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SUSTAINABLE TOURISM DEVELOPMENT IN EGYPT: PEROPOSED SUSTAINABLE INTEGRATED DESIGN MATRIX STUDY

Professor. Dr. Hisham Aref
Assoc. Prof. Dr. Waleed Hussein
Eng. Lamis Salama Awees
Fayoum University, Faculty of Engineering, Department of Architecture

ABSTRACT: *[1]The government hasn't provide the required development projects patterns up till now؛ that can achieve urban sustainable tourism development in Egypt, so a distinctive quality and touristic feature can be found. As the importance of the regional and urban planning clear on one hand, and the development of tourism on the other hand to make good use of the multi and varied tourism fundamentals and to keep for the tourism, the historical and the environmental characteristics of tourism development areas in Egypt؛ where sustainability of urban tourism development can be achieved. The research aims to find out the role of integrated development projects in achieving plans and projects of urban development and sustainable tourism for achieving the most appropriate criteria standards recommendations which must be provided in these projects, achieving its sustainability. The study relied on several approaches (1) Descriptive approach (2) Deductive Methodology (3) Casestudy approach. The study found out the failure reasons of achieving urban sustainability for tourism development projects in Egypt. It also found out the feasibility of these integrated tourism development projects in the urban tourism development in Egypt and its role in achieving sustainable development through a methodology for measuring the most important elements for their success.*

KEYWORDS: Planning, Regional Planning, Resources, Urban Settlements, Sustainable Tourism, Urban Development Indicators, Geographical Differences, Regions Problems, Political Decision-Making, Integrated Tourism Development Projects,

INTRODUCTION

The research tries to achieve sustainable urban tourism development and maximize the role of tourism as the tourism industry[2] is considered the most important economic activity and the fastest growing in the world.

The strategy of development and reconstruction of the Arab Republic of Egypt3aims to develop desert areas. The northern coast and its desert hinterland are considered some of the development priorities as it has population attraction facilities and natural resources contributing to national economic growth which Egypt needs as a developing country.

An analytical study answers the important question why implementation of this development project pattern is missed in the tourism development plans as an entrance to eliminate the seasonality of

1Strategy development and reconstruction of the Arab Republic of Egypt Urban Development of the Republic of Egypt and the Arab map
2Mohsen Salah-factors affecting the tourist villages of character development in Egypt ,Al-Azhar University master degree-1987quoting
3League of Arab States of the United Nations Environmental-program guide for tourism developmentin the Arab world-the concept of sustainable tourism and how to apply

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tourism in Egypt, and as a solution to the problem of population settlement and a lot of the economic crisis, especially in developing countries.

Seasonality of tourism in Egypt, as a solution to the problem of population settlement and a lot of the economic crisis, especially in developing countries.

Definition of Terms

Planning: It can be deduced from the previous definitions that planning is associated with all the science related to the natural and the human resources for realizing the possibility of making good use of achieving greater development.

Definition of Regional Planning: From the previous definitions for regional planning, we find that it is a method that the planners follow to achieve development at the provincial level that identifies the resources and available facilities to these regions and making good use of them through plans and programs applied on urban settlements in this region through an integrated pattern.

Sustainable Tourism: It is the convergence between the visitors' needs and the host region, which leads to protect and support the future development opportunities, so that all sources managed in a manner provide economic, social and spiritual needs, but at the same time it maintains the culture, the necessary environmental pattern, the biodiversity and all life necessities.

Sustainable Urban Development Indicators: After ratifying the Earth Summit Conference held in (Rio de Janeiro2).The agenda asked for limiting indicators for sustainable development to have fixed rules for decision-making at all levels. (United Nations, 1993).In responses to that a set of indicators has been approved. Preliminary indications of the European Union resulted in the final urban statement (issued by the European Commission and the World Observatory-HABITAT).The urban set of standards must be similar in some respects and or the comparison between different cities, regions and countries; they can also differ in the following manifestations:

- Vary according to research organizations in its field
- Vary according to the cultures.
- Vary according to geographical differences.
- Vary according to regions problems.
- Vary according to its function within the process of political decision-making.
- The number and (weight) of these standards.

Integrated Tourism Development Projects: It is a pattern to which the world now goes for establishing projects, its area exceeds 500 thousand meter square, aims to form an integrated tourist center such as El Jouna,Sahl Hashish and others.The land is allocated to a main investor who provides the area with basic facilities and scientific planning; distributing and identifying the various tourism patterns through a scheme adopted by the corporation, then sell the lands to other investors and this is the best and beneficial system to the state and the investors.

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So the study went to define the most important standards which should be provided in the integrated tourism development projects, the most important of it:

Firstly, the role of planning:

Planning for the development and use of land at the sub-national level

Preserving the environment, maintaining the quality of visitor experience, and providing benefits and acquainting the local communities through ensuring that the tourism planning is a part of the comprehensive development on the long-term.

Objectives

- Integrating[4] tourism planning with planning for all sectors and development goals.
- Ensuring the plans of creating job opportunities which give a hand in local communities.
- Ensuring that the plans include set of guideline principals to develop the sustainable use of natural resources.
- Encouraging[5] upgrading varied tourism base which integrates well with the local and economic activities.
- Protecting important habitats and keeping the biodiversity in accordance with the convention related to biology.

Environmental Impact Assessment (EIA)

- Development through limiting the upgrading specific areas where the environmental impact will be minimized.
- Adopting planning measures to reduce CO2 and other greenhouse gas emissions, to put an end to pollution and waste and to promote sound management.
- Enrolling new planning, amending it or the relevant legislation when necessary.

Secondly: The institutional Framework

Through legislation and standards (environmental - regional):

Supporting the implementation of sustainable tourism through effective legislations which controls using the land in tourism development, tourist amenities, management and investment in the field of tourism.

- Promoting the institutional frameworks for implementing legislations to improve their effectiveness when necessary.
- Standardize legislations and facilitate applying regulations and organizational structures to clarify matters and eliminate contradictions.
- Promoting systems for the management of coastal areas and establishing reserved areas, either land or sea, and carrying out these systems, when necessary.
- Providing a flexible legal framework for tourist destinations to develop their own set of rules and applicable regulations within its borders to suit their own local, economic, social and environmental conditions, while keeping consistency with the overall national, regional goals and minimum standards.

4 JICA study team-The study On Tourism Development Projects In Egypt
5 1F.Lawson&Bovy:Tourism&Recreation Development- 1979-op.cit-p159

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Thirdly: Environmental standards[6]

1 Protecting environment through having clear criteria of the surrounding environment, side by side with specific goals which reduces pollution, including tourism, to achieve these standards, and prevent development in areas in which this will not be appropriate.

2. Decreasing pollution, for example; by reducing waste, recycling and liquid waste.

3. Reducing CO2 emissions and other greenhouse gases which result from traveling and tourism industry.

Fourthly: Regional standards[7]

1. Ensuring that tourism and the environment are mutually supportive at the tropical level through cooperation and coordination among countries to develop a unified approach to incentives, environmental policies and planning for integrated tourism development.

2. Adopting the comprehensive regional frameworks where the States may wish to put their own common goals, incentives, environmental policies, standards and systems to maximize the benefits of tourism and avoid environmental degradation of tourist activities.

3. Taking into consideration the regional cooperation for planning integrated tourism development.

4. Developing mechanisms to know the amount of achieved progress such as sustainable tourism indicators.

5. Developing regional strategies to deal with the environmental issues which result from Trans -boundary marine pollution.

Applied studies

Through studying some experiments, the most important foundations which should be available in the integrated tourism development projects have been extracted to achieve the success of the region. This can be achieved through analyzing two experiments; one of them is global and the other is local so, a methodology has been carried out to reach the best standards that achieve successful integrated tourism development projects. That will contribute in solving the problems of the tourism region and achieving its sustainable development.

6 AL Sharid , Abdulrahman M.,' THE role of Environmental Impact Assessment in The Urban Development Process " MS.C in Environmental Science UAEU , 2004
7 Sustainable Coastal Tourism- An integrated planning management approach

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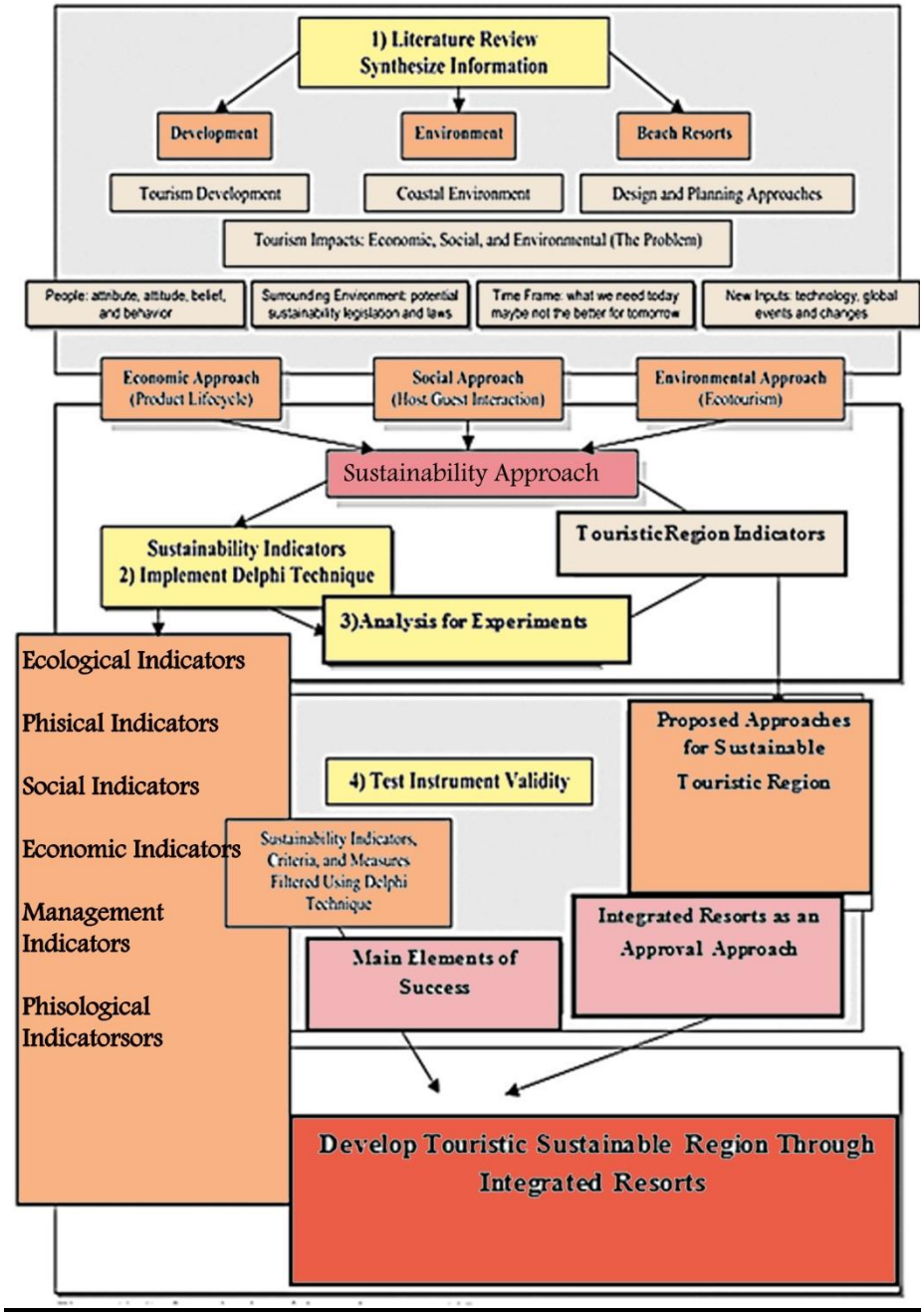

Figure (1) the steps to measure the success of the research hypothesis
Source: researcher

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Here are some urban definitions which help to make suggested matrix proposed for achieve Sustainable Resort Design in Egypt:

Recreational Facilities[8]

The most popular types of recreation and leisure habits are activities undertaken at home such as watching TV, near home such as going to playgrounds, walking and jogging, and active sports such as swimming and badminton;

The following four principles, namely quantity, quality, good practice and vision. These are also relevant considerations in the planning and provision of recreation facilities at the strategic, district and local levels.

Circulation[9]

Communication among differentiated spaces and between the exterior and the interior may be achieved by openings alone in the simplest plans, but most buildings require distinct spaces allotted to horizontal and vertical circulation (corridors, lobbies, stairs, ramps, elevators, etc.). These are designed by the procedure of analysis employed for differentiating uses. Since their function is...

Architecture Character[10]

Architectural space as a constituent of architectural character

Character is a primary 'virtue' in architecture. It is a central issue in the question of meaning.

The analogy is drawn from the interpretation of buildings in terms of human physiognomy. The concept of character is frequently present in architectural discourses and is referred to extensively in connection with a building's formal identity, expression of purpose, and harmonious relationship to its site and surrounding. As developed in the tradition of architectural theory, the constituents of character are generated from the peculiarities of the site, the nature of the materials, the method of the construction, the use for which the building is intended, the finish, the ornament and the personal 'style' of the architect. It is essential to enrich the theory of architecture as a guide for a more responsive future practice by developing an inquiry into these constituents of character to trace, their social, cultural, emotional, psychological and aesthetic implications.

Natural ventilation[11]

Is the process of supplying and removing air through an indoor space without using mechanical systems. It refers to the flow of external air to an indoor space as a result of pressure or temperature differences. There are two types of natural ventilation occurring in buildings: wind driven ventilation and buoyancy-driven ventilation. While wind is the main mechanism of wind driven ventilation, buoyancy-driven ventilation occurs as a result of the directional buoyancy force that results from temperature differences between the interior and exterior.

[8]Guidelines for resort developments in the western cape-department of environmental affairs and development planning- december 2005.
[9]http://www.britannica.com
[10]http://repository.upenn.edu
[11]Site planning & Design- model 8-Introduction to site planning and design

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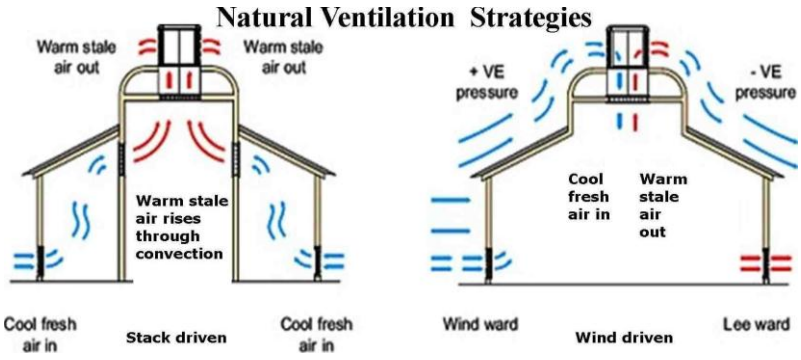

Figure(2) Natural ventilation strategies

Source: LEED and Standard 62.1- American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc. (www.ashrae.org). Reprinted by permission from ASHRAE Journal, (Vol. 47, No. 9, September 2005).

Some other standers[12]:

- **Density Siting** of facilities should carefully weigh the relative merits of concentration versus dispersal of visitor use. Natural landscape values may be easier to maintain if facilities are carefully dispersed. Conversely, concentration of structures leaves more undisturbed natural areas.
- **Energy and Utilities**. Conventional energy and utility systems are often minimal or nonexistent in Potential ecotourism sites. Siting should consider possible connections to off-site utilities or, more likely, spatial needs for on-site utilities.
- **Ventilation** - Infrastructure should be placed to take advantage of natural ventilation possibilities when consistent with esthetic and other considerations.
- **Organic waste** - Consider environmentally appropriate technologies and facilities for the treatment of organic wastes, such as composting, septic tanks and biogas tanks.
- **On-site utilities** - Remember to plan for any necessary facilities such as facilities for trash
- **storage until removal from the site**, solar panels or other appropriate energy sources, maintenance buildings, and sites for treatment of gray water.
- **Water sources** should be located where other activities will not impact them and in such a manner that water use will not significantly alter existing watercourses. Waterlines should be located to minimize disruption of earth and adjacent to trails wherever possible.
- **Visitor Circulation Systems** Infrastructure elements such as lodging and trails should be located to optimize visitor circulation: minimum distances, minimum disturbance to natural features, easily located by visitors, etc. Trails should be designed with environmental and cultural interpretation in mind, and with attractions and sensitivity the primary determining factors in placement. Wherever possible, trails should be offered for differing levels of

[12]Hesham M.el Barmelgy &Abd el KHalek A. Ibrahim- Eco –Efficient Resort Planning and design , a practical case study of (Marina el- Alamein)

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physical ability and should form a closed loop to avoid visitors retracing their steps, thus improving their experience.

- **Trails** should be clearly delimited to discourage visitors from leaving them. Trails and roads should respect travel patterns and habitats of wildlife, including maintaining canopy cover unbroken. They should also conform to existing landforms. Low impact site development techniques such as boardwalks should be used whenever possible instead of paved or unpaved trails; where necessary, they should incorporate erosion controls.

- **If vehicular access** is possible, the extent of roads and other vehicular access routes should be minimized. If a road is needed for supplying the lodge, consider using electric or hybrid vehicles to transport supplies from the main road in order to reduce noise, water and air pollution.

- **Hierarchy** [13] :the principles of hierarchy implies that in most if not all architectural composition, real difference exist among their form and space, reflecting the degree of importance of these forms and spaces, as well as the functional, formal, and symbolic roles they play in the organization. It should reflect (exceptional size-unique shape- strategic location)

So that this table has been deducted from the last definitions

Elements of Sustainable demand Real National Tourists Needs
Sea
Natural Ventilation
Distance in Sea (Beach)
Private Gardens & Spaces
Resorts and Units Accessibility
Privacy & Relaxation Needs
Recreation, Sports &Entertainment
Recreation area/tourist
Available recreation facilities
Program and facilities quality
Sea Condition and activities
Number of tourist/meter of sea –frontage
Availability of waves breakers
Swimming pools quantity &quality
Architecture Character
Use of colors
Use of texture
Building materials
Creative style
Social interaction

[19] Francis D.K.CHing -Form, space and order- second edition

2053-2199 (Print), 2053-2202(Online)

Clustering
Hierarchy of spaces
Planning and design
Creative concept
Circulation (accessibility +veh & ped. ciruc)
Clustering
Architecture character
Units design
Form(style, creativity, and esthetical needs
Function (areas, spaces and circulation)
Integrated development elements
Employment facilities
Eco development system tech.
Using Site engineering to impact site character Topography

Local study case:

El-Jouna (friend of environment)[14]

El Jouna is characterized by being a site for diving in the depths of the various water sports and there are two main beaches: (Zaytouna beach) and (Mangrove beach).

The components of the project:

There are six districts in El Jouna: (Marina Town), (the neighborhood of the Mediterranean), (golf district), (Nubian district), (plateau) and neighborhood (Little Italy). There are also three major central areas in El Jouna that have homes and shops , shopping areas , inns , restaurants and night clubs in Down Town area and the in Tamr Henna and Abu Tig Marina area, which is being developed to receive large yachts . There is also radio FM station in the resort called (El Jouna Radio) as well as another yacht anchor for a yacht called Abydos Marina.

In El Jouna there are a well equiped hospital in, EGIS School and a small special airport for the resort, private aircraft and Charter aircraft. In El Jouna, there is also a small museum which contains about 90 exhibition which was opened before the year 1990. It also contains an exhibition which displays the work of contemporary Egyptian visual artist, Hussein Pekka. There is also a Digital Library related to Alexandria Library.

Analysis of Resort Components	
Total Area (m2)	3,500,000
Total Number of	16
Sea View (m2)	70,000
Total Built Area	16920
Roads and Park.	5890
Recreation Area	390000
% of Built	45
% Built	100
Max. Height of	15 m
Employment	Un countable
Marina	126
Cost	29 milliar l.E
Owner	ORASCCOM
Established	100%

[14]**www.JOUNA.com**

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El Jouna districts are characterized by the following:

1- Abu Teeg district: It has the advantages of directly overlooking the sea and the yachts that are in front of the chalets and the platform in this district of El Jouna takes more than 126 one at one time.

2-West Golf: this district is distinguished with surrounding green areas, and it has suitable places to play golf, it is not necessary to play golf if you lived .It is full of colorful buildings (hotels) overlooking the wonderful artificial lake.

3-western district of golf

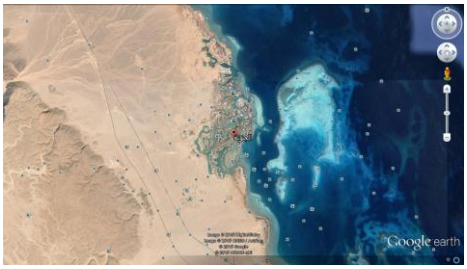
4. Mediterranean neighborhood: it has the same pattern of the Mediterranean countries and most of its villas and chalets overlooking the artificial lakes. It is surrounded by tropical trees and lawn wrinkly which has magic touch.

5. Plateau neighborhood: it is on a high plateau where can you see it the entire El Jouna in a harmful view.

Most of its buildings on the Tuscan model (region in Italy). The main feature of these buildings is that they are above the sea level by 15 meters, where it allows dimension of vision, and its distance is the widest in El Jouna.

6. Neighborhood Nubian: this region, as it is obvious from its name that its buildings and villas are on the Nubian model. This district exists between the heart of the city and the Italian district. Its buildings are characterized by domes which are at the top of them and to some extent they are similar to the Arab style ones.

The project site: El Jouna is located on the Red Sea coast in the Red Sea governorate of Hurghada.



El-Jouna location
Source: www.JOUNA.com

2053-2199 (Print), 2053-2202(Online)

SUSTAINABLE RESORT DESIGN MATRIX

Elements of Sustainable demand **Real National Tourists Needs**	
Sea View	✓
Natural Ventilation	✓
Distance in Sea (Beach)	✓
Private Gardens & Spaces	✓
Resorts and Units Accessibility	✓
Privacy & Relaxation Needs	✓
Recreation, Sports &Entertainment	
Recreation area/tourist	✓
Available recreation facilities	✓
Program and facilities quality	✓
Sea Condition and activities	
Number of tourist/meter of sea –frontage	✓
Availability of waves breakers	✓
Swimming pools quantity quality	✓
Architecture Character	
Use of colors	✓
Use of texture	✓
Building materials	✓
Creative style	✓
Social interaction	
Clustering	✓
Hierarchy of spaces	✓
Planning and design	
Creative concept	✓
Circulation (accessibility +veh &ped .ciruc)	✓
Clustering	✓
Architecture character	✓
Units design	
Form(style, creativity, and esthetical needs	✓
Function (areas, spaces and circulation)	✓
Integrated development elements	
Employment facilities	✓
Eco development system tech.	✓
Using Site engineering to impact site character	✓

The village of El Jouna Won the Global Green City award in August 2014 on under the auspices of the United Nations Environment Program, the award is delivered to the cities that show the measures and make great efforts in progress in the area of environmental sustainability.
It also won the Green Globes
This prestigious awarded awards all over the world through the Green Globe International ,it is a non-profit organization that promotes tourism for environmentally and socially responsible.

Figure(4) artifical lake in El-Jouna resort
Source: www.JOUNA.com

From the above table we note that El Jouna resort achieved proportion of sustainability **100%** because it has achieved all standards, both Michael Graves and Rami EL-Dahan, keen to design EL-Jouna on the style of environmental architecture with genius style combines classic architecture and architecture of modernity and permeates the resort's large number of canals what makes each home

2053-2199 (Print), 2053-2202(Online)

or a villa or chalet in the resort has its own beach, and most of these canals was held by a small stone bridges to facilitate movement.

Global case study:

Nakheel islands project (Dubai)[15]

The three islands of Dubai, Palm Jumeirah, Palm Jebel Ali and Palm Deira, which are being designed the shape of palm trees and each one consists of a stalk, crown with 17 leaves .They are surrounded by crescent-shaped island functions as water breaker. Totally, the island DCD has more than 60 decorated hotel, except 4000 residential villas, 1000 watery home, and 5000 apartment on the beach, marinas, and gardens for water games, restaurants, shopping centers, favorite sports, health Spas, cinemas and different places for diving.

Development

The project took four years of planning and a systematic study for the region in Dubai to ensure that the islands will not disturb the environment. The first phase of the development of Palm Islands includes establishing the bases of the land, which requires transferring of sand and putting rocks. The second phase includes constructing the extensions and basic services in addition to the bridges along 300 meters (990 feet) between the islands and the mainland. The last phase consists of the construction of apartments and houses.

Palm Jumeirah

Palm Jumeirah is a residential area to live in comfortably and to spend your leisure; it will contain hotels, three types of villas (Villas site, houses with gardens and civilian houses) and apartments on the beach. Building on this island began in June 2001 and was expected to be completed by the end of 2005, or at the beginning of 2006.

Palm Jebel Ali

Palm Jebel Ali is a destination for entertainment for adults and children, all tourists and residents. The island will be larger than the Palm Jumeirah by 50% and will include six marinas, (Sea village), a Garden for Water Games, Water and houses built along between the leaves and Crescent. Building on this island began in October 2002 and was expected to be completed at the end of 2007. This project has a unique architectural elements, among them (water houses) that will be about 1060 houses which will be built on concrete pillars.

Analysis of Resort Components	
Total Area (m2)	33528000
Total Number of	60
Other units	440000
Total Built Area	5301
Sea Frontage Width	100000
Roads and Park.	5890
Commercial Area	120000
Recreation Area	390000
% of Built area/total	40
% Built	100
Max. Height of	Not defined
Employment	30,000
Marina	350
Cost	25.7 milliar
Owner	Nakhael
Established	100%

[15] **www.Nakheel.com**

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The second island will be established as a Palm form which consists of the trunk and 17 fronds and the crescent-shaped island which plays the role of breakwater. Water homes will be 12 kilometers in length, it will also be a series of amendments on the outskirts of the island semicircular to take the form of fingers and includes residential and luxury apartments. Two small islands will be built on both sides of the island semicircular containing shopping facilities .The trunk length is 2.4 km. It will include a marina village, which has a maritime basin, is the first of its kind in the region in which whales and sea creatures live. The island also includes eight hotels up to a maximum of eight floors each contains maximum 400 rooms in order to be calm resorts also. This extended island is 7 kilometers in length and 7.5 km in width. It will also contain two thousand villas and luxurious apartments in addition to water houses.

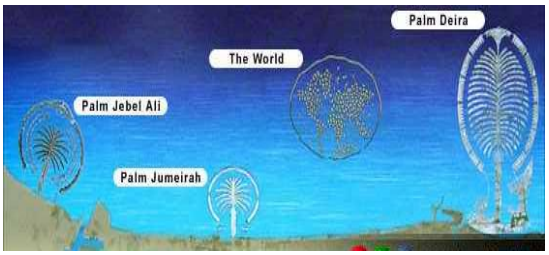

Figure (5)Nakheel island masterplan
Source: www.Nakheel.com

Figure (6) Jumeirah, Jebel ali masterplan
Source: www.Nakheel.com

Figure (7)Location of palm island

SUSTAINABLE RESORT DESIGN MATRIX

Elementes of Sustainable demand Real National Tourists Needs	
Sea View	✓
Natural Ventilation	✓
Distance in Sea (Beach)	✓
Private Gardens & Spaces	✓
Resorts and Units Accessibilty	✓
Privacy & Relaxation Needs	✓
Recreation, Sports &Entertainment	
Recreation area/tourist	✓
Available recreation facilities	✓
Program and facilities quality	✓
Sea Condition and activities	
Number of tourist/meter of sea –frontage	✓
Availability of waves breakers	✓
Swimming pools quantity&quality	✓
Architecture Character	
Use of colours	✓
Use of texture	✓

Palm Island project aims to create a new touristic entertainment residential community with an integrated preservation of the environment and achieve harmony with the use of building materials and other environmental regulations.

Figure(8) the distribution of Palm Jumeirah villas area
Source: www.Nakheel.com

It was access to the island by a bridge length of 300 meters and ends with a large car park underground

2053-2199 (Print), 2053-2202(Online)

Building materials	✓
Creative style	✓
Social interaction	
Clustering	✓
Hierarchy of spaces	✓
Planning and design	
Creative concept	✓
Circulation (accessibility+veh&ped.ciruc)	✓
clustering	✓
Architecture character	✓
Units design	
Form(style, creativity, and esthetical needs	✓
Function (areas, spaces and circulation)	✓
Integrated development elementes	
Employment facilities	
Eco developmenty system tech.	
Using Site engineering to impact site character	

It is notable from the above table that the sustainability of this project is **89%** as NAVA project is a huge architect in addition to the port of Jebel Ali as it can be seen from the outer space with the naked eye. It took many years to make sure that the completion of the island didn't damage the environment. Thus the Palm Island project has proved once more the vision of the good governs for the future of Dubai and has made it clear that the UAE decides on varying the sources of its national income, but has ignored the principals of the integrated development due to not taking into consideration its marine environment.

RESULTS AND RECOMMENDATIONS

Through regional tourism development strategies and studies indicators in Egypt, it has turned out that there are some problems or drawbacks that led to the failure of sustainability of urban development in tourism development areas as its dependence on a single economic base, such as coastal development without considering it as an integrated society. This resulted in seasonal work opportunities and cause individuals to immigrate without settling down in these cities. Despite the facilities which are offered to us by these cities, they are considered the key to desert development in Egypt. Some basics, which should be available are deduced in the integrated tourism development projects, are deduced and which achieve sustainable urban tourism.

Tourism development projects must have the four aspects of sustainability to achieve the region sustainability (environmental aspects -economic aspects – social aspects institutional aspects)

Here are some recommendations of the research which stresses the most important success factors that must be in the integrated development projects and to avoid its causes of failure

Use EER scale, it's an ecological and morphological measure made by the Organization of UNEP to test the environmental sustainability of the project of the integrated tourism development before its

2053-2199 (Print), 2053-2202(Online)

design. This scale depends on environmental sensitivity, using natural and environmental materials in the construction, waste recycling, water supply and the amount of the saving energy….. etc.

1. Activate the economic dimension in urban design projects and the participation of the urban designer in economic feasibility studies for the project.
2. Taking into account the conditions and problems of the region where the project lies in. 3. The importance of preparing guidelines suits the urban design and issues Arabic version code in this field.
3. Taking into account the needs of the local community in the design of integrated tourism development projects.

Recommendations on the level of tourism development areas:

1. Some cities vitality and the diversity of its architecture sources to create an ideal atmosphere among researchers and specialists to deepen studying these differences and focusing on its impact upon the urban and planning aspects .It is an opportunity to recognize that experience and to express the opinion freely and professionally. Accordingly, the change that has occurred is unreasonable on the construction in a short period and the diversity of ideas and designs create rupture between the local character and architecture of globalization in its development projects and intensive usage for the technology in construction.

2. The concept of sustainable development as it is known among academics and specialists in the fields of development today is not only limited to the development of the natural environment relationship, but it goes beyond that to a relation between the development of economic and social dimensions. In other words, the concept of sustainable development carries a wider and more comprehensive meaning aims to find a balance in development decisions among the three main components of them (the political dimension, the environmental dimension, the economic dimension and the social dimension).

3. Follow the comprehensive system approach to plan the use of use to achieve sustainable development may be a practical entrance to calm the rush of others through the exploitation of unused space land, which lead to the expansion of the project to decrease the exploitation of public investments in the field of public utilities as a result of lack of exploitation of these facilities.

4. Some countries compete through persuasion and dazzling without studying or coordination among them and the surrounding countries. The number of free zones and giant projects in Dubai is considered a foreign trend as it has not the human potentials that qualify it to carry them out depending on itself as what it is proposed exceeds the limits of capacity.

5. Try to connect the actual reality of some countries with sustainable regional vision and the strategy to know the future interest, and the response of the local community environment for them.

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