

Full Length Research Paper

Landscape planning and design principles of holiday village: Antalya Kemer Ulusoy holiday village

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Fast developments aiming tourism on the coasts in the previous century have brought together some important problems such as nature's destruction, and unique natural sources are vanishing. As a result of these developments, some principles have been determined in order to compose designs sensitive to nature in the tourism-aiming foundations such as hotel, resort hotel and holiday village founded on the coasts. In the research, firstly, Ulusoy holiday village has been examined in the light of holiday village planning principles and suggestions for the solutions of some mistakes present in the design have been made. Secondly, it has been aimed that principles necessary to be taken into consideration in a holiday village planning, in which traditional culture is reflected, should be determined. As a result, it has been determined that the design of this holiday village as one reflecting traditional culture is successful. However, its recreation activities are insufficient according to public survey results and to planning and design principles of holiday villages. In order to make up for this deficiency, suggestions to the present places have been brought.

Key words: Planning principles of holiday village, Ulusoy holiday village, Kemer, Antalya, Turkey.

INTRODUCTION

Holiday villages are established in surroundings, which are far from the centers of population and in which many archaeological values as well as natural beauties are dominant. They are either complex or independent from each other (Derman et al., 1989). The aim of the holiday village design is to have people escape from the tiresomeness of all year professional life; get rid of the tiring atmosphere of the city and conceive recreative activities, and preparing the ground for artistic works and sports in completely natural beauties (Altınoluk, 2001).

Cultural identity and environmental adaptation are significant factors for future success of the resort architecture (Hassan, 2010). If rare elements and values related to traditional heritage and architectural style are present in the area of which planning and design is made and formed, it both strengthens the architectural

character of the area and creates an atmosphere which is rarely found. Those who especially prefer holiday village want the natural and cultural properties of the area they are in to be nearby places. So the use of natural and traditional construction materials in architectural design will be able to carry the environment which is wondered and desired to be seen into the holiday village (Sayan, 1998).

Landscape design of holiday village

Holiday villages formed from few-storied (floored) and sparse-built buildings provide tourists with more enjoyment of nature and environment. Designing is dependent on the following rules (Ayala, 1991):

- Special living conditions for tourists,
- Buildings should supply for microclimatic conditions
- Design should be suitable with topography
- Architecture stuffs should be suitable for the

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environment. Traditional building techniques must be used

- The aesthetic value must be taken into consideration (account) for designing.

Some holiday villages are built for social tourism and others as commercial developments. They are usually distinct from the main holiday resort but sometimes integrated for social tourism (Bound-Bovy and Lawson, 1998).

The planning programs of the holiday villages are determined, and there are two actions namely: active and passive actions. Recreational actions are active actions, while bedroom units are passive actions. The main actions of tourists are, sports (such as tennis, riding, golf, fitness, water sports, swimming, diving and walking), relaxing, amusement (amphitheater) and discotheque (Unutmaz, 2000).

This research has been carried out in Ulusoy holiday village founded in Kemer-Antalya. Kemer is a town by the Mediterranean Sea, the history of which reaches to the VII. BC as well as having natural beauties. Kemer, which is the most of Turkey's holiday villages, is at the same time the support city in "East Antalya Development Project", the first local project of progress in Turkey (KTID, 2003). In the extent of the research, the holiday villages in Kemer have been evaluated; and Ulusoy holiday village, having been the first in "the most beautiful garden" contest organized by Antalya Municipality in Antalya in 1995, has been determined as work area. In addition, the thought that it reflects the architectural properties of traditional culture and having been nominated for Agahan Architecture Prize in 1992 were also effective in its being chosen as work area (Kemer Holiday Club, 2003).

The main aim of the research is to determine the general overview of planning and design principles of holiday villages, and to evaluate these principles on the case of Ulusoy holiday village. Additionally, the objective is to bring suggestions to correct design mistakes in Ulusoy holiday village. Also, the determination of main design principles need to be taken into consideration in holiday village planning reflecting traditional culture which has been aimed at.

METHOD

In the paper, in Kemer Ulusoy holiday village selected as research area, the effects of traditional architecture on holiday village planning were examined. The study is made up of four processes:

Literature scanning and traditional architecture analyses

Holiday village design and planning principle have been studied. In the design of Ulusoy holiday village, Antalya-Kaleiçi has also been inspired. So the design principles, pedestrian circulation and building, and open area-designs in Antalya-Kaleiçi have been analysed and their local structure materials have been determined.

In the scope of land survey

Some structural and vegetal changes have been made in the area for some years passed, since the holiday village project was completed in 1990. The data below have been recorded on a 1/500-measured plan in order to obtain a current plan of the year when the survey was carried out.

- Roads already present and added later
- "*Pinus brutia*" trees present and protected in the holiday village area
- Natural and cultural plant covers and vegetal compositions
- Structural elements.

Public survey

A public survey has been made in order to determine the thoughts, approvals and expectations of the tourists in Antalya-Kemer Ulusoy holiday village. 555, which is Ulusoy holiday village capacity has been determined as population largeness. 10% of the population has been accepted as sample capacity. The evaluation of the survey results has been made in SPSS 8.1 package programme.

Evaluation and putting forward the results and suggestions for problems

In the evaluation process, present design mistakes in holiday village and solution suggestions to correct these mistakes have been given a place upon evaluating Ulusoy holiday village in the light of holiday village concept and planning principles of holiday village planning. In addition, the ideas of the users have also been included in this evaluation based on survey results.

STUDY AREA

This research has been carried out in Ulusoy holiday village established in Kemer-Antalya. Ulusoy holiday village is 8 km away from Kemer, Antalya (Figure 1).

Characteristics of Kemer

Kemer is a county in the South-west of Turkey, which is between 36° 06' and 37° 07' north latitudes and 29° 14' and 32° 27' east longitudes. It is 43 km away from Antalya and has a quite wavy shore. Settlement centers are generally founded on plane regions (AID, 1997).

Kemer's climate, which is under Mediterranean climate effect, is hot and dry in summer, and warm and rainy in winter. Although rain quantity is not very low in regions, rain is seen in a limited part of the year. Average rain quantity is 1043 mm³ per year. Annual average temperature is 18.5°C and the hottest months are July and August. Average temperature in these months is 27.8°C (KTID, 2000).

Landscape design of Ulusoy holiday village

The planning of Ulusoy holiday village design inspired Antalya Kaleiçi traditional architecture. Kaleiçi, defined as historical core city of Antalya, is surrounded by two city walls which are mostly ruined and vanished. In-city walls are those surrounding Antalya yacht harbors with a semi-circle shape. Kaleiçi streets are narrow and their roads are covered with stones called "Arnavut kaldırımı". Houses are usually constructed with massed stones that have wood fixing. Virtually all houses have private gardens in their sides



Figure 1. Kemer's site plan.

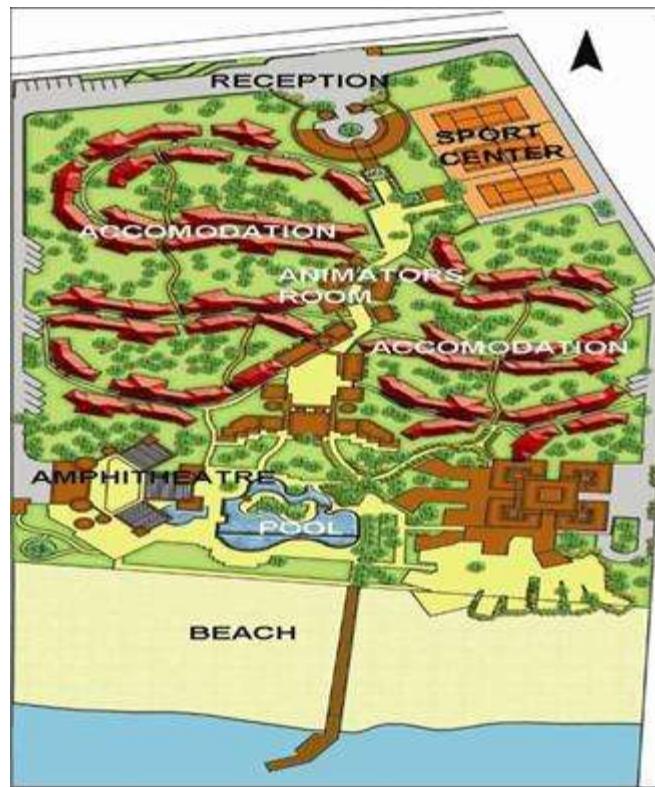


Figure 2. Plan of Ulusoy Holiday Village.

which do not see the streets. On their first floor seeing the street, there are few windows, and on the second floor there are bay windows called "cumba", which fit both house and garden architecture (Alkis, 2001). Ulusoy holiday village is 35 km west of Antalya and 8 km east of Kemer. It is a first-class holiday village composed of 277 one-person, 105 two-person and 30 three-person. Totally, it has 555 bed capacity and two-floored units. Main theme of Ulusoy holiday village is Antalya castle form and Kaleici city structure

(Figure 2).

The most important quality of the holiday village that leads its design is being narrow with deep parcels. Pool takes place in this part surrounded by restaurant, market, Turkish coffee, pub and theatre. Thus, walking distances among the functions are lessened, relations between them are strengthened and accommodation units are provided to be purified from the noise of these areas. In the architectural design of the holiday village, wood-massing



Figure 3. Accommodation units.

construction techniques having traditional characteristic are generally used. All mostly used places are built with stone-plaiting. Accommodation units are formed from mass construction style. The use of stone-plaiting, dominant in the design, in central functions is also seen on the walls formed to curtain the accommodations on main circulation. In the holiday village, the use of wood in bay windows, balconies and bridges as well as the use of stone walls increases the effectiveness of general design. The holiday village is composed of three parts. The first is reception where there are auto-park, entry and sports foundations. The second one is the accommodation units, and the third is pool having the densest use where central functions are present and most recreational activities are carried out.

Reception

The reception which is in the entry of the holiday village is in circular forms. Service roads built on the borders purify main roads from every kind of service traffic. Also, in order to prevent the service roads being seen by users, they are concealed with dense vegetal curtains.

Main road, going forward from entry to pool, is surrounded by stonewalls, and an aesthetical sight is acquired with crossings which have bridges in various places. Narrow roads, entering from the parts where walls are spaced along the road, provide transportation to the accommodation.

Accommodation units

Accommodation units are designed as quiet places by saving them from the noise of general usage areas. These units, formed in narrow street frame, are two floored and in adjacent order. The front sides of the accommodation units are bay windowed and their backsides have balconies. Every floor is in two and triple room order of 28 m² each. There are 51 houses in total (Figure 3).

Pool units

The pool which is at the end of the main road is reached by passing an area in which one side is market and the other is Turkish cafe. The pool which has totally a 500 m² area is thought as one piece

and in the middle of it a little island is formed. The relationship between pool and sea is kept strong in the foundation. So, it is possible to reach the sea from every point of the pool part. Structural landscape elements used in landscape design of the holiday village are determined according to the properties of the traditional culture and climate conditions. Use of the concrete plaque stones on the main walking road and by-streets going to the functions provides an appearance of "Arnavut kaldirimi", a traditional road pavement of the region. Dense shading on the roads all around the foundation and on open places is obtained by both structural and vegetal cover. While doing this, it makes use of dense red pine (*Pinus brutia*) cover generally present in the area.

RESULTS

In this part, some solution suggestions have been brought for the problem by evaluating Ulusoy holiday village in the light of the public survey and findings obtained from the site analysis.

Result obtained from public surveys

The questions in the public survey carried out on 55 people in the holiday village are made up of two parts. In the first part, there is personal information including sex, age, marriage, job, education, income and nationality (Table 1); and in the second part, there are questions about Ulusoy holiday village. When the distributions are looked at according to the reasons why people choose it; 60% of them expressed the quality of environmental organization, 50.9% the convenience of the prices and 21.8% of them expressed that there have being many recreational activities in the holiday village. In the guide of these results, the influence of landscape architect on the choice of a holiday village could be expressed as very important. The fact that people are bored in the inside places in winter causes them to desire outdoor recreative

Table 1. Results for social-economical situation

Personal information		Percent	Number
Gender	Male	38.20	21
	Female	61.80	34
	Single	36.40	20
	Married	63.60	35
Number of children	With no children	56.40	31
	1	21.80	12
	2	21.80	12
	More than 2	0.00	0
Age groups	15-20	10.96	6
	21-30	14.50	8
	31-40	43.60	24
	41-50	23.60	13
	More than 51	7.30	4
Education level	Primary school	40.00	22
	High school	18.20	10
	University and higher level	41.80	23
Job	Civil servant	28.10	12
	Self employment	49.10	27
	Worker	10.90	6
	Student	3.60	2
	Retired	9.10	5
	Unemployment	5.50	3
Monthly Gain (\$)	Under 650	10.90	6
	650	16.40	9
	650-900	61.80	34
	More than 900	10.90	6

activities during their holidays. This need is an important element in a holiday village planning. When the distribution is looked at according to the activities they join most, it is determined that 47.3% water sports, 27.3% land sports and 25.5% animation and entertainment activities are chosen. From the results obtained, it is understood that most of the participators enjoy water sports. Although, tourists would like to have different experiences, it is necessary that water-based activities in designs are especially examined as swimming is one of the most important activities of accustomed holiday concept. When the distribution is looked at according to the answers of people joining in the survey to the question "What other activity should have been in this holiday village?" the answers are like the following; 52.7% aqua park, 23.6% play station, 20% cinema and 16.4% basketball area.

The need for aqua park, which the participators want most was also noticed by the village managers, so a slide

which was absent in the swimming pool in the first design process was afterwards added to the area. In spite of this, it is seen that the need is not completely met due to the narrow nature of the area which prevents an aqua park foundation. Play centre desired by the participants, is proposed to be founded in places which were planned to be animator rooms in the forehead and then were transformed into accommodation units. So, it will be provided to both decrease the density of the holiday village and meet the need for recreation areas. When the participators are asked which property of the village they like most, their expressions have been like the following; 23.6 % general planning philosophy, 20% good environmental organization, 10.9% to be quite, 18.2% clear and reliable and 3.6% well-qualified service of the holiday village. From these expressions, it is understood that the holiday village in which Antalya Kaleici settlement is reflected, is approved of with its image that is not easily forgotten, and that reflects the traditional culture. When the study looked

Table 2. Results for features about the holiday village

Features about the holiday village		Percent	Number
Is this the first time you have come here?	Yes	72.7	40
	No	27.3	15
If no how many times have you been here?	2	16.4	9
	3	3.6	2
	More than 3	7.3	4
What is the reason you have chosen this holiday village?	Convenience of prices	50.9	28
	The quality of environmental arrangement	60	33
	Abundance of recreational activities	21.8	12
	The quality of sheltering units	36.4	20
Which activity of the holiday village do you mostly prefer?	Swimming	47.3	26
	Sports	27.3	15
	Animation and entertainment activities	25.5	14
Can you benefit from the activities of the holiday village?	Yes	90.9	50
	No	9.1	5
If no, why? Because of....	The dense use	80	4
	Insufficient catering	40	2
	Noise	20	1
	Water pollution	-	-
	The distance from sheltering units	-	-
Is the plantation and environmental Arrangement of the area enough for you?	Yes	98.2	54
	No	1.8	1
Which feature of this holiday village have you enjoyed best?	The high-quality of accommodation	23.6	13
	The high quality of catering service	3.6	2
	The abundance of activities	10.9	6
	The high-quality of environmental arrangement	20	11
	Its peace	10.9	6
	Its cleanness and reliability	7.3	4
	Philosophy from planning	23.6	13
Is there any quality you have not approved of?	Yes	5.5	3
	No	94.5	52
Which other activities do you think there must be in this holiday village?	Basketball fields	16.4	9
	Movie house	20	11
	Game house	23.6	13
	Aqua park	52.7	29
	Place for walking	30.9	17
Are you annoyed with the closeness of the sheltering units?	Yes	5.5	3
	No	94.5	52

at the relation between the answers and nationalities of people answering the question "What other activity

should have been in this holiday village?"; basketball pitch is mostly preferred by Russians with a rate of 66.6%, cinema by Turkish with 46%, play station by Turkish with 63.6% and aqua park by Germans with 57.1%. As the results are shown, the expectations of different nationalities from the holiday village are also different. In this respect, holiday village designed to meet recreational desires of tourists of every nationality, must meet these necessities (Table 2).

Evaluation results of the general design properties

Ulusoy holiday village design in which Antalya Kaleici settlement is reflected has a distinguishing property in respect of both reflecting traditional culture and having a private image in respect to the other holiday villages in Antalya. As well as this, upon examining the area condition deeply, building the holiday village settlement by giving the least harm to the red pine (*Pinus brutia*) tissue constitutes an example for a holiday village settlement that is concordant to nature and respectful to the environment. In order to prevent building crowd just next to the pool part in the beach region of the holiday village, pool-pub, disco and amphitheatre were built on a multi-functioned building. Thanks to this pool-pub having served only in the daytime before, is able to serve for the places where animation activities of amphitheatre in the evenings are performed as well. Disco activities starting just after the animation activities are also carried out in these places. However, there are some problems in the planning of the holiday village. These problems and solution suggestions have been given below:

1. The rooms designed as personnel rooms in the forehand were afterwards used as accommodation units. This caused the open area, which is to be 85 m² per capital to decrease to 78 m². In order to solve this problem which also causes an increase in the density of tourist population, it is necessary that bed capacity of the holiday village be lessened to 550. By means of this possibility, more recreation will be presented by forming recreation areas such as play station, art and ceramics workshops present on the main lines. Although the theme of Antalya Kaleici settlement, which tried to be reflected on the holiday village, is successful from the architectural aspect, the reflections of the life and traditions of Kaleici to the area is not seen. Narrow streets formed functions as roads reaching the accommodations, and the frame formed with the accommodations is only used as an architectural object. But in reality, these narrow streets are gathering places, piece of houses where neighbors have deep chats and inquire about each other's health and well-being. The relations are strengthened and the people living in the neighborhood share their happiness and sadness. If it is thought that the most peaceful areas of the holiday village are these streets, the places where

tourists find the opportunity to meet and chat with each other in a peaceful atmosphere far from the dense and noisy atmosphere of central recreation area, are again these streets.2. To meet this need, forming sitting places will be provided by making use of the widening in the uniting points of the roads, having no usage density and connecting the streets of the accommodations and streets.

3. That the part of the holiday village's mainline going to the pool and restaurant is narrow and two sides of it are covered with fence plants lead to difficulties in mutual passing. It is necessary to relieve the passing by keeping the roads and going to the part which has the densest use of the village, widely.

Results of the evaluation in respect of landscape design properties

Landscape design of the holiday village supports architectural design. Narrow streets formed in the holiday village go on in the mainline as well. Walls used in order to curtain the accommodations along these narrow streets are good solutions both from aesthetical and functional aspects. Fence plants used in order to direct the users to the functions on the main lines of the holiday village are good solution in respect of supporting direction elements. In addition to this, direction is provided not only with plants but also with floor pavements. The plant types used in the village are chosen from the Mediterranean plant cover. In the vegetation of the area, creeper and seasonal flower compositions are dominant. Some problems and solution suggestions noticed in the landscape design works of the holiday village are given below as items:

1. That plant types used in the holiday village, which is chosen from the natural Mediterranean plantation is paid much attention. In order to make Mediterranean plant known and increase its remembrance plan, labeling may be done. Besides, attraction places for the holiday village users may be created by designing gardens such as garden of medical plants and garden of endemic plants in definite parts of the village.

2. As a result of the fact that drainage systems were not studied sufficiently, while landscape designs of the holiday village were being made, drainage problems especially in amphitheatre and pool parts in spring months are faced. This situation increases care expenses. For this reason, drainage system of the holiday village must be dealt with again and this problem must be solved.

When holiday village was investigated in spite of some negative sides, Ulusoy holiday village was a very good example in general, for it both reflects the properties of traditional culture and local flora. Additionally, that it has

no dense buildings, accommodation and recreation areas that are separate, is emphasized as a positive characteristics of Ulusoy holiday village when area analyses and questionnaire results are evaluated.

Conclusions

It is essential that the holiday village has an image, private to it and unified with its environment. The most important and distinguishing property of a holiday village is its image, because activities and possibilities show similarity in many holiday villages in Antalya (Tankut, 1999; Altinoluk, 2001). But as long as activities, places and landscape reflect a targeted image, a different and unforgettable holiday experience will be tasted. Naturally, while carrying out this, cultural and natural properties of the environment are felt in the holiday village. The importance of the area will be revealed and its imitation will be difficult. It is essential for designs to be sensitive towards nature as tourist foundations especially holiday villages are established on natural and coastal areas, because they are in close relationship with natural areas. In some countries, measures are taken to protect coasts (HELCOM, 2000). Similar applications gain importance as it is a country fed by tourism.

With the changing holiday concept of age, tourists not only want sea, sand and sun, but also want to know about culture, traditions and habits of the region they are in. Some design principles need to be taken into consideration while planning a holiday village reflecting the qualities of traditional culture which are given below as items:

1. The reflection of architectural properties of traditional culture means both supporting the traditional culture of the environment and decreasing the expenses of the construction material to the least as traditional materials are used.
2. The reflection of the historical heritage taken up seriously to the holiday village is important from the aspects of supporting historical heritage, making the country known and developing tourism.
3. Climate characteristics are one of the subjects which are to be paid attention. Forming the holiday village settlement by deeply studying positive and negative aspects of the climate keeps the care expenses which are to occur in future, at the least. As well as this, planning will save the users from the negative effects of the climate.
4. The plant cover of the region is one of the directive elements while making the vegetal plan of the holiday village. Gardens and plantations formed with plants present in the region and symbol (quality) of the region will enable the holiday village to be distinguished; because, while it is possible to imitate structural elements, it is rather difficult to provide life conditions for the plants out of their growing area.

In holiday village planning, not only traditional architecture but also traditional life and traditions must be reflected. The traditions, festivals and activities present in the region will be completing elements for that holiday village. As a final remark, it is essential for the design and planning of a holiday village that is a tourism foundation type to be appropriate for legal organizations and not to exceed the carriage capacity in the light of ecological planning principles. Studies taking into account traditional architecture, in order to make traditional culture known by especially foreign tourists, will increase the remarkability of the architectural theme reflected.

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