

Questioning the Quality of Recreational Beaches: The Case of Famagusta, North Cyprus

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ABSTRACT

The purpose of this study is to provide a descriptive and explanatory analysis of the existing Recreational Beach facilities in the urban interfaces within Famagusta, North Cyprus. Accordingly, this research investigates urban waterfronts, through recreational beach facilities. The cases are “Recreational Beaches in Famagusta’s urban coastline”. These selected beaches are Palm Beach, Glapsides Beach and Beach Club since they are the only existing and accessible recreational beaches within the city. The aim is to understand the role and importance of beaches as urban public open spaces and to support them to have better quality including vitality and season ability. The study’s main focus is to develop a tool for analyzing the quality of recreational waterfront development. The main concentration of the research is Famagusta’s recreational beaches and developing an assessment tool for defining and discussing their physical quality. As a method of study, in order to assess and enhance the beaches physical quality, a survey based on users behavior and motivation in supporting further utilization of beaches has been considered. This research is conducted based on developing an interactive data gathering process by creating an Inventory Form and mapping accordingly to evaluate the quality of Famagusta’s coastline, their different features and notice their shortages. This form focuses on classifying recreational beaches and investigating their physical, functional and social requirements from scholars’ point of view. An Interview with 35% of foreign Master students of EMU Architecture Department about the shortages in physical quality of Famagusta’s recreational beaches helps to investigate the conditions. This group is collected owing to they are considered as a kind of tourist and one of the most Famagusta’s beach users with expert point of view. The observations also aim to identify the existing defects

and opportunities and recommend a more viable framework for Famagusta's coastline that is also applicable for our contemporary urban public open spaces by focusing on beaches.

As a result, it clears that Famagusta's recreational beaches suffer from lack of some facilities and services. The most important items can be summarized as lack of permanent restaurant and café, shopping facilities, sitting and lighting elements and public transportation. With this regard, some useful recommendations also added.

Keywords: Waterfronts classification, Recreational beaches, Coastal development quality, Coastal tourism, Famagusta.

ÖZ

Bu çalışma, rekreasyonel amaçlı kullanılan, su kenarı kentsel kamusal alanların mekansal kalitesinin artırılmasına yönelik bir araştırmayı içermektedir. Çalışmada ele alınan örnekler “Mağusa Kentsel Kıyı Şeridi” çerçevesinde farklı özellikler gösteren Palm Beach, Glapsides ve Beach Club tesislerinden oluşmaktadır. Kentsel, kamusal alanlardan biri olan rekreasyon amaçlı kullanılan sahillerin önemi ve kent içerisindeki rollerinin tanımlanmasını içeren literature ve gözleme dayalı çalışma, bu alanların iyileştirilmesi açısından mekan kalitelerinin değerlendirilmesi çerçevesinde farklı parametreler tartışılmıştır. Yöntem olarak rekreasyon odaklı ve aynı zamanda kent içinde yer alan sahil kullanımlarının farklı özelliklerine yönelik gruplanması ile ilgili olarak literature dayalı belirlenen kriterlerden geliştirilen envanter formlar, mevcut durum tesbiti oluşturulmasına yönelik analiz çalışmaları için kullanılmış ve Mağusa özelinde bir alan çalışması gerçekleştirilmiştir. Kararlaştırılan örnekler özelinde veriler aktarılarak bir haritalama çalışması yapılmıştır. Uygulanan anket çalışması ile birlikte bu sahillerin iyileştirilmesi, mekansal kalitenin artırılmasına yönelik yaklaşımlara girdi sağlayacak verilerin oluşturulması için mimarlık fakültesi lisans mezunu olup halen yüksek lisanslarını yürütmekte olan öğrencilerin %35’ini içeren bir profil ile gerçekleştirilmiştir. Gözlem ve literatür odaklı kriterlere yönelik cevapların yer aldığı alan çalışması mevcut durum tesbiti ve sonraki öneriler konusunda tez kapsamında değerlendirilmiştir. Öne çıkan konuların başında mevsimsel devamlılığın olmayışı, kamusal alanın daimi kullanımının destekleneceği kalıcı kafe ve restoranların eksikliği, gerekli kentsel mobilyaların bulunmayışı yer almaktadır.

Anahtar Kelimeler: Su kenarı kamusal alanlar, Sahil Şeridi Rekreasyon Kullanımları, Sahil Şeridi gelişimi, Rekreasyonel su öne alanları ve Turizim.

To my beloved Family

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Chapter 1

INTRODUCTION

This chapter of the study is dedicated to the review of conceptual perspective and background of the study. Respectively, it is going to discuss the problems which leads to this research, the aims and objectives that this study considered to achieve, the way of approaching to this goals and the question which is going to respond. Ultimately, the methodology, limitations and structure of this research are discussed.

1.1 Background of the Study

Urban public open spaces are one of the most important elements of a city which introduce the city to its own citizens and visitors. One of the most comprehensive definitions for the public open spaces is stating is as follow; In 1992, Carr defines that the space in which human activities are bounded is called a public open space. Those may be in the form of daily activities or the festivals that are held on a periodic basis. In addition to that, he also tries to categorize public open spaces regarding to their general form. These spaces are categorized as follows;

1. Streets.
2. Squares or Plazas.
3. Parks, Playgrounds and Recreational Areas.
4. Waterfronts.

Since this study focuses on the waterfronts and their different features, the definitions and classification of this group will be discussed further.

Waterfronts are categorized as one of the urban public open spaces which acts as multifunctional places. They can serve as important attractions for cities. If these places are designed under qualified criteria and with adequate facilities and variety of functions, they can become tourist destinations as well and bring lots of benefits to their own region. Waterfronts are vital places for gathering people with different purposes such as pleasure cruising, boating and fishing (Moughtin, 2003) and provide many opportunities which are directly contributing to physical and social characteristics of the city. Özkan (2007) also believes that the geographic foundation of waterfronts and their socio-economic and cultural potentials make them different from other places in the city.

Waterfront is “water’s edge”. According to Sairinen and Kumpulainen (2006), these waters may be Ocean, Bay, River, Creek, Lake and Channel in any size of towns or cities. Moughtin (2003) also has categorized water features which structure a city in four groups consist of water point or fountain, pool, linear water course and the coast. He considered seven generic forms for waterfronts. The first type of shapes are from the vertical cliff edge. Second type originates from the fishing village. The third is the bank or beach at the place that water encounter with a soft and the fourth is natural bank or gentle slope which face with the hard formal built border of the dockside quay. The fifth type presents the water which is surrounded by water edge as bay or open square. The sixth is the quay which protruding out into the water with appropriate position to the coastline. The seventh and last one is the appropriate belief of ‘turning a back’ to the water which consists of sewer, dumping ground or a culvert which has been the common development form of most of the cities.

Nowadays targeted and qualified coastal development is an important and considerable issue and assists to attract people to those places for different goals. Considering what Moughtin in 2003 has discussed, the structure of a viable city or a city that is becoming near to viable form is flexible and compact with an explicit articulated public space in which all sections conjunct to each other and also to the whole.

EUCCⁱ (2001) believes that coastal zone developments with human should be ecologically viable. This is important both on a short and a long term. Simultaneously, these developments should satisfy the basic human needs without compromising the needs of tomorrow's generations and be socially equitable. A targeted and viable design of coastlines gives them this chance to become a tourist destination. With this regard defining tourism specially focusing on coastal type and the criteria for its qualified development would be needed.

Tourism is an industry which has fastest and largest growing in the world (UNWTOⁱⁱ, 2007). Therefore managing and designing cities in ways that create a tourist destination is very important and beaches are one of the potential items to provide this goal. Coastal tourism is also under the category of tourism industry which have its specific criteria and requirements that is important to be reviewed to assist coastal tourism development.

According to UNEP (2009) there exist different types of tourism. Coastal tourism is one of the most common types of them. In recent years this type of tourism has had a significant growth, especially during the recent decades. Ever since the mid-18th

ⁱ Coastal & Marine Union with working area as Europe and its neighbouring regions, particularly the Mediterranean and the Black sea.

ⁱⁱ United Nations World Tourism Organization

century, a large portion of this type of tourism was dedicated to healing properties of the sun and sea and sand. Especially in the last decade, mass tourism has used the aforementioned components excessively. On the other hand this type of tourism has helped marine economies. Similar to marine economies, other industries such as fishing, agriculture, industry and human settlements were also influenced. EEAⁱ (2001) also mentioned that the growth of tourism industry depends on three elements generally and in coastal parts particularly: 1. Increased people leisure time and income 2. Transportation systems improvement 3. A better understanding of the surrounding world and touristic places due to the growth and prosperity of communication.

To sum it up, achieving a coastal tourism required targeted coastal design by considering coastlines classification. Assessing waterfronts and the quality of coastal development for achieving coastal tourism would be the focus of this study.

1.2 Research Problem Statement

Coastlines are one of the most important and multifunctional urban public open spaces. They are potential to serve as different purposes such as recreational, commercial, health, tourist attraction, income source, etc. beaches with their inherent advantages are eligible to design appropriate and stable way to act as attractive places and tourist destinations, accordingly earn lots of benefits for their area. Targeted design and development of beaches can increase their efficiency dramatically and lead to their users' satisfaction.

Famagusta is a coastal city in Cyprus Island with the longest sea shore among the other cities. Its coastline is very potential and qualified to become more attractive and

ⁱ European Environment Agency

satisfying for both locals and tourists as it was in the past; but unfortunately the problem is lack of targeted and viable development of Famagusta's beaches (Saveriades, 2000; Alipour, et al 2007; Yorucu & Keles, 2007) and non-organized tourism industry (Katircioğlu, 2010) in this city. Also insufficient and inadequate qualities and facilities in existing beaches of Famagusta with regard to users' perspective causes a critical situation for them. Accordingly they cannot represent their whole property with respect to their unique qualities. These shortages and some critical situations such as inappropriate accessibility and transportation system and lack of diversification to provide more leisure activities (EEA, 2001), lead to carry out a research with this regard on Famagusta's beaches.

1.3 Aims and Objectives of the Study and Research Question

Coastlines have special potential for different purposes. One of this items is attracting tourists. Tourism industry had also significant growth recently. With this regard, many governance related part and responsible authorities for coastal developments are looking for criteria and solutions to achieve a viable and targeted coastal development which causes to gain coastal tourism.

This study specified its goal regarding the above issues and the case study's problem statement. Consequently, the main goal is to achieve coastal utilization with different types of people consists of locals and tourists. It is considering different functions of coastlines such as recreation, commercial, relaxing, health, etc. with this regard it is going to support beaches to have better quality in physical, functional and social dimensions, also vitality and season ability. So this research is going to assess waterfronts classification by focusing on beaches. It follows by investigating the required facilities and services by referring to "developed checklist for classify and

define qualities of recreational beaches” and “people's perception” to develop beaches quality. With this regard, it is going:

- To improve the physical identity of the beach and give the useful background information about required factors.
- To develop a framework for coastal qualified and viable design and coastal tourism development by assessing current beaches functions, qualities, facilities and accesses.
- To discover a vibrant mix of leisure and tourism uses of the beaches that will attract people to the Seafront all year long.

Accordingly it is expected from this research to answer this main question:

- Which qualities should be considered in coastal developments to achieve coastal tourism?

1.4 Research Methodology

This research is based on mixed method in Descriptive, Explanatory, and Evaluative type in both empirical and theoretical investigations. It can be categorized in both Quantitative and Qualitative types by focusing on case studies, documents and surveys approaches. The research techniques for collecting data are using Documents, Interview and an Inventory form developed upon literature.

In an initial stage, first section of the research is going to analyze the theoretical frameworks and survey methods by focusing on related definitions and mentioning standard factors to support them. All these, are gathering rely on previous studies and investigations which are relevant to this research field. This framework followed by case study method which is going to analyze a successful “coastal development

project” that conducted under the standard principles to support the literature and assist to investigate the aforesaid case study. The last section is focused on analyzing the case study (Famagusta’s coastline) through creating an inventory form and site analysis, observations and interviews.

1.5 Research Limitations

This research is focusing on urban recreational beaches and analyzing their improvement factors mostly in physical aspects. It investigates the criteria for enhancing the quality of beaches specially season ability and vitality. Furthermore its focus is on required factors for the leisure and coastal tourism categories in order to achieve an assessment tool for recreational beaches to assist them to act as a tourism destination.

1.6 Structure of the Thesis

The logical framework of this study divides in to two main parts:

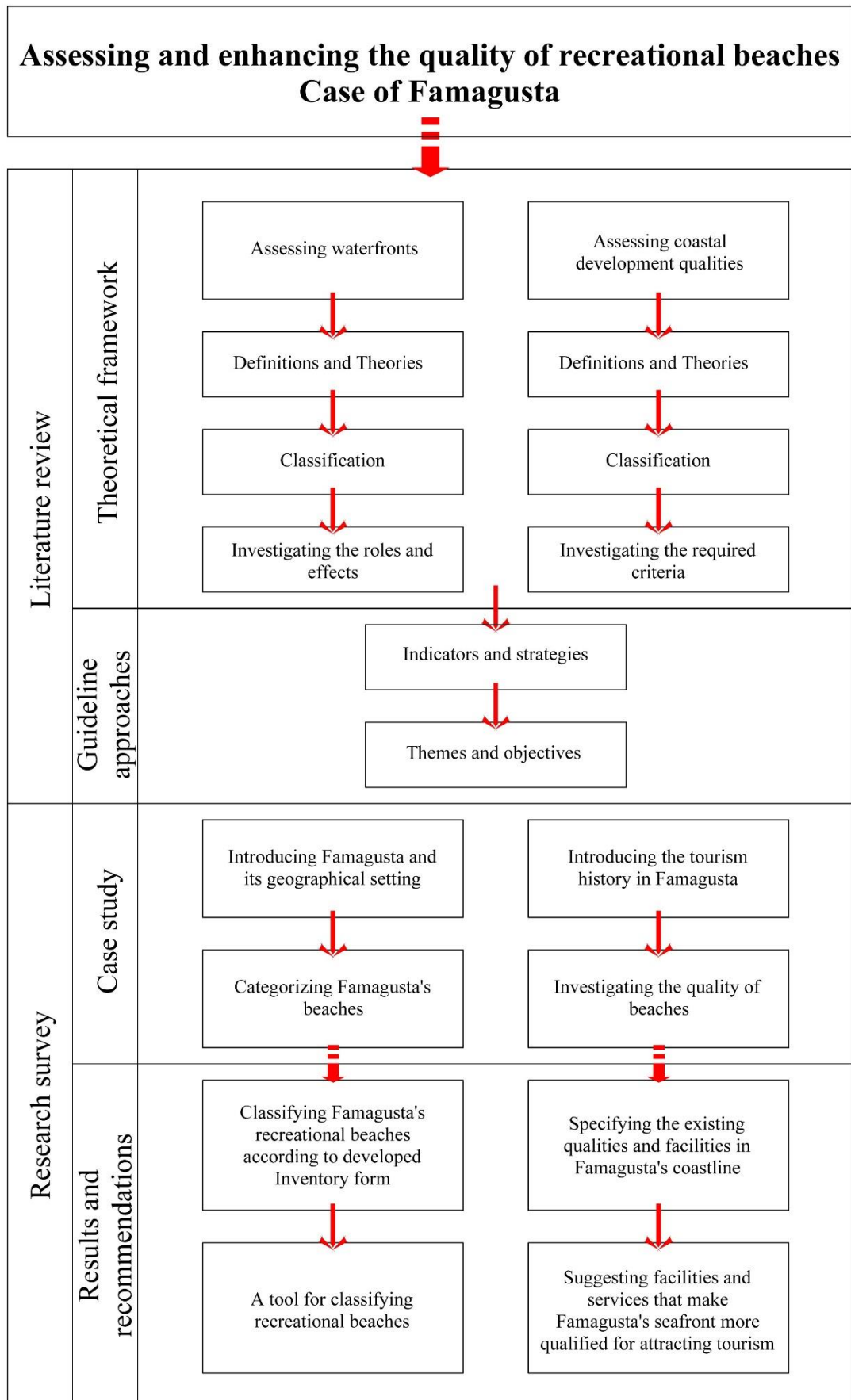
The first part is literature review which consist of two chapters: theoretical frameworks and guidelines approaches. In theoretical framework, the focus is on defining two major concerns of the thesis as “waterfronts definitions and classifications” and “coastal tourism development qualities”. Related definitions, classifications and criteria of the each caption are gathered. In the guidelines approaches, the factors and criteria which have been applied to carry out a successful coastal design project are analyzed as a sample.

The second part is research survey which consist of analyzing the case study in all main issues that mentioned on theoretical framework. Afterwards it focuses on doing

the related classification, achieving the considered results and stating the relevant recommendations.

The following chart will present the general structure of the thesis;

Table 1.1: Logical framework of the study



Chapter 2

ASSESSING WATERFRONTS AND COASTAL TOURISM QUALITIES

Waterfronts are one of the subcategories of public open spaces. According to Carr (1992), public open spaces with regard to their general form are classifying as: streets; squares or plazas; parks, playgrounds and recreational areas; and waterfronts. Public open spaces provide us with a set of pathways, places for communication with the rest of the community, and public grounds to spend time with each other. Public space is described by Francis Tibbalds (1992) as: All the spaces within a society to which the members of the aforementioned society have free physical or visual access. Madanipour (2003) also defined public places by this term: Public space is the kind of place that is not controlled by an individual or a specific group of people, it is often located amongst the private spaces and is used for many, often overlapping functions and thus has multiple purposes: Accessibility, distinguishability with respect to individual spaces and being located among the individual spaces such as households, and private spaces. Likewise Kohn (2004) defines the public spaces as society parts which are controlled by the government to which the people are given free access, and that it is through these spaces that people are taught how to communicate and interact with each other. She also insists that the relation between the users and space must be studied through a quality that she refers to as “inter-subjectivity”.

Since the concentration of this study is on the waterfronts category, investigating the definitions, classifications and different qualities of this group would be the main focus of this chapter.

2.1 Definition of Waterfront

Waterfronts, in general are the edges of water in cities and towns. As it mentioned before in part 1.1, according to Sairinen and Kumpulainen (2006), waterfronts include a wide variety of places such as river banks, beaches creeks or even canals. In the past, these public waterfronts were dominated by factories, warehouses and transportation, however; it have been made many attempts in the last decade to preserve what is left of them as the importance of these waterfronts has been proved to the society.

A brief summary of the various types of waterfront landforms are stated here and will be described in detail further. For Sharma (2009), a pelagic coast is the type of shore that is located near an open body of water in oppose to a gulf or a bay. A shore, however; is the point where a large body of water adjoin to the land. A bank is a land that ends up to a lake or is located alongside a river, or it may refer to a piece of artificially made land which is used to contaminate rivers so as to protect the area around it from flood. In some countries, a bank may also be called a Levee. While there exists a common definition for coast, the exact limits and borders of a coast vary depending the local jurisdiction because of political reasons. A shore is the land located on the huge body of water edge such as sea, ocean or a lake. It is an edge of land that is constantly being changed by the water action, whilst the beach is referred to the shore fringe, or the intertidal zone in physical oceanography (Sharma, 2009).

Pickard & Emery in 1990, imply that the term shore can be used to describe any type of border between water and land. However, the term coast is used specifically to describe the border between land and ocean. If the edge between land and ocean is intended, both terms can be used interchangeably. Generally the coasts share the same type of topography with the rest of the terrain in a given region. The same applies to the terrain quality. The following part will describe different waterfront landforms in details. The concentration of this part is on the coastal landforms regarding the focus of this study.

2.1.1 Defining Waterfront Landforms

A brief introduction of the different coastal landforms are stated previously. Since the focus of this study is on the coastlines and specially beaches, definitions of these landforms will be described in details.

Coastlines are one of the waterfront landforms. Coastal zone can be used to refer to any land which borders an ocean. It is not possible to define a precise line to separate land and ocean due to a natural process called tidal waves. Any spot where ocean and land meet can be referred to as a coastal zone. Likewise the terms coast and coastal are synonymous and refer to the same region (Sharma, 2009).

According to UNEP in the year 2005 any geomorphological space in which there is an interaction between the ocean and land is called a coast. This interaction happens in the form of a complicated ecological system. Furthermore, this space can be a zone on which communication between people and maintaining social activities is possible.

Coastal zones usually comprise a combination of high human population density, overlapping sectors and different interests, with intensive use of space and natural

resources. These zones are influenced by inland processes, often at the scale of the river catchment. In addition the influence of activities management goes beyond these zones affecting directly or indirectly the marine environment and its biodiversity (Vogiatzakis et al., 2005). Coastal zones provide human beings with an adequate space to live on and prosper in both economic and social ways (UNCED, 1992).

Sharma in 2009 says that coasts can be described in two ways. The first way is based on their physical aspects; while, the second way is defined by interactions. These interactions turn the coasts into an important space from a natural point of view.

In the first definition the term ecology is used in a general form. Thus, it includes the interactions between living and dead natural elements. Spatially, coastal zones include all the rivers, shoreline, plains, estuaries, wetlands, seagrass beds, reefs, coastal watersheds, beaches, areas that are periodically altered by tidal waves or areas that are always covered by the ocean and also end up to the deep sea area with a rapid slope.

The second explanation describes the relationships between the ocean and land both physically and biologically, or human activities that are caused by surges, water streams, air streams, squalls, energy pours and etc. This explanation focuses on the influences of human activities rather than physical matters. In this way the coast is considered a dynamic resource used for human activities.

Another waterfront landform is beach. Beaches, dunes and shores came into being less than 7000 years ago. The combination of dunes that are located behind or around the beach with the sea itself constitute a beach system. A minor change in any of these features will cause a massive change in the type of the beach (URL 1).

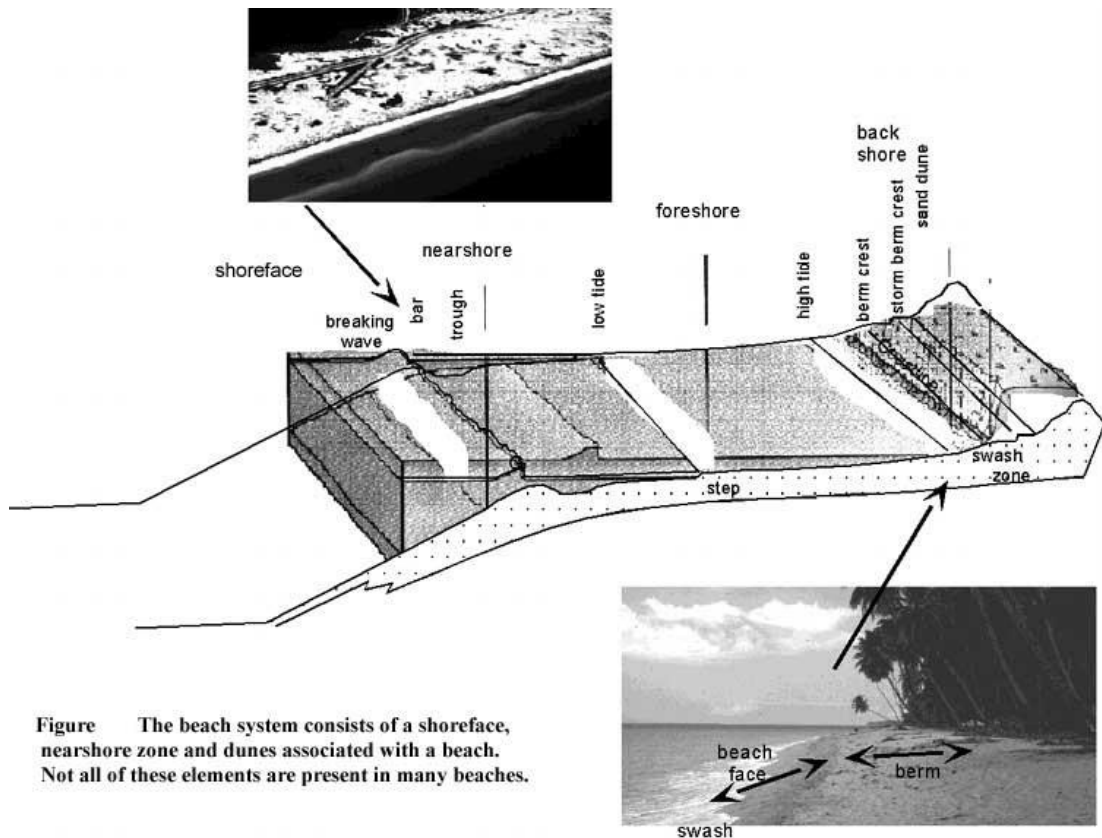


Figure The beach system consists of a shoreface, nearshore zone and dunes associated with a beach. Not all of these elements are present in many beaches.

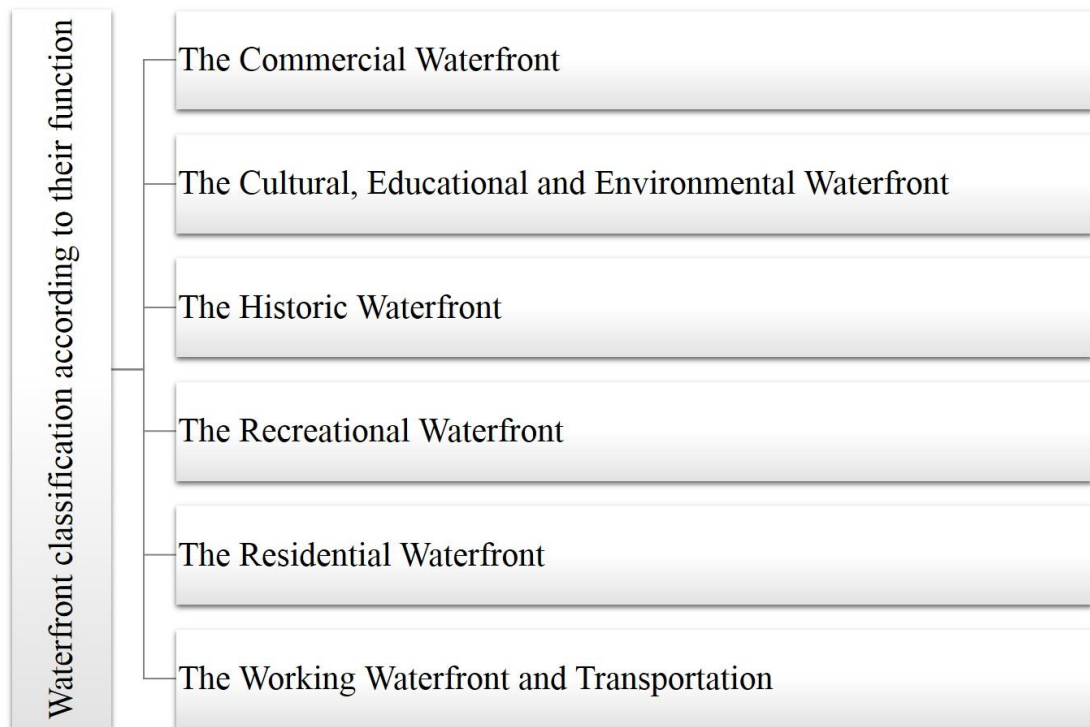
Figure 2.1: Beach system
Source: URL 2

Beaches are made out of sand and gravel which can be found on the lowest spot all the way to the maximum height where tidal waves reach the shore. The optimum place for beaches development are low-lying alluvial coasts. However they do not have to be located on such places. In some locations, beaches are made out of thin slivers of sand which face the cliffs. In other locations, beaches are wide features which backed by coastal marshes and broad dune fields (Dolan et al., 1972).

2.1.2 Indicators for Waterfronts Classification

Waterfronts can be classified in various groups from different points of view, also regarding to their different characteristics and dimensions. From one perspective, waterfronts reflect the startling ability of cities to be adapted to the altered economic and social circumstances (Breen & Rigby, 1996) and can be categorized as shown in the further chart:

Table 2.1: Waterfronts classification according to their functionⁱ



From another perspective, waterfronts can be categorized regarding to their geographical setting (Aslan, 2005; Hudson, 1996) consists of:

1. Straight coasts: they are not deep as a bay exactly and are weak in defense.
2. Bays, gulfs or straits: the most example can be seen in these group, they are functional for port use.
3. Islands: they are surrounded with water.

Waterfronts also can be divided into seven categories according to their general locational forms as Moughtin stated in 2003. The first form is coastal cliff. This type of waterfront is vertically upward and sheer to the water. The second type of waterfronts are fishing villages where the waterfront can only be accessed through narrow channels as most of the village is purposefully covered against the strong winds

ⁱ Breen & Rigby, 1996.

coming from the sea. This type of waterfront is called “perforated water edge” by Owen. The third type of waterfront is the beach or the bank where the water reaches a soft and sandy shore rather than solid cliffs and rocks. The fourth waterfront form is called a bay or a dock which encircles the water. The fifth type is open square or bay which water edge encloses or envelops water. The sixth type of waterfront are piers that are erected in such a way that jut out into the water. The seventh and last type of waterfront which is also the most common one, is built facing the opposite direction of the water, in this type of the waterfronts, the water body is used as a dumping ground or a sewer.

Considering what Sharma states in 2009, coast lines are divided into various categories. Emergent coast lines are the ones with fallen water level. Falls in the sea level can occur as a result of various incidents. One of them is the change in global sea level. Another reason can be local up-lift. Emergent coast lines are known with their landforms. In contrast to what is mentioned for emergent coast lines, submergent coast lines are the ones which occur as a result of rise in the water level. This types are also created as a result of different incidents. One of them are change in the global sea level. Another reason is isostatic rebound. These types are identified with "drowned" landforms.

Sharma (2009) also added other categorization which divides coast lines into concordant and discordant. The first type has groups of rocks parallel to the coast line. The resistance of these rocks are different. In this respect, they form distinctive landforms. The second category are created by rocks which are eroded by waves. Therefore, the rocks’ resistance affect the eroding process of these rocks.

Another categorization of coasts are as follows: (URL 3)

- Cliffed coast: sometimes sea actions cause cliffs on the coast. These type of coasts are called Cliff coasts. (Fig 2.2)
- Flat coasts: are the ones where land has slowly inclined to the sea level. (Fig 2.3).
- A Graded shores: are the ones which are caused by wind and sea. This type has a flat coast. (Fig 2.4)

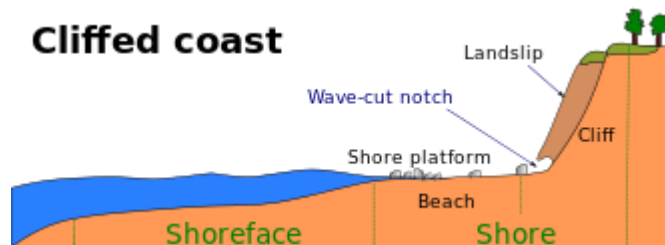


Figure 2.2: Schematic diagram of a Cluffed coast
Source: URL4

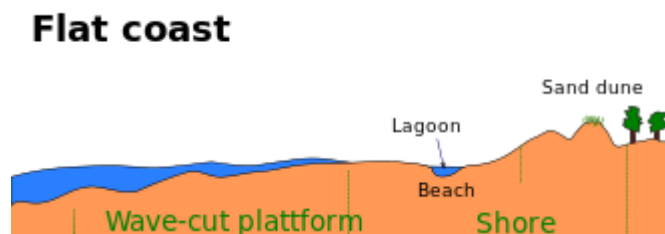


Figure 2.3: Schematic diagram of a Flat coast
Source: URL 4

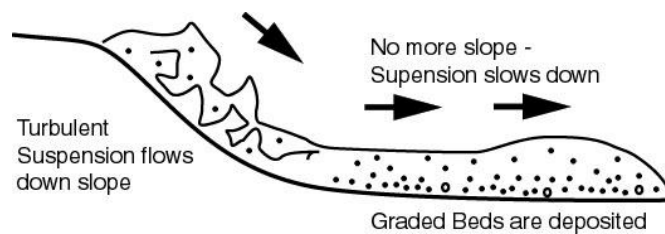


Figure 2.4: Schematic diagram of a Graded coast
Source: URL 5

Barbosa de Araújo and da Costa in 2008 also classify recreational beaches according to the environmental quality indicators as overdeveloped, developed and underdeveloped which are represented in further images:

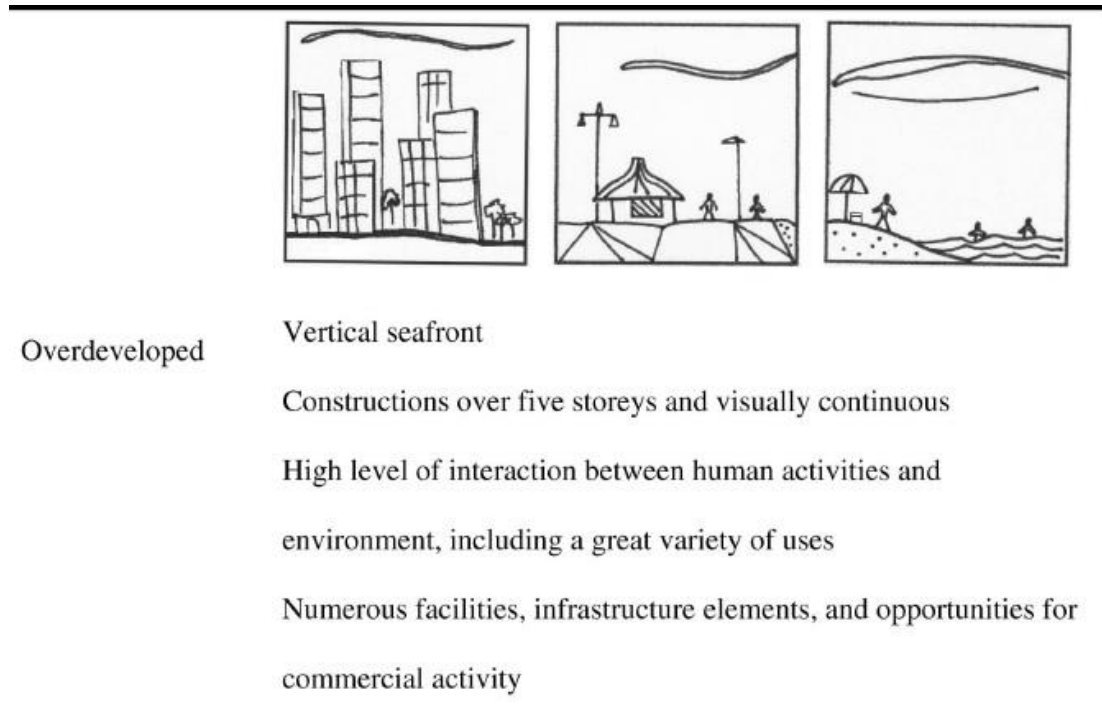


Figure 2.5: Overdeveloped recreational beaches
Source: Barbosa de Araújo, M. C., & da Costa, M. F. (2008)

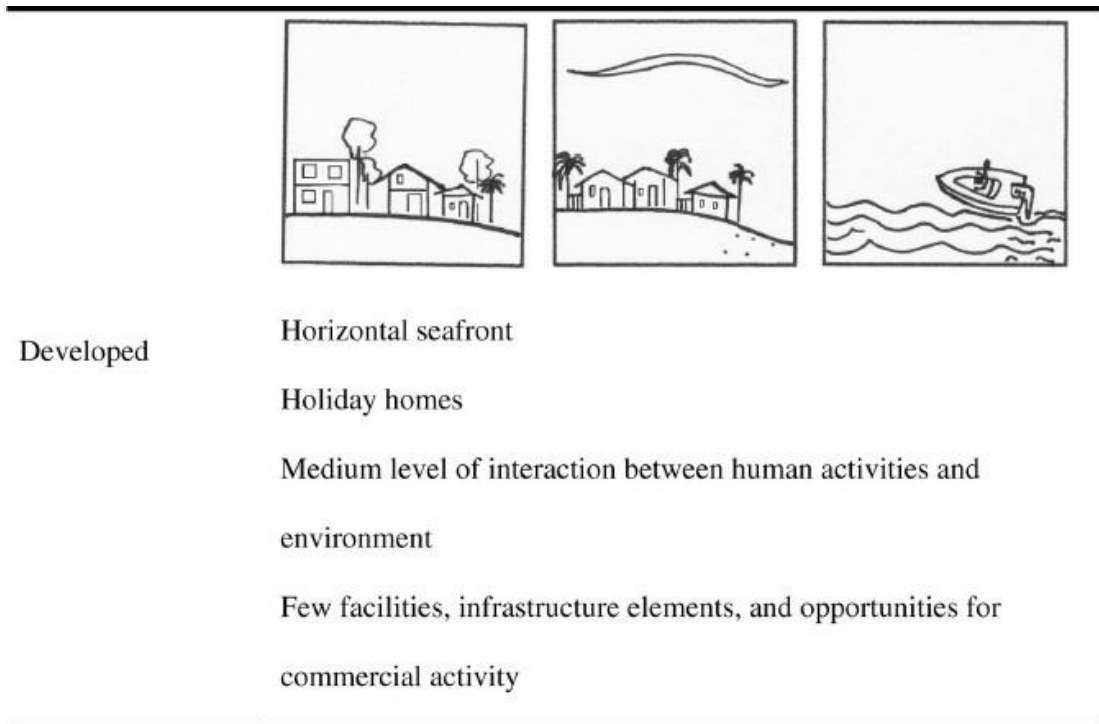


Figure 2.6: Developed recreational beaches
 Source: Barbosa de Araújo, M. C., & da Costa, M. F. (2008)

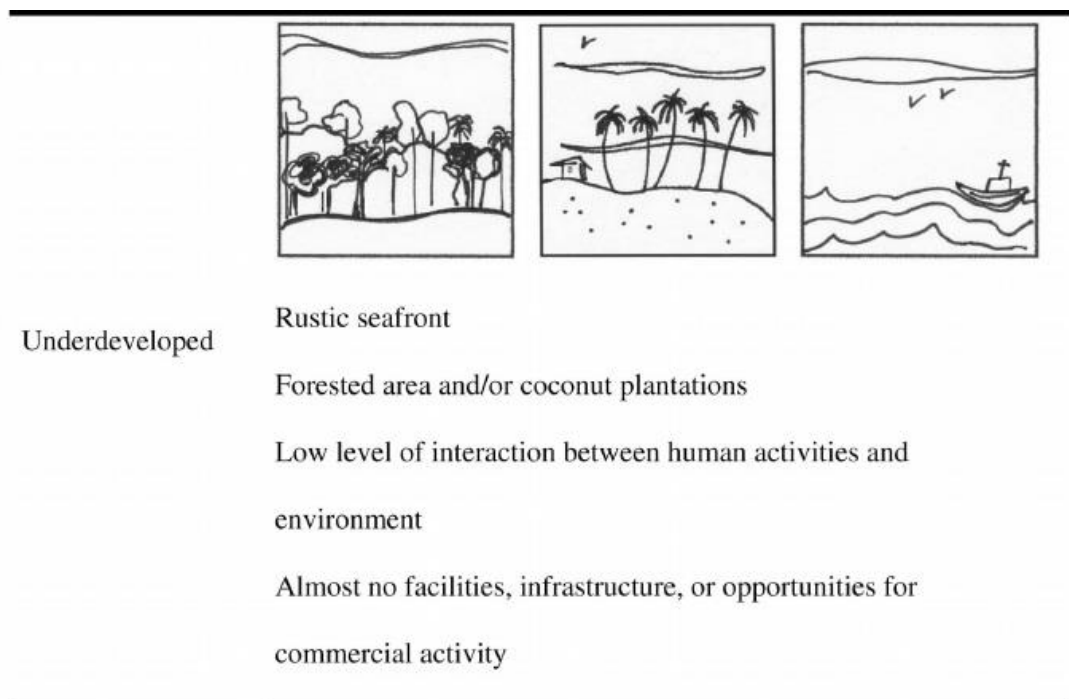


Figure 2.7: Underdeveloped recreational beaches
 Source: Barbosa de Araújo, M. C., & da Costa, M. F. (2008)

2.1.3 The Role and Importance of Waterfronts in Cities Development

Since the focus of this study is on the urban waterfronts, the role of waterfronts in the structure and formation of the cities will be reviewed further. Kostof (2005) mentioned that: “a great many towns are built on water along rivers or their delta, or at the meeting of two or more rivers, or an edge of lakes and seas”.

A significant number of major cities of world are located close to coasts. Some of these cities have even become megacities. This means that their population has become more than ten million. In this respect, a great number of people live near coasts all around the world. This position for major cities is to provide them with harbors and their facilities (Harvey & Caton, 2005).

Generally, as Sharma in 2009 mentioned, coast are strategically important locations. They should be protected militarily against attacks. On the other hand, preventing illegal migrations becomes significantly necessary for these regions. Cities which are located close to the coasts should be permanently defended against invades. Besides, guards become important factors for these types of cities.

Moughtin in 2003 implies that, cities are constructed based on four features of water. The first feature is fountain. Fountains have magical positive effect on the users. While drinking fountains in most of the cities are the center of urban activities. There are considered as heart of cities. The second feature is pool. Pools are places for replication, inspection and regeneration. Pools with green spaces were the center of English villages. They are also places for relaxation. The third feature is identified as linear form of water in cities. They can be seen as canals and rivers. Natural rivers are the resources of beauty and inspiration in cities. However, when they are controlled

and canalized into cities, the beauty is also affected to some extent. In some cases, rivers are controlled by gates which also provides proper results. The final feature which is given to the cities by water is coast. Similar to what is mentioned for the previous feature, this also have a linear form. Coasts are edges of the cities and can have both negative and positive effects on the city. They can be dangerous when they are considered as the points of interaction with other cities. While, coasts are also make it possible to access various resources.

In some regions, when proper facilities are provided, coasts can attract tourists. In these cases, even the economy of the city can be based on tourism industry. A great number of tourists are interested in the sea activities. Managing the facilities in these regions becomes the major issue in these areas (Sharma, 2009). Therefore, investigating the required qualities for coastal developments which lead to coastal tourism is needed.

2.2 Quality of Waterfront

Urban waterfronts are under the category of urban public open spaces. Therefore, they should have all required qualities of urban public open spaces in general and required qualities of waterfronts in particular to act as tourism destinations. Required qualities for urban public spaces will be reviewed briefly further. Since the main goal of this study is on the enhancing the physical quality of urban coastlines by focusing on the vitality and seasonality factors, these items will be discussed in details.

Public places perform in various roles. These roles could be classified as physical, social, functional, ecological, political, psychological, symbolic, economic and aesthetic roles. Public spaces are an unavoidable component in cities if the city is considered as a combination of private and public spaces. Public places also offer

spaces for diversity and variety of activities. These places play various physical roles while providing spaces for holding different activities at the same time (Ercan, 2007).

Karlskrona (2009) believes that the physical quality of the public spaces can play a key role in people's public life. The improvement in external physical quality of public places is very important in attracting more users to them. He creates a guideline of 5 main aspects for creating an attractive public open space consists of accessibility and appropriate locations, pedestrian priority, human scale, mixing uses and activities, culture and identity.

According to Benn and Gaus (1983) the most important characteristics for a public space are its access, agency and interest. Accessibility which is obviously defined as how accessible it is and the activities within it are. Agency which is defined by the amount of decision-making and control the said space gives to its users and lastly Interest which is defined by the targeted users who are to benefit from the actions or decisions that have an impact on that space. This definition was used by many studies on the public space subject as a forming foundation.

Caroline et al in 2007, in order to manage public spaces, remarks that people are normally intended to stay and spend time in such a public spaces in where they are stimulated, encouraged and/or offered a distinct level of alleviation. In this sense by regarding to the surveys and observations data, users always have the recognition and enjoyment of the good qualities of public spaces that offer special activities and events. Couple with, people mostly stick around if a public space is comfortable enough to settle, more importantly if there is a degree of protection from weather changes.

It is notable that the design quality of public open spaces has a direct relation with meeting the people's need and their satisfaction. Adapting to people's activities and meeting their needs is a key objective of a qualified public space. Maslow creates a pyramid of needs for public open spaces. This pyramid demonstrates the levels of needs and is widely accepted. At the lowest level, it talks about physical needs and also it reaches more complex needs in higher levels such as social needs. These social needs includes necessity of sense of belonging, safety, accessibility and equity (Jalaladdini & Oktay, 2012).

Accessibility is in the most basic level and the most essential one which has two types: (a) Physical accessibility and (b) Visual accessibility. The first one allows people to enter into public space and utilize the existing functions while the second one allows them to see the public space and being informed about the happening in that area. An urban public open space should engage and invite people to that place and use its facilities. Another important social need achieves as a result of this factor which is equity. The environment that equally can be shared by all parts of the society is an equitable environment. This environment provides required qualities for all range of users (Carmona et al. 2003). It also meets the needs of various groups of people while observes others welfare. The built environments that are not equitable, express their exclusive circumstances which provide them more opened to a certain social level, nor available to all sections such as ethnic minorities, women, children, elders, disabled and low income people. In addition in public realm, providing equal availability brings up vitality and safety in space, in which varied social levels can be interacted peacefully (Jalaladdini & Oktay, 2012).

By considering the physically accessible public spaces, in parallel with, other parameters and phases of spaces are able to take an important role as obstacles to their utilization by some people while it is planned to be designed. For instance, the aspects have to be considered such as difficulty of getting in, less number of public toilets, public facilities for children or older users and car parking (Caroline H. et al, 2007). Carr argues, “In a well-designed and well-managed public space, the armor of daily life can be partially removed, allowing us to see others as whole people. Seeing people different from oneself responding to the same setting in similar ways creates a temporary bond.” (Carr et al., 1993). Consequently above all, successful urban public spaces are the ones which are deliberately designed and managed to prepare vital urban life by raising up users’ life quality in public domain (Jalaladdini & Oktay, 2012).

It has to be stated that providing possibilities for ‘social interaction’ and places for social and active engagement with others, are of the main commitments of public spaces (Carr et al., 1992; Lynch, 1992). In this concept, displaying as the possibilities for social interaction, public spaces take roles for specific social commitments. By not taking into consideration different social class, ethnic variations, age and gender, public spaces are capable to welcome everyone and intermingle together all ethnographical varieties (Madanipour, 1996; Ercan, 2007). One of this important roles is providing vitality.

In urban public space, vitality refers to a more attractive, more desirable, and safer space which offers more choices for social activities, also has the capacity for being a place for cultural exchanges as Jalaladdini & Oktay explain. Subsequently in urban

areas, pedestrian circulation is taking more important role aimed to provide vitality rather than vehicular circulation (Jalaladdini & Oktay, 2012).

Jalaladdini and Oktay by referring to Lynch (1981), introduce vitality as one of the urban design dimensions which expresses it as the level that supports the functions in the form of the places, biological necessities and abilities of human beings. Therefore, an urban public place is socially successful while it considers a level of vitality. Also Barry Sherman in 1988, identifies vitality in his check list as a parameter for successful urban spaces. The results of recently investigations demonstrate that vitality is an outcome of both the diversity of the supported activities in built environment and its visual quality (Jalaladdini & Oktay, 2012).

Hence, since urban public spaces are integrated with people needs in different levels from primitive to complex, the social value of the spaces identifies them more exclusive within the cities. They affect the quality of people's life as well, as Jalaladdini & Oktay remark, "They have to afford people various activities; otherwise, parts of the society will be pushed out of the public realm which results in serious limitations for the daily lives of people". The concerning issues of vitality in a public place are the presence of users at various time periods and being harmonious in variation of activities. Vitality refers to varied dimensions of public places by considering both social and physical aspects (Jalaladdini & Oktay, 2012).

These important features should be applied for coastlines in order to attracting more people, especially the presence of tourists in that areas. Also there are some factors which are particularly dominated regarding to coastal tourism. In this sense, the

necessity of defining the terms ‘tourism’ and ‘coastal tourism’ is obviously needed and it would be explained in following section.

2.2.1 Quality of Coastal Tourism

It is safe to say that tourism is among the biggest industry in our age. It is a difficult task to afford a clear meaning for tourism. Especially since it is connected to many other aspects of life (The Economist, 1991). UNEP in 2009 also mentioned that if tourism is to be observed from a spatial point of view, it is possible to say that tourism is a very fragmented business. It only exists in those locations that have various environmental, physical, cultural and social attraction.

UNWTO divides tourism to three categories as Domestic, Inbound and Outbound tourism. By combining them in various ways, some additional forms can be derived as Internal, National and International tourism which can be defined as the following forms:

Table 2.2: Tourism classification (UNWTO)

type	definition
Inbound tourism	Comprises the activities of a non-resident visitor within the country of reference on an inbound tourism trip
Internal tourism	Comprises domestic tourism plus inbound tourism, that is to say, the activities of resident and non-resident visitors within the country of reference as part of domestic or international tourism trips
International tourism	Comprises inbound tourism plus outbound tourism, that is to say, the activities of resident visitors outside the country of reference, either as part of domestic or outbound tourism trips and the activities of non-resident visitors within the country of reference on inbound tourism trips
Meetings industry	if a trip's main purpose is business/professional, it can be further subdivided into "attending meetings, conferences or congresses, trade fairs and exhibitions" and "other business and professional purposes".
National tourism	Comprises domestic tourism plus outbound tourism, that is to say, the activities of resident visitors within and outside the country of reference, either as part of domestic or outbound tourism trips
Outbound tourism	Comprises the activities of a resident visitor outside the country of reference, either as part of an outbound tourism trip or as part of a domestic tourism trip

From another point of view, also there is a different category for types and purposes of the tourism. According to UNWTO, type of destinations which tourists select, are affected by various factors. One of these factors can be change in the fashion, political and environmental conditions. These factors are generally out of control. In this respect the best plan for attracting tourists, is the one which does not focus only on a specific regional value. The key types of tourism are as following:

- Leisure

When the main aim of tourists is to spend leisure time in the destination, it is called leisure tourism. This can occur in form of a one day or weekend vacation. Some examples of tourism for leisure are eco-tourism, adventure tourism, wine tourism, heritage tourism, packaged beach vacation, etc (UNWTO).

- Health

When the main aim of the tourists for traveling is related to health, it is called health tourism. This can be in form of traveling for fitness or using medical facilities of the destination. The latter category requires cost and time. In this respect, the countries which have the needed skills and technologies are selected as destination (UNWTO).

- Education

When the main aim of travelers is to advantage the educating facilities of the destination, it becomes the educational type of tourism. This can occur in form of participating in an academic institute or a scientific tour for education (UNWTO).

- Business

When the destination is selected for business related issues, it is called business tourism. Business tourism key component is the MICE sector: incentives, meetings, exhibitions and conventions. These types of traveling do not have specific time and date during year. Sometimes business travel can even become in form of a leisure travel and the tourists may stay in the destination more than the planned time, especially for travelers who participate in conferences. This type of tourism generally has a high quality, thus; it brings significant economic benefits to the destination. Each kind of downturn in the economy of the destination negatively affects business tourism (UNWTO).

- Visiting friends and families (VFR)

When the major aim of the travelers is to meet friends and relatives, it becomes a VFR tourism. In some cases, the aim of travelers is to both visit friends and relatives and to spend leisure time. For this type of tourism the required facilities varies from case to case. For example it depends on whether the travelers accommodate with their families or friends or they prefer to accommodate in hotels. Sometimes a combination of these

two occurs. After the globalization a significant growth in this type of tourism is observed (UNWTO).

- Religion

When the main aim for traveling is related to religious issues, it is called a religious tourism. An example of this type is traveling to visit a holy land. Another form of this type of tourism is traveling to participate in a religious conference. An example of this type is the Muslims who gather in Mecca (UNWTO).

- Sport

Every travel with the aim of participating in a sport activity or to observe one is categorized under sport tourism. An example of this type is Olympics which attract a great amount of tourists. In addition, some natural and non-natural elements can be planned by the authorities to attract sport tourists, such as golf, tennis and ski (UNWTO).

Tourism industry positively affects the economy of the destination country. Especially local residents can benefit economic growth. However, beside this economic growth, it causes decrease in the regional resources and negatively affects future generations (Hunter, 2002; Huijbregts et al., 2008). Considering what mentioned, climate change affects demand and supply and tourism affect climate directly and indirectly. Perry and Rochester (2009) were created a chart with the concept of “Tourism and leisure in coping with climate change” as follow:

Table 2.3: Tourism and climate changeⁱ



This chart shows that policies which aimed at declining climate change will affected tourism.

Nature has provided us with the required facilities to live. The regions with long coastlines are significantly fortunate. Because they can both develop their tourism and economic industry which results in the development of the related destination (UNEP, 2009).

The history of coastal tourism goes back to the Roman period. Some villas were constructed in coastal areas during that time in Apennine Peninsula. From the mid-18th forward, coastal tourism was often in form of medical treatments. The main aim was utilizing the features of sea and sun. Especially after the 20th century, sea, sun and sand have become the major factors in the tourism industry (UNEP, 2009).

Three elements affect the tourism industry and helps it to develop particularly in coastal areas as: 1. Increase in the peoples' outcome and their leisure time 2. The

ⁱ Perry and Rochester, 2009.

growth of transportation 3. Growth of communication and peoples' information related to the destination (EEA, 2001).

The base of coastal tourism is utilizing facilities which are related to the sea. Coastal tourism offers amenities such as beaches, water, marine biodiversity, rich terrestrial, scenic beauty, diversified historic and cultural heritage, good infrastructure and healthy food. All the activities which occur in the sea or in the coast are considered as this type and involve the development of capacities for tourism such as resorts, hotels, restaurant, second homes, etc. Also it needs support infrastructure such as marinas, ports, diving shops and fishing shops and other facilities (UNEP, 2009).

Beside physical aspects which attract tourist, some socio-economic and political factors also affect the attraction of destination. These factors consists of health and security situation and local community interest for socio-economic features and traditional model of tourism and unpredictable crises for political factors. During recent decades, coastal tourism has faced a significant growth. The economic benefits of coastal growth is certain, however; precise information related to its effect on the regional economy does not exist (UNEP, 2009).

Natural resources, as well as cultural ones, are important factors on the tourism industry. Some of these natural resources are climate and landscape, while; cultural values are tradition, art and craft. All these include the activities which are only held in some specific areas. In this respect, some regions in the world, have become suitable destinations for tourists and they are known with this quality. For example, most of the tourists know Australia with its surfing activities (UNEP, 2009).

Coastal activities have faced a significant growth during recent years. These activities highly affect coastal tourism. Leisure activities in coasts are widely divided into two main categories: 1. Consumptive and 2. Non-consumptive. The first refers to activities such as fishing, collecting shells etc. The second category refers to swimming, surfing, diving, jet skiing, boating, snorkeling, etc (UNEP, 2009).

All principles and criteria should be considered and required facilities and qualities should be gathered as a complex to achieve successful coastal tourism. However, there are some other factors which could be observed for gaining more successful coastal development. One of these factors is a kind of design which brings seasonality in the beaches. Another one is considering criteria and factors in developing beaches that assisting them to act as tourism destinations. Moreover there is another item which emphasis on the direct relation between environment and tourism. It describes the role of environment on tourism attraction. All mentioned factors will be discussed further.

2.2.1.1 Coastal Seasonality

After the development and creation of alternative tourism types, coastal policies are established. The main aim of this sector is providing coasts with various activities. In this respect, the main coastal attractions which were previously sea, sand and sun, are now increased. Diversification can be considered in order to attract tourists to coastal zones. Some of the advantages of attracting tourists in different seasons into coastal zones are mentioned in the following items (CSIL, 2008):

1. Providing new jobs and increase incomes
2. Decreasing the negative impacts of tourism industry on society, economy and environment by attracting tourists in different times of a year and not only a specific days

3. Providing new activities help to protect the environment

The benefits from beaches seasonality are very valuable and various theories and suggestions proposed to assist gaining this goal which will be mentioned further. According to CSIL (2008), some results can be concluded from the Structural Funds:

- Achieving a creative method to attract tourists. Therefore, coastal zones are linked together.
- Using historic coastal zones in such a way that their identity is preserved. Thus, these regions perform both as coastal zones and historic heritages.
- Alternative tourism types which are mentioned before such as business tourism can be developed.
- Previous coastlines which only attracted tourists by sand, sun and sea can be developed by providing various attracting elements and activities. For example, leisure activities can be provided for the region or sport activities, parks and conferences can be incorporated.

2.2.1.2 Coastal Destinations

One of the primarily tourism types were coastal tourism. According to IQMⁱ, The first activity which attracted tourists into coastal zone were sea bathing health benefits. Later, these regions had become ideal zones for leisure and relaxation and became coastal destinations.

Coastal destinations can be divided into two categories considering what IQM mentioned. The first is zones that are based from small built civilizations such as villages. These later have developed into proper tourism zones. The second category

ⁱ Integrated Quality Management of coastal tourist destinations

are the regions which are based from leisure activities in coastal regions. Some examples of this type are hotels and tourism related facilities. These constructions have a seaside resort. They are built to manage the touristic activities (such as sea, spas, etc.).

IQM mentioned it is certain that coastal destinations can be categorized in various ways. One method is to categorize them to historic and modern ones. The first one attracts tourists with both historic values and coastal activities. The second one attracts tourists with more touristic facilities. On the other hand, some landscape features can also be the base of categorizations. Some of them are topography and climate. The position of destination region and population are other factors which can categorize destinations. Coasts can be also defined by the amount of tourists they attract or with their economic effect.

There exist some basic elements for attracting visitors to tourist destinations. According to WTO (2007) these items will satisfied their needs and can be categorized as following:

Table 2.4: Tourism destinations requirements (WTO)



Destination of tourists should meet some basic requirements which are as follows:

- Attraction

One of the basic factors for travelling into a place is its attraction. This factor is also divided into different categories. It can be natural, built or cultural. Some examples of the first category are parks, mountains and beaches. Examples of the second category are important buildings and conferences. Samples of the last category are museums and cultural events. Each of these events can occur in a public, historic and commune places. Some features which may attract people to travel to a city such as emotion are also divided under this category (WTO, 2007).

- Amenities

This category includes facilities, amenities and services which are required for travelling and it is significantly wide. Its most basic form is providing roads and transportation systems. Another forms of this category are accommodations and hotels, shops, leaders, information stations, etc (WTO, 2007).

- Accessibility

Destination must be in such a form that a great number of people from all around the world can easily have access to it. This access can be provided in form of trains, road, air ports, etc. On the other hand, proper transportation system inside destination must be also provided. Other factor which is also under this category is visa which also affects the accessibility of destination (WTO, 2007).

- Image

A different image of destination attracts tourist to an area. In some cases, proper facilities are provided in the destination together with attractions, however; lack of knowledge negatively affects the number of tourists which travel to the destination. Today, there exist different methods to provide proper image of destination. Marketing and Media are some of these methods which can be utilized. The image of destination

should be unique and represent the environmental features and services. The destination image consists of environmental quality, uniqueness, safety, scenes, sights, friendliness of people and service level (WTO, 2007).

- Prices

One of the important factors which results in attracting more tourists to a destination is cost. The costs include transportation costs, accommodation costs, costs for using services and food. Another factor which is also related to this category is current exchange which is also affected by regional economy (WTO, 2007).

- Human resources

During travel, the relationship with citizens is highly important. Residents should be trained related to the positive effects of tourism industry and skilled workforce and responsible citizens positively affect tourist attraction in order to manage tourism properly (WTO, 2007).

2.2.1.3 The Environment and Coastal Tourism Development

The characteristics of each environment, both man-made and natural, are important for the tourism industry. However, the relation between tourist and environment is complicated. A great number of activities which are related with tourism have negative impact on the environment. A number of these negative impacts are related to the construction of structures and infrastructures to provide the required facilities for tourist. Examples of this constructions are roads, air ports, resorts, shops, restaurants, hotels, etc (Evas, 1998; Safavi, 2012).

IQM in 2000 determined that every policy for tourism should consider various effective issues and should also meet the general rule of protecting environment. These

procedures include adding tourism infrastructure development. It should be in two general formats:

1. Accessibility and mobility

Tourists who travel to coastal regions commonly prefer to travel with their own vehicles. This fact causes traffic and pollution in the destination. During recent years, it becomes almost impossible to solve this problem. Regional authorities should find methods to solve the problem. This method should also have motivation and restriction. The main characteristics of the proper solution are:

- Providing proper transportation with low costs and high quality
- Using techniques to motivate residents and tourists to use public transportation.
- Defining parking spaces, roads and paths
- Disabilities must be considered in the suggested solution

Considering what Davenport (2005) mentioned, tourists require a proper transportation system. With the growth in car-based coastal travels, after 20th century, roads are developed significantly especially in the developed countries. A great number of these roads were constructed along sea to provide better access to them. Additionally, the development of tourism means requiring more parking spaces, are occupying more places in coastal zones.

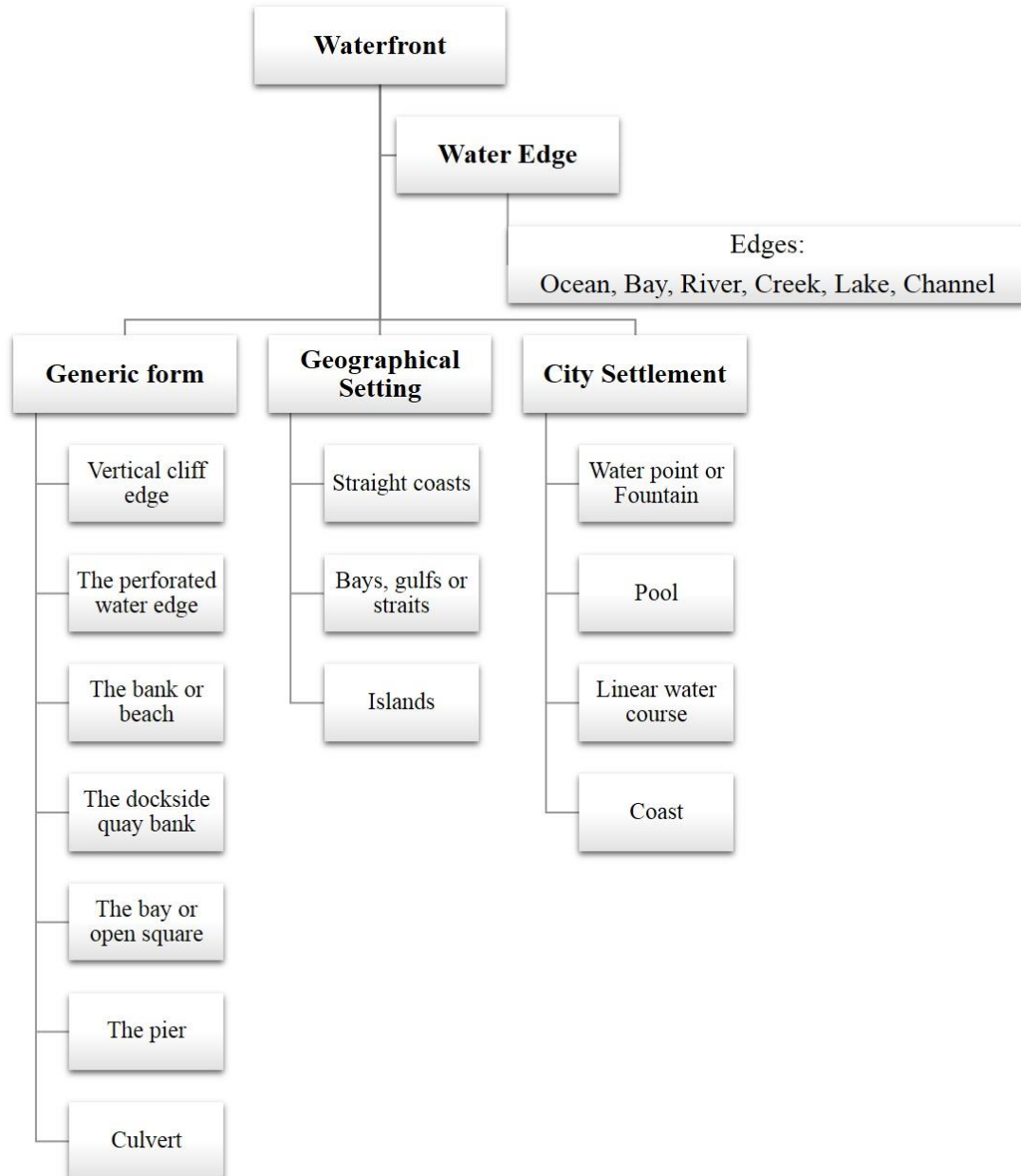
2. Security

Places with higher security attract more tourists. Actions for protection, education people, helping victims, are some methods to improve the safety of a region. Caring about complaints also increases safety (IQM, 2000)

2.3 Summary of the Chapter

Waterfronts are under the category of public open spaces with various potential which can be analyzed and classified by different factors. In macro scale, waterfronts can be divided based on different perspectives which are summarized in further chart:

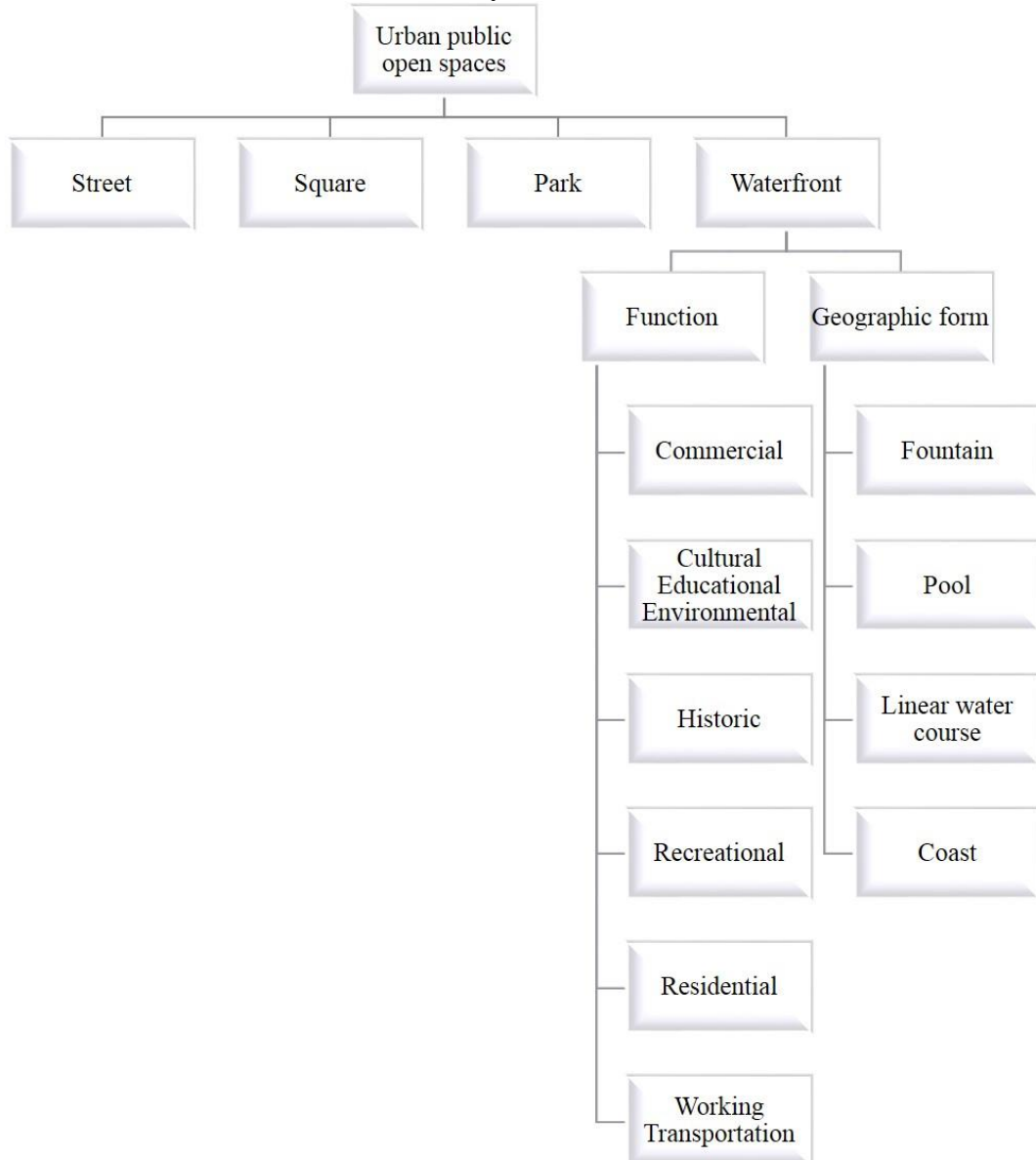
Table 2.5: Waterfronts classification in macro scale by authorⁱ



ⁱ Based on different scholars: Moughtin, 2003; Hudson, 1996.

Urban waterfronts are one of the subcategories of urban public open spaces and play an important role within a city. They also can be categorized regarding the geographic form and function within a city as following:

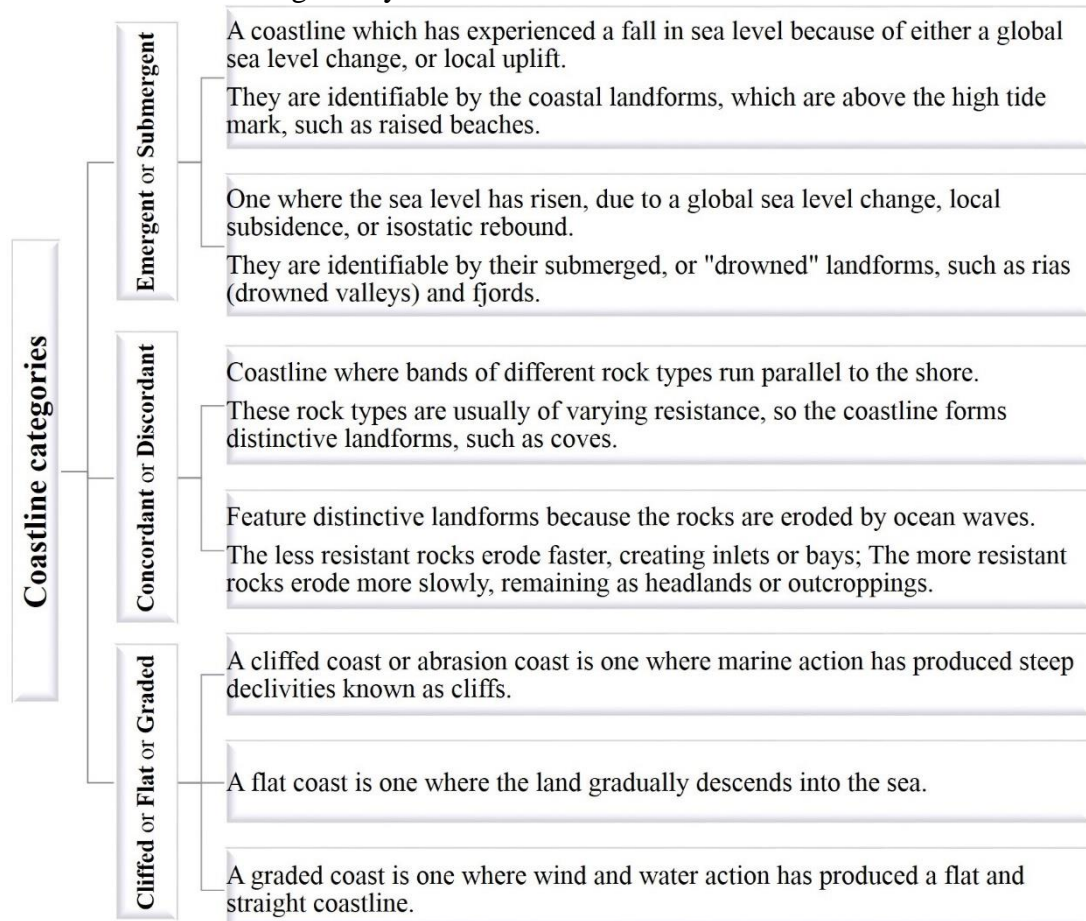
Table 2.6: Urban waterfronts classification by authorⁱ



ⁱ Based on different scholars: Breen & Rigby, 1996; Moughtin, 2003.

Coastlines can be categorized based on different points of view and regarding to their various features as shown in the following chart:

Table 2.7: Coastline categories by authorⁱ



There exists different coastal landforms which are summarized briefly as follow:

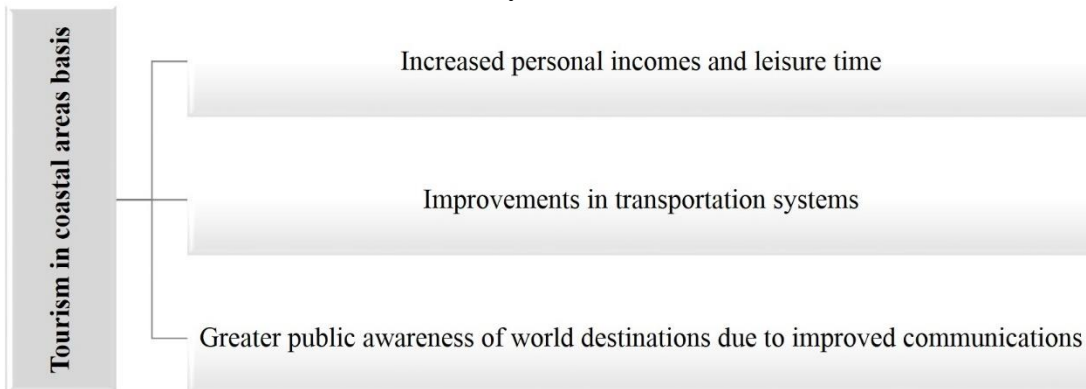
ⁱ Based on different scholars: Sharma, 2009; URL 3.

Table 2.8: Definition and characteristic of coastal landforms by authorⁱ

Shore	<ul style="list-style-type: none"> • Generally: parts of the land which adjoin any large body of water, including oceans (sea shore) and lakes (lake shore) • Physically: the wider fringe that is geologically modified by the action of the body of water past and present
Coast	<ul style="list-style-type: none"> • Generally: (pelagic coast) a coast which fronts the open ocean, as opposed to a more sheltered coast in a gulf or bay • Physically: that part of the land adjoining or near the ocean or its saltwater arms
Bank	<ul style="list-style-type: none"> • Land alongside or sloping down to a river (riverbank) or to a body of water smaller than a lake • Some parts of the world to refer to an artificial ridge of earth intended to retain the water of a river or pond
Finalization	<ul style="list-style-type: none"> • Shore can border any body of water • Coast must border an ocean >> coast is a type of shore • The word Shore is often substituted for Coast where an oceanic shore is meant • Beach is at the edge of the shore, representing the intertidal zone where there is exist

Coastal tourism has several benefits and is based on factors as following (Table 2.9):

Table 2.9: Basis of tourism in coastal area by authorⁱⁱ



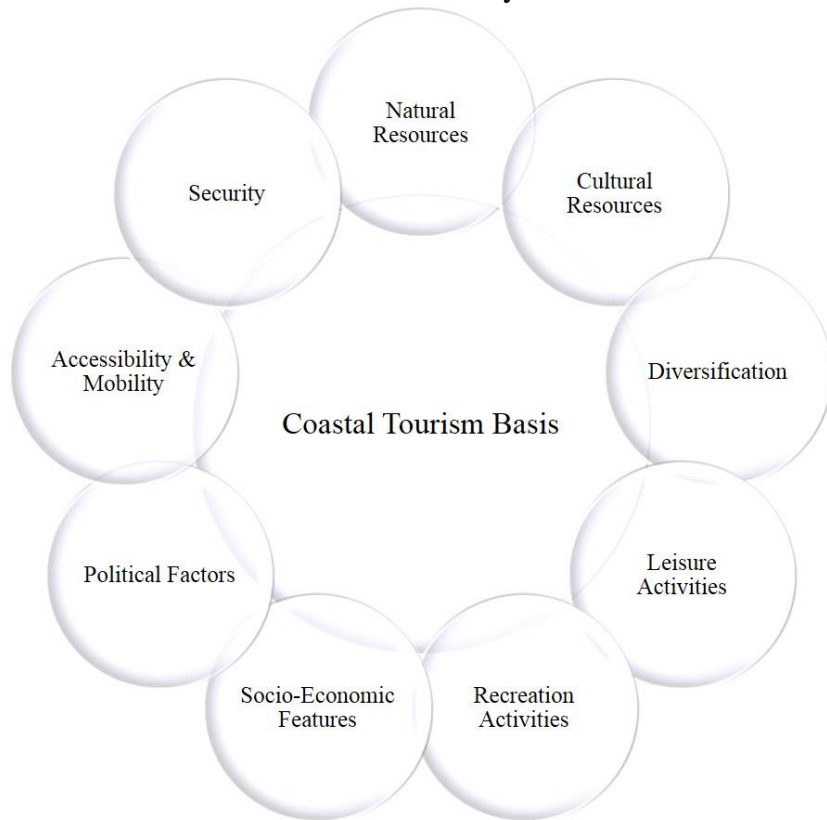
Also some basic factors are required in coastal areas for achieving coastal tourism.

They are summarized in the Table 2.10.

ⁱ Based on different scholars: Sharma, 2009; Pickard & George, 1990.

ⁱⁱ Based on EEA, 2001.

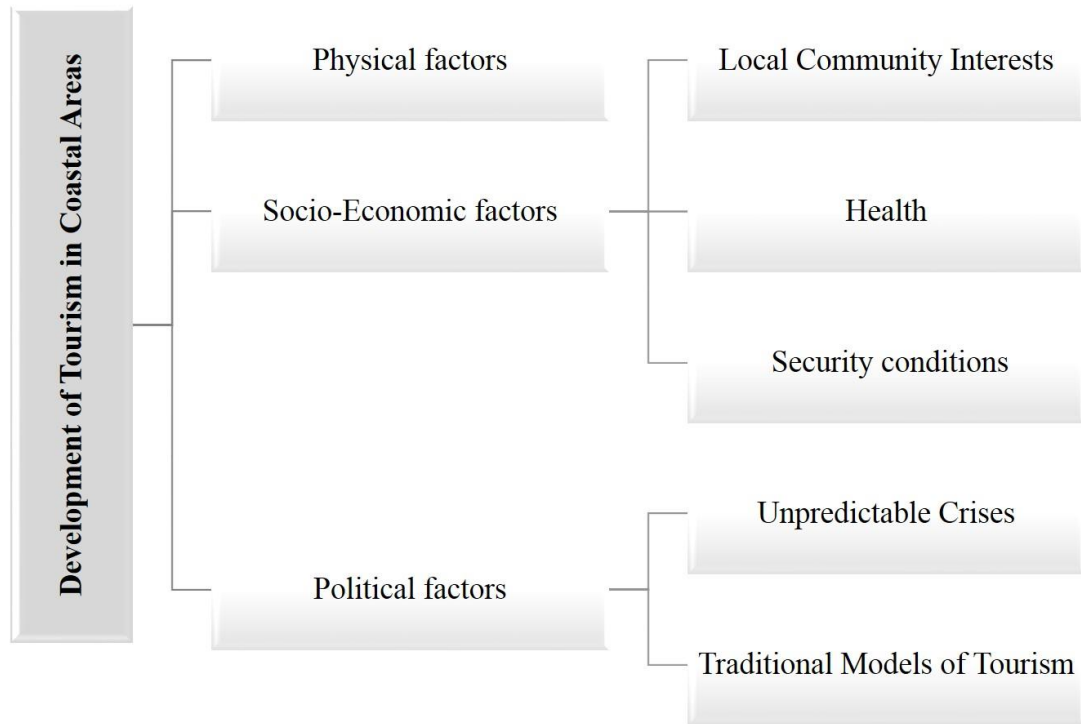
Table 2.10: Basis of tourism in coastal area by authorⁱ



Development of tourism in coastal areas should meet the needs of three different dimensions as follows (Table 2.11):

ⁱ Based on different scholars: UNEP, 2009; EEA, 2001.

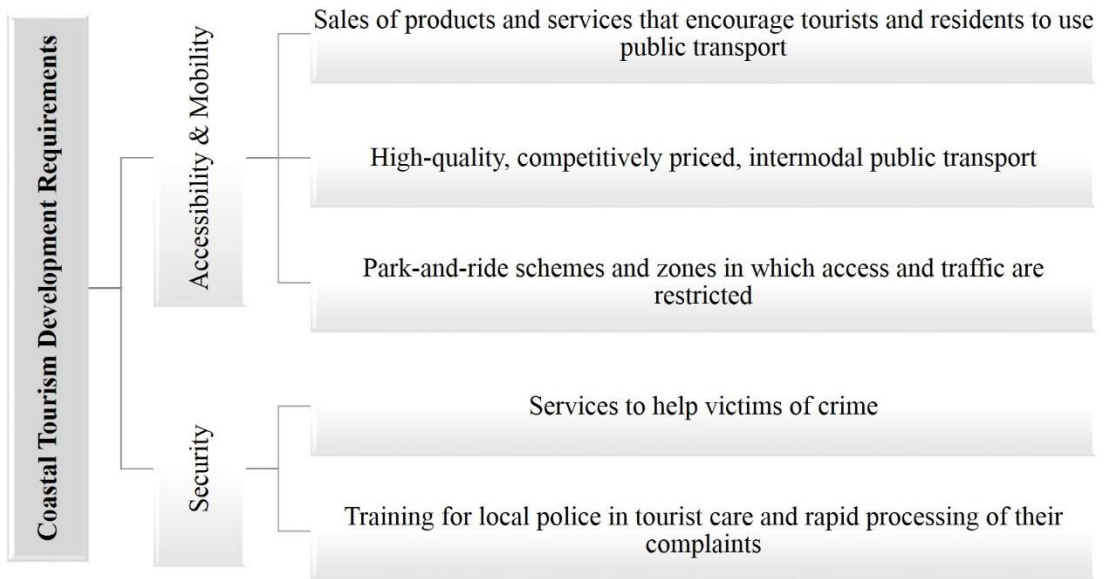
Table 2.11: Dimensions of tourism development by authorⁱ



Furthermore, tourism in coastal areas requires some other features and infrastructures which are summarized in the table 2.12 as following:

ⁱ Based on UNEP, 2009.

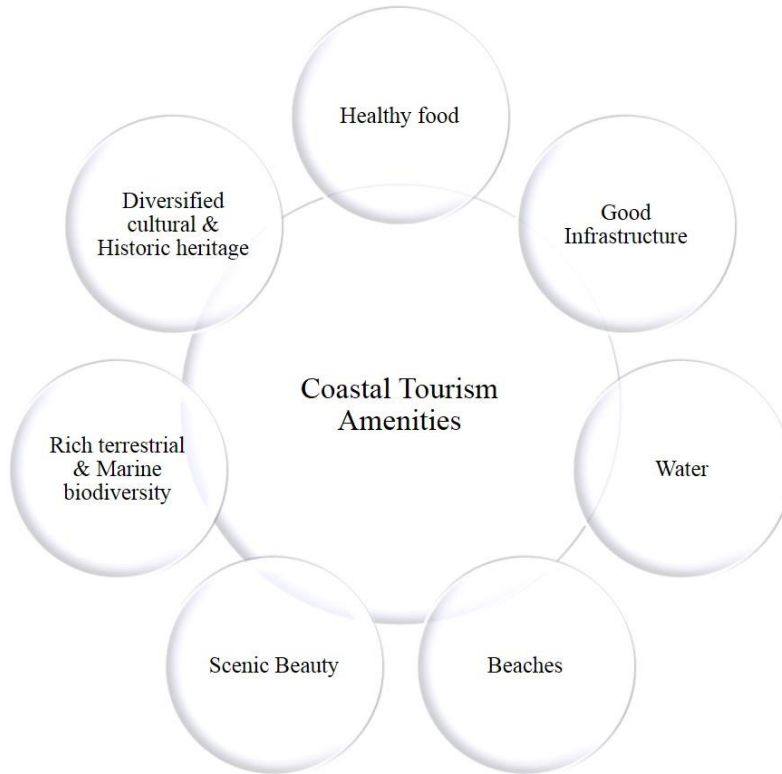
Table 2.12: Required qualities for coastal tourism developmentⁱ



Coastal tourism also provide some amenities which can be seen in Table 2.13:

ⁱ Based on IQM, 2000.

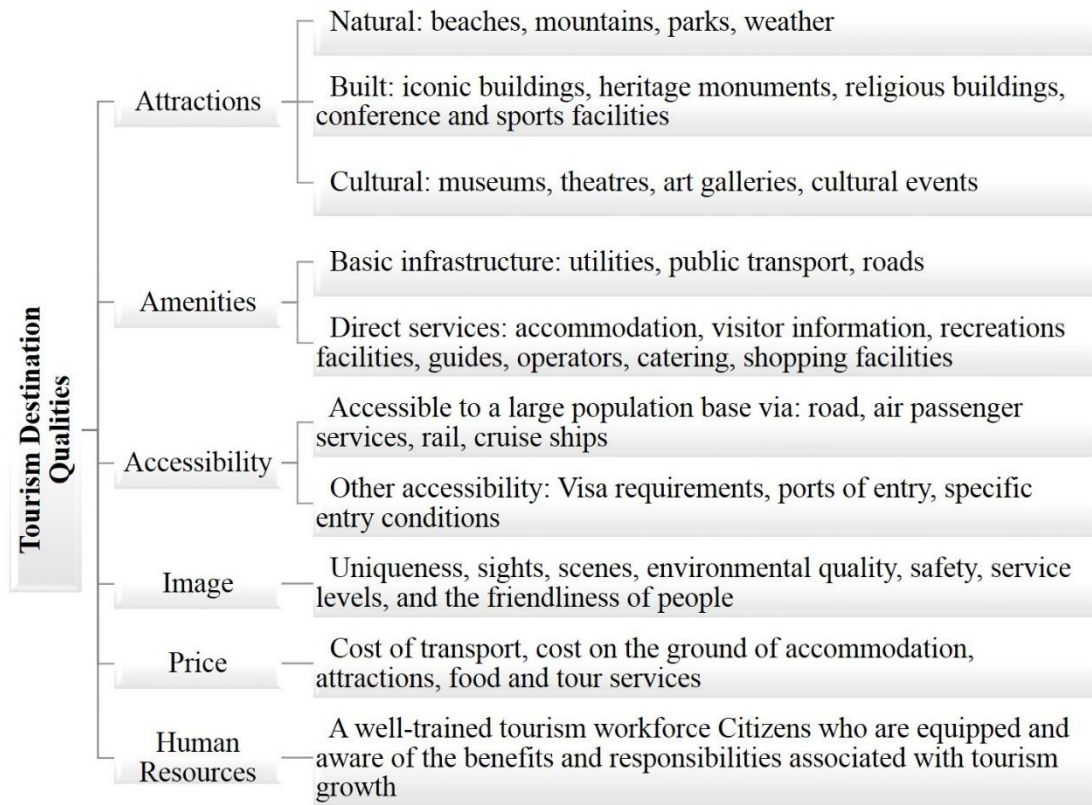
Table 2.13: Coastal tourism amenities by authorⁱ



Some qualities are required for coastal areas that allow them to act as tourism destinations. This goal can be achieved as a result of targeted development in eligible areas. These requirements can be summarized as follows:

ⁱ Based on UNEP, 2009.

Table 2.14: Tourism destinations qualities by authorⁱ



Finally, for achieving a high quality coastal destination, observing all mentioned qualities is necessary by considering the type of coastal landform. Also assessing successful coastal developments and analyzing their considered criteria can be useful for a better understanding of required qualities for a targeted coastal development. Therefore, next chapter of this study is dedicated to assess a high quality coastal destination and related different indicators.

ⁱ Based on IQM, 2000.

Chapter 3

REVIEW OF THE SUCCESSFUL COASTLINE DEVELOPMENT AS A CASE STUDY

This chapter of the study is dedicated to the review of the “successful and high quality seafront development”. The aim is to notice about the indicators and facilities which considered in this project to achieve a targeted and viable coastal development. Also different themes and objectives that proposed and applied will be reviewed.

The cities Brighton and Hove are two contiguous neighbor which are locating on the south coast of England. They form the unitary authority Brighton and Hove together as a single conurbation. Brighton & Hove city council creates a framework toward a targeted seafront development in all aspects of design quality. These headings are consists of creating an Active seafront, Seafront management, Seafront economy - property management, Tourism development, Seafront architecture and coastal protection, Regeneration Projects and Connectivity. These complete whole lead to a successful framework for seafront development which is obvious in the results. Since then, this conurbation changed to a coastal destination and the council published its framework draft. This case study has similar situation with this thesis case study in terms of importance and location of coastline within the city. Also the published framework draft of this project is one of the most complete and useful drafts. With this regard this project has been choose as a sample to assist better understanding of

targeted seafront development and its different indicators. These criteria and elements are also adaptable and applicable for the considered case study to analyze its situation.

According to the published draft of Brighton & Hove city council, Coasts are vital factors in the economy and they are dominant aspects in attracting tourists. Besides, even business tourists can be attracted to these regions to participate in the conferences. Regarding this importance and the possibilities for development on the Seafront, an emerging Seafront Strategy shaped to assist for external funding and the allocation of developer contributions for Brighton coastline in UK during the economic difficulties in United Kingdom.

The scope of the Strategy has been considered from two perspectives. First, the identification of over-arching themes for the Seafront. Secondly, an assessment of the individual character areas that comprise the Seafront to identify potential opportunities for improvement while acknowledging the challenges each area presents (Brighton & Hove city council, 2012).

The development strategy for the regeneration of Brighton Seafront prepared under Brighton Borough Council and the South East English Tourist Board request from Conran Roche Planning and KPMG Peat Marwick in 1992 . It was in order to grow the features of Iconic Brighton and Hove, to attract people. The aim was to attract residents and tourists during all days through year.

An updated Seafront Strategy for the city of Brighton & Hove gives the chance to consider the wider 13km of seafront from Hove Lagoon to Saltdean. Therefore, the

intention was to build upon the “Seafront Development Initiative” by identifying the scope for future areas of priority.

In 1992 the vision for the Seafront was identified as: “The Seafront – the meeting place of resident and visitor, recreation and business, Town and Sea”

The “Seafront Development Initiative” has been very successful in achieving this ‘meeting place’ between the Piers and therefore a review of the whole seafront can identify whether this vision can be extended from Hove Lagoon to Saltdean, gives the potential for an extended vision.

3.1 Indicators for Viable and High Quality Coastal Development

As the Seafront is an integral part of the city, the emerging Seafront Strategy needs to be linked with other policy documents and initiatives that have a citywide impact including the following priorities from the council’s Corporate Plan:

- Engaging people who live and work in the city
- Tackling inequality

3.2 Design Strategy (Themes and Objectives)

This emerging draft Seafront Strategy introduces the over-arching themes together with objectives and includes some interesting facts which put into context the scale of the Seafront. These themes consist of:

- Active Seafront
- Seafront Management
- Tourism Development
- Seafront Economy - Property Management
- Seafront Architecture and Coastal Protection

- Regeneration Projects
- Connectivity

3.2.1 Seafront Theme 1: Active Seafront

The Seafront can be viewed as the largest outdoor recreation space in the city. There are positive benefits to the physical and mental health of the local population from regular participation in sport, physical activity and cultural events on the Seafront. The opportunities to be physically active on the Seafront are abundant with a combination of informal casual activities eg walking, jogging, swimming, and more formal structured club and facility based activities Brighton Sailing Club, Yellowwave Beach Sports Centre and Hove Lagoon Watersports Centre. This is a theme that has been developed with the extension of the cycle lane along Madeira Drive and the undercliff from the Marina to Rottingdean now being a very popular route for both walkers and cyclists (Brighton & Hove city council, 2012).

➤ Objectives

- To identify new sport and recreational facilities for people to be physically active on the Seafront to improve health and well-being.
- To attract new events to the Seafront to promote participation in sport, recreation and cultural activities.
- To identify new cultural attractions on the Seafront to encourage more people to visit the area.
- To support the location of the Seafront as a base for sports clubs.
- To encourage participation in active recreation through the provision of improved recreational trails (Brighton & Hove city council, 2012).

3.2.2 Seafront Theme 2: Seafront Management

The importance of the role of the Seafront Team should not be under-estimated with key tasks including:

- Beach and water safety
- Enforcement of Seafront bye-laws
- Liaison with seafront businesses
- Incident management in conjunction with emergency services
- Promoting a positive image of the council to seafront visitors and residents
- Co-ordination of reactive maintenance works

There are also key roles undertaken by City Clean / City Parks in respect of waste collection including recycling, grounds maintenance and provision of toilets (Brighton & Hove city council, 2012).

➤ Objectives

- To ensure that a safe environment is provided along the whole length of the Seafront including for water borne activities.
- To ensure that a clean environment is provided to reflect the Seafront as the city's shop window with a review of the waste management operation.
- To ensure suitable quantity and quality of toilet facilities along the Seafront.
- To ensure that a safe and secure Seafront is provided in conjunction with the Police service e.g. improved CCTV, bye-law implementation.
- To consider ways of improving the culture of behavior of Seafront users e.g. messaging / signage (Brighton & Hove city council, 2012).

3.2.3 Seafront Theme 3: Tourism Development

The Waterfront is the key visitor fascination for the town with the marine, seaside and iconic fascinations all providing an enormous attraction to the common of the 8 million tourists each year. Though, the capacity to widen and improve the key attraction of the travel charm both spatially (broader than the major site between the piers) and in time (with a lengthy all year round season) are both important to holding and emerging the prominence of the waterfront.

However, more and more towns and cities are developing tourist attractions and therefore to sustain the tourism offer of the city, the Seafront needs to be continually developing rather than just maintained to the current standard (Brighton & Hove city council, 2012).

➤ Objectives

- To develop further the areas of attraction for tourists wider than the prime tourist destination between the piers.
- To extend the tourist season so that the city is an all year round tourist destination by developing activities e.g. events, as well as year round attractions.
- To refresh the existing tourist offer e.g. improve Volk's Railway as well as capitalise on new opportunities e.g. eco-tourism.
- To increase the number of nights that tourists stay in the city.
- To proactively seek filming on the Seafront to promote the city.
- To continue to grow the number of visitors arriving by public transport and to ensure parking for both coaches and cars is easy to locate and of high quality (Brighton & Hove city council, 2012).

3.2.4 Seafront Theme 4: Seafront Economy - Property Management

Support and encouragement is given to small independent businesses to grow on the Seafront. E.g. artists arches which contribute so much to the vibrancy of the area.

The management of these properties is in conjunction with the Seafront Operational Team, in order to create a synergy between the day to day operation of the businesses and the on-going operation of the wider Seafront.

The diversity of the Seafront is reflected in the wide range of property uses and it is important that those uses are complementary to the character of the area of the Seafront in which they are located (Brighton & Hove city council, 2012).

➤ Objectives

- To attract a diverse mix of independent businesses to achieve a unique vibrant Seafront.
- To identify character areas all along the Seafront in order that the prime nature of use is clear for each area and compatible attractions / businesses provided.
- To manage the council's Seafront Property Portfolio to achieve income generation from commercial properties on an individual basis relative to the location, commercial value, community benefit and nature of use of each property.
- To attract businesses that are open all year to reduce seasonality and consider the suitability and role of markets on the Seafront.
- To encourage innovative attractions to ensure the Seafront offer continues to be vibrant and seek improvements to existing businesses e.g. Wi-Fi.
- To discourage mobile trading to ensure that existing tenants are not adversely affected (Brighton & Hove city council, 2012).

3.2.5 Seafront Theme 5: Seafront Architecture and Coastal Protection

The condition and quality of the Seafront can create a lasting impression and significantly influence people's views about the city. Maintaining the infrastructure of the Seafront including railings, shelters, benches and lighting is a massive challenge. A comprehensive on-going maintenance programme is essential to ensure a quality environment is provided resulting in a positive image for the Seafront.

The combination of the harsh corrosive seafront environment together with heritage requirements makes the challenge to resource an on-going maintenance programme extremely difficult.

Coastal protection is also a key issue that forms part of the overall maintenance of the Seafront. As sea levels are predicted to rise it will become even more critical to ensure that sea defenses and all new developments are designed and built to prevent or avoid the impacts of flooding. Without a fully funded on-going maintenance program buildings can fall into disrepair with a full scale restoration project then being required (Brighton & Hove city council, 2012).

➤ Objectives

- To identify and priorities the long-term maintenance needs of the Seafront.
- To secure adequate planned and reactive maintenance budgets for the foreseeable future.
- To seek sources of external funding to improve the Seafront.
- To ensure that coastal protection measures are planned to meet future requirements.
- To ensure the implementation of capital restoration projects.

- To identify opportunities to improve lighting and CCTV on the Seafront (Brighton & Hove city council, 2012).

3.2.6 Seafront Theme 6: Regeneration Projects

While the maintenance of the existing heritage of the Seafront contributes greatly to its character, it is vital to the continuing success of the Seafront and the city as a whole, that new developments take place. Delivering some of these in a difficult financial climate remains a challenge for the council, particularly if it is to continue to make sure that proposals from developers at sites will deliver significant benefits to the community as well as making financial sense. (Brighton & Hove city council, 2012).

➤ Objectives

- To make best use of the remaining seafront development sites and ensure they deliver balanced high quality development which meets the needs and aspirations of the City.
- To ensure that the development of council sites located on the Seafront are complementary to the character areas of the Seafront and the Vision of the Seafront Strategy.
- To use these significant sites to deliver jobs to meet the needs of the City Skills and Employment Plan.
- To make best use of existing transport infrastructure while ensuring that the developments deliver new solutions for additional demand (Brighton & Hove city council, 2012).

3.2.7 Seafront Theme 7: Connectivity

While the waterfront is a definitive lined regeneration terminus that attracts individuals and actions to it particularly in the summer, it is also a significant strip for individuals drifting lengthways the shore, both inside the city or over it.

The transportation net consequently has to house a quantity of requirements and strains through the year that differ in form of their effect on the city as entire or an extra contained part. These contain:

- Day and night usage / weekends and weekdays
- Seasonal fascinations / actions / relaxation and trade
- Possible struggles among individuals and cars
- Joining the city Centre and native housing zones crossways the A259
- Connecting the higher and inferior walkways

Linking the full city center zone with the Waterfront in such a way that it is harmless, suitable, straight and relaxed to cross is important to creating the Waterfront as available for everybody as conceivable. Straight entrance onto the Waterfront has to cross the very busy, A259 double roadway. This is probable by underpasses (West Street and the Regency Square Car Park), and a major number controlled pathways cross, and shelters/, at street height.

Connecting the Waterfront with other important dominant endpoints and fascinations as well as the street, railing and bus systems is also significant. Actions are now being intended to increase entrance points in the city center, such as the Brighton Station Entry Project, as well as classifying chances to tie additional positions with the coastal line, such as those positions close to the Shoreham Harbor Regeneration zone.

The significance of physical action by mobile and cycling as a means of moving lengthways the Waterfront has now been emphasized. The tradition of the Waterfront also shows a significant character in fascinating individuals and providing enter (Brighton & Hove city council, 2012).

➤ Objectives

- To increase the availability of both lengthways and to the Waterfront.
- To provide the planned aims of the Local Transport Plan comprising:
 - To permit larger admission to an extensive variety of properties, facilities, and residences, with the city’s natural setting.
 - To inspire and allow higher levels of dynamic and fit travel, such as cycling particularly for smaller trips.
 - To increase admission to job chances, shopping zones and fascinations.
- To increase the “pinch-points” on the Waterfront where pedestrians, cycles and cars cooperate.
- To evaluate the Legibility Report ie signage/admission courses in relative to the Waterfront to advance the connectivity of the Waterfront (Brighton & Hove city council, 2012).

3.3 Summary of the Chapter

By considering all mentioned strategies an attractive, successful and high quality environments for residents, businesses and visitors achieved throughout all year long.

All mentioned factors are summarized in Table 3.1. The table is adopted from published draft of Brighton & Hove city council in 2012.

Table 3.1: Indicators for high quality seafront development by authorⁱ

Themes & Objectives of a high quality Seafront Development	Active Seafront	Physically active on the Seafront with a combination of informal casual activities: walking, jogging, swimming, cycle lane
	Seafront Management	Recycling, grounds maintenance and provision of toilets
	Tourism Development	Spatially (wider than the prime location between the piers): public transport and parking for both coaches and cars
		Time (with an extended all year round season): developing activities e.g. events, as well as year round attractions
	Seafront Economy - Property Management	Small independent businesses grow on the Seafront. e.g. artists arches which contribute so much to the vibrancy of the area
		The diversity of the Seafront is reflected in the wide range of property uses: To attract businesses that are open all year to reduce seasonality and consider the suitability and role of markets on the Seafront
	Seafront Architecture and Coastal Protection	Maintaining the infrastructure of the Seafront including railings, shelters, benches and lighting
	Regeneration Projects	Make best use of the remaining seafront development sites
Best use of existing transport infrastructure		
Connectivity	The transport network has to accommodate a number of needs and demands throughout the year	
	Connecting the city center and local residential areas	
	Importance of physical activity by walking and cycling as a means of moving along the Seafront	

ⁱ Modified from Brighton & Hove city council published draft in 2012.

Chapter 4

CASE STUDY, INVESTIGATING FAMAGUSTA'S COASTLINE

4.1 Brief Introduction

In this chapter some information is given about Cyprus, particularly Famagusta. Tourism and especially coastal tourism in this area is reviewed respectively. Famagusta's coastline is analyzed completely through literature review and site visit, as well as inventory forms which combined with people perceptions. These efforts reveal opportunities and shortages of this coastline. At the end Famagusta's beaches and their different features, facilities, opportunities and their shortages are classified. Some recommendations are added which are helpful to enhance the quality of recreational beaches. Considering, these comments will help Famagusta to become a tourist destination.

4.2 Reasons for Choosing Famagusta

There are several reasons which makes Famagusta appropriate as a case study for this research. The focus of this study is on "assessing and enhancing the quality of recreational beaches in order to achieve tourist destination". Famagusta's beaches are eligible to be analyzed with the purpose of enhancing their quality to attain a tourist destination as it was before. The country of Cyprus is an island which is a waterfront land regarding to geographical setting categorization (Fig 4.1). Famagusta is also a linear coastal city located in this island (Fig 4.2).

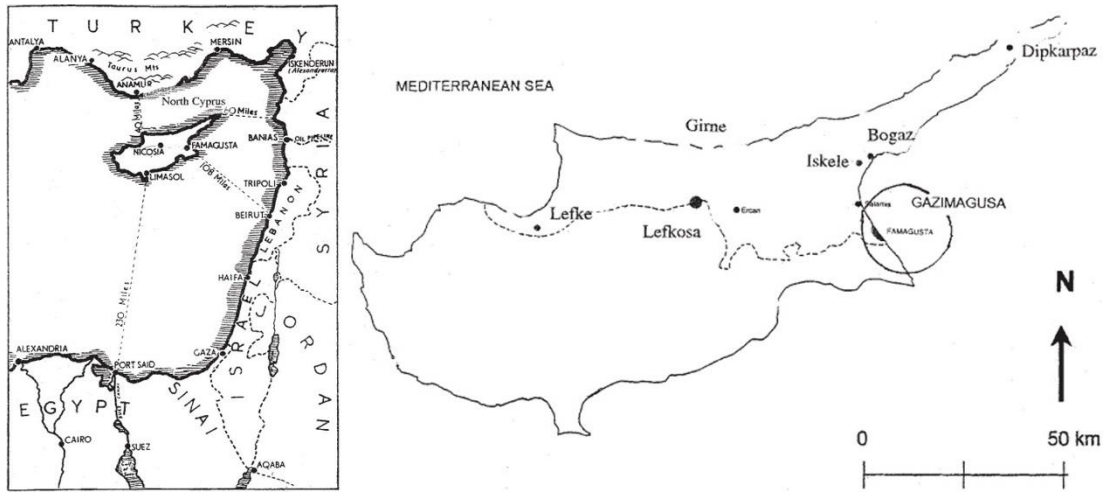


Figure 4.1: Cyprus Island
Source: Onal et al., (1999)

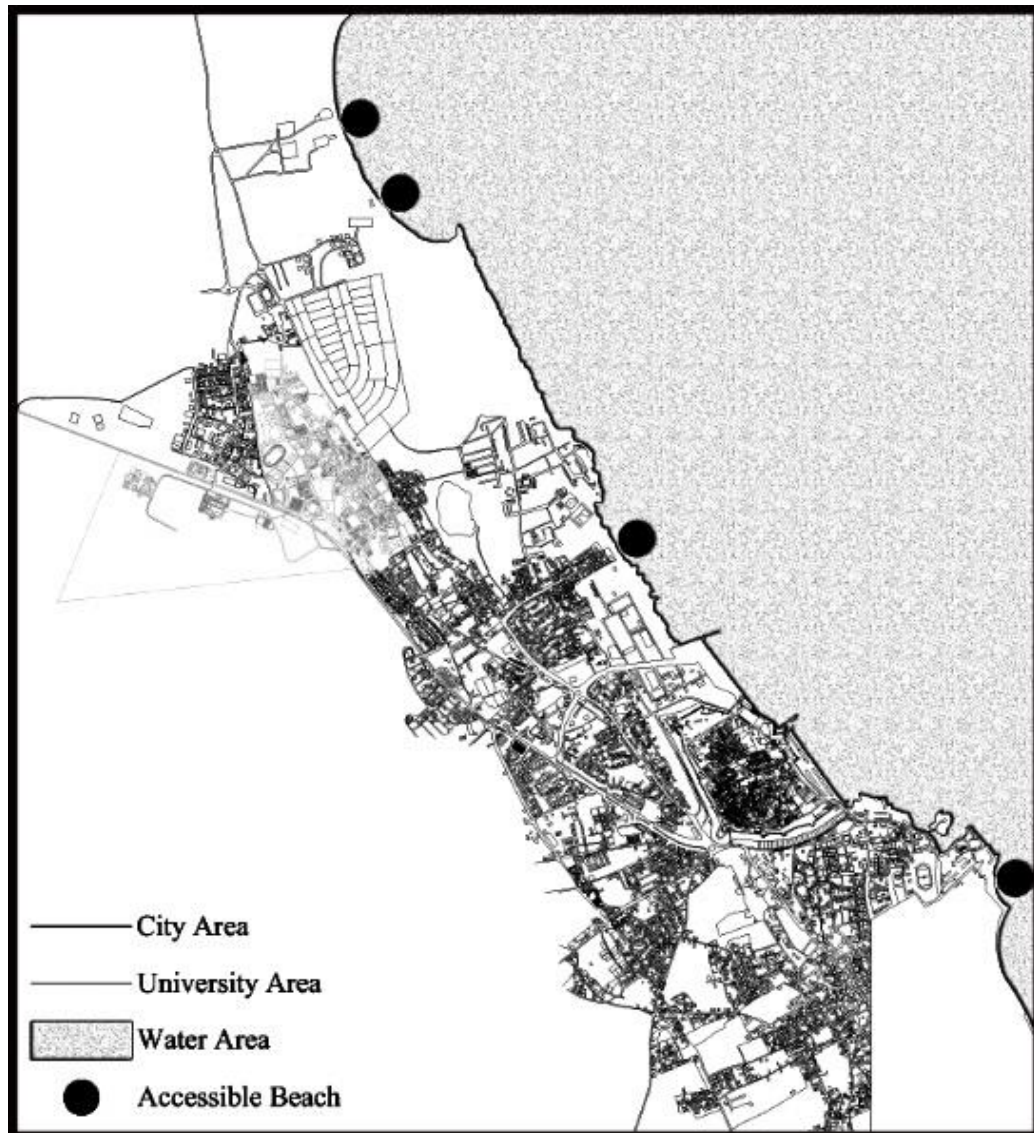
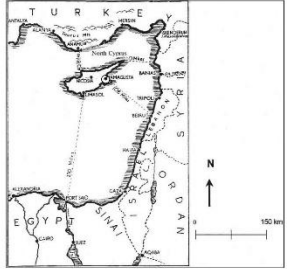


Figure 4.2: Famagusta city, linear form by author

This city has the longest sea shore among all cities in north Cyprus. The natural qualities of this coastline is very high to attract people. But unfortunately the man-made quality is very low. This feature, makes this city eligible to pick as a case study to be analyzed. The results will be helpful to enhance the physical quality of this coastline. Also comparing with the basic requirements for a tourist destination, Famagusta has a potential to be a one. Respectively as it is shown in further checklist (Table 4.1, Appendix 1), this city chose as a case study for this research. Famagusta has all required potential to act as tourist destination and by adding some man-made features this city can be one. These existing potentials are consists of: attractions, amenities, accessibility, image, price and human resource.

Table 4.1: Developed checklist for investigating Famagusta as a case study by author

	Country :Cyprus	City: Famagusta	Location:
Features	Waterfront Typology	Coastal Tourism Requirements	
	<input type="checkbox"/> Straight Coasts <input type="checkbox"/> Bays, Gulfs or Straits <input checked="" type="checkbox"/> Islands	<input checked="" type="checkbox"/> Natural (climate, landscape, ecosystems) Resources <input checked="" type="checkbox"/> Cultural (historic and cultural heritage, arts and crafts, traditions) Resources	
Tourism Destination Attractiveness Factors	<p>Attractions:</p> <input checked="" type="checkbox"/> Natural: Beaches, Mountains, Parks, Weather <input checked="" type="checkbox"/> Built: Iconic buildings, Heritage monuments, Religious buildings, Conference and Sports facilities <input checked="" type="checkbox"/> Cultural: Museums, Theatres, Art galleries, Cultural events <p>Amenities:</p> <input checked="" type="checkbox"/> Basic infrastructure: Utilities, Public transport, Roads <input checked="" type="checkbox"/> Direct services: Accommodation, Visitor information, Recreations facilities, Guides, Operators, Catering, Shopping facilities <p>Accessibility:</p> <input checked="" type="checkbox"/> Accessible to a large population base via: Road, Air passenger services, Rail, Cruise ships <input checked="" type="checkbox"/> Other accessibility: Visa requirements, Ports of entry, Specific entry conditions <p>Image:</p> <input checked="" type="checkbox"/> Uniqueness, Sights, Scenes, Environmental quality, Safety, Service levels, and the Friendliness of People <p>Price:</p> <input checked="" type="checkbox"/> Cost of transport, Cost on the ground of accommodation, Attractions, Food and Tour Services <p>Human Resources:</p> <input checked="" type="checkbox"/> A well-trained tourism workforce <input checked="" type="checkbox"/> Citizens who are equipped and aware of the benefits and responsibilities associated with tourism growth		

4.3 Introducing North Cyprus and Famagusta

Cyprus is located on the Eastern Mediterranean Sea. It is an island country and third Mediterranean island in terms of size (Zafer & Oktay) (Fig 4.3). It has a size of 3500

square miles (Witt, 1991). The history of Cyprus is an unbridled one. The fact that it sits on the gateway between the east and west has made it a target for invasions and conquerors. The country was inhabited by many different civilizations including the Persians and Egyptians before it got annexed by Romans. The first civilization of the island, however, dates back to around 7000 B.C. Most of the Cypriots converted to Christianity in 43 AD and 300 years after that, they became a part of the Byzantine Empire. The eastern Romans kept the land until the year 1192 the famous English crusader, Richard conquered the land as an answer to the miss-treatment his men went through by the people of the island while sailing towards the holy lands (Safavi, 2012).



Figure 4.3: Location of Cyprus
Source: URL 6

The island is divided into northern and southern parts since 1974 where the north is settled by Turkish-Cypriot and the south by Greek-Cypriots. The TRNC or The Turkish Republic of North Cyprus was found on the year 1983. TRNC covers the northeastern area of the island with the cities as Nicosia, Famagusta, Kyrenia, Karpaz, Iskele and Morphou. A barrier district made by the UN separates the two sides. The district also

divides Nicosia the capital of both parts into two. The northern side's winters are usually rainy but snow is a rare sight except in the Kyrenia. These rains fill up the seasonal rivers and ponds which will gradually dry up later towards the end of the year. Springs are short and have an unstable weather and are marked by the heavy storms and the westerly wind which is also known as Meltem. Summer is dry and extremely hot to the point that grasses may burn and turn brown. Afterward is a rebel and short autumn (Kiessel et al, 2011).

Famagusta city is located on the eastern coasts of the Cyprus Island and is the second biggest city of TRNC (Onal et al., 1999). As concluded after the February 2011 census, the city is estimated to have a population of 35453 people. It is among the most important and well-defended ports of the island and is situated south of the Salamis ruins (Safavi, 2012).

4.3.1 Urban Development of Famagusta

Urban development of Famagusta started from the first hundred years A.D and reached to its current situation through eight periods which are summarized in further table (Table 5.2). This category is based on socio-political benchmarks in Cyprus history.

Table 4.2: Urban development periods of Famagusta (Onal et al., 1999)

Period Name	Time Period (A.D)
the Early	648–1192
the Lusignan	1192–1489
the Venetian	1489–1571
the Ottoman	1571–1878
the British	1878–1960
Cyprus Republic	1960–1974
Divided Cyprus	1974
TRNC	1983

The name Famagusta is the Frankish misspelling of the original Greek name of the city which meant buried under the sand, expressing the blocked bank of the Pediaeos River which located to the north of this city. King Ptolem II of Egypt founded this city as Arsinoe (308-246 BC). After the fall of Accra (1291) the Christians living there took refuge in the city of Famagusta, turning the poor fishing village to a prosperous city. Between the years 1372 and 1489 the town changed hands between the two Italian merchant republics of Genoa and Venice (Safavi, 2012; Dinkov & Stoyanoc, 2005). During the Lusignan period, Famagusta was considered an important city thanks to its harbor and as such a fort was built to protect it. Thus originally nothing but a fishing town, Famagusta became an important trading node under the Lusignans (Maier, 1968; Onal et al., 1999). Famagusta turned into a fortified city by the Venetians as a military base. Most of the fortifications and militaristic buildings were built during Venetians period. Another population were brought to Famagusta by construction of those structures. The town public facilities were improved and the old town were

rehabilitated by Venetians. Famagusta's port became a significant trade area during this period on the island. Consequently, many traders were attracted to Famagusta. Social interaction increased as well as a result of this improvement (Cömert, 2013).

Finally in the year 1571, the Ottomans seized it. After being significantly affected by a series of wars and earthquakes not much remains of the Walled City, but it contains some of the best preserved medieval architecture in the world. Since the island controlled by Ottomans, the Larnaca's harbor became more important in comparison with Famagusta's harbor. In 1573, the identity of the city changed by soldiers and the Muslims together as a military base. Later on, the level of security increased and changed the city to an open prison. Consequently, economic activities decreased dramatically, as far as they were not enough to sustain Famagusta and the city changed to a small village. In 1878, the British occupied the island and in 1910, Famagusta became a true British colony (Cömert, 2013). The British turned the contemporary Varosha into a touristic site. (Safavi, 2012; Dinkov & Stoyanoc, 2005). During this period, Economic activities improved and population increased since the underutilized Famagusta's port regained its importance. The accesses to the town improved by opening some new gates in the fortifications (Cömert, 2013).

Between 1960 and 1974 (from independence until Turkish intervention), Famagusta developed both economically and culturally, also as a tourist center. It became as one of the best-known tourist centers in the world in the late 1960s (Dinkov & Stoyanov, 2005). The city's growth and even form was altered by the political and economic turbulence going on in the country. Before the Turkish intervention on 1974, Magusa was considered a key trade node and touristic center. It hosted 120 thousand people including the tourists and inhabitants. It's main sources of income were tourism, harbor

and the Citrus orchards which could be found all over the city. The Turkish intrusion is considered the most important changing point in the history of Magusa as the urban development of the city was affected drastically. Since 1974, Varosha was closed to non-military personnel and thus tourism ceased to exist (Onal et al., 1999).

In 1979, Eastern Mediterranean University was founded in Famagusta. The settled social and economic structure of Famagusta was subjected different impact in 1986. Converting the High Technology Institute to the Eastern Mediterranean University led to development trends and new growth in the city. The city has been not able to accommodate academic staff together with the increasing number of students as a result of the lack of any physical plan. The city has undergone completely different dynamics while it was the main tourism attraction before 1974 and converted to a simple regional center afterwards due to a new flagship sector: the University. This fact could be counted as a natural process result: “cities may survive and grow long after their original reason for existence has disappeared or been destroyed” (Onal et al, 1999).

4.3.2 Famagusta as a Tourist City

Much like the rest of the island nations of the Mediterranean Sea, the economy of TRNC is based on tourism. It has a perfect weather condition beneficial to sea, sun and sand tourism for those who seek a vacation on the beach. This ensures that tourism will remain as the main economical pillar of TRNC and alter its relationship with the rest of the world (Mehmet & Yorucu, 2008; Alipour, et al., 2011).

North Cyprus has cultural and natural characteristics that are attractive for foreign tourists however then key matter that the country is facing is the proper marketing plans to attract the foreign travelers. It is of utmost importance to determine how a

foreign visitor observes the attractions of their destination and to predict the difference in the observations of travelers from different demographic backgrounds. The geographic condition and the rich history of Cyprus allows the visitors to engage in all forms of water based sports and also visit ancient ruins and sites. It also has unique features that cannot be found anywhere else in the world among which is the fact that it has 300 sunny days out of 365 days of a year. It also has some of the most untouched and unpolluted beaches in the world which make it a perfect destination to spend holidays in (URL 7).

Before the island division in 1974, Famagusta served as a regional center and was an important tourism and trade center. Today, the harbor still has an important role in the trade activities in northern part, despite some restrictions on its capacity which led to the island new circumstances. Furthermore, in the last three decades, the EMU with nearly 19,000 population from 67 different countries, has a significant role in the overall social and economic structure of the city. Nowadays, Gazimagusa accommodates different groups of residents consisting of the local Turkish-Cypriots, the immigrants that came from the southern part in 1974 and the university students and staffs from many countries (Oktay, 2005). Furthermore, the lack of public transportation is a serious problem in the city and the existing bus services cover limited area and lead to use of automobile (Oktay et al., 2009). Famagusta is important for trade activity and marketing. Especially during the medieval period it could be considered as a market town (Cömert, 2013).

The city of Famagusta was once considered the biggest destination for tourists from all over the world including the citizens of Cyprus themselves, however the partition of the island and the global sanctions and isolation that followed it forced that golden

era in the history of Cypriot tourism to reach an end. The Famagusta beaches which were once filled with tourists and luxury hotels are empty and Famagusta as a whole has become a tourist backwater these days (Alipour et al, 2011).

Clerides and Pashourtidou (2007) believe that tourism has always been a key component of the Cypriot economy but the last decade has seen a rapid growth in tourism industry and Cypriot tourist industries have encountered a loss of competitiveness. Since 1974's invasion in Cyprus, the tourism changed a lot in northern part. The most observable difference is that prior to the intervention, the northern part of the country had the most tourism development. But after it, the development of tourism was more obvious in the southern Greeks part (Lockhart, 1993; Butler & Mao, 1995). According to Saveriades (2000) the TRNC government has not thought of an adequate plan for tourism attraction, despite the fact that it has 390 kilometers of coastal areas. He also declares that in structuring the tourism industry North Cyprus was not success caused by lack of a sustainable and clear strategy. This country is depended highly on Turkey in tourism market and financial support in tourism section.

According to Katircioğlu (2010), another reason that has led to the fact that the northern tourism is not as developed as the southern tourism apart from the mismanagement is the lack of direct relation with countries other than Turkey. The fact that TRNC is not recognized by any country other than Turkey has made the country extremely dependent on Turkey and also lack of direct flight from any country other than Turkey has further jeopardized the tourism industry in that country and thus it has mainly used as a gateway to other countries rather than a permanent tourist node. Also they dependency on Turkey has made it so that the TRNC's main source of foreign

exchange to be education and tourism so the political isolation of the country has severely influenced its tourist industry.

Because of the rapid expansion of the cities and explosion of urbanization in TRNC in the last decade, it should have triggered a series of plans to protect the coastal regions which are the main sources of income and are of utmost importance ecologically. But they haven't, as the governors have not issued regional plans to tackle this problem (SPO, 2008; Yorucu & Keles, 2007; Alipour, et al., 2011).

After the year 1980, the economy of the TRNC changed from an industrial economy to a service economy mainly tourism and education as a result of global sanctions the country is facing. Thus the country has so far failed to attract enough tourists for an economic growth and as a result services such as casinos were opened up in the country (Katircioğlu, 2010). The city of Famagusta has not been any different and it too has been following the example set by other cities in north Cyprus. Among the many attractions it has for foreign visitors are warm sandy beaches, historical places and nightspots and religious sites. Although the attraction are the same ones as the southern part, the TRNC lacks the economic policies of the south (Alipour & Kilic, 2005).

However, due to the supports of the Turkish government the city of Famagusta is quickly moving towards its former glory and proximity to the sea is not the only reason for that, one of the biggest reason for this growth is that it has become a hub for higher education (Kiessel et al, 2011).

There are approximately 19000 students (2015) mostly foreigners who live in the city and the construction boom of the past decade has made the land look a lot more

urbanized. The number of tourists who are attracted to its sandy beaches are gradually increasing and the donations made by the EU have been used to improve infrastructure (Kiesel et al, 2011). Despite all that however the country still lacks adequate plans and infrastructure, needed to support a viable tourism industry (Alipour et al., 2011). Analyzing the potentials, opportunities and defects of Famagusta's coastline can be helpful to develop its coastal tourism industry. This fact will happen by improving and enhancing the required qualities for achieving coastal tourism. Therefore, next section of this study is dedicated to analyze and investigate Famagusta's coastline in order to reach useful solutions for enhancing its quality.

4.4 Method of the Survey

The main strategy of this part is on evaluating and classifying Famagusta's recreational beaches and analyzing their current situation in order to understanding their weaknesses and shortages. The method of data collecting for this case study is a mixed method of both qualitative and quantitative survey.

Qualitative survey is based on documentary study and preparing an inventory form. The document survey discusses all the relevant information from documents about the history of Cyprus and Famagusta (in general and as a tourist city). They were gathered and mentioned previously. The inventory form classifies and analyze different qualities of beaches. For classifying the Famagusta's beaches all different categorization and classification criteria from various scholars' points of view, are congregated. Afterward, different factors and requirements for achieving a qualified seafront and tourist destination, are mentioned in this form. By identifying relevant classification and existing qualities and facilities, defects will appear and solutions will become

recognizable. Therefore useful recommendations could assist to achieve a successful whole.

Quantitative survey is based on interview. In such an interview with a special group of people, a couple of questions are asked in order to perceive the physical shortages of Famagusta's beaches. Further these methods will be discussed in detail.

4.4.1 Preparing an Inventory Form

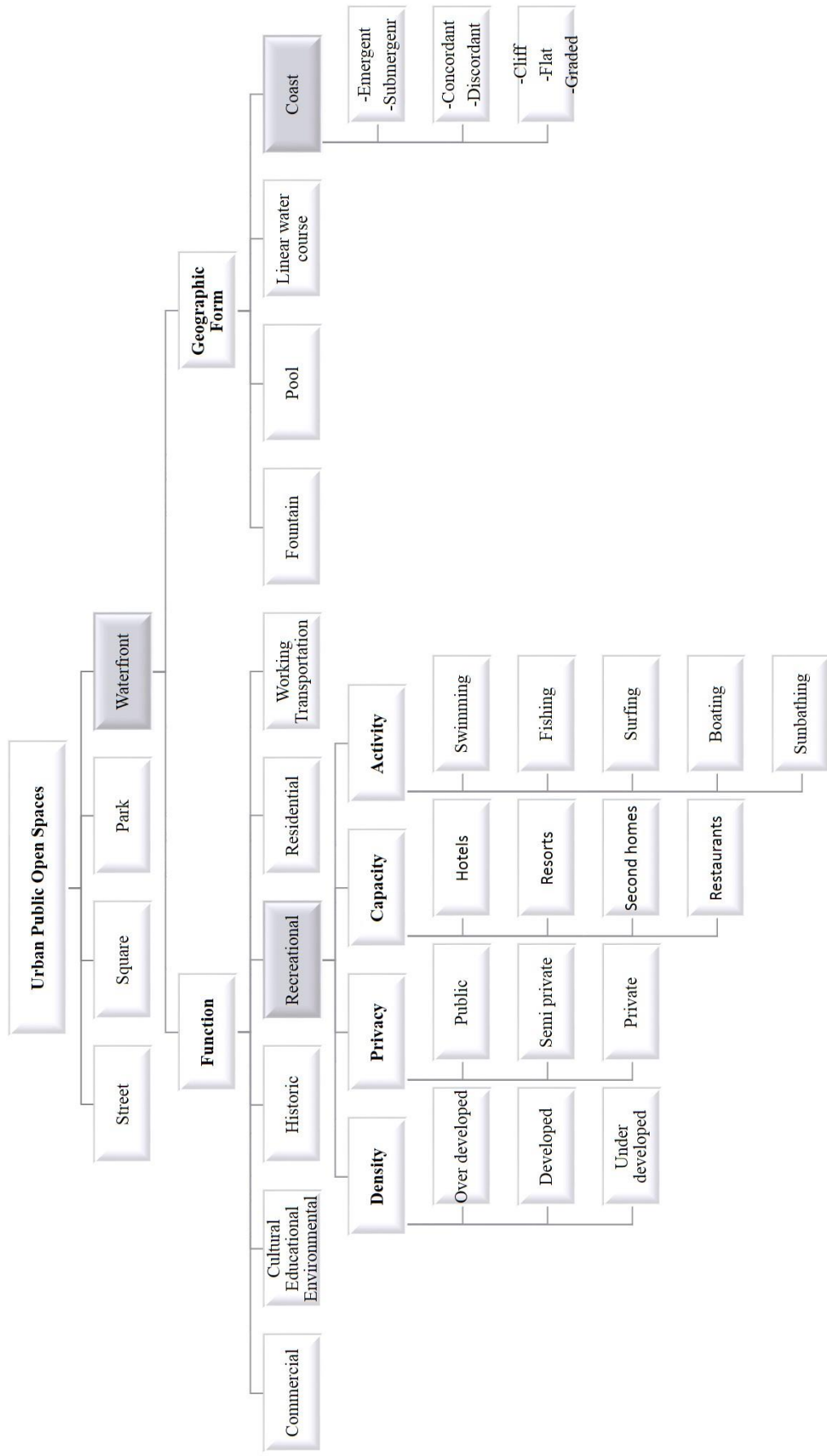
An inventory form consists of four main parts. This form is prepared based on scholars which were reviewed in second and third chapter.

The first part of this form, is dedicated to the criteria for *classification* of recreational beaches. This categorization is based on four different factors:

1. The first one is considering beaches typology regarding to their geographical setting and their formations basis. It includes three different methods that mentioned in part 2.1.2. Each method is based on a different theory and can be investigated separately. All three methods indicate the typology of the beaches and have been used here to reveal a proper result. According to beaches typological characteristics, they are: emergent or submergent, concordant or discordant and cliffed or flat or graded.
2. The second one is focusing on density. It concerns the level of construction in recreational beaches. These levels can be describe as underdeveloped, developed and overdeveloped that mentioned in part 2.1.2.
3. The third one is based on the capacities which are constructed in beaches for coastal tourism development. It could be summarized in four different subcategories consists of hotels, resorts, second homes and restaurants that mentioned in part 2.2.1.
4. The fourth and last part is regarding the privacy level of recreational beaches. These levels can be described as public, semiprivate and private.

All criteria and indicators for assessing and classifying the urban recreational beaches are summarized and observable in following chart:

Table 4.3: Assessing and classifying urban waterfronts by author



The second part of this form is investigating required criteria to achieve an attractive public open space regarding to scholars. These items can be categorized in *physical qualities* which are necessary for each public open space to attract people and mentioned in part 2.2. Mentioned items are: accessibility and appropriate locations, pedestrian priority, human scale, mixing uses and activities, culture and identity.

The third part is focusing on various functions, services and activities which are useful for attracting people and providing more successful seafront from different scholars. They can be named as *functional qualities*. These amenities are consists of: toilets, showers, railing, shelters, benches, lighting, marinas and ports, public transportation, car parking, restaurant and café, shopping facilities, meeting and conferences, tourism for specific group and recreational activities.

The last part is going to determine the coastal recreation activities. These activities are attractive factors for fascinating tourists to coastal tourism destinations; especially recreational beaches. They are gathered from different scholars' points of view and regarding their importance are analyzed in a separate part. These activities are under the categorization of *social qualities* and consists of: swimming, fishing and shell fishing, surfing, boating, sunbathing, diving, jet skiing, walking and jogging, cycling, sailing, theme park and health and spas.

Finally, the location map of each beach and its current position is added to this form. These complex creates an inventory form for analyzing the quality of Famagusta's recreational beaches.

4.4.2 Organizing an Interview

Interviews carry out in order to understand the physical shortages in Famagusta's recreational beaches. The focus is on two factors including facilities and services. It is notable that these factors are the main concerns for improving physical qualities in urban beaches from scholars' points of view.

Interviewees select from foreign master students of Architecture Department. This department has totally 86 master students and this interview is carried out with 30 foreign students from this group, which is approximately 35 percent of these 86 students. They are 15 males and 15 females (50 % from each gender) with the age of 23 to 33 and from different nationality consist of Iranians, Nigerians and Arabs (not Turkish or Cypriot). There are three reasons for choosing this group. The first is that foreign students could be considered as a kind of tourism (Educational Tourist) and this group is forming the majority of Famagusta's tourists. They are one of the most users of the beaches. Also one of the recreational beaches in Famagusta (beach club) has been developed for this group particularly. Therefore, their perceptions can be useful and appropriate to be applied. The second one is that they utilize beaches in different seasons and time periods and face with different problems during this times. Therefore they are familiar with all shortages in various positions. The third reason is that they have architectural points of view and their comments can be more helpful for achieving a successful seafront development. Their expert opinion is required for enhancing the quality of beaches and is more valuable comparing to the other types of tourists.

4.5 Evaluations and Findings

This part of the study is dedicated to evaluating the findings. The first part is going to analyze the results of inventory form and the second part is mentioning the findings of interview.

1. Inventory form:

In an inventory form three different beaches in Famagusta city were collected to be analyzed. Since the concentration of this study is on “urban public open spaces by focusing on Waterfront category and in more detail recreational beaches”, therefore the beaches within the city with the recreational function were selected. As it is obvious in the map (Map 4.1), from the beginning till the end of the city, there are only three recreational beaches which are accessible and suitable for this purpose consist of Palm Beach, Glapsides and Beach Club (Fig 4.4). It is remarkable that Gulseren beach is also an urban beach and in a suitable position to act as a recreational beach within the city, but since it has the rocky and hard sea shore and is not quite accessible, it is not appropriate for this purpose. Also the main part of this beach is under the military control and it is completely private and non-accessible. Therefore it is not possible to consider this beach in this survey as a case study. The rest of Famagusta’s coastline is occupied by the military and government. These parts are completely private. These areas are shown in map 4.1.

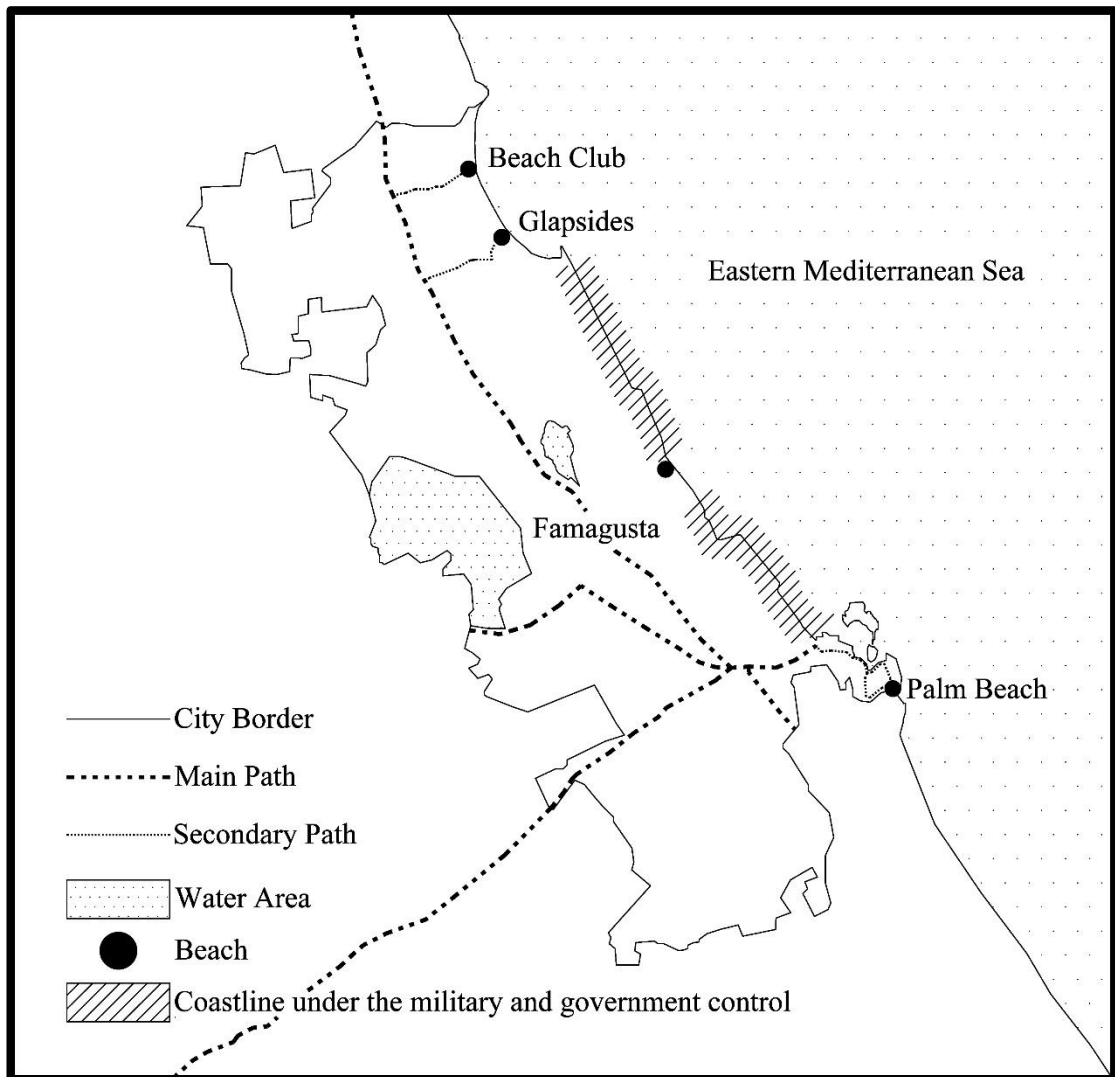


Figure 4.4: Recreational beaches within Famagusta

Source: Google Map

➤ Evaluation and findings of the Palm Beach:

Following Inventory form (Table 4.4, Appendix 2) is going to introduce, classify and analyze Palm Beach (Figure 4.5).

Table 4.4: Inventory form for evaluating Palm Beach by author

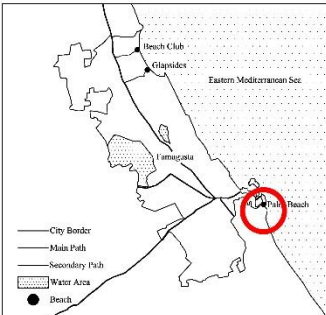
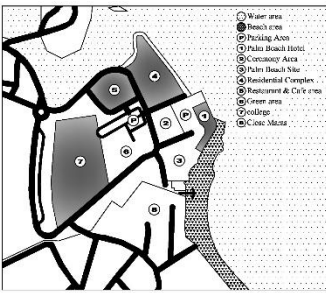
Name: Palm Beach		Type: X1, Y1, Z3		Code: α A II		Location:			
Recreational Beach Classification	Typology		Density		Capacity		Privacy		
	X	1. Emergent <input checked="" type="checkbox"/> 2. Submergent <input type="checkbox"/>	α. Over Developed <input checked="" type="checkbox"/>	A. Hotels <input checked="" type="checkbox"/>	I. Public <input type="checkbox"/>				
	Y	1. Concordant <input checked="" type="checkbox"/> 2. Discordant <input type="checkbox"/>		B. Resorts <input type="checkbox"/>	II. Semi Private <input checked="" type="checkbox"/>				
	Z	1. Cliff <input type="checkbox"/> 2. Flat <input checked="" type="checkbox"/> 3. Graded <input type="checkbox"/>	γ. Under Developed <input type="checkbox"/>	C. Second Homes <input type="checkbox"/> D. Restaurants <input type="checkbox"/>	III. Private <input type="checkbox"/>				
Physical qualities		<input type="checkbox"/> Pedestrian Priority <input checked="" type="checkbox"/> Accessibility and Appropriate Locations <input type="checkbox"/> Mixing Uses and Activities <input type="checkbox"/> Human Scale <input checked="" type="checkbox"/> Culture and Identity		Social qualities				<input checked="" type="checkbox"/> Swimming <input type="checkbox"/> Fishing & Shell Fishing <input type="checkbox"/> Surfing <input checked="" type="checkbox"/> Boating <input checked="" type="checkbox"/> Sunbathing <input type="checkbox"/> Diving <input type="checkbox"/> Jet skiing <input type="checkbox"/> Walking & Jogging <input type="checkbox"/> Cycling <input type="checkbox"/> Sailing <input type="checkbox"/> Theme Park <input checked="" type="checkbox"/> Health and Spas	
Functional qualities		<input type="checkbox"/> Toilet <input type="checkbox"/> Public Transportation <input checked="" type="checkbox"/> Shower <input checked="" type="checkbox"/> Car Parking <input type="checkbox"/> Railing <input checked="" type="checkbox"/> Restaurant & Cafe <input type="checkbox"/> Shelters <input type="checkbox"/> Shopping Facilities <input type="checkbox"/> Benches <input type="checkbox"/> Meetings & Conferences <input type="checkbox"/> Lighting <input type="checkbox"/> Tourism for Specific Group <input type="checkbox"/> Marinas & Ports <input checked="" type="checkbox"/> Recreational Activities							
									



Figure 4.5: The Palm Beach
Source: Google Map

Classification of the Palm Beach:

According to the first subcategory of the typology classification, Palm Beach is considered as an *Emergent* Beach. This is regarding the first categorization which includes Emergent and Submergent. From the second categorization which divides beaches to Concordant and Discordant, Palm Beach is a *Concordant* coast. Finally, from the third categorization which classifies coastlines to Cliffed, Flat and Graded, this beach is in a *Flat* coast type (Figure 4.6). By considering Density factor and its criteria which mentioned in the literature previously, the construction level in this beach is in *Overdeveloped* category (Figure 4.6). Palm Beach's existing tourism capacity is *Hotel*. Therefore, it is an over developed hotel beach with *Semi private* accessibility. Its privacy level is mixed since one part of it, is a private hotel beach and exactly adjacent to this part, there is a beach for the public use. With this regard, this place is able to act as a semi private beach.

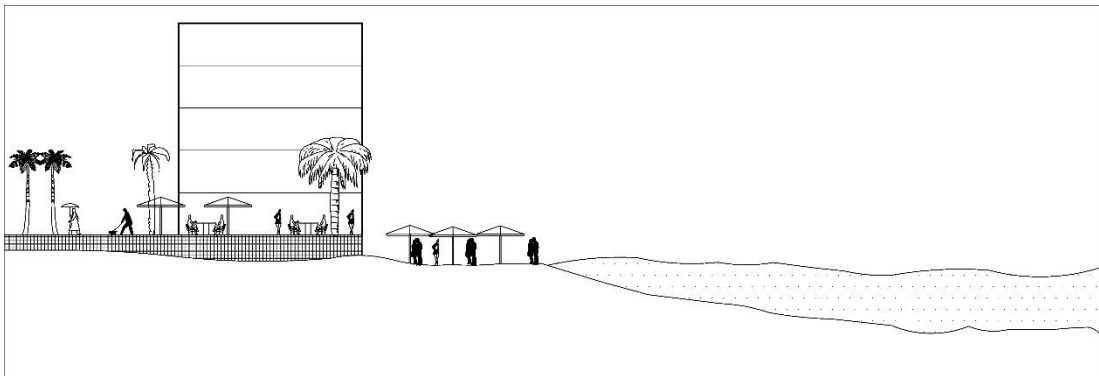


Figure 4.6: Schematic sketch of the Palm Beach (Overdeveloped flat coast formation)
Source: Author

Physical quality of the Palm Beach:

After the classifications, the factors and facilities which create an attractive public space are analyzed in this beach. Among all these physical qualities, Palm Beach has two features:

- *Accessibility and appropriate locations* since it has been legible and accessible with defined path and guidance signs.
- *Identity* regarding to its name and its symbol: Palm.

Functional quality of the Palm Beach:

According to the functional qualities, there are some facilities and services in this beach. They assist Palm Beach to become a more qualified one and attracts more people. These facilities and services includes: *showers, seasonal restaurants* and *parking lots*. However, the other mentioned services in Table 4.3 are still required.

Social quality of the Palm Beach:

Considering social qualities and recreational activities point of view, Palm Beach has various recreation and leisure activities such as *swimming, boating, sunbathing, health and spa*. However, adding other possible mentioned activities in Table 4.3 would increase the quality of this beach.

Moreover, the quality of the Palm Beach could be improved by adding some other mentioned possible factors. Hence, it could potentially increase the tourism attraction of this beach.

➤ Evaluation and findings of the Glapsides Beach:

Following Inventory form (Table 4.5, Appendix 3) is going to introduce, classify and analyze Glapsides Beach (Figure 4.7).

Table 4.5: Inventory form for evaluating Glapsides Beach by author

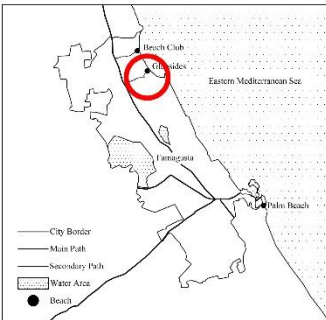
Name: Glapsides		Type: XI, Y1, Z2		Code: γ C,D I		Location:		
Typology		Density		Capacity		Privacy		
Recreational Beach Classification	X	1. Emergent <input checked="" type="checkbox"/>	α. Over Developed <input type="checkbox"/>	A. Hotels <input type="checkbox"/>	I. Public <input checked="" type="checkbox"/>			
		2. Submergent <input type="checkbox"/>		B. Resorts <input type="checkbox"/>				II. Semi Private <input type="checkbox"/>
	Y	1. Concordant <input checked="" type="checkbox"/>		β. Developed <input type="checkbox"/>				C. Second Homes <input checked="" type="checkbox"/>
Z	1. Cliff <input type="checkbox"/>	γ. Under Developed <input checked="" type="checkbox"/>	D. Restaurants <input checked="" type="checkbox"/>					
	2. Flat <input checked="" type="checkbox"/>							
	3. Graded <input type="checkbox"/>							
Physical qualities		Social qualities						
<input type="checkbox"/> Pedestrian Priority <input checked="" type="checkbox"/> Accessibility and Appropriate Locations <input type="checkbox"/> Mixing Uses and Activities <input type="checkbox"/> Human Scale <input type="checkbox"/> Culture and Identity		<input checked="" type="checkbox"/> Swimming <input type="checkbox"/> Fishing & Shell Fishing <input type="checkbox"/> Surfing <input checked="" type="checkbox"/> Boating <input checked="" type="checkbox"/> Sunbathing <input type="checkbox"/> Diving <input checked="" type="checkbox"/> Jet skiing <input type="checkbox"/> Walking & Jogging <input type="checkbox"/> Cycling <input type="checkbox"/> Sailing <input type="checkbox"/> Theme Park <input type="checkbox"/> Health and Spas						
Functional qualities								
<input type="checkbox"/> Toilet <input type="checkbox"/> Public Transportation <input checked="" type="checkbox"/> Shower <input checked="" type="checkbox"/> Car Parking <input type="checkbox"/> Railing <input checked="" type="checkbox"/> Restaurant & Cafe <input type="checkbox"/> Shelters <input type="checkbox"/> Shopping Facilities <input type="checkbox"/> Benches <input type="checkbox"/> Meetings & Conferences <input type="checkbox"/> Lighting <input type="checkbox"/> Tourism for Specific Group <input type="checkbox"/> Marinas & Ports <input checked="" type="checkbox"/> Recreational Activities								



Figure 4.7: The Glapsides Beach
Source: Google Map

Classification of the Glapsides Beach:

This beach can be categorized as an *Emergent* coast considering to the first categorization principle, *Concordant* coast regarding to the second classification and *Flat* coast from third one (Figure 4.8). Glapsides is an *Underdeveloped* recreational beach according to the level of construction (Figure 4.8) and has two different capacities for attracting tourism. The first one is existence of the *Second homes* since Glapsides Beach is located at the end of a street which is surrounded by villas. The second one is a seasonal *Restaurant* that exists in the area. Investigating the privacy factors, Glapsides is considered as a *Public* beach since there is no limitation for entry.

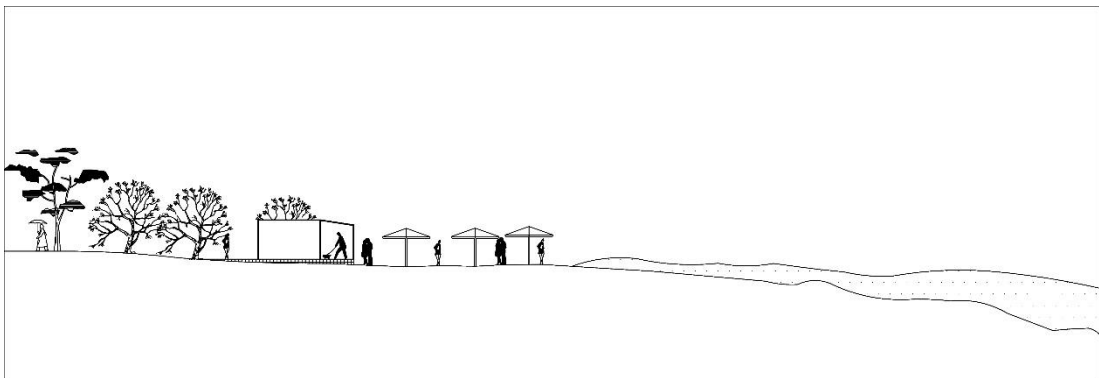


Figure 4.8: Schematic sketch of the Glapsides Beach (Underdeveloped flat coast formation)
Source: Author

Physical quality of the Glapsides Beach:

According to the physical qualities among attractive factors for urban public open spaces, there is no any distinguished factor except *Accessibility and appropriate locations*. This factor is achieved through the defined path and some guidance elements for this beach.

Functional quality of the Glapsides Beach:

Considering functional qualities, a few facilities and services exist in this beach such as *showers, seasonal restaurant and parking lots* which are necessary for an attractive seafront. However, some facilities and services are still needed which are mentioned in the inventory form (Table 4.5).

Social quality of the Glapsides Beach:

Regarding to the social qualities, there are some recreational activities such as *swimming, sunbathing, boating and jet skiing* in the Glapsides Beach. In order to enhance the engagements and social interactions, adding some other mentioned activities in Table 4.5 could be effective.

To sum it up, Glapsides has the potential to be an attractive tourism destination by improving its shortfalls.

➤ Evaluation and findings of the Beach Club:

Following Inventory form (Table 4.6, Appendix 4) is going to introduce, classify and analyze Beach Club (Figure 4.9).

Table 4.6: Inventory form for evaluating Beach Club by author

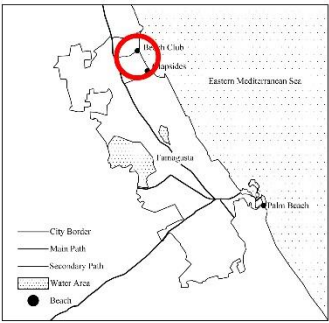
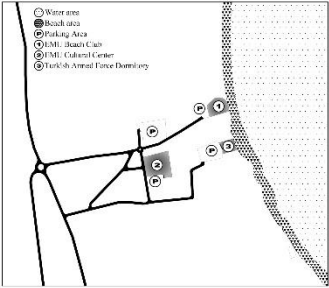
Name: Beach Club		Type: XI, Y1, Z2		Code: β B III		Location:	
Typology		Density		Capacity		Privacy	
Recreational Beach Classification	X	1. Emergent <input checked="" type="checkbox"/>	α . Over Developed <input type="checkbox"/>	A. Hotels <input type="checkbox"/>	I. Public <input type="checkbox"/>		
	2. Submergent <input type="checkbox"/>	B. Resorts <input checked="" type="checkbox"/>		II. Semi Private <input type="checkbox"/>			
	Y	1. Concordant <input checked="" type="checkbox"/>		C. Second Homes <input type="checkbox"/>			
2. Discordant <input type="checkbox"/>	β . Developed <input checked="" type="checkbox"/>	D. Restaurants <input type="checkbox"/>					
Z	1. Cliff <input type="checkbox"/>	γ . Under Developed <input type="checkbox"/>					
2. Flat <input checked="" type="checkbox"/>							
3. Graded <input type="checkbox"/>							
Physical qualities		Social qualities					
<input checked="" type="checkbox"/> Pedestrian Priority <input checked="" type="checkbox"/> Accessibility and Appropriate Locations <input checked="" type="checkbox"/> Mixing Uses and Activities <input checked="" type="checkbox"/> Human Scale <input checked="" type="checkbox"/> Culture and Identity		<input checked="" type="checkbox"/> Swimming <input type="checkbox"/> Fishing & Shell Fishing <input type="checkbox"/> Surfing <input type="checkbox"/> Boating <input checked="" type="checkbox"/> Sunbathing <input checked="" type="checkbox"/> Diving <input checked="" type="checkbox"/> Jet skiing <input type="checkbox"/> Walking & Jogging <input type="checkbox"/> Cycling <input type="checkbox"/> Sailing <input type="checkbox"/> Theme Park <input type="checkbox"/> Health and Spas					
Functional qualities							
<input checked="" type="checkbox"/> Toilet <input type="checkbox"/> Public Transportation <input checked="" type="checkbox"/> Shower <input checked="" type="checkbox"/> Car Parking <input type="checkbox"/> Railing <input checked="" type="checkbox"/> Restaurant & Cafe <input checked="" type="checkbox"/> Shelters <input type="checkbox"/> Shopping Facilities <input type="checkbox"/> Benches <input checked="" type="checkbox"/> Meetings & Conferences <input type="checkbox"/> Lighting <input checked="" type="checkbox"/> Tourism for Specific Group <input type="checkbox"/> Marinas & Ports <input checked="" type="checkbox"/> Recreational Activities							



Figure 4.9: The Beach Club
Source: Google Map

Classification of the Beach Club:

This beach is also categorized as *Emergent*, *Concordant* and *Flat* coast regarding to the different categorization methods as same as Glapsides and Palm Beach (Figure 4.10). According to the construction categorization, it is a *Developed* beach (Figure 4.10). Considering the tourism capacity, it could be classified as a *Resort* since this

beach is under the control of the EMUⁱ and belongs to the special organization. Regarding to the privacy factor, Beach Club is a *Private* beach which is exclusive to the EMU students only.

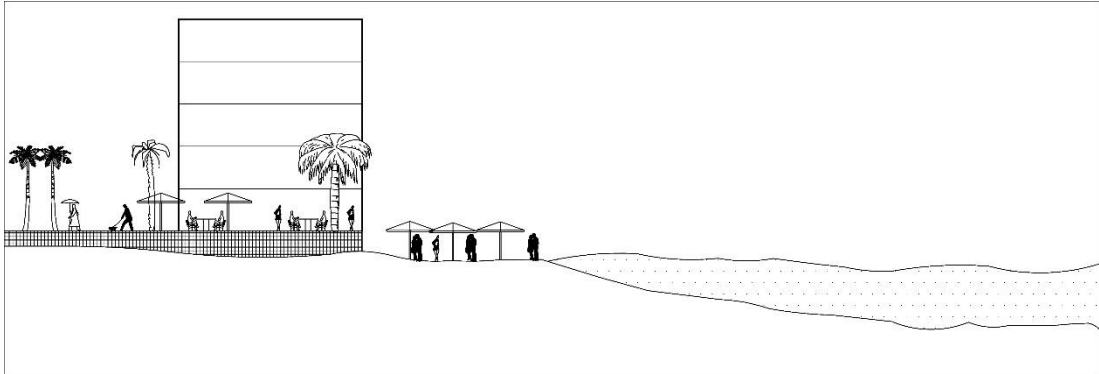


Figure 4.10: Schematic sketch of the Beach Club (Developed flat coast formation)
Source: Author

Physical quality of the Beach Club:

According to the physical quality and attractiveness factors, Beach Club has the average level of all required ones, consisting: *Pedestrian priority, Accessibility and appropriate location, Mixing uses and activities, Human scale and Identity.*

- It's surrounding covers by flooring material in terms of pedestrian priority.
- It is accessible by defined road and specified by guidance signs.
- Beach Club has different facilities such as swimming pool, a place for gathering and ceremonies, recreational activities and seasonal bar.
- Its complex which consists of the constructions and the surrounding is in the human scale.
- This beach is identifiable by EMU's name and sign.

ⁱ Eastern Mediterranean University

Functional quality of the Beach Club:

Regarding to the functional qualities among the facilities and services, there are *toilets*, *showers*, *shelters*, *seasonal restaurant* and *parking lots*. Moreover, some *meetings* and *gathering* are allowed to be held there.

Social quality of the Beach Club:

Considering the social qualities, various recreational activities such as *swimming*, *surfing*, *boating*, *sunbathing*, *diving* and *jet skiing* exist in this beach. However, there are still some missing mentioned leisure activities (Table 4.6) which could be added to this beach.

In general, this beach has such level of average quality which could be even considered as a qualified and targeted seafront development. It could also improve to the high quality beach by adding the missing mentioned items in the table 4.6.

2. Interview:

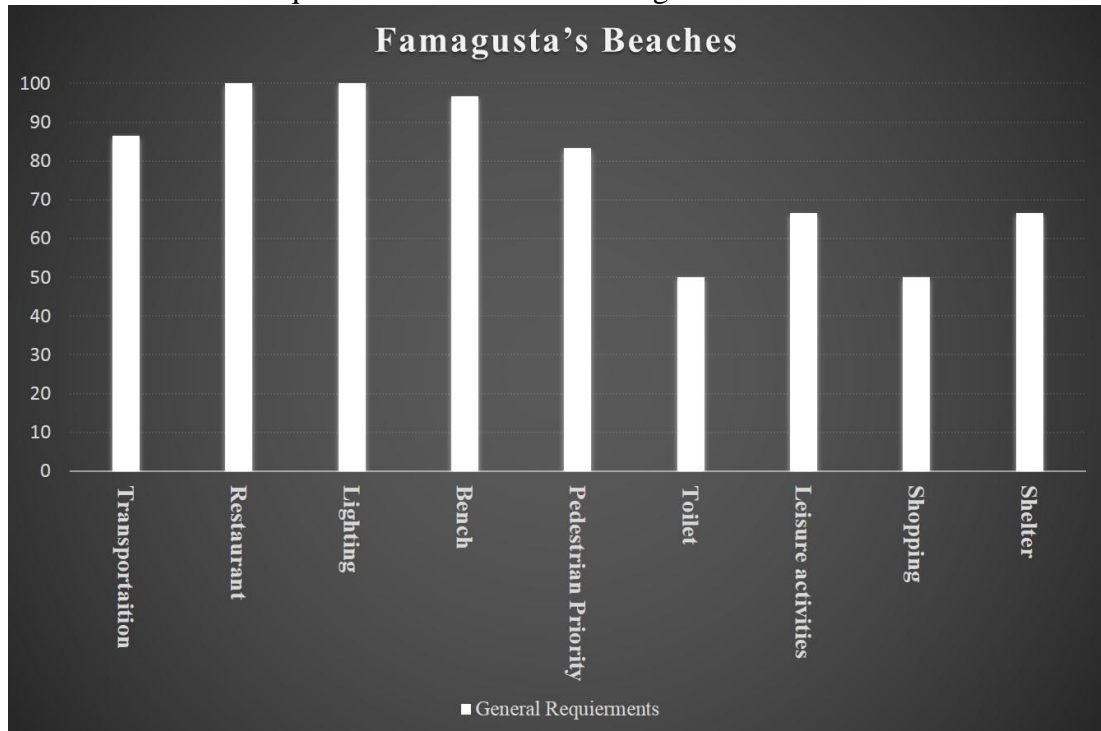
The results of the interview are going to be generally mentioned here and in detail further. One comprehensive and two specific questions are asked in the interview from interviewees. The main concept is about their general idea about Famagusta's recreational beaches and respective opportunities and shortages regarding their points of view. After this comprehensive question, they are asked about two specific factors consist of services and facilities about each beach. The first question is about their opinions regarding the shortage of services for the selected beaches in items such as transportation, toilets, railings, shelters, lightings, benches and etc. They are also asked about any extra items that come to their mind for adding to these services. The second question is asked about their perception regarding the missed facilities of Famagusta's

beaches such as recreational activities, eating and drinking facilities, shopping facilities, walkable paths, attraction with special function, specific programs and etc. They are also able to add their comments if other facilities come to their mind.

In general discussion, most of them are interested to utilize beaches in different seasons and different time period specifically at night time. However, they mention that as there is no public transportation for these beaches and the taxi fee is not financially acceptable for them, they are not able to utilize beaches regularly. A few of them do not face with this problem and the reason is that they have their own personal vehicles. They also mention that if they overcome transportation problems, there are still lots of obstacles which prevent them to reach beaches at nights and different seasons. Most of them mention the lack of lighting, sitting furniture, cafe or restaurants, leisure and recreation activities, pedestrian paths, night time activities and etc. Few of them also mention the lack of coastal sport facilities, electricity for charging cellphones or laptops, internet access and etc.

In general, the most important items that interviewees mention are shown in the further chart by exact percentages.

Table 4.7: Preference requirements to utilize beaches in general

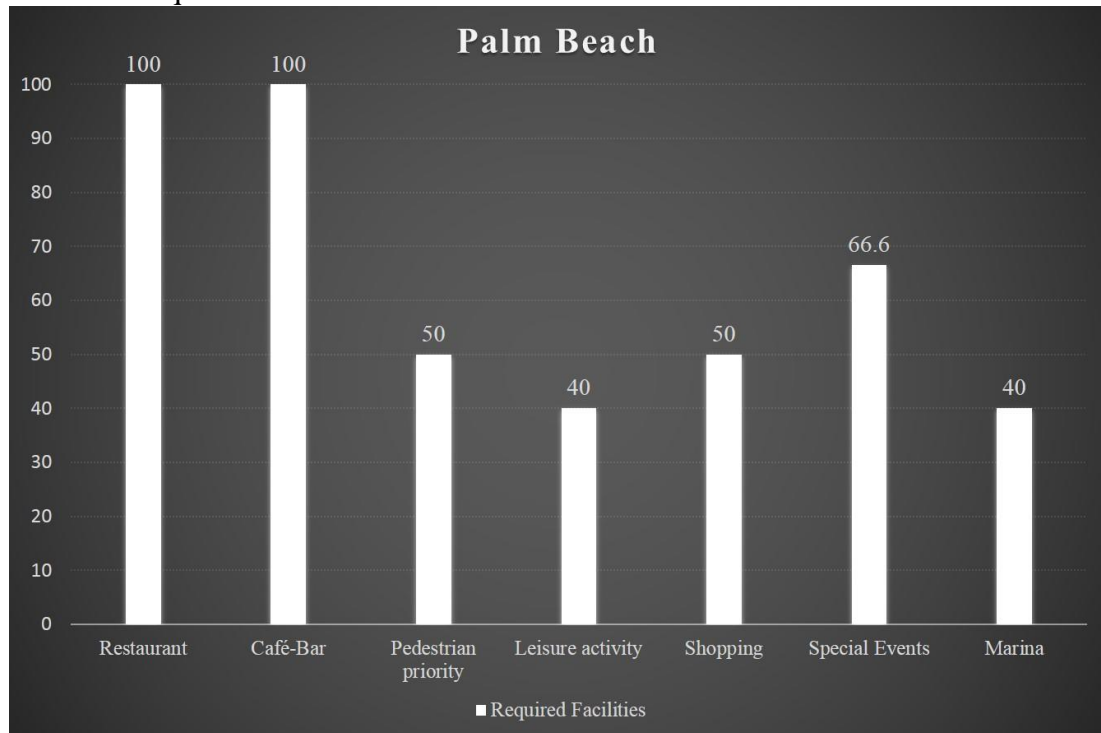


As it is obvious in the Table 4.6, 86.6% mention the lack of public transportations and 100% mention the lack of restaurants and lighting facilities. Moreover, 96.6% mention the lack of sitting elements and 83.3% mention the lack of pedestrian priority. These follow by the need for toilets by 50%, leisure activities by 66.6%, shopping facilities by 50% and shelter by 66.6%. These elements are the most important factors for enhancing the quality of beaches and should be improved from interviewees' points of view.

In continue, interviewees' opinion about the required facilities and the services for each beach are asked and shown in a separate charts as follow. It is notable that some services and facilities are particularly for summer time and they are asked only for that period. However, the rest are in general and for all seasons and time periods.

This chart shows the required facilities for the Palm Beach from interviewees' points of view.

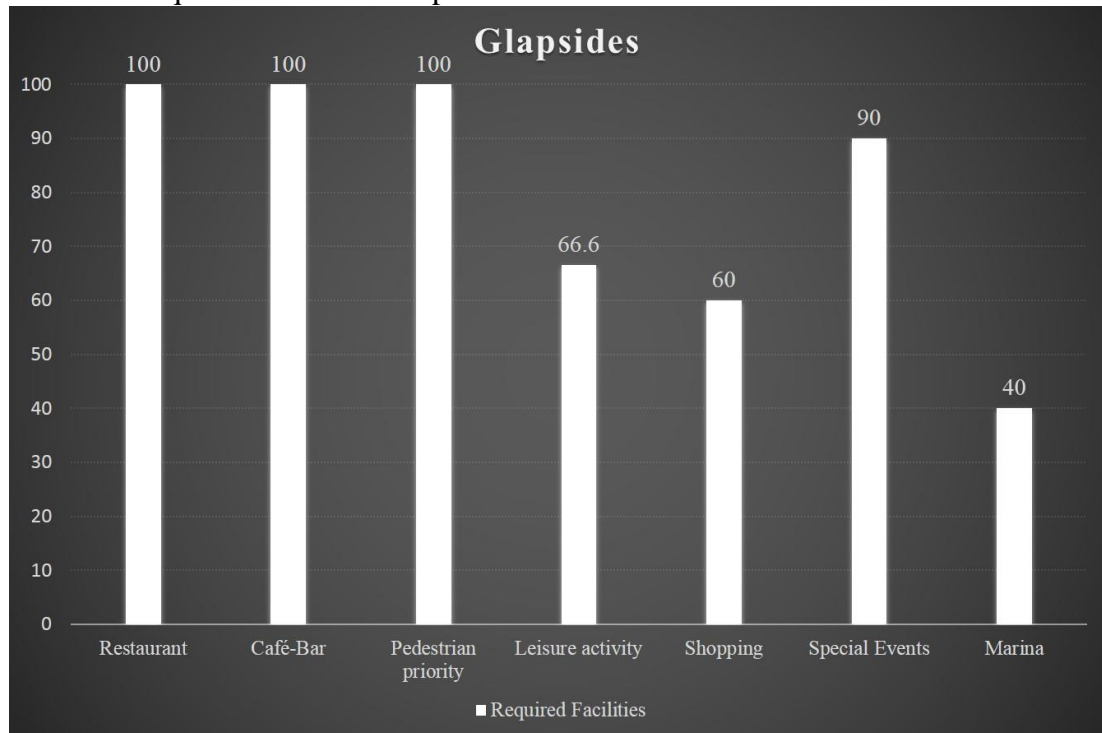
Table 4.8: Required facilities for Palm Beach



As it is obvious in the Table 4.8, all the interviewees mentioned the lack of restaurant and café in the Palm Beach. They mention that since there exist a seasonal restaurant (That is only active in summer's day time), the need for these facilities is evident in other time periods. Since the public part of this beach is adjacent to its private hotel beach, some facilities of private part are accessible for the public use. Therefore, some shortages cover hereby. Furthermore, some necessary facilities are still needed. Interviewees mention the lack of these facilities as pedestrian priority by 50%, leisure activities by 40%, shopping facilities by 50%, holding events by 66.6% and marina by 40%.

This chart shows the required facilities for the Glapsides Beach from interviewees' points of view.

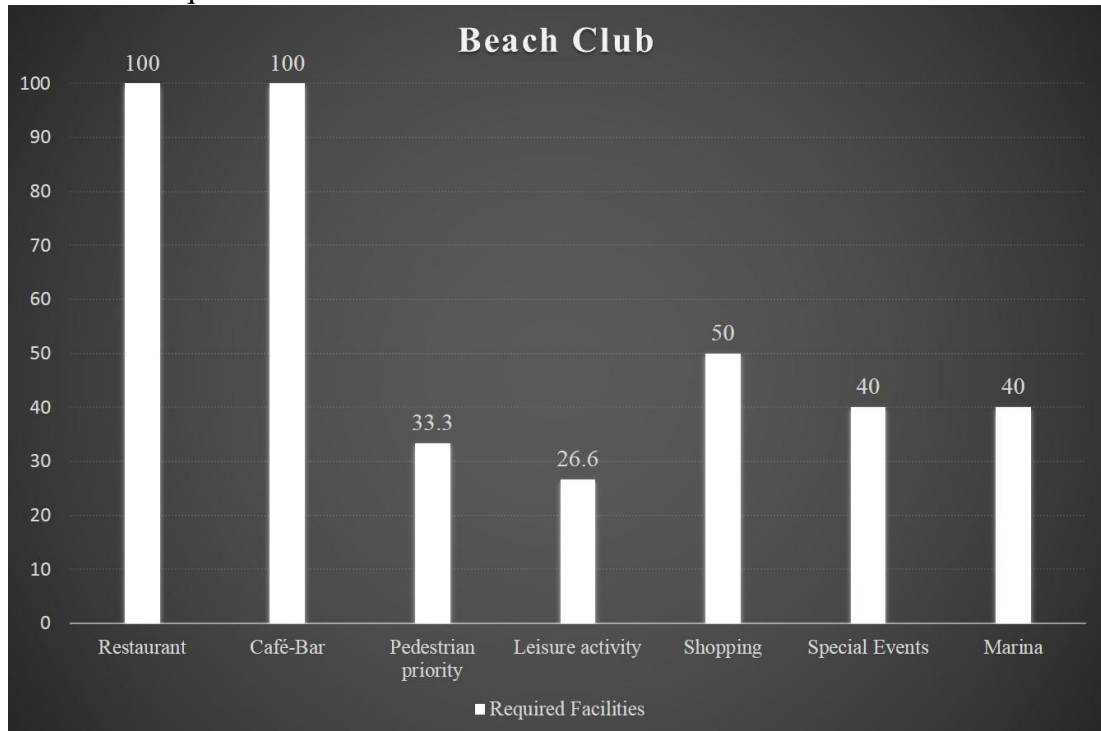
Table 4.9: Required facilities for Glapsides Beach



As it is obvious in the Table 4.9, all interviewees mentioned the lack of restaurant and café and pedestrian priority in the Glapsides Beach. They mentioned that since there exist a seasonal restaurant (that is active only in summer's day time), the need for restaurant and café is evident in other time periods. Also the lack of pedestrian path in this beach causes problem for its users when they do not decide for swimming. Providing defined paths for pedestrian is a necessary factor regarding interviewees' points of view. Interviewees mentioned the lack of other facilities as leisure activities by 66.6%, shopping facilities by 60%, holding events by 90% and marina by 40%.

This chart shows the required facilities for the Beach Club from interviewees' points of view.

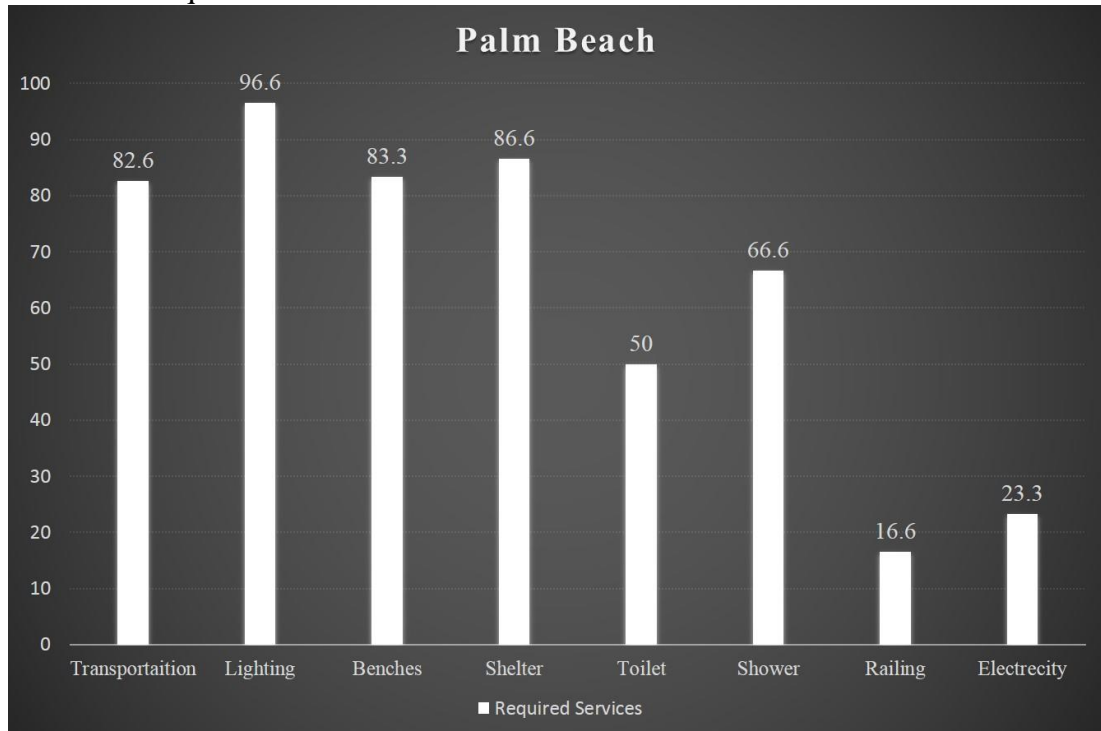
Table 4.10: Required facilities for Beach Club



As it is obvious in the Table 4.10, all interviewees mentioned the lack of restaurant and café in Beach Club. They mentioned that since there exist a seasonal restaurant (that is active only in summer’s day time), the need for these facilities is evident in other time periods. Since the development of this beach was under the control of EMU with targeted design process, it has more facilities comparing to the other beaches. However, the need for some facilities is still obvious. Interviewees mentioned about the lack of these facilities as pedestrian priority by 33.3%, leisure activities by 26.6%, shopping facilities by 50%, holding events by 40% and marina by 40%.

This chart shows the required services for the Palm Beach from interviewees’ points of view.

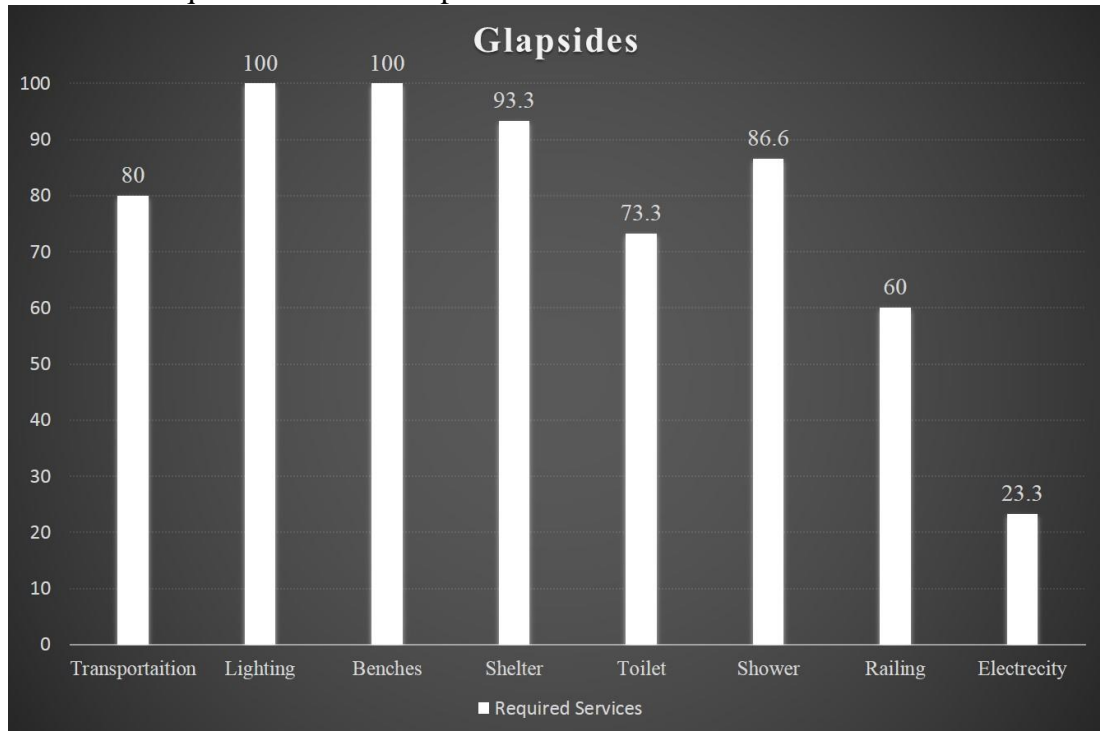
Table 4.11: Required services for Palm Beach



As it is obvious in the Table 4.11, 82.6% of interviewees mentioned the lack of public transportation for Palm Beach. But the most shortages was felt in lighting elements by 96.6%. These shortages follow by need for sitting elements by 83.3%, shelter by 86.6%, toilet by 50% and shower by 66.6%. Also some interviewees by 16.6% mentioned the need for railing and some defined borders around this beach for feeling more comfortable. 23.3% stated that electricity is needed for charging electronic devices.

This chart shows the required services for the Glapsides Beach from interviewees' points of view.

Table 4.12: Required services for Glapsides



As it is obvious in the Table 4.12, 80% of interviewees mentioned the lack of public transportation for the Glapsides Beach. However, the lack of lighting and sitting elements were felt by all interviewees. Also shelter was one of the most requirements for them with 93.3%. These requirements follow by need for toilet by 73.3%, shower by 86.6%, railing and some defined border in order to achieve human scale by 60% and electricity for charging by 23.3%.

This chart shows the required services for the Beach Club from interviewees' points of view.

Table 4.13: Required services for Beach Club



As it is obvious in the Table 4.13, 86.6% of interviewees mentioned the lack of public transportation for Beach Club. However the most shortages was felt in lighting and sitting elements by 93.3%. Also 73.3% mentioned the lack of shelter in this beach. These shortages follow by need for toilet by 16.6%, shower by 33.3% and railing and some defined border around this beach for feeling more comfortable by 33.3%. 23.3% stated that electricity is needed for charging electronic devices.

These data which achieved from inventory form and interviews, reveal the shortages of Famagusta's recreational beaches and provide an opportunity for stating useful solutions and recommendations. This would be the focus of next chapter.

Chapter 5

CONCLUSION AND RECOMMENDATION

As it is mentioned before, concentration of this research is on the “assessing and enhancing the quality of recreational beaches within Famagusta” in order to achieve viable coastal tourism. Since beaches are the main attraction of Famagusta, their design quality is very important. However, unfortunately all recreational beaches in this coastal city are facing the lack of design quality and targeted developments as it declares in the problem statement.

Waterfronts are important and vital parts of the cities and have a critical role in forming the towns. Many of important and big cities were shaped along water edges. Waterfronts are beneficial in many aspects and have multifunctional uses. If these attractive places are designed under the standard and qualified criteria, they can act as tourist destinations.

Regarding the assessing urban recreational beaches, primarily definitions and classifications of urban public open spaces and waterfronts are investigated. All findings which are directly related to the focus of this study, are summarized and shown in the table 4.3.

This research tries to analyze and assess Famagusta’s coastline and clarify its shortages through both qualitative and quantitative data analysis. According to the literature, an

inventory form creates for classifying recreational beaches and investigating their different qualities in their current situation. Hereby, the opportunities and shortages of these beaches are specified. According to the people's perceptions, an interview carries out in order to understand the physical shortages of Famagusta's recreational beaches.

The study zone as it is mentioned before is Famagusta's coastline and its existing recreational beaches within the city.

Applying all criteria on selected case studies, reveals that Famagusta's coastline suffers from the lack of several facilities. The main problems as mentioned in the previous chapter are as follows: the lack of public transportation, appropriate lighting and sitting elements, eating and drinking facilities and provision of pedestrian path and shelters. Furthermore, the results specify that the quality of EMU Beach Club is in the more appropriate level in comparison with other selected cases. Glapsides Beach suffers the most from the lack of different facilities. As it is obvious, Palm Beach is in an average level. Findings are summarized in further table:

Table 5.1: Evaluations and findings of Famagusta’s recreational beaches

Beach	Palm Beach		Glapsides Beach		Beach Club	
Quality	Strengths (Included)	Weaknesses (Excluded)	Strengths (Included)	Weaknesses (Included)	Strengths (Included)	Weaknesses (Included)
Physical quality	<ul style="list-style-type: none"> • Accessibility • Identity 	<ul style="list-style-type: none"> • Pedestrian priority • Mixing uses & activities • Human scale 	<ul style="list-style-type: none"> • Accessibility 	<ul style="list-style-type: none"> • Pedestrian priority • Mixing uses & activities • Human scale • Identity 	<ul style="list-style-type: none"> • Pedestrian priority • Accessibility • Mixing uses & activities • Human scale • Identity 	
Functional quality	<ul style="list-style-type: none"> • Showers • Car parking • Restaurant 	<ul style="list-style-type: none"> • Toilets • Railing • Shelters • Benches • Lighting • Transportation • Shopping • Events • Tourism for specific group 	<ul style="list-style-type: none"> • Showers • Car parking • Restaurant 	<ul style="list-style-type: none"> • Toilets • Railing • Shelters • Benches • Lighting • Marina & port • Transportation • Shopping • Events • Tourism for specific group 	<ul style="list-style-type: none"> • Toilets • Showers • Shelters • Car parking • Restaurant • Events • Tourism for specific group 	<ul style="list-style-type: none"> • Railing • Benches • Lighting • Marina & port • Transportation • Shopping
Social quality	<ul style="list-style-type: none"> • Swimming • Boating • Sunbathing • Health & spa 	<ul style="list-style-type: none"> • Fishing • Diving • Walking • sailing 	<ul style="list-style-type: none"> • Swimming • Boating • Sunbathing • jet skiing 	<ul style="list-style-type: none"> • Fishing • Surfing • Diving • Walking • Cycling • Sailing • Theme park • Health & spa 	<ul style="list-style-type: none"> • Swimming • Surfing • Sunbathing • Diving • jet skiing 	<ul style="list-style-type: none"> • Fishing • Boating • Walking • Cycling • Sailing • Theme park • Health & spa

Generally speaking, analyzing the coastline of Famagusta shows that this area has considerable potential and opportunities to become a coastal tourism destination. By considering all strengths and weaknesses of Famagusta’s coastline in general and selected beaches in particular, also by counting the offered guideline in the selected case study in the UK (chapter 3), there is a general recommendation. It is notable that related solutions are in the both macro and micro scales. Macro scale recommendations are concerning the whole city. Micro scale factors are concentrating on coastlines and are applicable for each beach.

General recommendation emphasizes on “developing the unique character of Famagusta’s recreational beaches to create an attractive and high quality environment for residents and tourists throughout the year”. This goal specifically focuses on the

improving and enhancing physical factors. The solutions are resulted from the shortages which are analyzed and defined in the inventory form and the interview. The recommendations are based on physical, functional and social qualities as follow:

Enhancing physical qualities by:

- Offering some defined borders and fencing around beaches in order to achieve the human scale
- Equipping coastal areas by floor covering for walking, jogging and cycling

Enhancing functional qualities by:

- Providing public transportation for the beaches trough all year long specially at nights
- Modifying physical parameters such as lighting elements, benches and shelters
- Developing restaurants and bars which work throughout the year as well as night time
- Preparing shopping facilities such as marine shops and super markets
- Provisioning public services such as toilets, showers and changing rooms
- Holding special events such as conferences, seminars, ceremonies and festivals in different seasons in order to attract people to coastal areas throughout the year
- Organizing and arranging night time activities with proper equipment and facilities

Enhancing social qualities by:

- Engaging people who live and work in the city as well as tourists

- Increasing the variety of coastal recreational activities and coastal sport facilities

The main concept of this research is assessing and evaluating recreational beaches and understanding their importance as urban public open spaces. This study can be an origin for those who are interested in improving and enhancing the quality of urban public open spaces focusing on beaches. Moreover, the findings might be useful for interested researchers as well as Famagusta's central government, NGOs, stakeholders and developers. These findings can be used as a guideline for solving the existing problems and shortages of this city regarding coastal areas. Furthermore, recommendations and solutions are applicable for all similar recreational beaches. Although lots of pros and cons of Famagusta's recreational beaches are analyzed and explored in this study, further studies are still required. Forthcoming studies can focus on other dimensions of urban public open spaces particularly on social dimensions. Also the interviews could be carried out other types of tourism specifically leisure tourism in the city randomly.

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URL 2: <http://geology.uprm.edu/>

URL 3: <http://vetscetcivil.weebly.com>

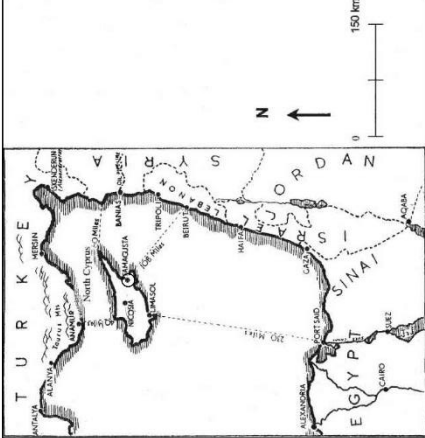
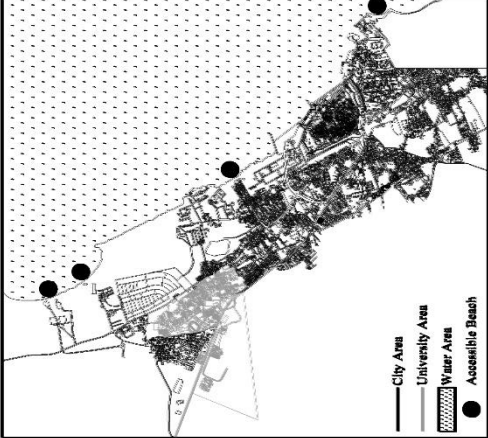
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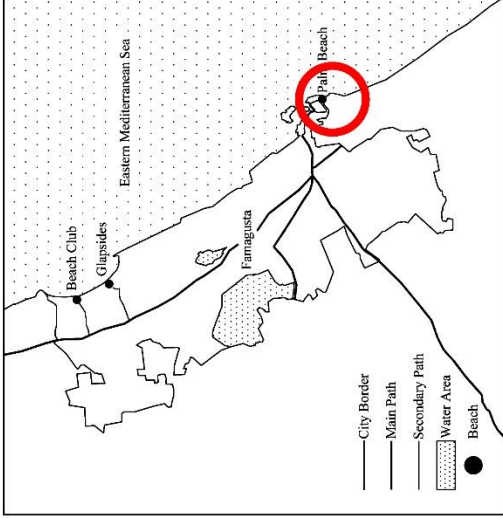
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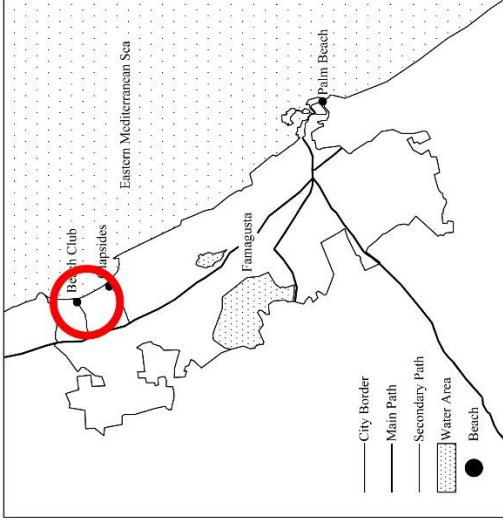
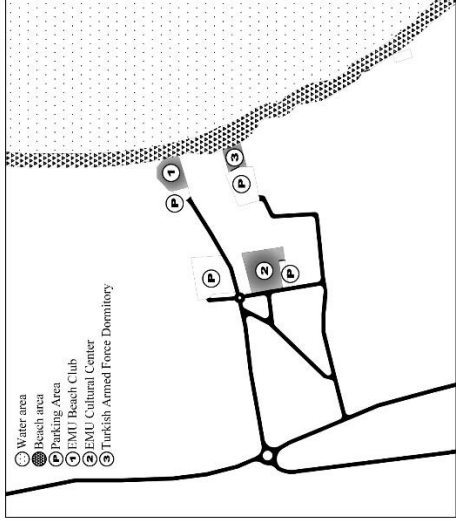
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APPENDIX

Features	Country :Cyprus	City: Famagusta	Location:
	<p>Waterfront Typology</p> <p><input type="checkbox"/> Straight Coasts</p> <p><input type="checkbox"/> Bays, Gulfs or Straits</p> <p><input checked="" type="checkbox"/> Islands</p>	<p>Coastal Tourism Requirements</p> <p><input checked="" type="checkbox"/> Natural (climate, landscape, ecosystems) Resources</p> <p><input checked="" type="checkbox"/> Cultural (historic and cultural heritage, arts and crafts, traditions) Resources</p>	 
<p>Tourism Destination Attractiveness Factors</p>	<p>Attractions:</p> <p><input checked="" type="checkbox"/> Natural: Beaches, Mountains, Parks, Weather</p> <p><input checked="" type="checkbox"/> Built: Iconic buildings, Heritage monuments, Religious buildings, Conference and Sports facilities</p> <p><input checked="" type="checkbox"/> Cultural: Museums, Theatres, Art galleries, Cultural events</p> <p>Amenities:</p> <p><input checked="" type="checkbox"/> Basic infrastructure: Utilities, Public transport, Roads</p> <p><input checked="" type="checkbox"/> Direct services: Accommodation, Visitor information, Recreations facilities, Guides, Operators, Catering, Shopping facilities</p> <p>Accessibility:</p> <p><input checked="" type="checkbox"/> Accessible to a large population base via: Road, Air passenger services, Rail, Cruise ships</p> <p><input checked="" type="checkbox"/> Other accessibility: Visa requirements, Ports of entry, Specific entry conditions</p> <p>Image:</p> <p><input checked="" type="checkbox"/> Uniqueness, Sights, Scenes, Environmental quality, Safety, Service levels, and the Friendliness of People</p> <p>Price:</p> <p><input checked="" type="checkbox"/> Cost of transport, Cost on the ground of accommodation, Attractions, Food and Tour Services</p> <p>Human Resources:</p> <p><input checked="" type="checkbox"/> A well-trained tourism workforce</p> <p><input checked="" type="checkbox"/> Citizens who are equipped and aware of the benefits and responsibilities associated with tourism growth</p>		

Name: Palm Beach		Type: X1, Y1, Z3		Code: a A II		Location:																							
Recreational Beach Classification		Density		Capacity																									
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