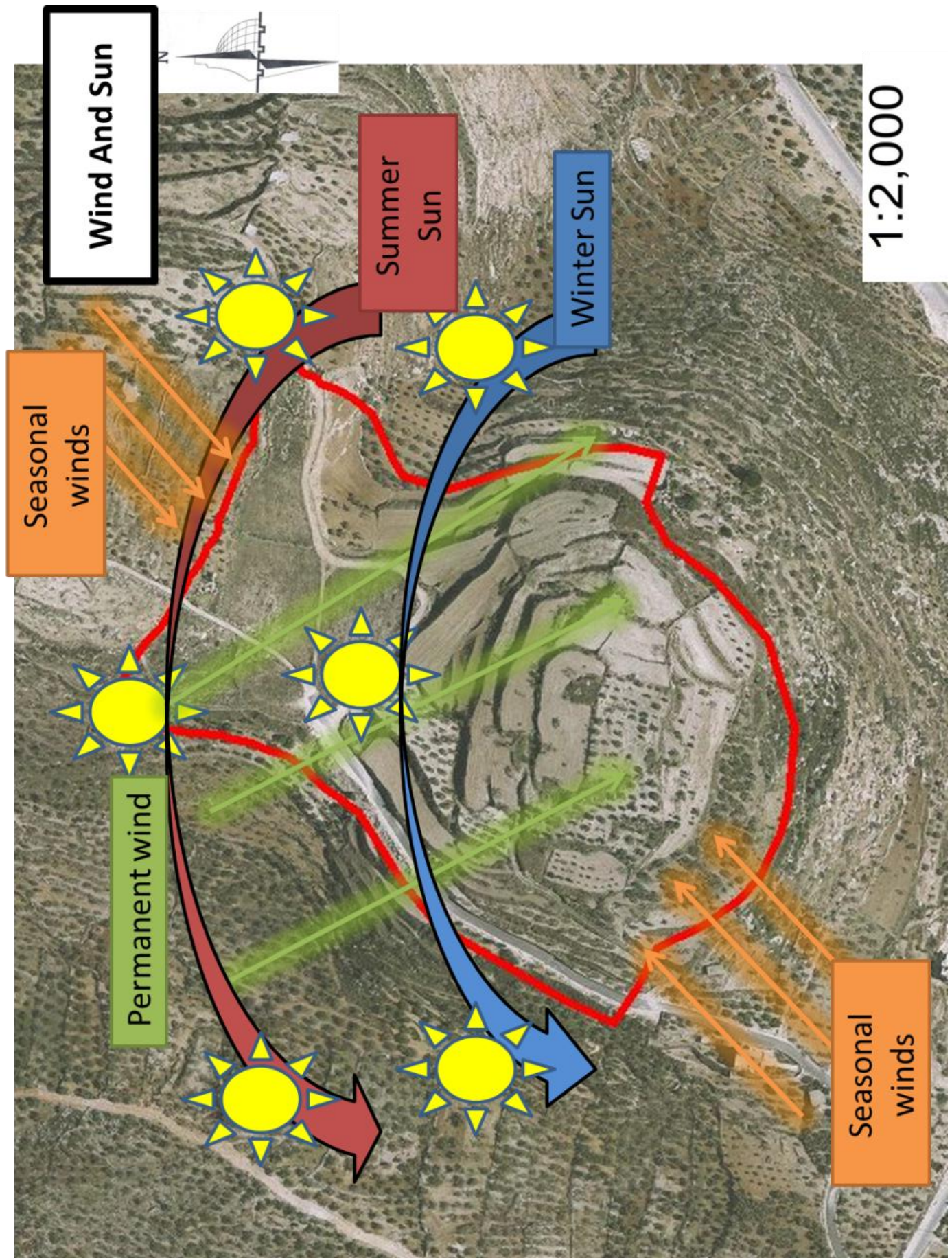


Medium value

1:3,000

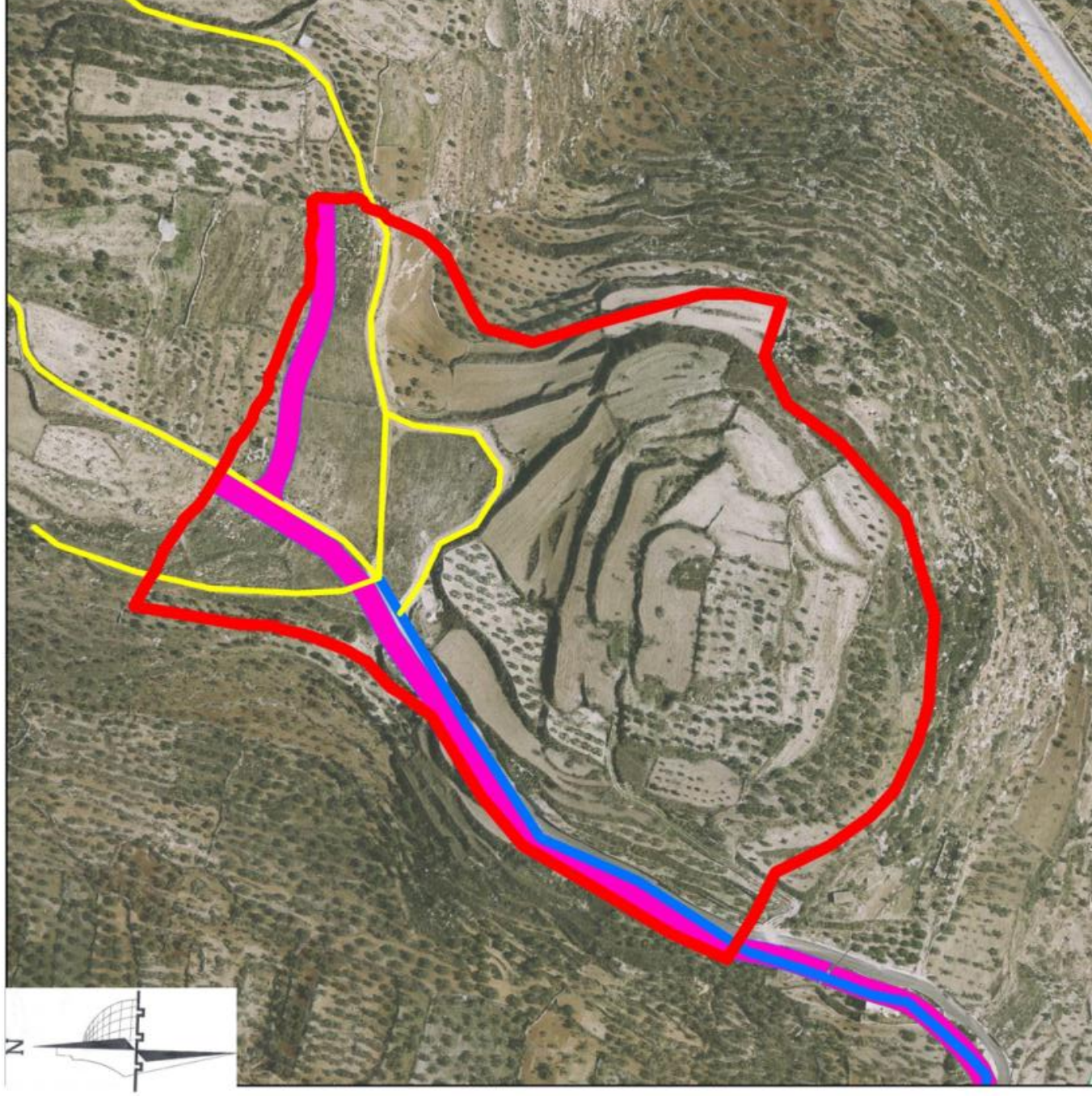
7- Wind And Sun:

The wind Permanent direction in the site is eastern south that help to far away from any negative environmental impact (if there is any impact) and the direction of the sun can understand it from the next map .



8- the roads :

The classification of roads inside the site are (internal , dirt) also there is an approved roads . we also present in the next maps the condition of the roads , the width ,and the direction .



Proposed Roads

Legend

 Proposed Site

Roads

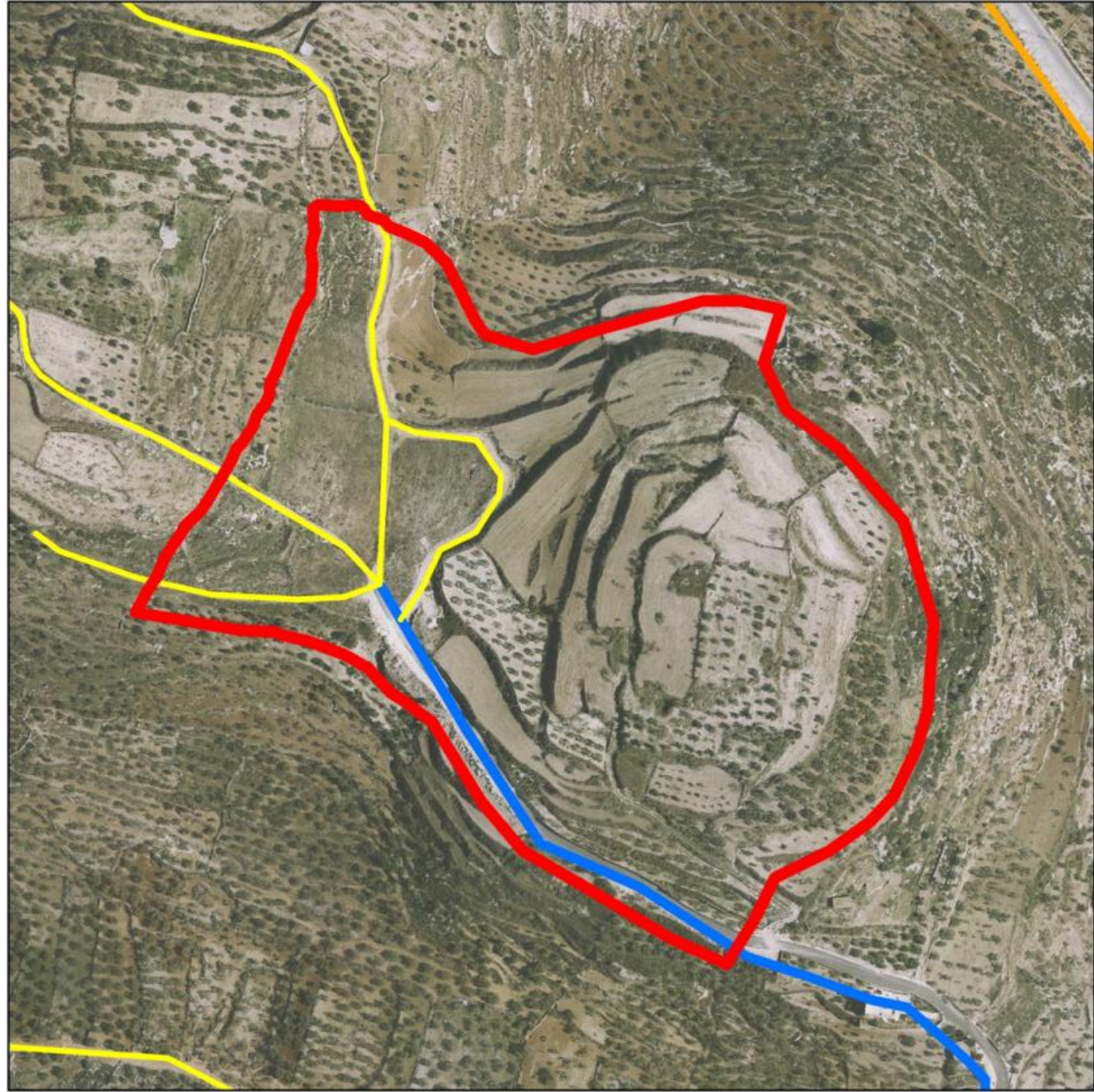
Classification

 Internal

 Dirt

 Approved Road

1:3,000



Roads Condition



Legend

 Proposed Site

Roads

Classification

 Paved - good

 Un Paved

1:3,000

Roads Width



Legend

 Proposed Site

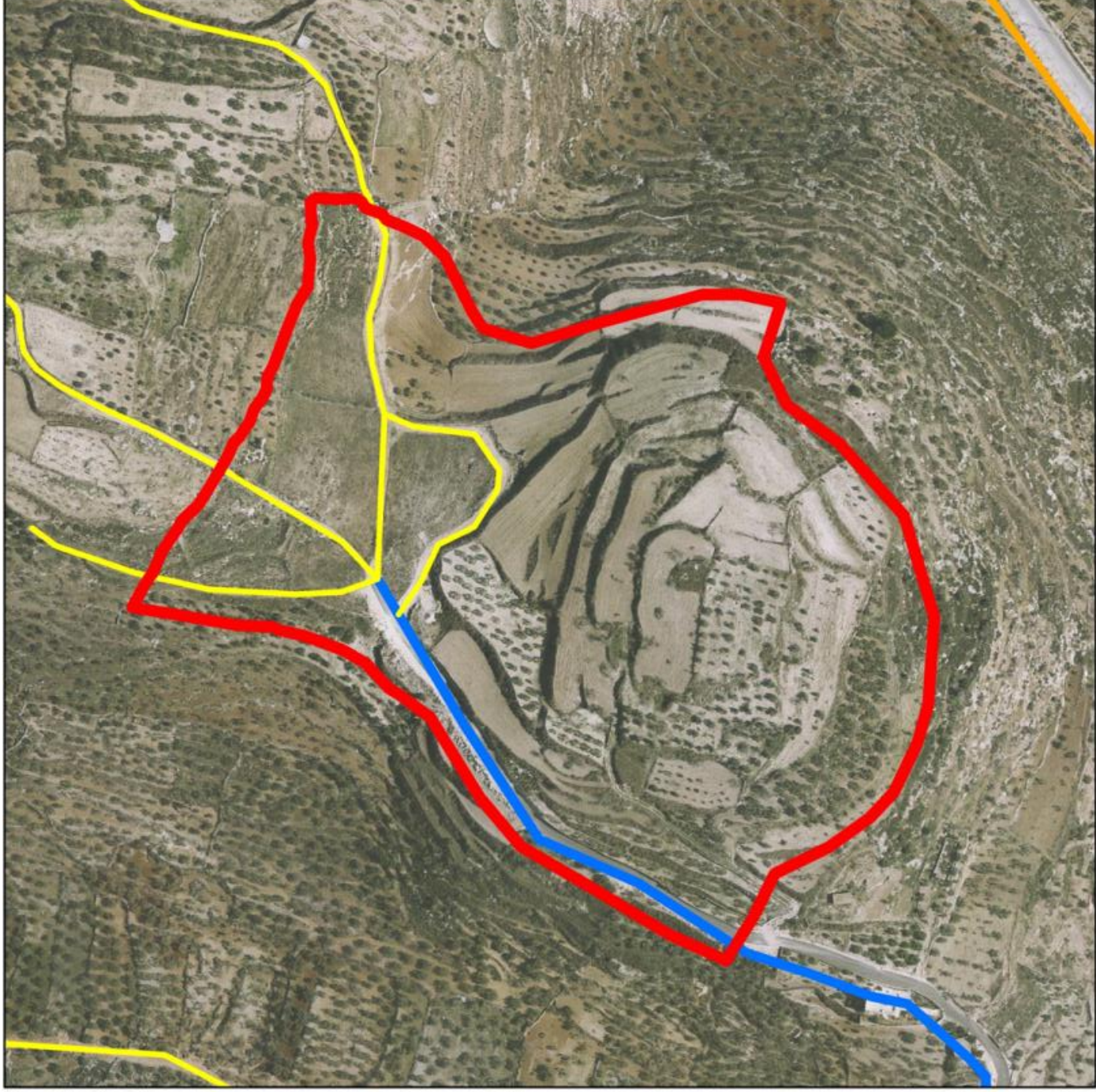
Roads

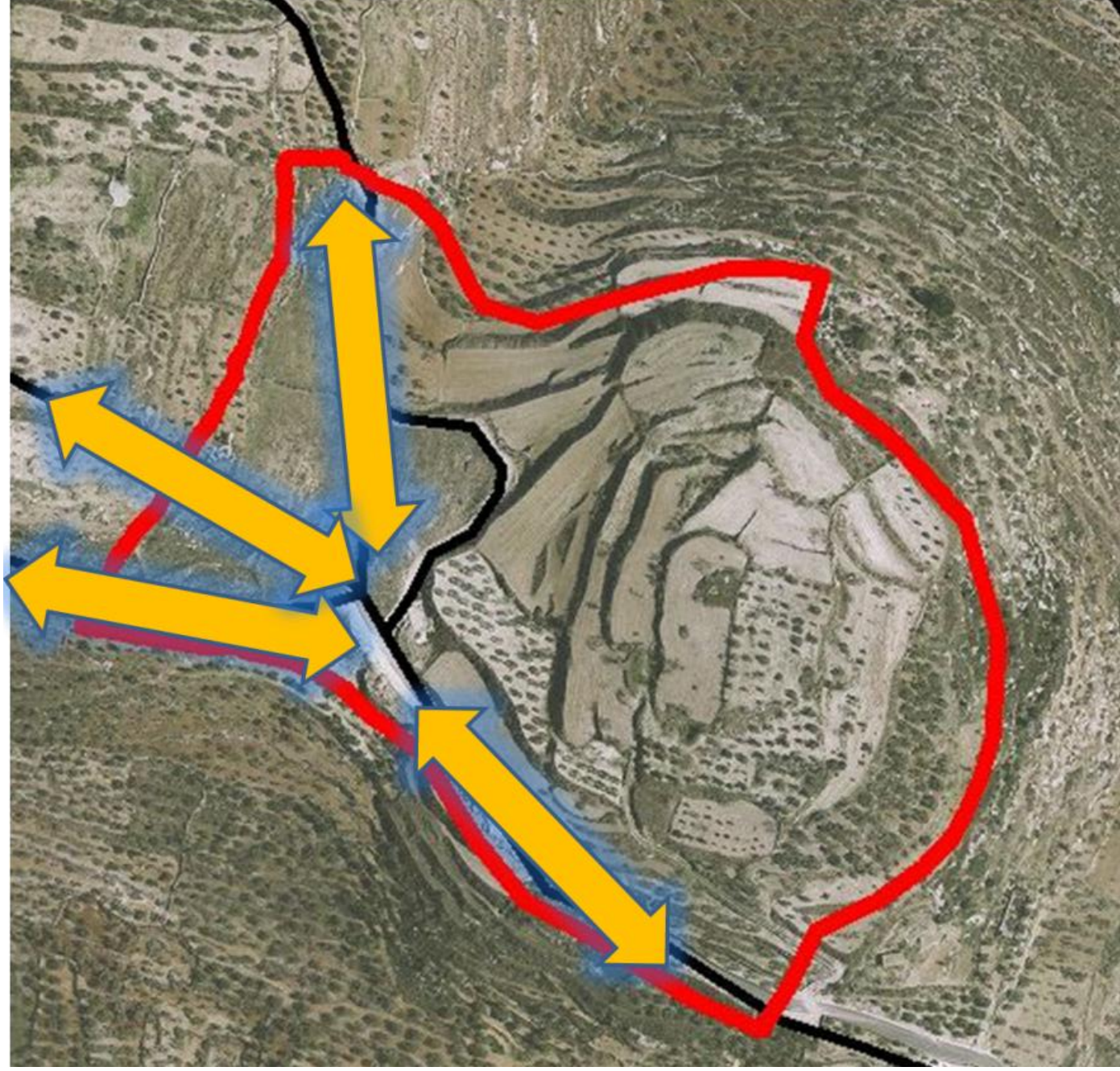
Classification

6 M

4 M

1:3,000





Roads Directions



- Legend**
-  Proposed Site
 - Roads**
 - Classification**
 -  Internal

1:1,500

9- views from the site:

We will see in the next pictures site and what around it , the best view that we can see the Nablus city from it :

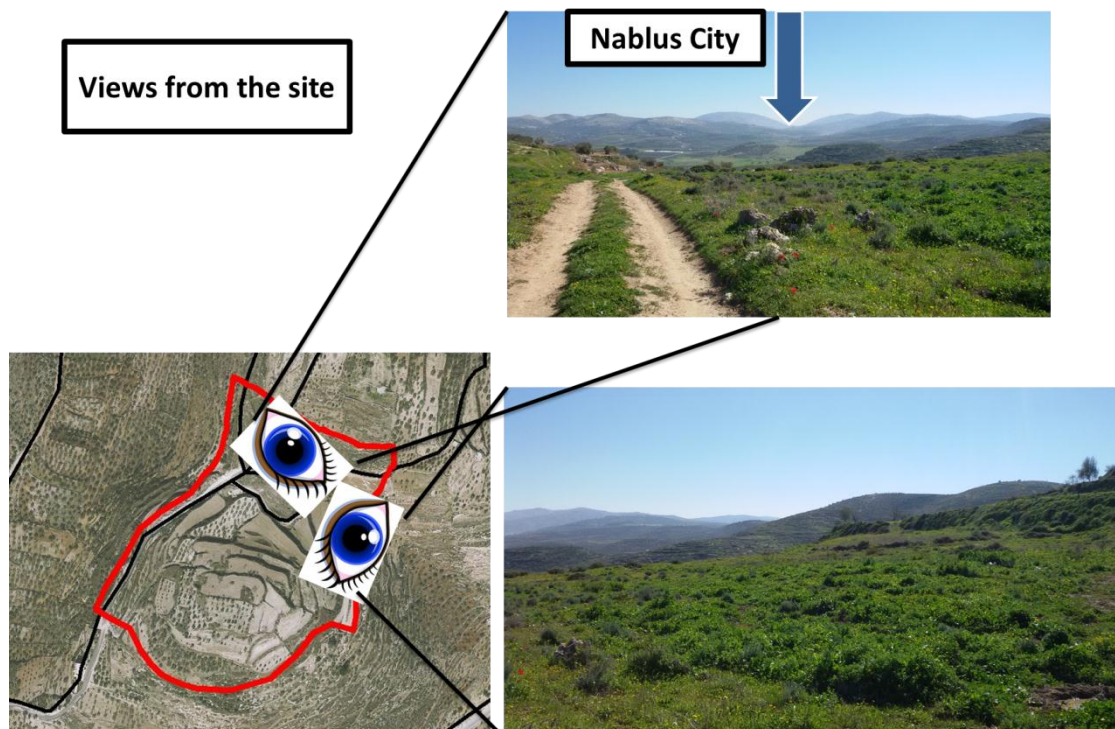


Figure8 :The best view

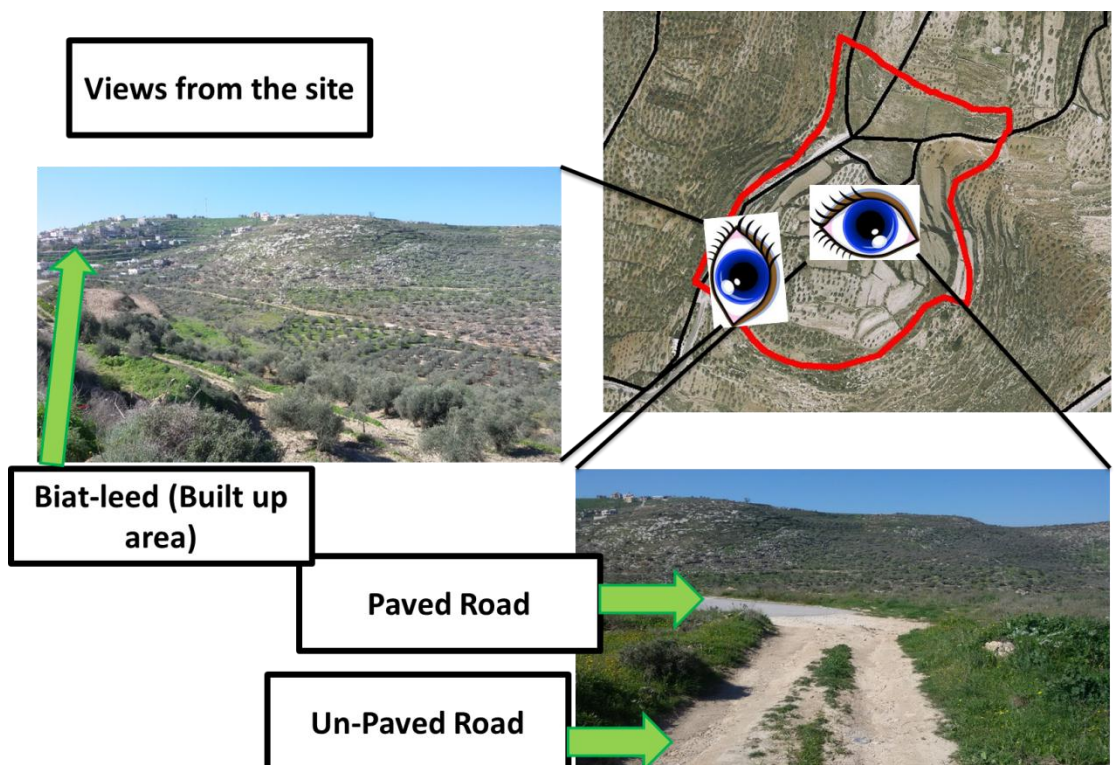


Figure9 : pictures from the site

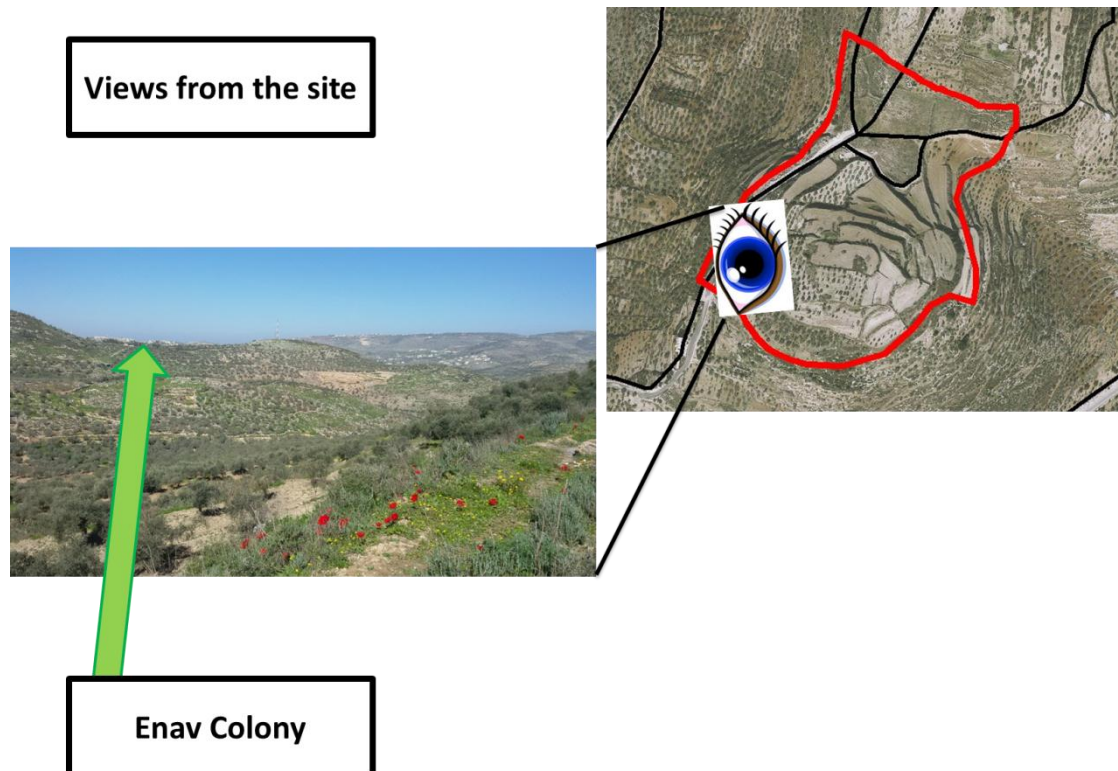


Figure10 : Enav colony from the site

Views from Nablus – Tulkarm Street



66
Figure11 : The site from Nablus -Tulkarm street


10- infrastructure :

As we can see the approved area have a water , electricity , telecommunications and roads but there is no sewage system .they use the Drilling absorbency.

Infrastructure




Legend

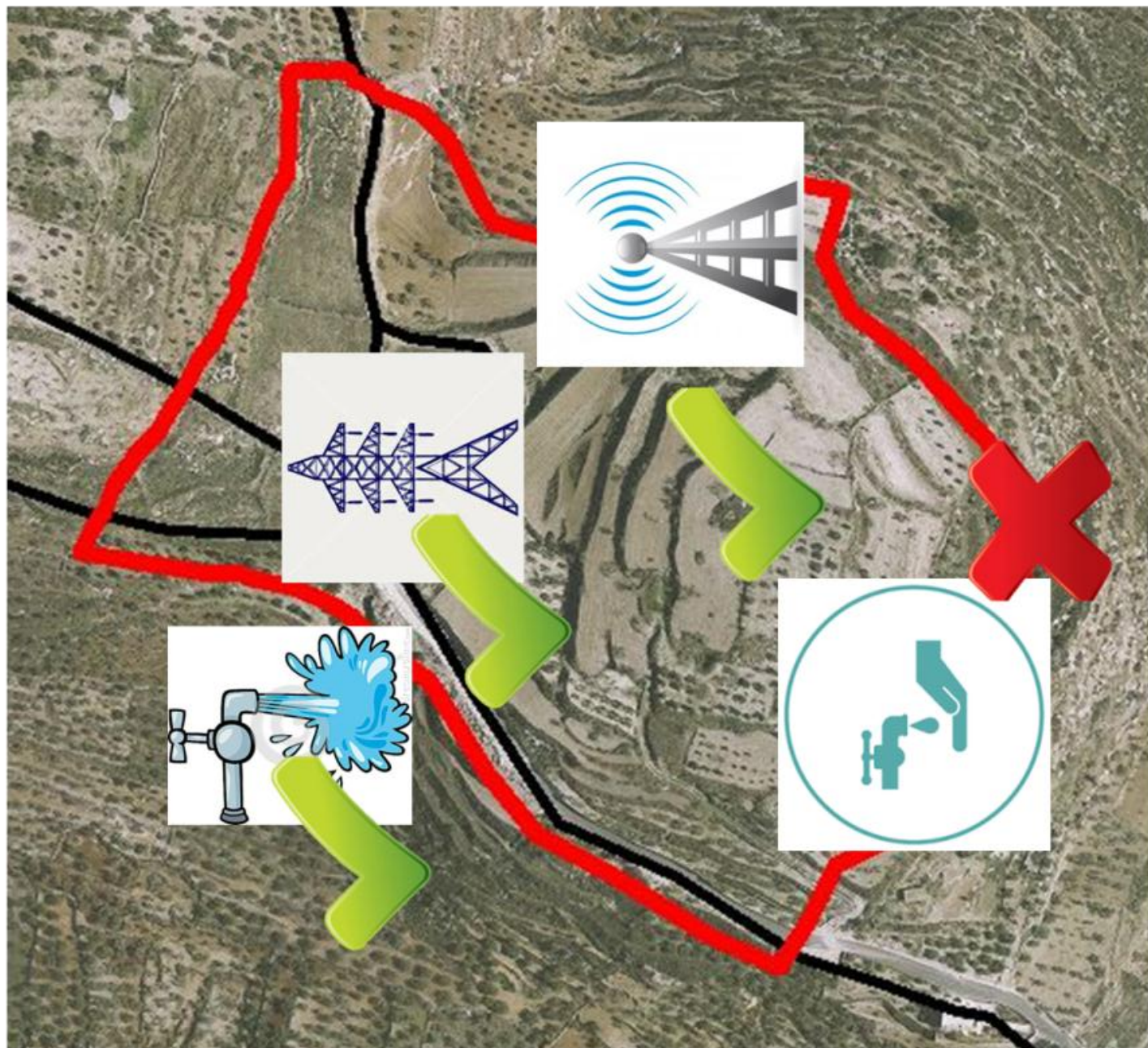
 Proposed Site

Roads

Classification

 Internal

1:3,000

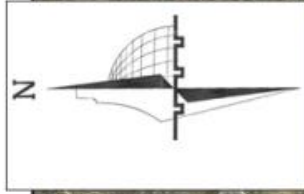


Study Site at the local level:

As a master plan we see the built up area spread in the west of the plan , also saffarin village spread toward Bet-Leed town . the site of our project sit in the northern east of the master plan so there is no obstacle when the project get expansion in the future.

Also the project will improve the local economy of the nearest town.
















The next map will show the site locally.



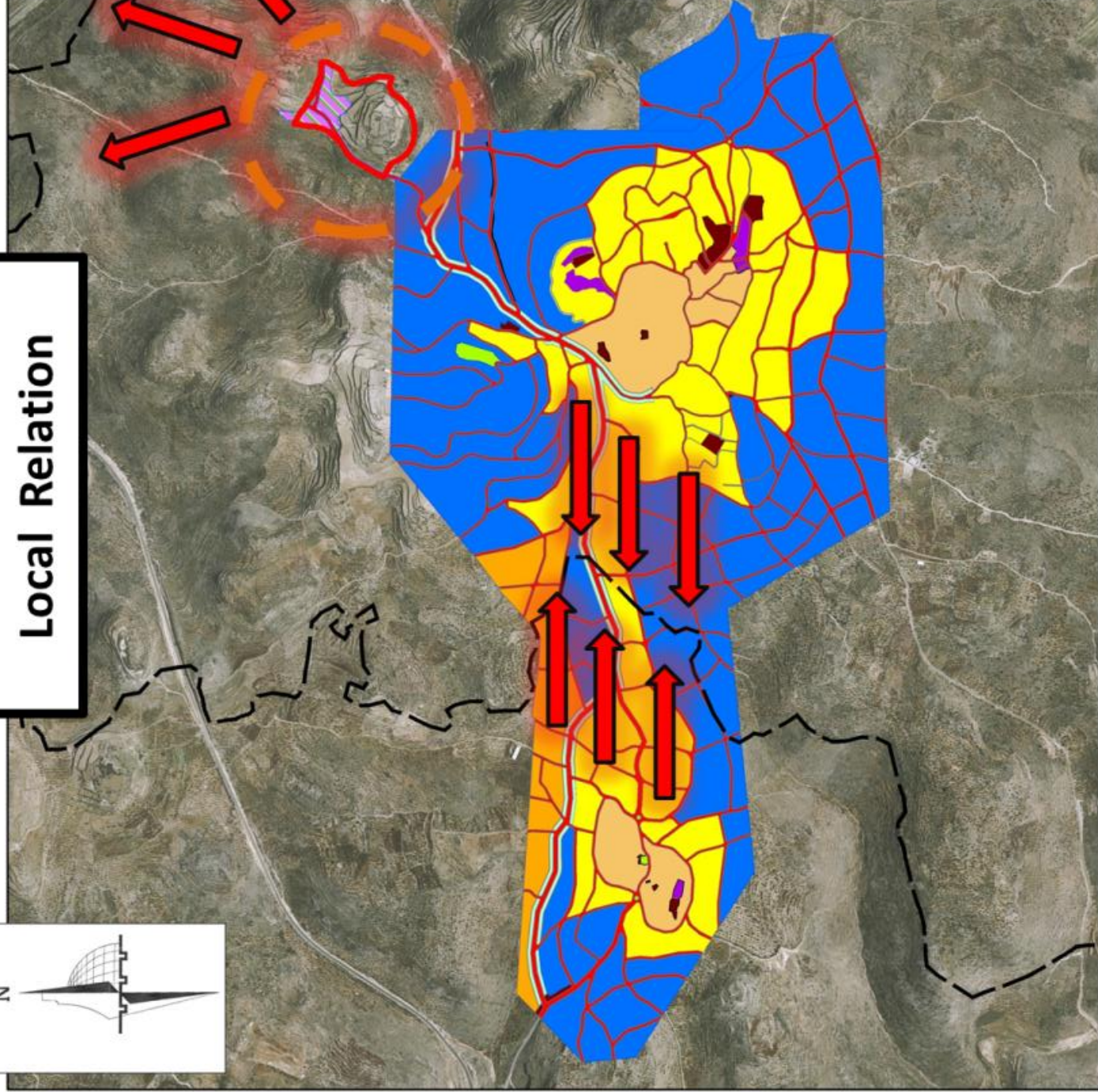
Local Relation

Beit Lid Master Plan

Legend

| | |
|---|---------------------------|
|  | Proposed Site |
|  | Beit Lid Boundary |
|  | Approved Road |
|  | Approved Road |
|  | Cemetery |
|  | Commercial "Longitudinal" |
|  | Public Buildings |
|  | Public Garden |
|  | Residence "A" |
|  | Residence "B" |
|  | Residence "C" |
|  | Residence "Down Town" |
|  | Roads_Pedestrians |
|  | Tourism Zone |
|  | Water Spring |

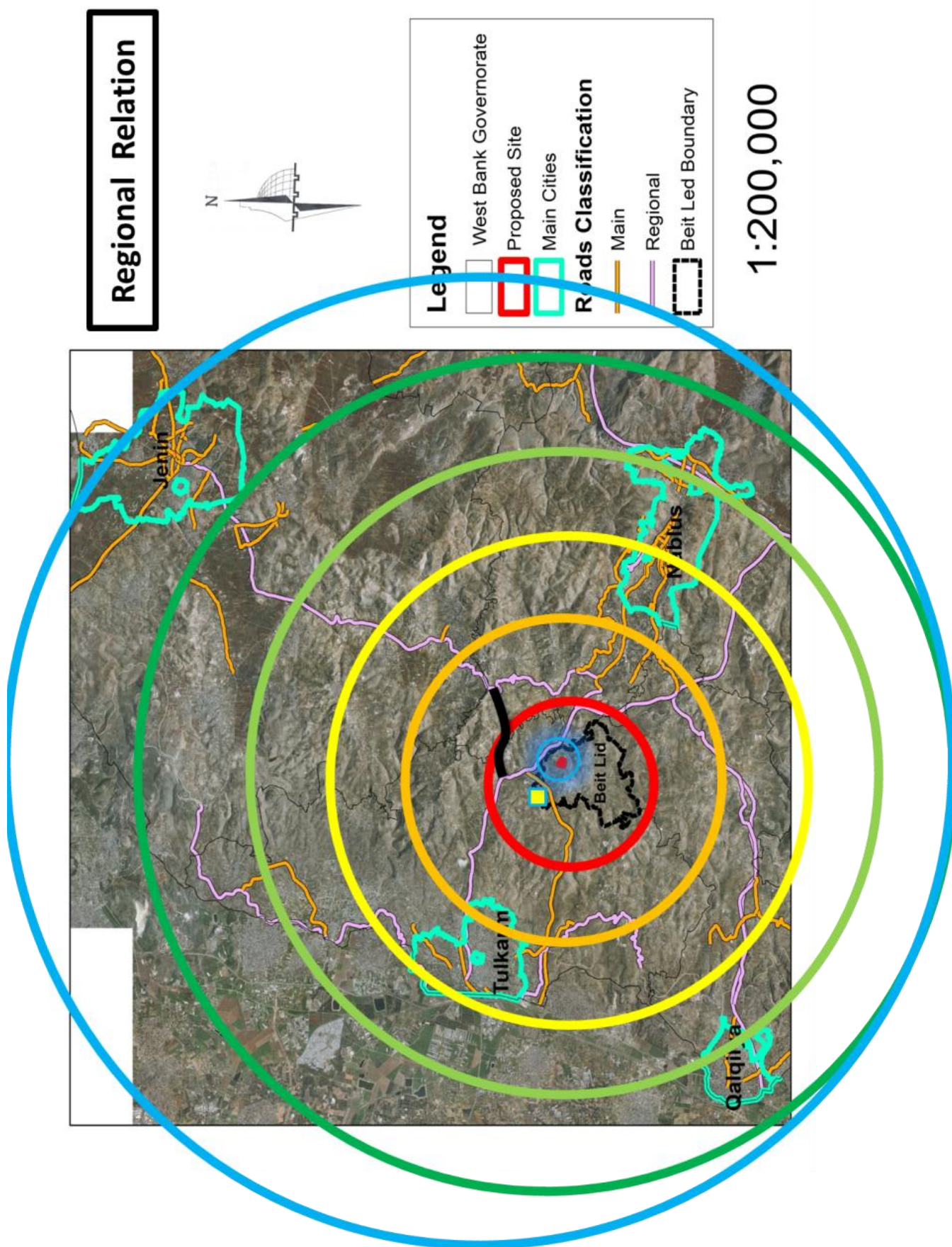
1:20,000



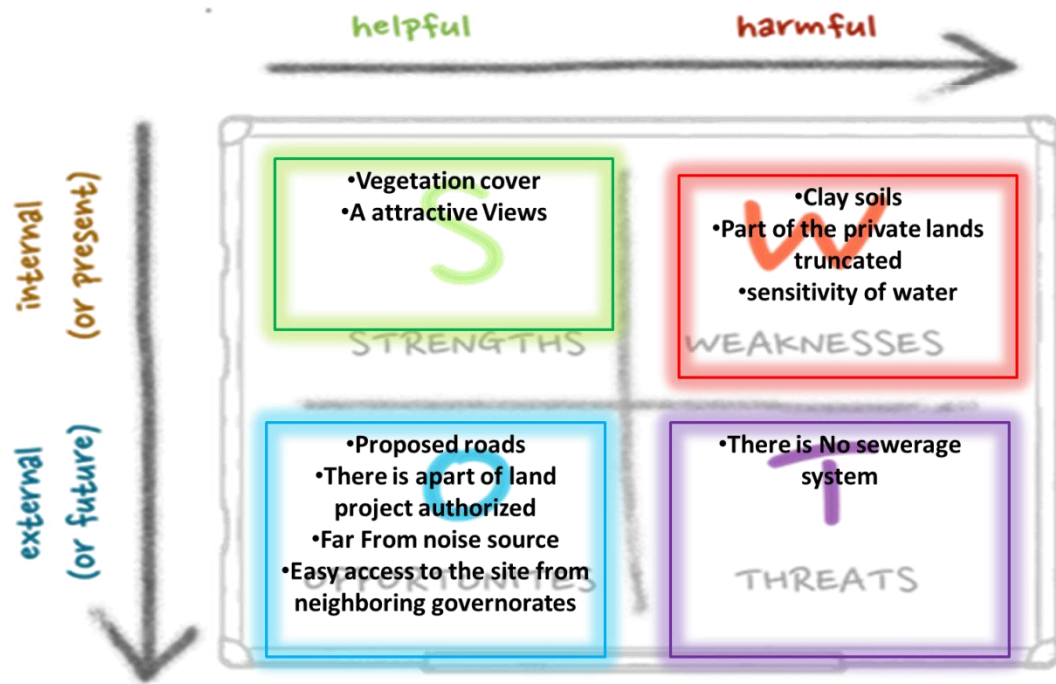
Study Site at the regional level:

Site service to governorates of the north (Tulkarem, Jenin, Nablus, Qalqiliya), also near the project there is Einav colony ,site also works to preserve the land from confiscation, also we thinking to making a road directly from Jenin to the site without passing through the Governorate of Nablus to access it. Also the project in this governorate will increase the economy through projects and activities which will be held in the project.

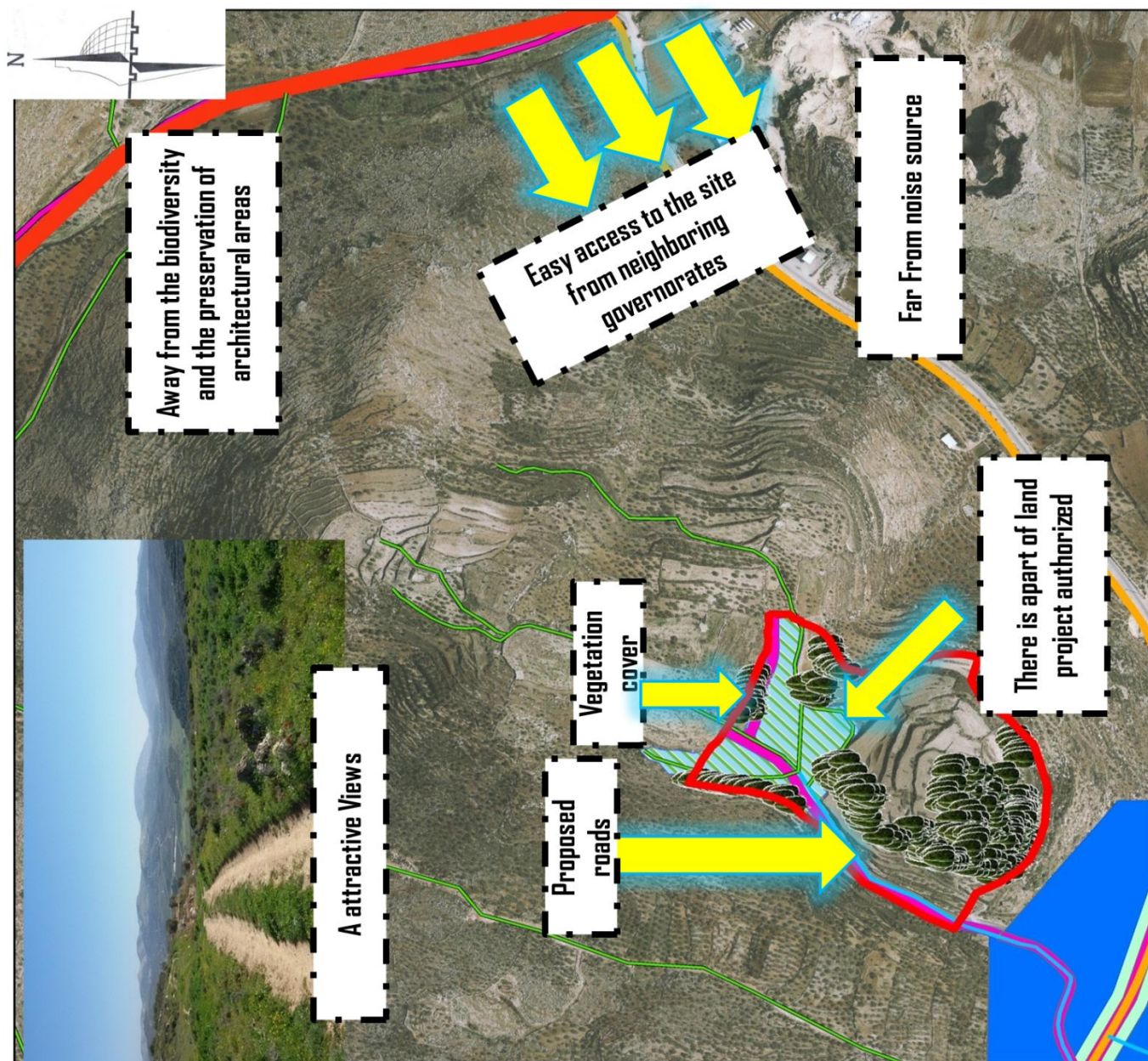
Map28 : Study Site at the regional level



Strengths, weaknesses, opportunities and threats:



Below a maps showing the positives and strengths and the weaknesses and threats in the site :



Opportunities

Legend

Proposed Site

Vegetation cover

Roads

Classification

Internal

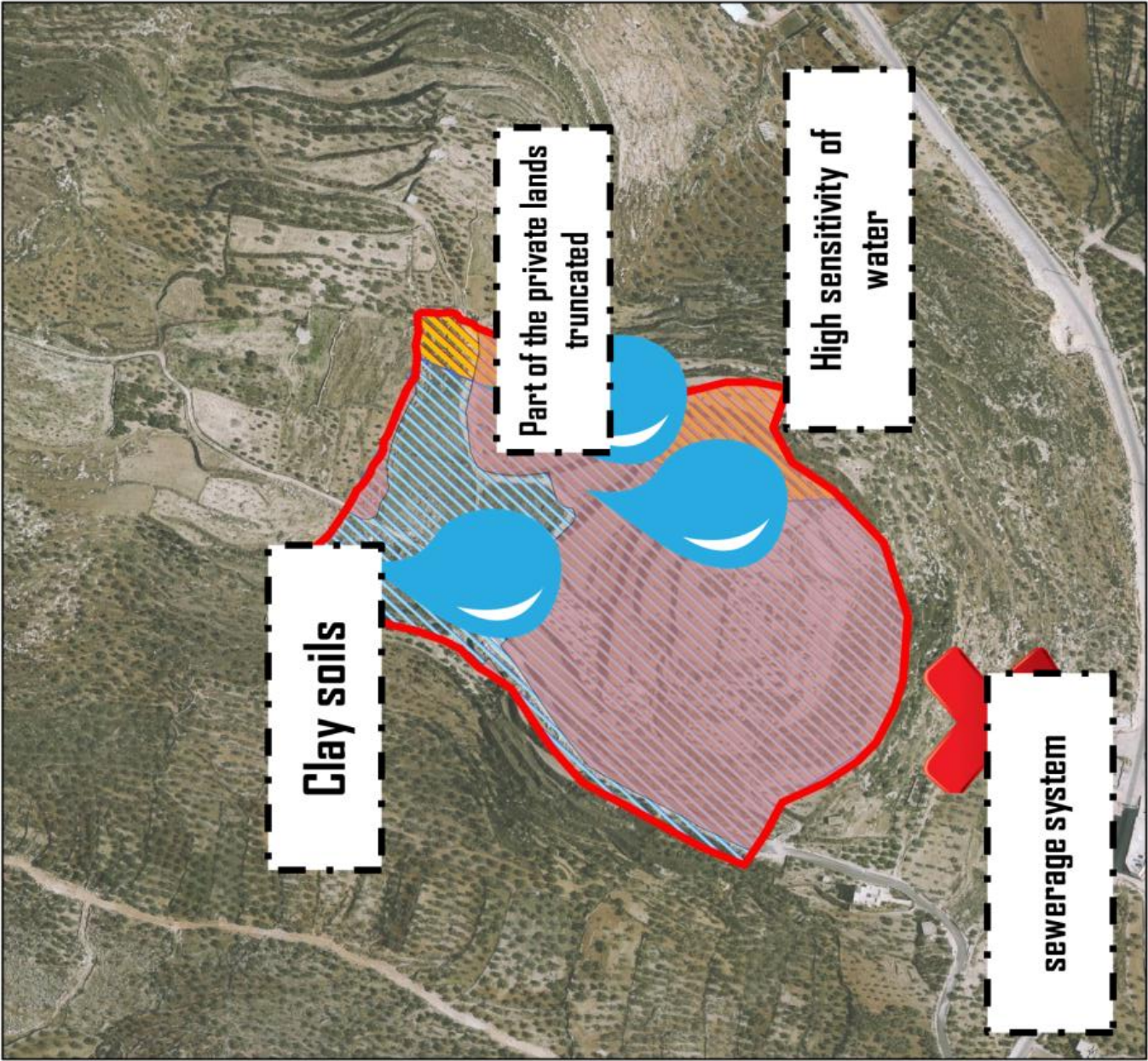
Local

Main

Dirt

Regional

1: 60000




Threats




Legend

 Proposed Site

 expansion

Type

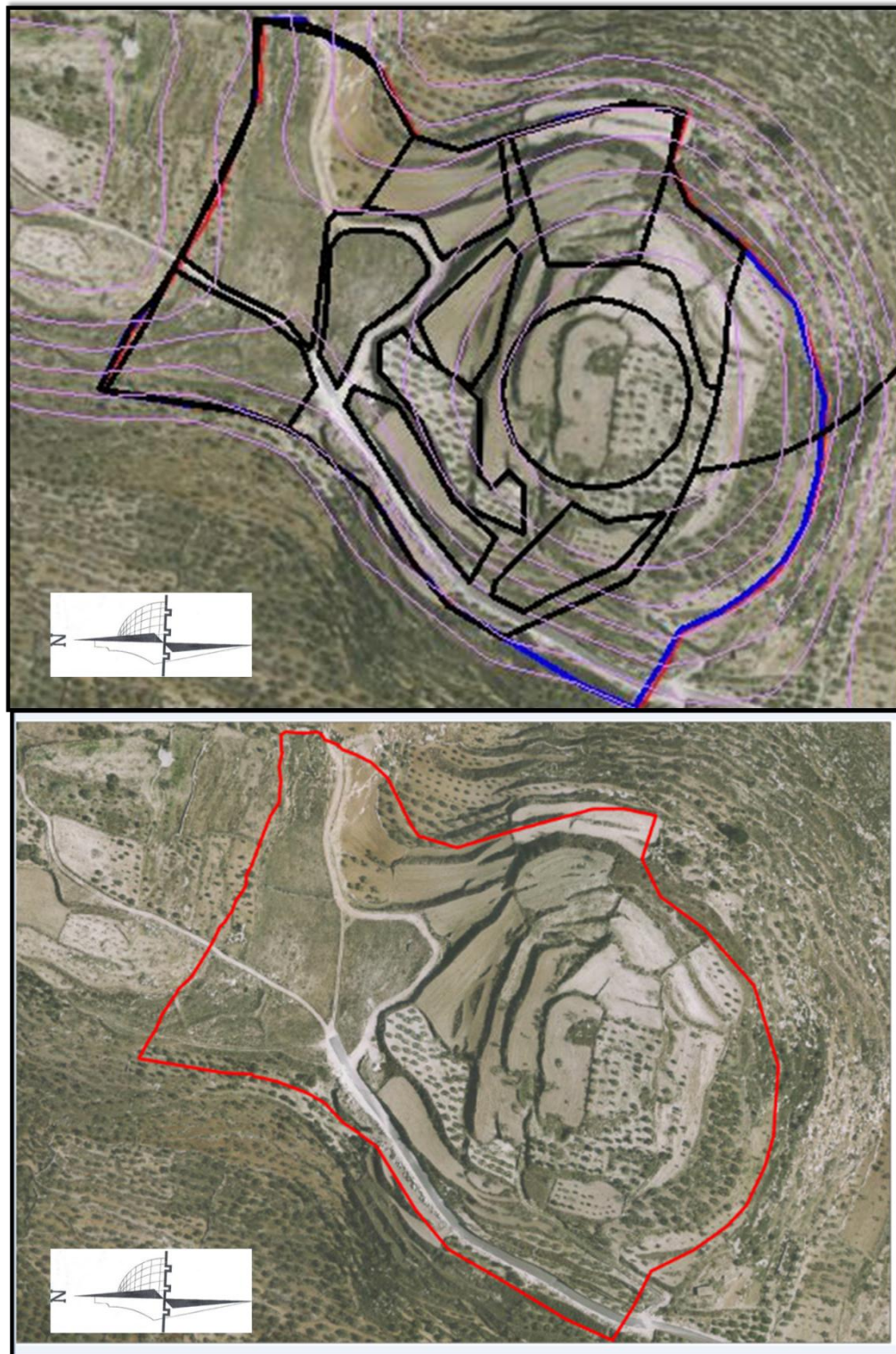
 Clay

 Clay loam

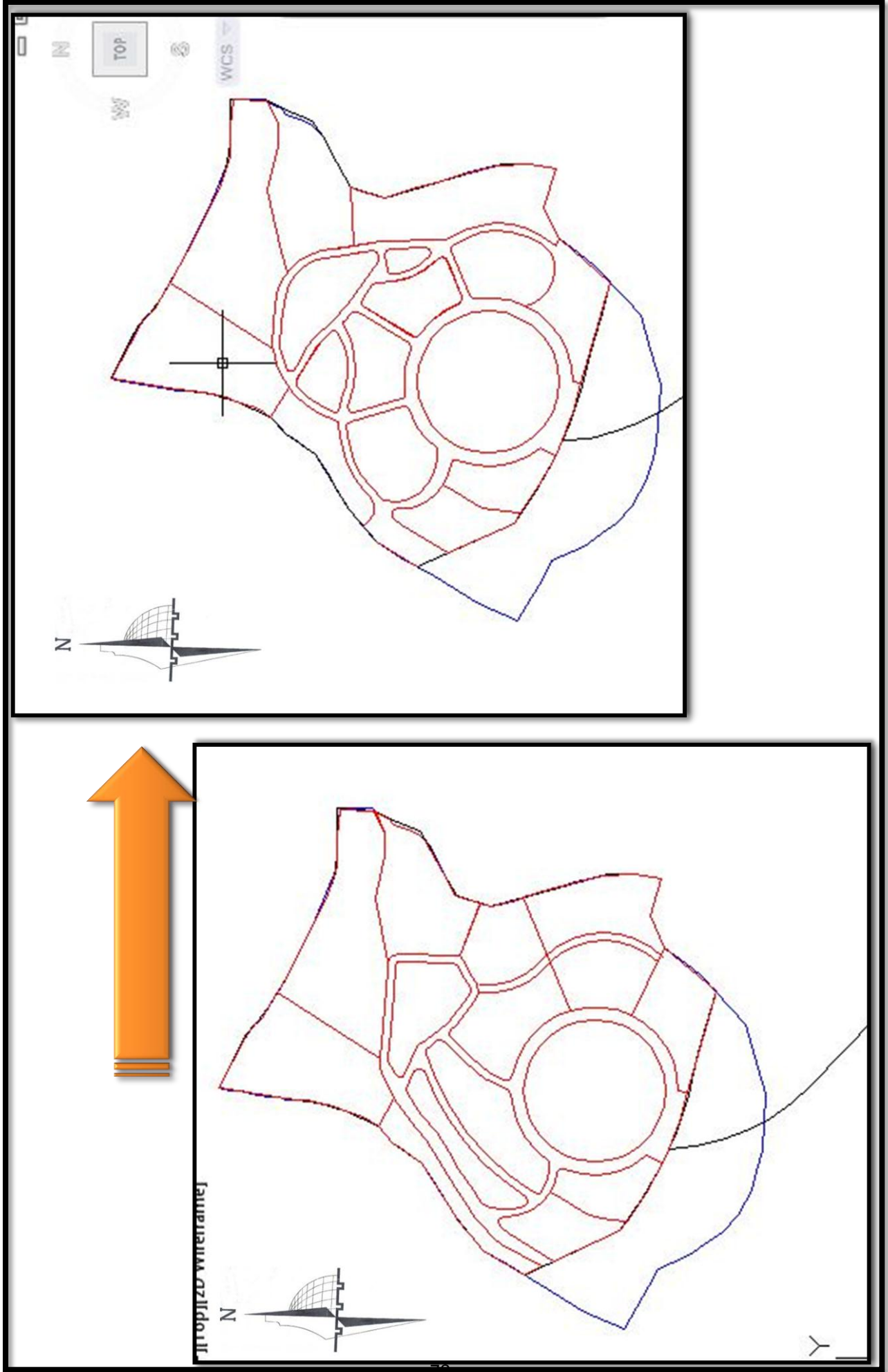
1: 3500

Chapter 3 : Vision and goals of the project Concept plan

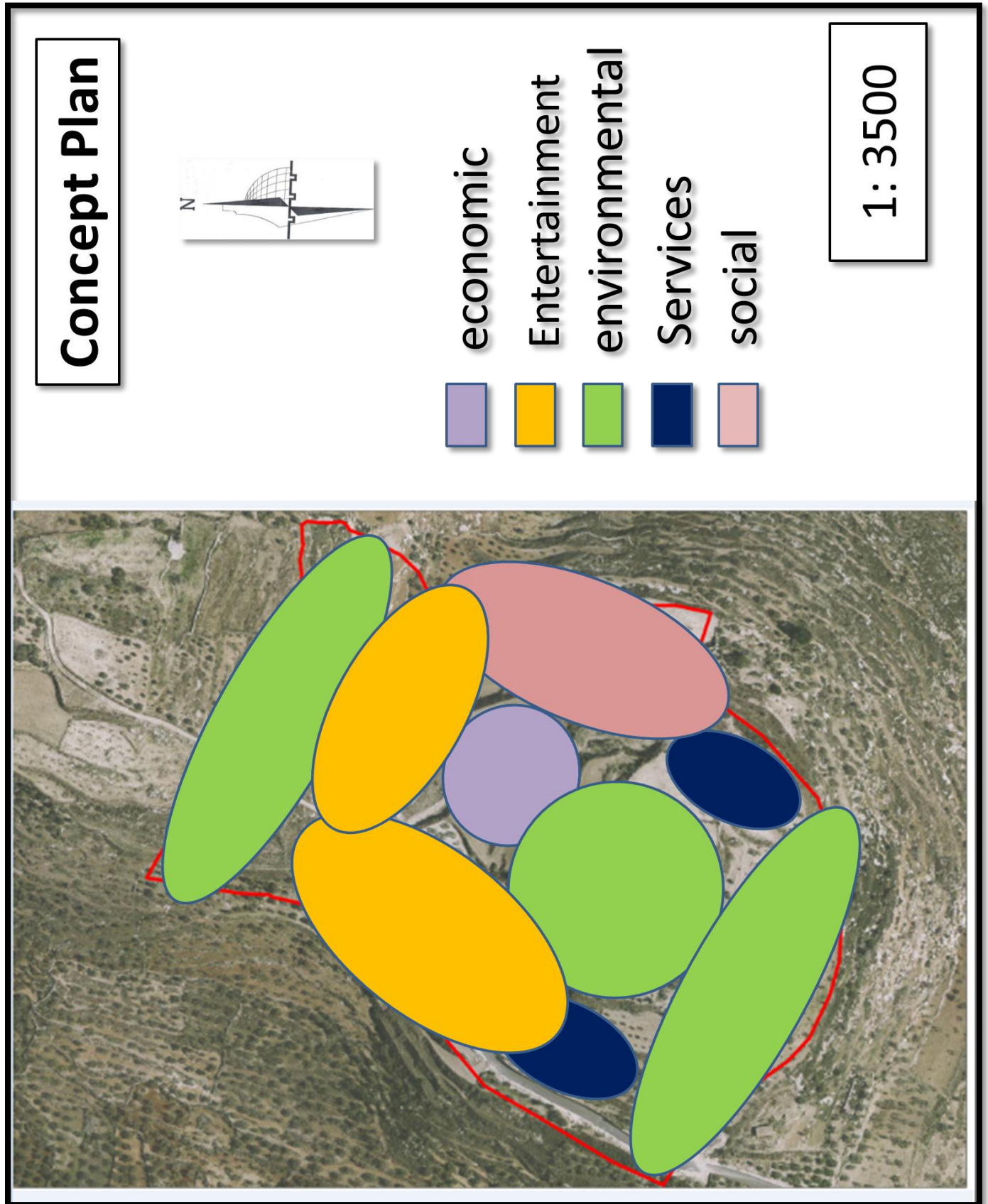
First of all, the idea of the project come from the fact that the existence of regular elevations in the site, based on the results of the analysis and SWAT analysis we divided the land to Zones according to results that we informed, according to the contour lines we reach to the final master plan of the project , the following charts illustrate the stages to reach the Master Plan of the resort:



Map31 : Concept plan1



After the outlines that we put , we have reached to different uses through the following bubble diagram :



The following is a distribution of services expected presence in the project

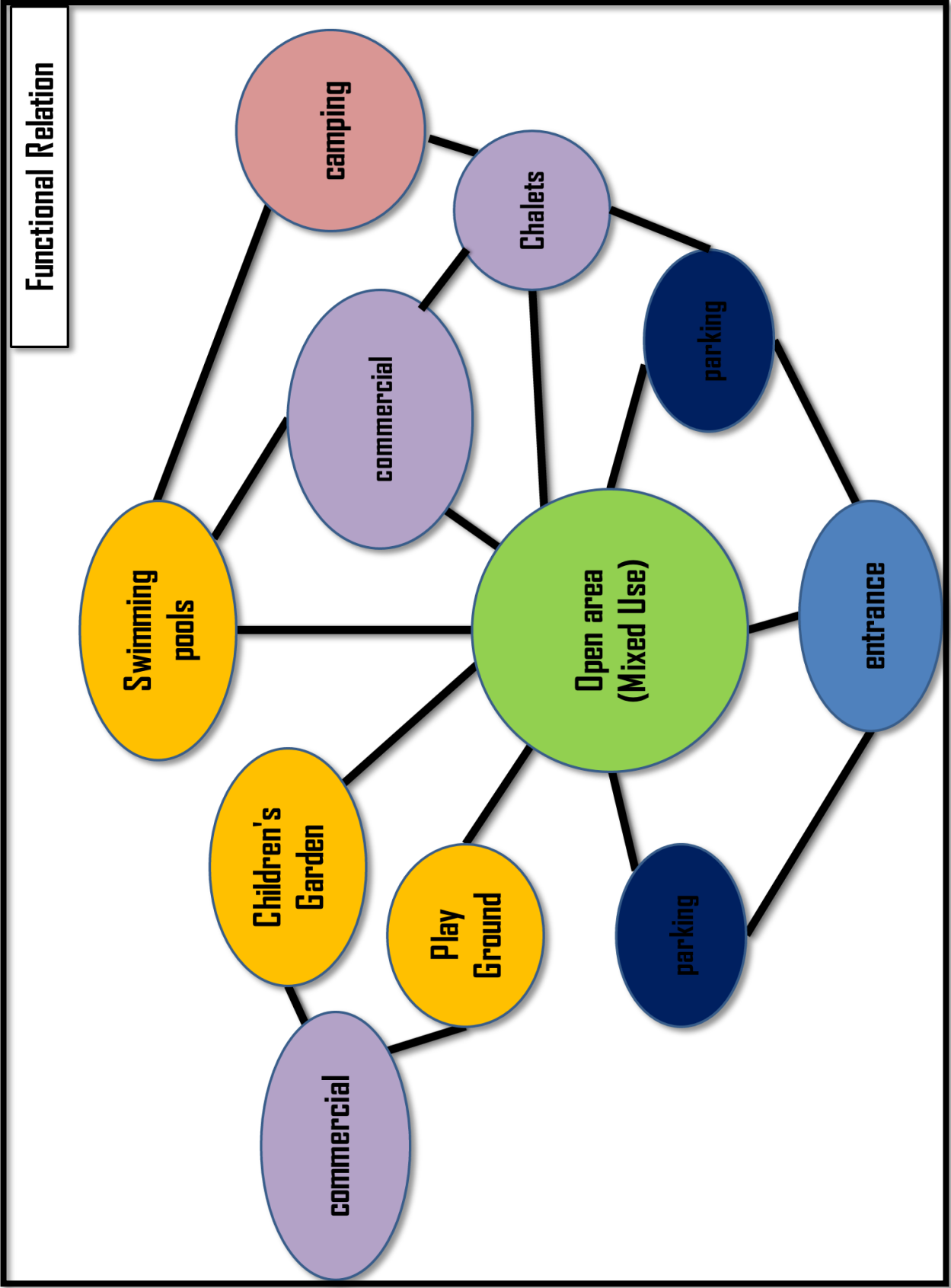
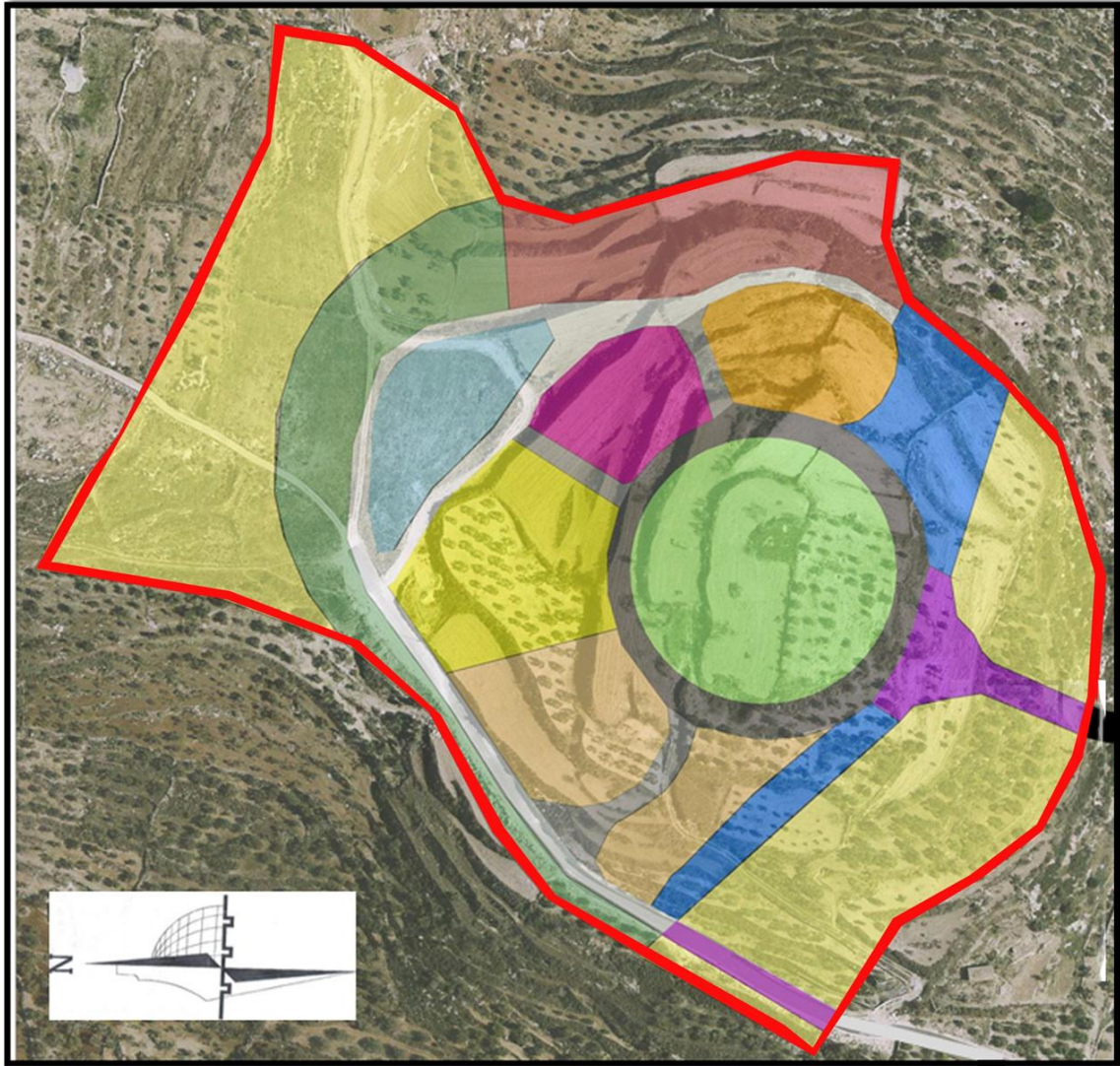


Figure12 : Functional Relation

Map34 : Land use Plan

LAND USE PLAN



Camping Area

Chalets Area

Service \ Commercial

Entrance

Green Area

Open Area

Parking

Recreation Area - Children's Garden

Recreation Area - Sports

Recreation Area - Swimming Pools

Future expansion

12 Meter

10 Meter

8 Meter

6 Meter

1:500

Finally this is the Master Plan for the site with different uses

Tourist Resort Master Plan



Legend

- Open Area (Mixd Use)
- Chalets
- Camping Area
- Green Area
- Recreation Area - Swimming Pools
- Services \ Commercial
- Recreation Area - Children's Garden
- Recreation Area - Sport Play Ground
- Mosque
- Playgrounds
- Mixed Use Building
- Swimming Pools
- Sidewalk
- Footpaths
- Chalets Unit
- Square activities
- Services \ Commeral Buildings
- Camping Units
- Water Pools
- Future expansion

1:500



The following plan show the detailed plan of the resort, which shows us all uses with the types of plants that distributed on all the project, noting that we use about 60 acres of about 95 acres that is to say the 35 acres remaining is a belonging to the resort area, which we can consider as an expansion area.

The following table will show the land use with their area :

Table 5:Land Use Areas

| and Use | Area |
|-------------------------------------|-------------|
| Camping Zone | 7 Acre |
| Chalets | 3 Acre |
| Service \ Commercial | 3 Acre |
| Entrance | 1.5 Acre |
| Green Area | 9 Acre |
| Open Area | 10 Acre |
| Parking | 5.5 Acre |
| Recreation Area – Children’s Garden | 6 Acre |
| Recreation Area – Sport Zone | 6 Acre |
| Recreation Area – Swimming Pools | 3.5 Acre |
| Future Expansion | 30 Acre |
| Total Area | 85 Acre |

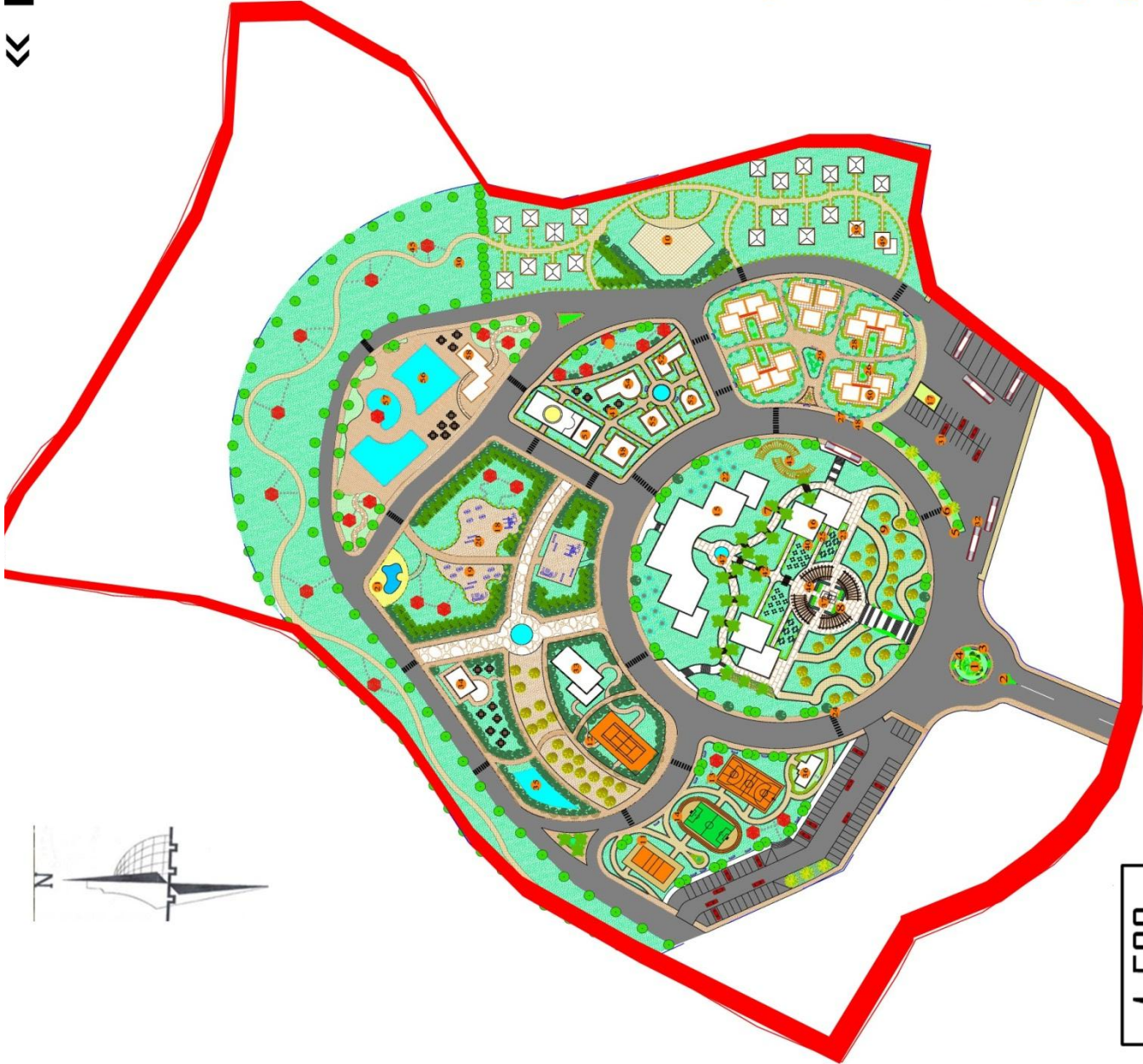
Also , the next table will show the area of road network in the project :

Table 6 : Raod Network Area

| Roads | Area |
|--------------|-------------|
| 12 Meter | 1.5 Acre |
| 10 Meter | 2 Acre |
| 8 Meter | 2 Acre |
| 6 Meter | 4.5 Acre |
| Total Area | 10 Acre |

The next map show the detailed pan of the project:

« Detailed Master Plan »



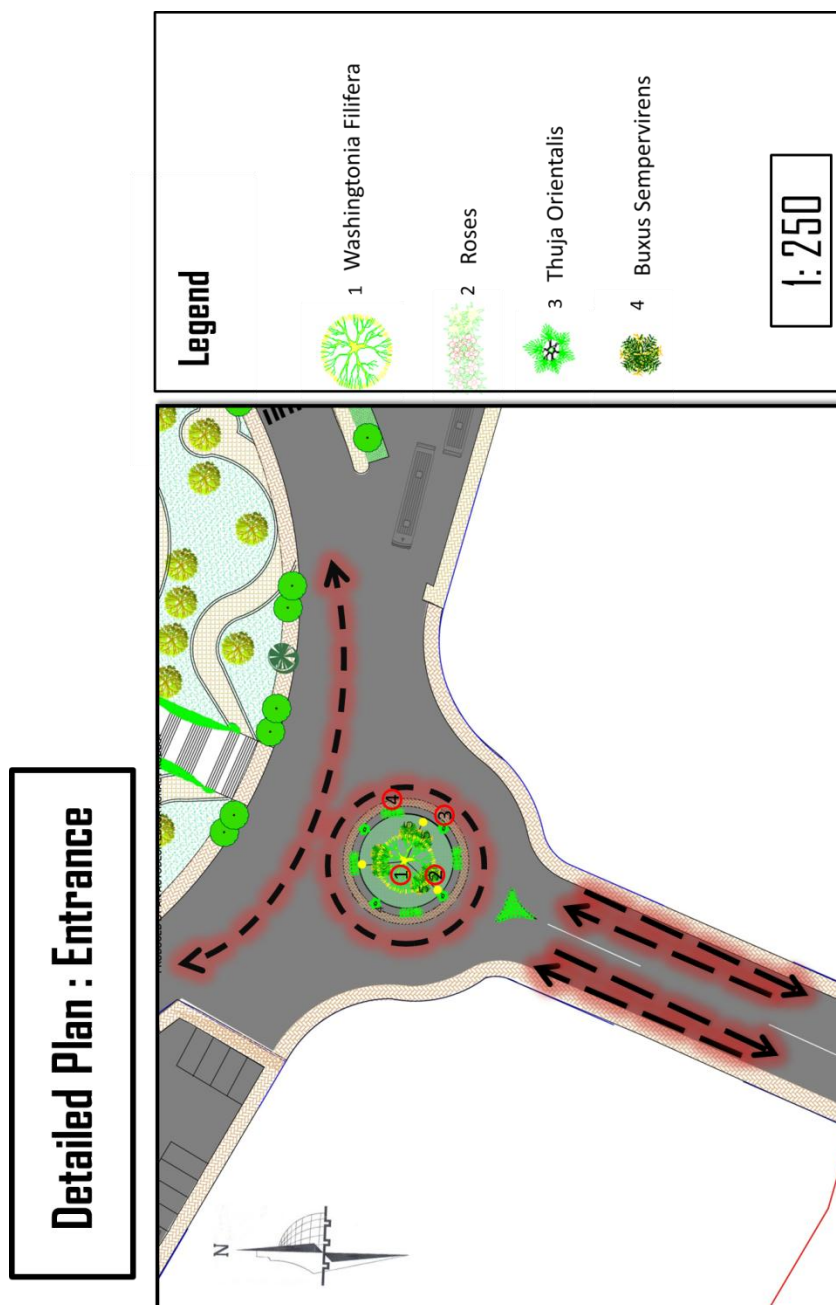
| | | | | | |
|----|----------------------------|----|-------------------------|----|--------------------------|
| 1 | Washingtonia Filifera | 24 | Cocos Nucifera | 42 | Pergola Type1 |
| 2 | Roses | 25 | Buxus Sempervirens | 43 | Pergola Type2 |
| 3 | Thuja Orientalis | 26 | Thuja Orientalis | 44 | Pergolas |
| 4 | Buxus Sempervirens | 27 | Cupressus Macrocarpa | 45 | Stone Walking Routes |
| 5 | Cupressus Sempervirens | 28 | Buxus Sempervirens | 46 | Fountain 2 |
| 6 | Ficus Nitida | 29 | Jacaranda Acutifolia | 47 | Fountain 1 |
| 7 | Jacaranda Acutifolia | 30 | Grass | 48 | Seats |
| 8 | Thuja Orientalis | 31 | Car | 49 | Service For Cottages |
| 9 | Olive Tree | 32 | Bus | 50 | Chalets |
| 10 | Square For Camp Activities | 33 | Closed gym | 51 | Mosque |
| 11 | Handball Stadium | 34 | Restaurant | 52 | Shopping Mall 1 |
| 12 | Tennis Stadium | 35 | A pool of water | 53 | Shopping Mall 2 |
| 13 | Basketball Stadium | 36 | Services for Sport Zone | 54 | Restaurant |
| 14 | Football Stadium | 37 | Monument | 55 | Security |
| 15 | A multi-Use Building | 38 | Health clinic | 56 | Swimming pool For Adults |
| 16 | Service For Open Area | 39 | Cottages | 57 | Swimming pool For kids |
| 17 | Services for parking | 40 | Table Type 3 | 58 | Swimming pools Services |
| 18 | Play Equipment 1 | 41 | Table Type 4 | | |
| 19 | Play Equipment 2 | | | | |
| 20 | Play Equipment 3 | | | | |
| 21 | Sand Square | | | | |
| 22 | Table Type 1 | | | | |
| 23 | Table Type 2 | | | | |

Now we will show the detailed plans of each land use in the project :

1- Main Entrance:

Note that the main entrance of the project it has width 12 Meters and that straight up car parking on right and left the project, having a rotary at the entrance helps traffic flow and give a beautiful appearance entrance of the resort
The following map show the main entrance :

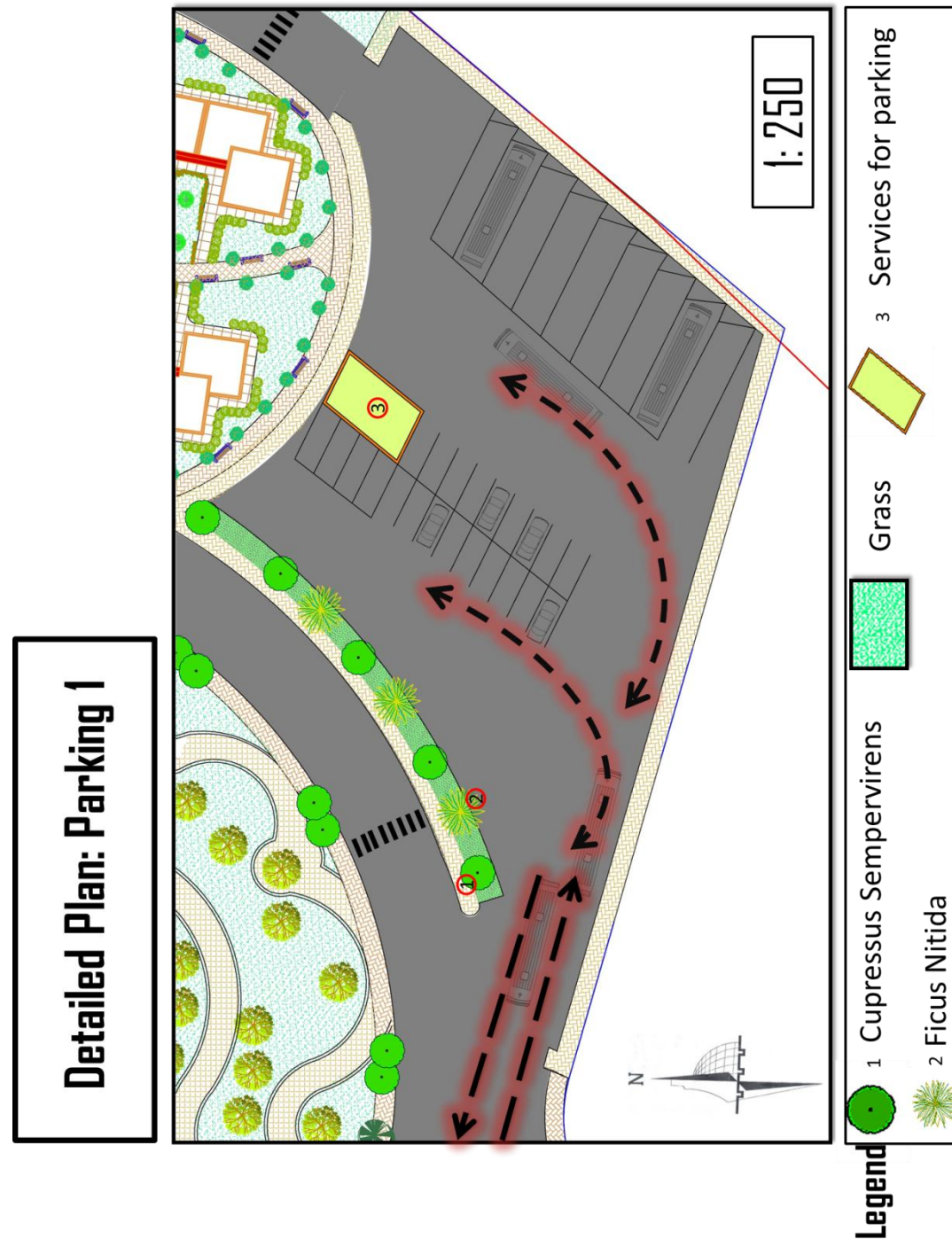
Map37 : Detailed Plan for Entrance



2-parking :

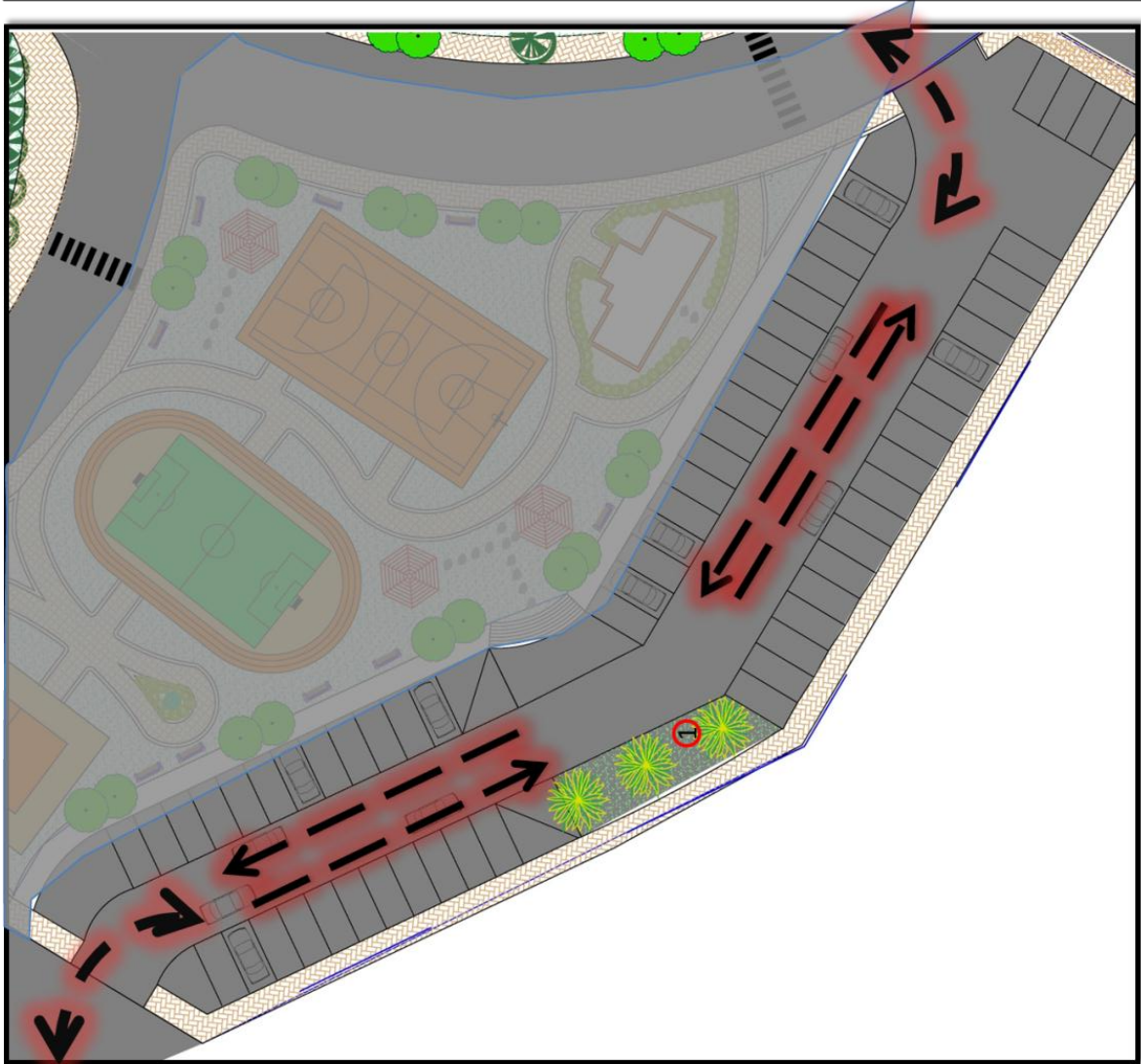
Parking in the resort has a parking for buses and private cars and a minibus belonging to the resort and distributed at the entrances of the project and contains (10) bus Parking (79) private parking (4) Minibus of the resort , there is also a building for parking service with area (70 m²).

the following maps show parking in the resort :



Map 38 : Detailed Plan For Detailed Plan for 1

Detailed Plan: Parking 2



Legend



1 Ficus Nitida



Grass



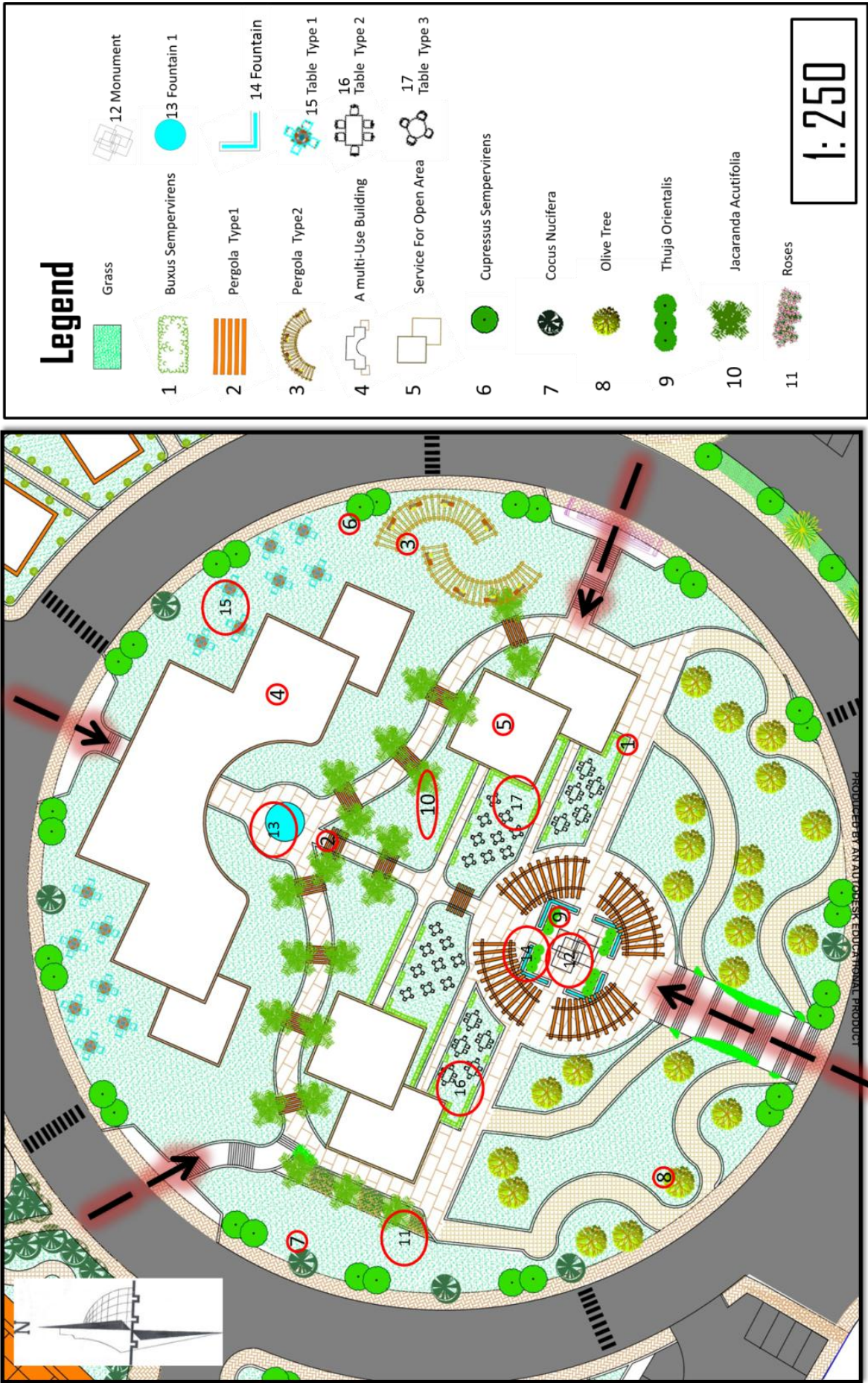
1:250

3-Open area:

The open area at the resort is considered the heart of the resort, where it connects the all parts of the resort with each other, as it contain a multi-use building with meeting rooms, reception, motel ...etc. Also, there are other services such as restaurants and quiet sessions, there is a part of the resort with olive trees that we made a footpaths among olive trees to enjoys the view with Palestinian nature, they also contain Pergolas, this zone has the highest level at the resort(365 meters) above sea level, has a total area of about 10 acres of buildings around 1.5 acres .also region that contains the olive trees with 3 acres and 5.5 acres is a Land scape zone .

The following plan show the open area with services :

Detailed Plan : Open Area (Mixed Use)










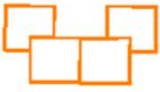
4-Chalets:

Chalets area in the region is a chalets stuck together and the presence in difference in elevations, all the surface of the chalet will be a balcony for the chalet which is located above it and this means that it will exploit the roofs of chalets and make it a green architecture, consisting each chalet area about 40 square meters.

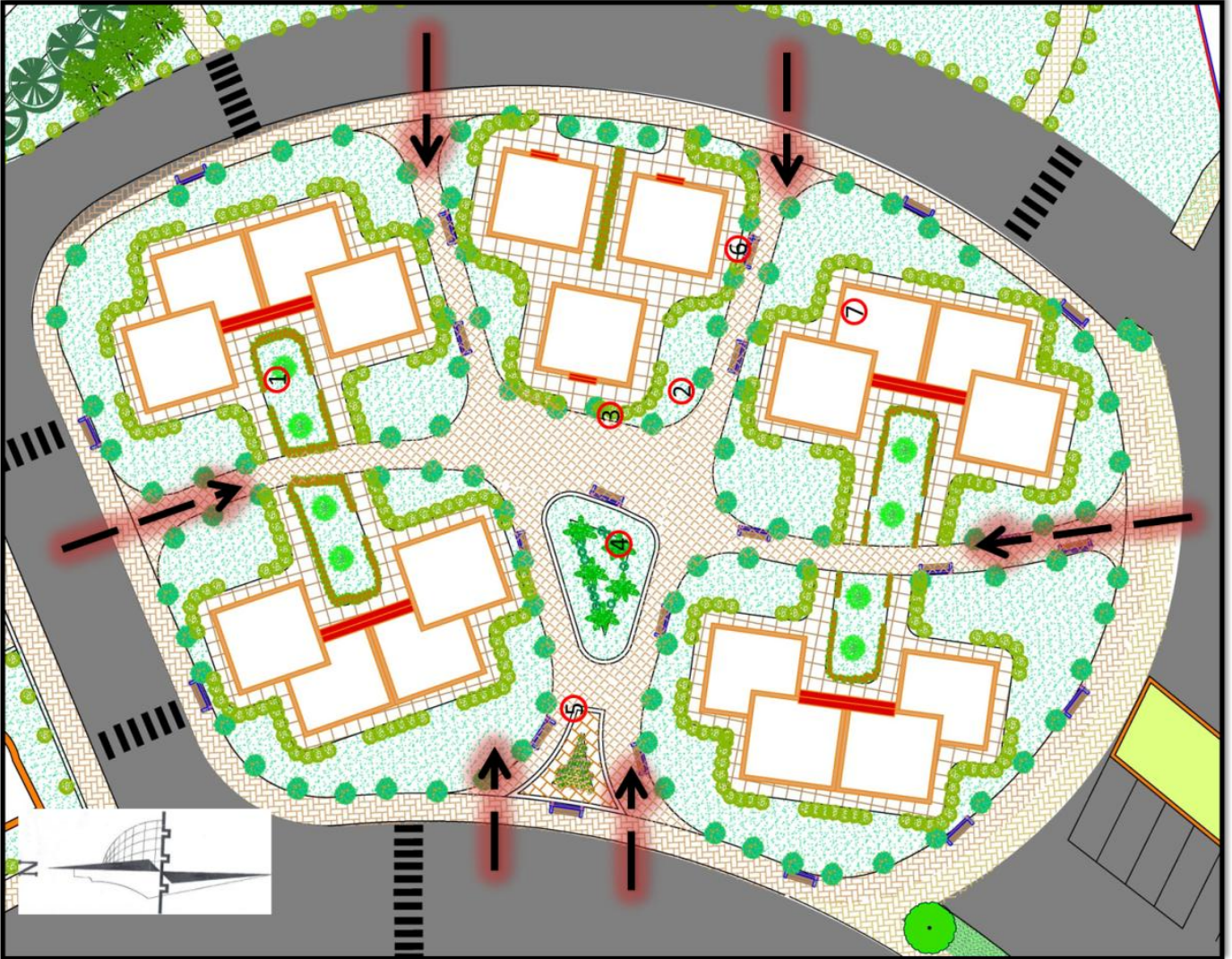
The following map show the chalets zone :

Detailed Plan :Chalets

Legend

- | | | |
|---|---|----------------------|
| 1 |  | Tuja Orientalis |
| 2 |  | Cupressus Macrocarpa |
| 3 |  | Buxus Sempervirens |
| 4 |  | Jacaranda Acutifolia |
| 5 |  | Roses |
| 6 |  | Seats |
| |  | Grass |
| 7 |  | Chalets |

1:250

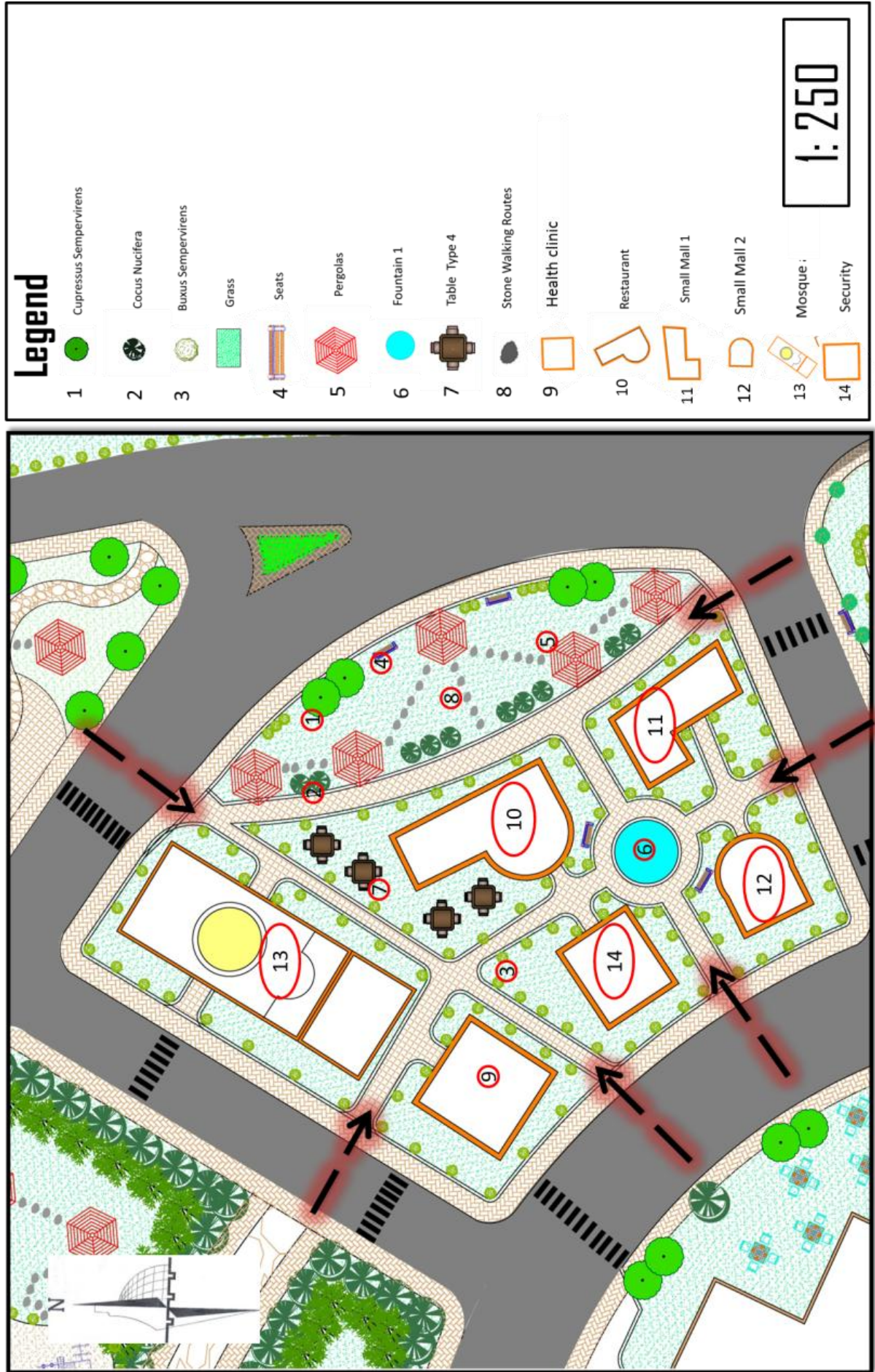


5-Commercaill \ Services Zone :

This zone contain different services serving the resort, like a health clinic and a small center for security, mosque, shopping mall, and areas of walking path , ranging the area of buildings between 50 square meters to 200 square meters where these spaces are not exceed that limit in order to keep the green environment in resort.

The next plan show this zone :

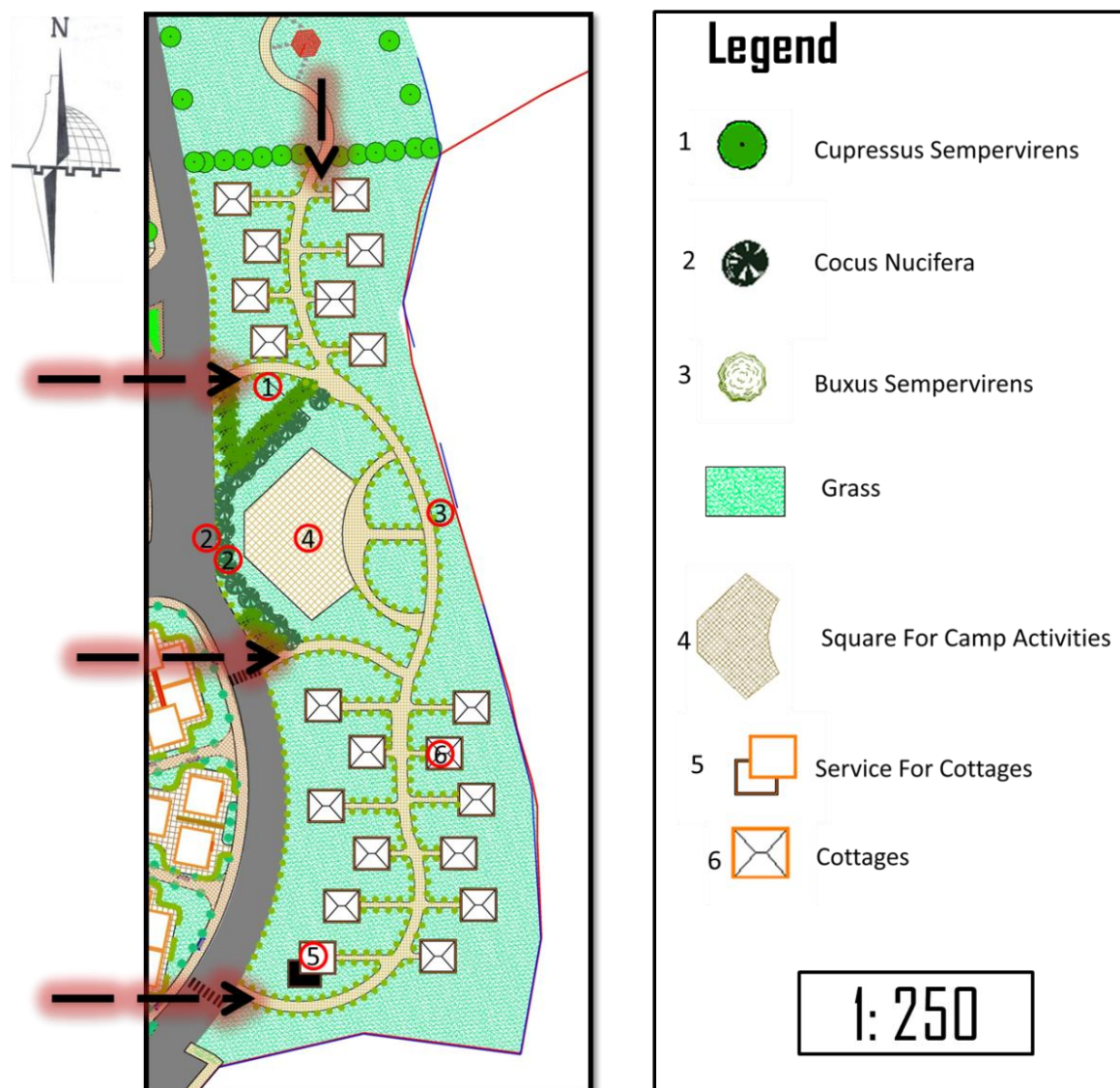
Detailed Plan :Commercial \ Services



6- Camping Zone :

An area of 6 acres that contain Cottages of space of each unit about 35 square meters and with about 20 units, mediates the zone an open area for activities with an area about 400 square meters, is there a building services the camp, the following map shows camping area in the resort.

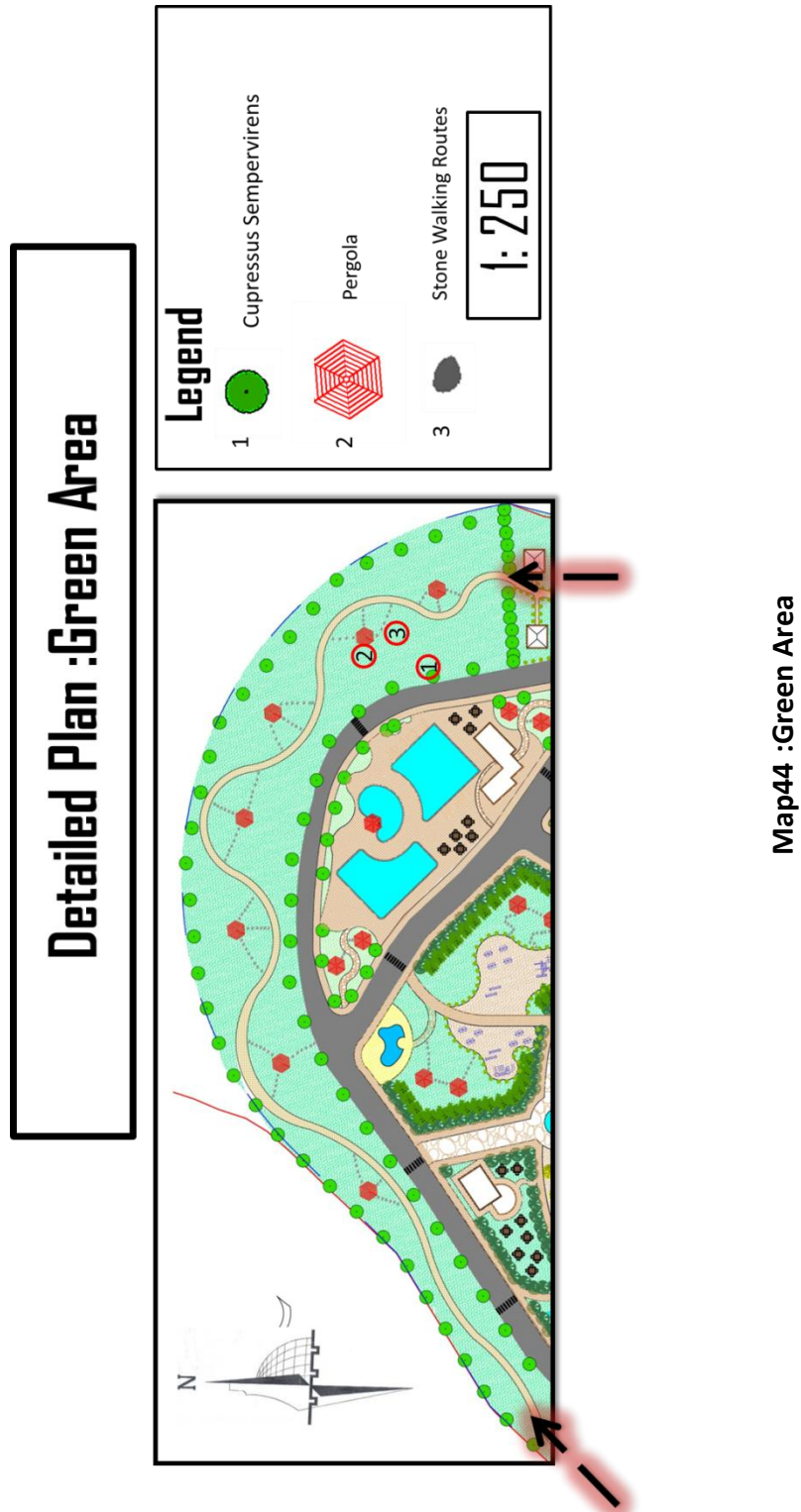
Detailed Plan :Camping Area



Map43 :Camping Zone

7-Open area :

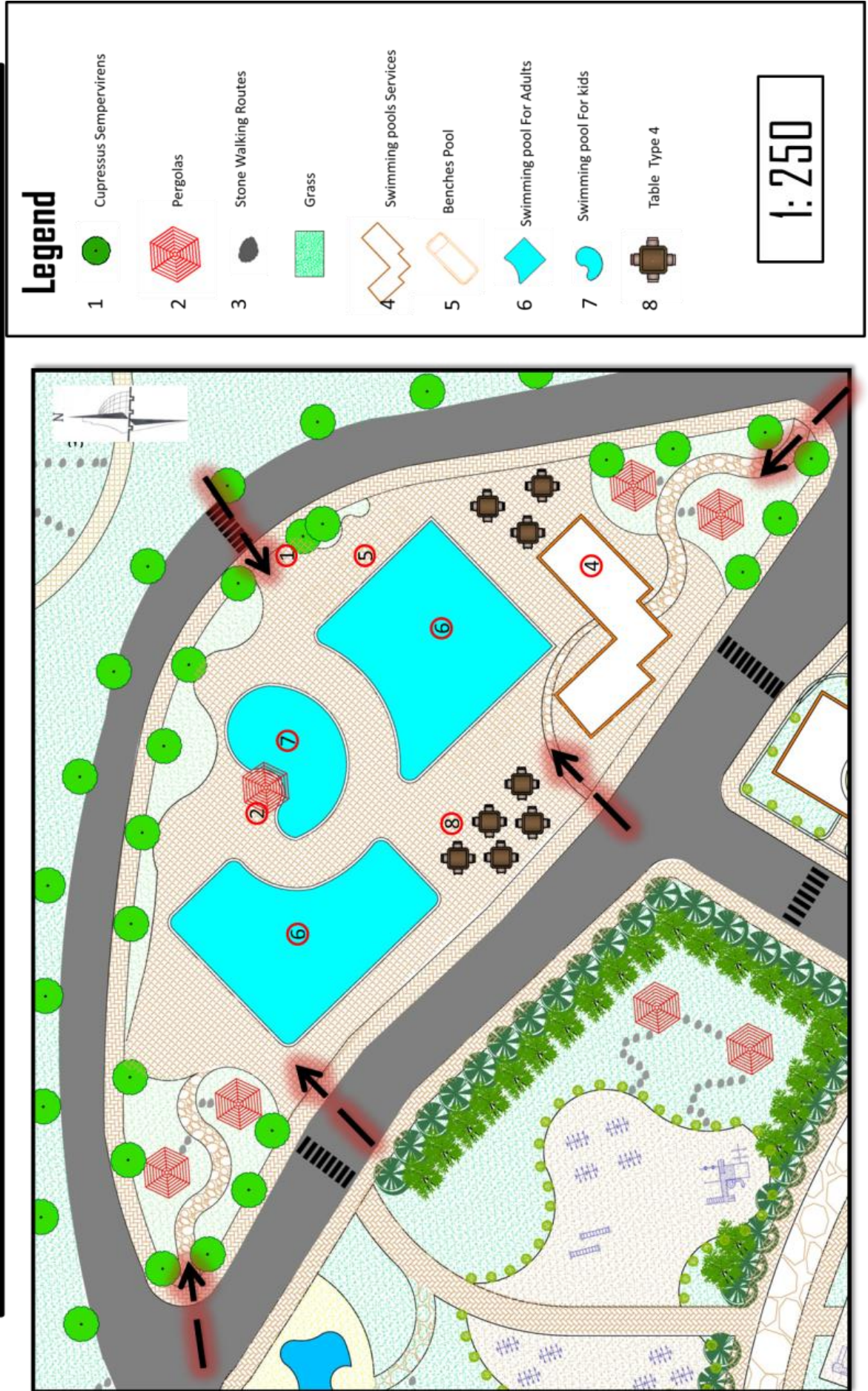
Is the area that simply contain Green grass and footpaths and Pergolas distributed along the walkway and this area is located on the edge of the project, the following map shows the details:



8- Swimming Pools Zone :

This area contains a swimming pool for adults and a pool for kids, as the swimming pools adults with an area of about 600 meters, where each pool with an area of 300 square meters, while the small pool does not exceed an area of 100 square meters, there is a services building with area about 100 square meters, and also it contains sessions and Pergolas , the following plan show the detail of this zone :

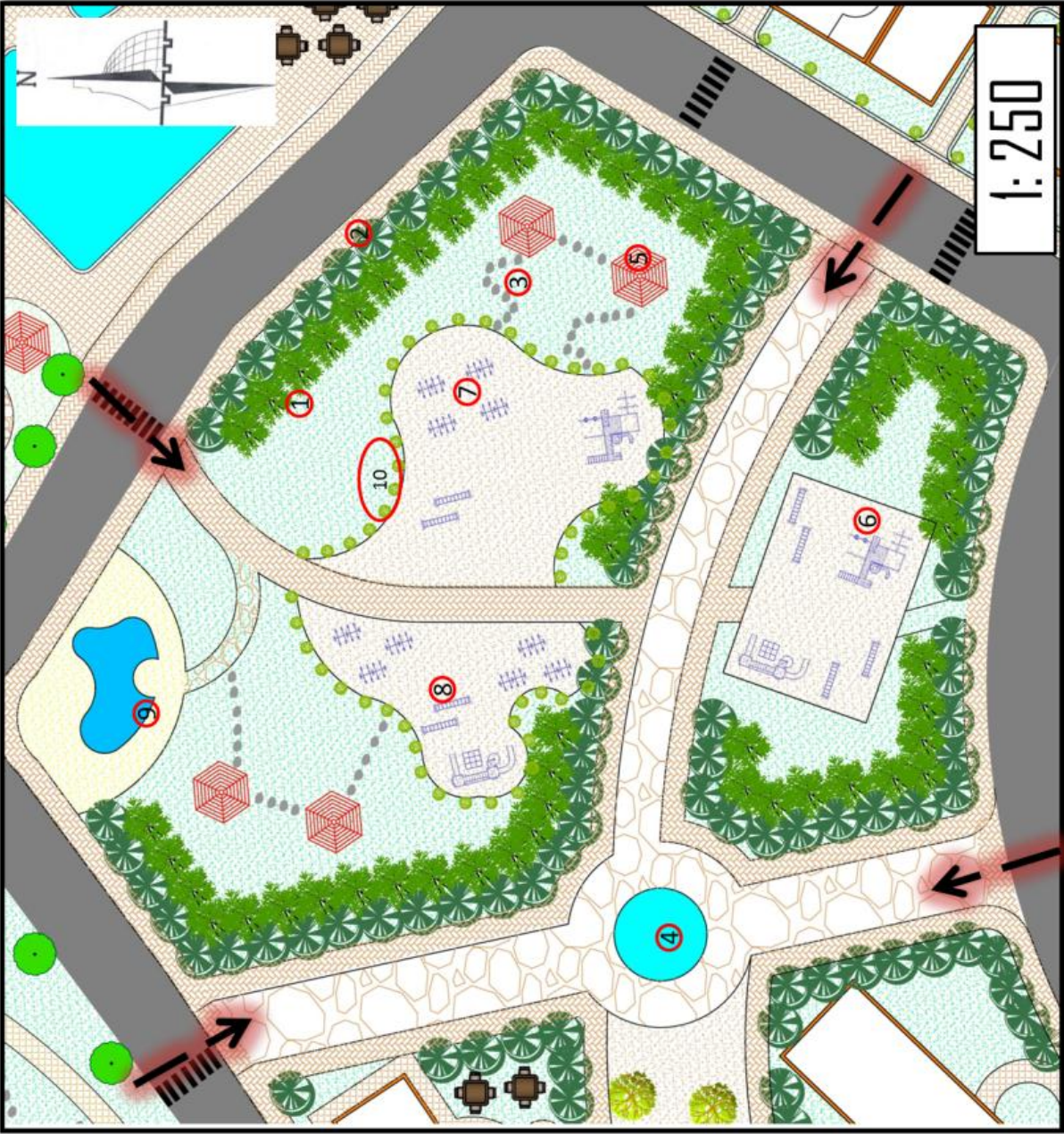
Detailed Plan: Recreation Area - Swimming Pools



9- Recreation Zone – kids Garden :

It containing Kids Games and as we will note in the detailed plan it is surrounded by heavily trees from all the side in order to provide protection for the kids to get away from the street as much as possible, and that most of the surrounding paths are for a pedestrian to ensure the protection of children, the following map shows details of that:

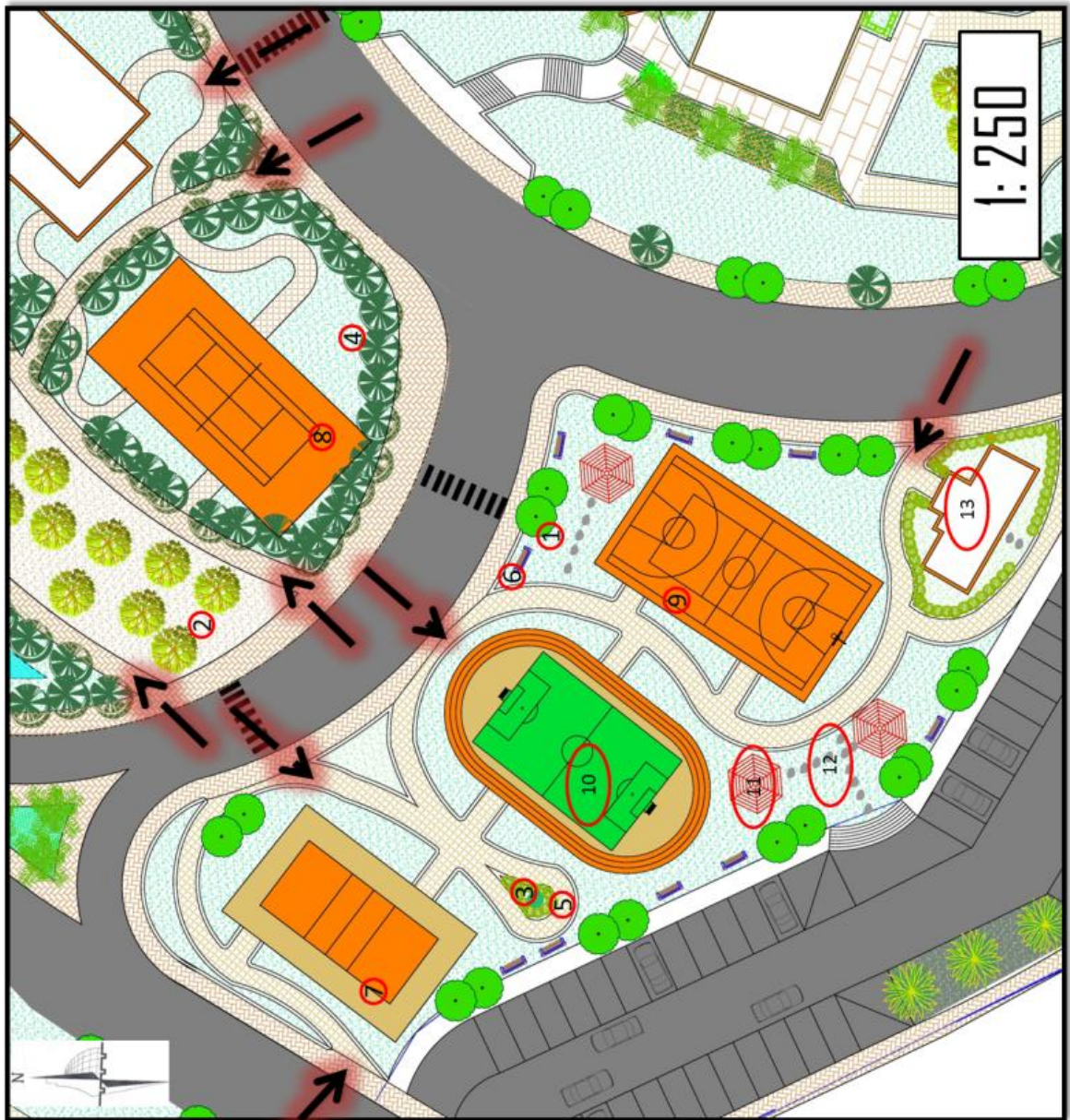
Detailed Plan: Recreation Area - Children's Play Ground



10-Recreation area – Sports Zone :

This Zone contains different types of playgrounds, such as handball, volleyball and basketball and football, all with small sizes, with area not exceed 300 square meters for each one , there is also a closed gym with area of 200 square meters, as well as a restaurant in the Court, also this zone contain olive trees we have to maintain it with create pedestrian paths between the olive trees, and the next map shows detail for this zone :

Detailed Plan: Recreation Area - Sports Zone 1



Legend

| | |
|----|-------------------------|
| 1 | Cupressus Sempervirens |
| 2 | Olive Trees |
| 3 | Thuja Orientalis |
| 4 | Cocos Nucifera |
| 5 | Buxus Sempervirens |
| | Grass |
| 6 | Seats |
| 7 | Handball Stadium |
| 8 | Tennis Stadium |
| 9 | Basketball Stadium |
| 10 | Football Stadium |
| 11 | Pergolas |
| 12 | Stone Walking Routes |
| 13 | Services for Sport Zone |

Map47 :Sport Zone 1

Detailed Plan: Recreation Area - Sports Zone 2



Legend

- 1 Cocus Nucifera
- 2 Olive Trees
- 3 Restaurant
- 4 Table Type 4
- 5 A pool of water
- 6 Closed gym
- 7 Tennis Stadium
- 8 Fountain 1

1:250

The References

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- 8- http://www.ladyelliott.com.au./files/pdf/SustainableIslandResorts_CaseStudy_Final4Web.pdf
- 9- <http://haddad-resort.com/ar/>
- 10- <http://faculty.ksu.edu.sa/ALyamie/DocLib5/Forms/AllItems.aspx>
- 11- <http://3marh.mam9.com/t4544-topic>
- 12- <http://faculty.ksu.edu.sa/ALyamie/default.aspx>

وَقُلْ رَبِّ "زِدْنِي
عِلْمًا"

نَحْمُ بِحَمْدِهِ تَعَالَى