

FOUR SEASONS DEVELOPMENT

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Abstract

The global economy is in dynamic range for decades. With the advancement of transportation services, the tourism industry continues to grow. Tourism is one of the sectors that directly stimulate economic growth of a country. The proposed project is a pleasant landmark that attracts and entertains people of all ages and adds an attraction to the country to stand in raising the economy especially the recreational activities with present of different climatic features. Four theme parks and hotels were chosen for the case study based on their design concepts. The space program was outlined for three primary zone namely accommodation, activities building and site amenities. There are four activities building which well designed for four season's activities. The site evaluation of this project is based on the criteria of accessibility/ traffic, views, visibility, landscape, topography, surrounding amenities, expansion capability and noise level. The selected site is located in Abha, in south-west of the kingdom, has the privilege advantage for the project theme.

Keywords -- Four Seasons, Tourism, Recreational Activities, Landmark, Theme Park

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INTRODUCTION

Tourism shows faster, more sustained economic growth over time. Today the economic impact of tourism industry is comparable with number of oil exports, food or petroleum products. Tourism development is positively related to economic growth [1]. Tourism experience is the subjective personal reactions and feelings associated with tourism activities which are important in the tourism industry and also marketing. The creation of unforgettable tourism experiences is the key to tourism firms' ability to attract and retain customers [2]. Also, vacations play a significant role in contributing to quality of life by providing physical and mental relaxation, personal development space and the pursuit of personal and social interests. Those who are unable to take a vacation may feel that they are missing out an important aspect of their "social rights" [3].

Climate has adverse impacts on the tourism industry because climate is one of the key resources for tourism industry that shapes and drives its success [4]. There are some local tourists who would like to experience the certain seasonal activities where their country does not have such as desert or snow. While, traveling aboard to experience the different of seasons and atmosphere may need a huge amount of overhead. Therefore, four seasons complex would meet their spiritual needs. Also, the four season's complex equipped with physical needs in the accommodation part and the physiological needs in the recreational part in order to add quality of life by achieving the social and environmental aspects. Thus, the economy will certainly increase by the tourism expenditure.

CASE STUDIES

Four theme parks and hotels from Dunai, KSA and Japan were chosen for the case study. All the four parks and hotels are sensitively designed to suit the local condition and tourism demand and they are:

- Atlantis Hotel and Resort at Palm Jumeirah, UAE, Dubai
- Ski Dubai of emirates mall, UAE, Dubai
- Park Hyatt, Jeddah, KSA
- Ashikaga Flower Park, Ashikaga, Japan

Atlantis Hotel and Resort at Palm Jumeirah, UAE, Dubai

Atlantis Hotel is part of the Atlantis Resort of Palm Jumeirah and the first to be built on an island (Figure 1). The hotel contains 1,539 guest rooms [5]. It is attracting many international celebrities. Atlantis Hotel integrated the built environment and activities with the marine, where they created underwater guest rooms in the hotel, as well as the underwater slide pipe, in addition to the dolphins bay area where people can swim with dolphins (Figure 2). In terms of the theme of the Atlantis, it includes distinctive Arabian elements. In the 47 hectares site the project featured many entertainment activities such as marine attractions and the amusement water park that covers 17 hectares in the site [5].



Figure 1. Atlantis Hotel and Resort [5]



Figure 2. A room with a fish view [5]

Ski Dubai of emirates mall, UAE, Dubai

Ski Dubai is part of the mall of the emirates; and it was the first indoor ski resort to be built in the Middle East (Figure 3). Ski Dubai expected a large number of tourists. It offered winter environment with real snow for having winter sports as skiing, snowboarding. The snow area covers 22,500 square meters [6]. In 2007 the project won the Thea Award for Outstanding Attraction. Ski Dubai has affording a snow feature in desert city as something extraordinary. In order to satisfy citizens who would love to experience snow sports. In the design of the ski a challenge was created by varying in the steepness and height of a run in five different slopes, as the longest run reaches 400 meters (Figure 4). This design resembles the nature of a mountain [6].



Figure 3. Ski Dubai of emirates mall



Figure 4. Ski Dubai slope

Park Hyatt, Jeddah, KSA

Park Hyatt located in the heart of Jeddah where it is surrounded by commercial, entertainment, financial and business buildings (Figure 5). Its area is 140,000 sqm with 10,000 sqm spa involving sports and leisure activities. It features the view of the red sea and the king Fahd fountain [7]. The project offers leisure and business facilities to meet the need of different travellers. The design merged the features of the European style with Arab Andalusian; by the French interior designer Gilles Quiffet and architect Patrice Hart. They created an elegance sensation in design of the garden and the interior of the hotel included spa room (Figure 6). In addition, the landscape gardens are integrated with the indoor and outdoor facilities.

Ashikaga Flower Park, Ashikaga, Japan

Ashikaga Flower Park is a park in Ashikaga city covers an area of 88,000 square meters with lots of flowers, where people go and visualize the beauty of Japan's native flowers [10]. Their focus is on the most important and ancient tree of Tokyo which is the Fuji tree. They merged soft and hard landscapes in the design, where they built a bridge over water and pedestrian walking area leading to the eight thematic zones (Figure 7). In this flower park people can see the changes of flowers in each season. The trees were designed with lighting strings in order to make them visible at night (Figure 8). So the flower park is active at day till night as a natural forest.



Figure 5. Park Hyatt, Jeddah [8]



Figure 6. Spa room in Park Hyatt, Jeddah [9]



Figure 7. Ashikaga flower park bridge [11]



Figure 8. Ashikaga flower park [12]

SPACE PROGRAM

There are three main project zones namely accommodation, activities building and site amenities. The accommodation consists of three types which are hotel, motel and cottages. There are four activities building separated for summer activities, winter activities, spring activities and autumn activities.

The tourists from different ages can stay over to enjoy the activities on site. There are three types of accommodations, hotel for the summer zone since it has the largest number of visitors, motel for the spring and autumn zones and cottages for the winter zone. The Figure 9 shows the overall zone percentage of the project. Table 1 tabulates the total area of the project appears to be 20000 m². The footprint area is 12000 m² and 40% un-built area of 8000 m². Therefore, the total land area of the project is about 18000 m².

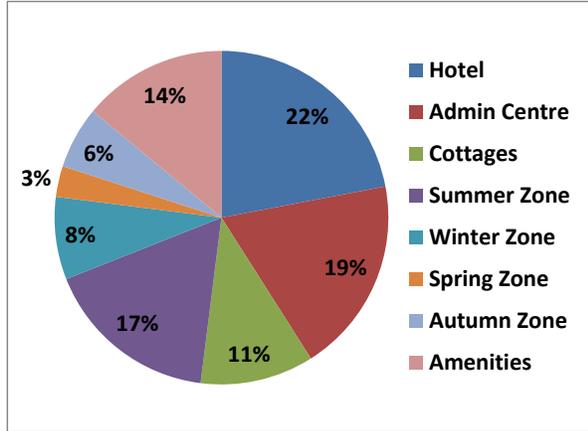


Figure 9. Zone Percentage of the project

Table 1. Summary of space program

Zones	Number of users	Footprint	Gross Project Area
Accommodations	1956	2702	12111
Activities Building	2357	6295	10416
Parking and Amenities	215	2702	6243
Total	4528	11699	28770
Outdoor Area			6000
Un-built Area			8000
Total Site Area			18000

Activities area

The area of the activities is well designed according to the theme of the building. Selected activities that suit to the season will only be available at the specific zones.

Winter activities

This zone represents the winter seasonal features, where it offers winter sport entertainment activities such as ice rinks and skiing in Snow Park. The ice rink skating events and shows can be held for spectators. The main concern of this zone is the generating of ice in the rink and snow park areas, thus ice generator is required and well maintained.

Summer activities

This zone holds the summer seasonal features. It is offers two main activities. First is safari desert; where the Europeans and people from western countries be attracted to what they lack in their places. Second is wave pool which adds the new dimension for attraction and also provide fun. The main concern of this zone is the wave pool where water pump unit such as hydraulic piston pump is needed to integrate with the water reservoir.

Spring activities

This zone conceives the symbol of nature in spring through the flower park. It will exhibit different flowers and vegetation. Some picnic area is allocated for visitor to enjoy their meal in spring season.

Autumn activities

This zone has sport activities such as tennis, volleyball and basketball and the sport area of each activity is allocated. In addition, water closet for male and female are provided, which is much convenient for the users.

Amenities Area

This area has some features that are shared with the four zones and their accommodations. This area provides bus tour and bicycles to facilitate the transitioning to the city.

SITE SELECTION AND ANALYSIS

The location of this project will be in Abha, which is the capital of Asir, located above sea level by 2,300 metres, in south-west of the kingdom. This place surrounded by mountains and rich with natural green agricultural areas and forests. It is characterized by its valleys and fertile plains. The proposed sites are shown in Figure 10 and Figure 11.

Site 1 is located in the south-west of the centre of Abha at a high level on the mountain, which has good topography levels that can view the city from above and there is a cable car station nearby. The area of the site is 25,000 m² with more area capable for future expansions. Site 2 is located in the south-East side of the centre of Abha. The area of the site is 19,141m² and also with more area capable for future expansions.

The site evaluation of this project is based on the criteria of accessibility/ traffic, views, visibility, landscape, topography, surrounding amenities, expansion capability and noise level. The score is ranging from 1 to 5 which mean from the lowest to the highest. The site evaluation result is shown in Table 2.



Figure 10. Site 1 [13]



Figure 11. Site 2 [14]

Based on the site evaluations result shown in Table 2, Site 1 marks the highest score and becomes the selected sit for this project. The view of the selected site boundaries covered Abha palace theme park, Abha palace hotel, Abha dam and cable car station. Figure12 shows the prevailing wind direction at the selected location is from North West. The sun path needs to consider during zone allocation. Figure 13 shows the initial site plan of the project. The final site zoning is shown in Figure 14.

Table 2. Site evaluations

Criteria	Site 1	Site 2
Accessibility/ Traffic	4	4
Views	5	2
Visibility	5	4
Landscape	5	5
Topography	4	2
Surrounding Amenities	4	3
Expansion Capability	5	5
Noise Level	3	5
Total Score	35	30

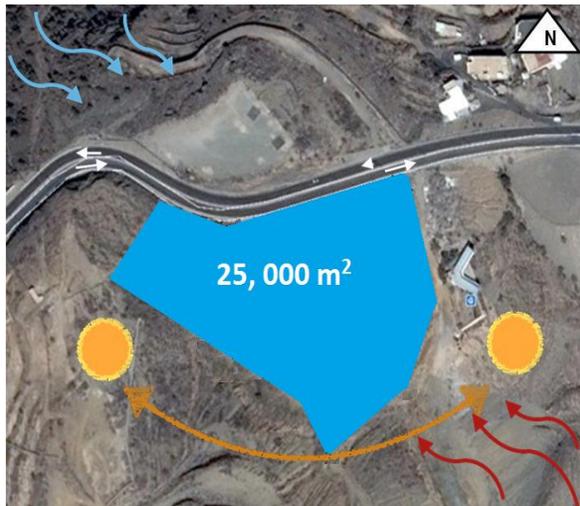


Figure 12. Climatic chart



Figure 13. Site plan



Figure 14. Site Zoning

PROJECT DESIGN CONCEPT

The design concept of this project is inspired by the natural resources of the city of Abha such as rain water, mountain rocks and vegetation. The selected site is benefit by topography feature. Therefore, the site consideration allocates the entrance of the project near to the cable car station. This project used high slope topography to create natural ski slopes in the winter activities. This project also allocated the wave pool facing the Sarawat Mountain to have shades during warm months. This project also makes use of the slope in the levels of theatre seats. Figure 15 and Figure 16 show the view of summer activities zone with wave pool and final project perspective respectively.



Figure 15. View of summer activities zone (wave pool)



Figure 16. Final project perspective

CONCLUSION

The proposed project offering different types of accommodations within zones representing the four seasons; each season presents its specific type of activity. The recreational area will be accessed by the user and the site invitees as well. Moreover, it will contain various vegetation and flowers in the spring zone in order to let nature lovers enjoy the view. The winter zone provides an indoor snow area and the summer theme will contain a swimming pool. Where the autumn zone involves sport facilities such as tennis, basketball and running. Additionally events can be held in those areas, for example; cultural events or skating and skateboarding shows. The selected site for the project is site 1, which is located in Abha, in south-west of the kingdom. The selected site benefits from topography features, which has a good view point, nearby cable car station, good climate and green nature.

<https://www.google.com/maps/place/18%C2%B012'28.3%22N+42%C2%B031'46.4%22E/@18.2078643,42.5281579,453m/data=!3m2!1e3!4b1!4m6!3m5!1s0x0:0x0!7e2!8m2!3d18.2078614!4d42.5295579> [Accessed 23 May 2019].

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