
III. RALLYING AROUND THE COAST

ETH Studio Basel
Contemporary City Institute
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Spring Semester 2013

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III.

RALLYING AROUND THE COAST REEVALUATION, APPROPRIATION, ADAPTATION

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RECONSIDERATION OF INTERESTS

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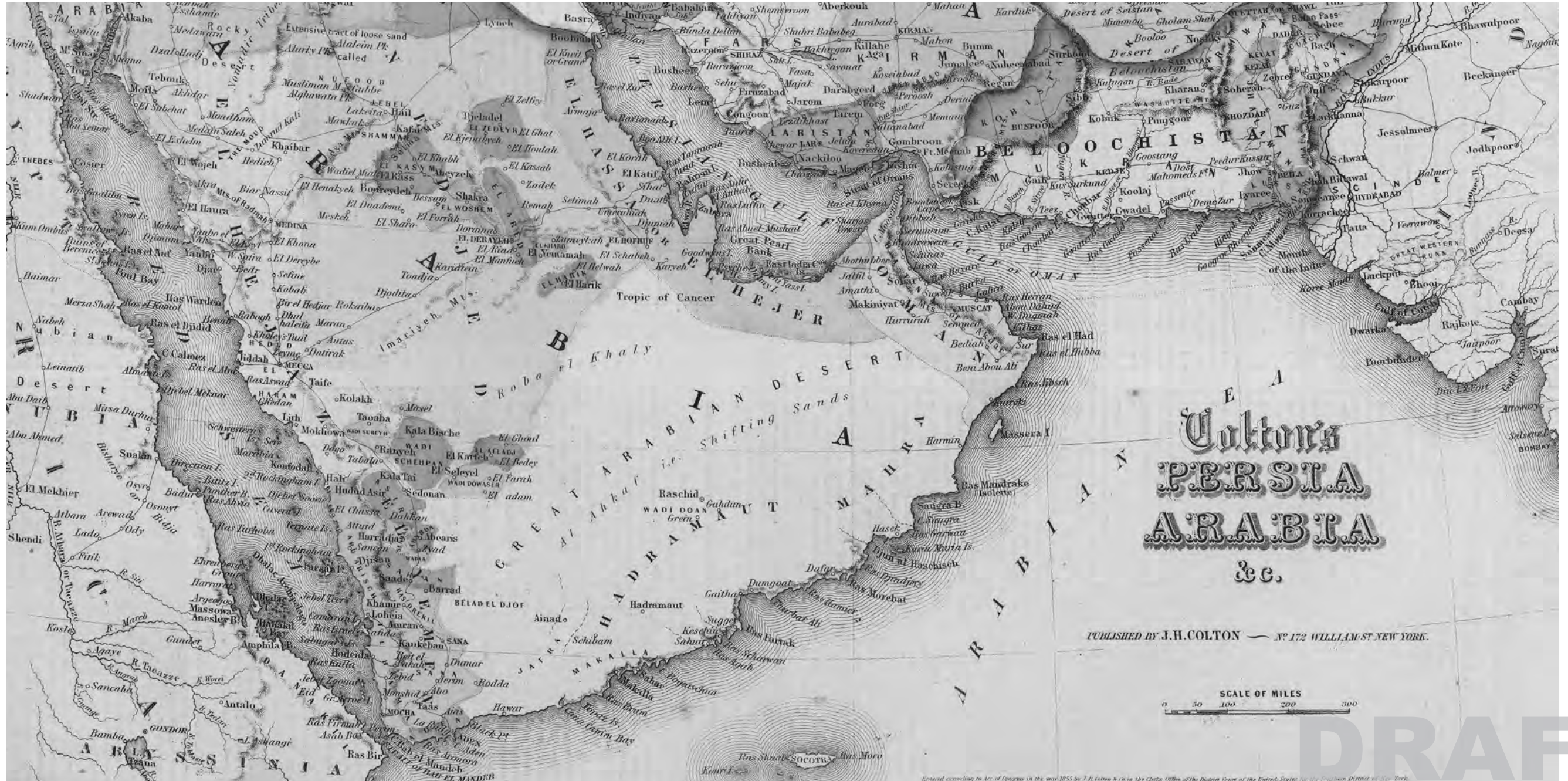
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GEOGRAPHICAL SIGNIFICANCE

One of the main characteristics of Oman, which has defined its history, is its proximity to the sea. This has made Oman the home of fishermen and merchant seafarers: In their traditional dhows, Omani sailors sailed the Red Sea, the Persian Gulf and the Indian Ocean. The coast was an important place for trading; for importing and exporting goods. Nowadays the coast is being developed for different purposes. The Tourism sector is using the coast to attract more tourists and to increase tourism, the government is trying to protect the land with infrastructure and the clima enables the coast to be the new hub for international transactions.





Muscat Harbor

In the 18th and 19th centuries, the coast of Muscat was included in a number of maritime and topographic surveys because of its important strategic position on the international trade routes. Many foreign countries as well as trade and shipping companies sent survey missions to explore the coast of Muscat, its topography and bathymetry. The harbor of Muscat was the only harbor where boats were always safe.



Connected to two Trade Networks

The country, like all of the other Arab countries, was at the crossroads of the main intercontinental trading routes, which had existed in this part of the world since ancient times. The Arab world functioned as a large zone of passage along these trade routes that connected three world civilisation: Europe, Africa and Asia.

Oman's ports were connected to two trade networks: the coastal trade between the countries bordering the Red Sea, the Gulf and the western part of the Indian Ocean, and the transcontinental trade between Europe, Africa, the Gulf, India, Malaysia, Indonesia, and China.



Desert, Mountain, Coast

The Gulf of Oman, the Arabian Sea and Rub al Khali (empty quarter of Saudi Arabia) isolate the country. This isolation has encouraged it to seek access to foreign countries and to link the coastal towns together.



Between the Mountain Range and the Coastline

An elongated mountain range, al-Hajar, runs from the north-west to the east, parallel to the Gulf Coast. It is divided into a western and an eastern range. Behind the western range lies a fertile coastal plain, al-Batina, with many ports and fishing villages. This has become one of the most industrialized, urbanized and highly populated areas in the country.



Distribution of the Population

The ethnically diverse population is comparatively small in relation to the surface area of Oman. The combination of a large surface area and a small population can be explained, among other things, as a result of the physical make-up of the country. A few densely populated areas, the oases, are complemented by extensive areas that are thinly populated or have no population at all: the deserts. The areas with the highest population density are the following: the strip of oasis on the coast of the Batinah, the river oases in the gap in the Omani Mountains between Fanja and Izki with Samail as the center and the widely scattered Falaj oases on the north and south sides of Jabal Akhdar.

Density on the Coast

Since 1970 with new health service, a more nutritious diet, a better water supply, and more births in hospitals, the death rate of new borns and children has gone down and life expectancy has started to increase. However the birth rate has remained high, because the familial, religious, social and even political factors responsible for a high birth rate have not changed.



Mountainous Coastline

On the east side of Muscat, the Hajar Mountains reach the sea. This area is difficult to access, so the fishermen have built their villages on the coast, where the topography allows it.



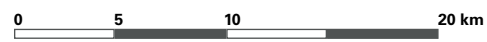
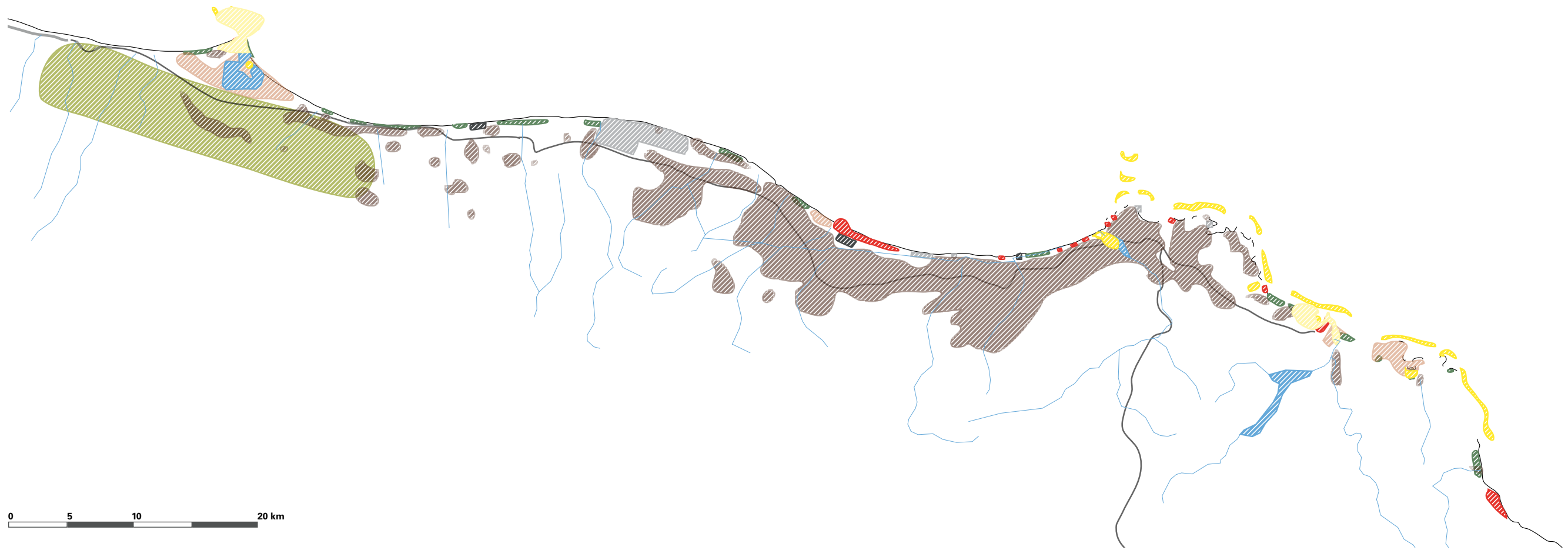
Plain Coastline

The landscape on the west side of Muscat is different than on the east side. The beach is continuously flat and allows for a lot of different activities.

1700 KM OF OCEAN

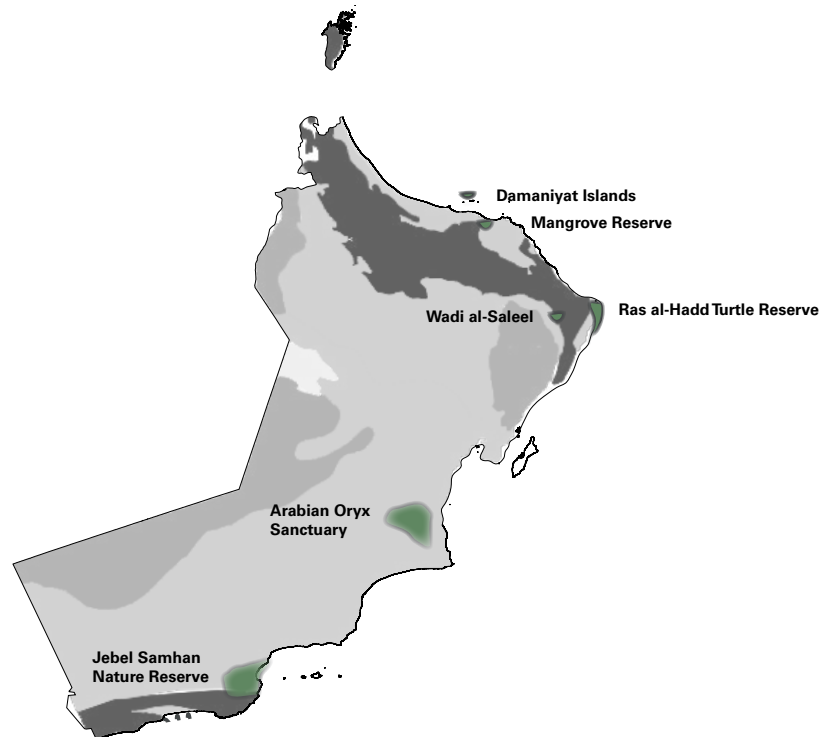
The Sultanate of Oman has a very long coastline; it is longer than the sum total of its border to other countries. The people have various and vested interests in the coastline, and for this reason, it generates income from different sources. In total, the coast is a huge source of income. The tourism sector, the fishermen and the private sectors all want to benefit as much as they can from the coast.





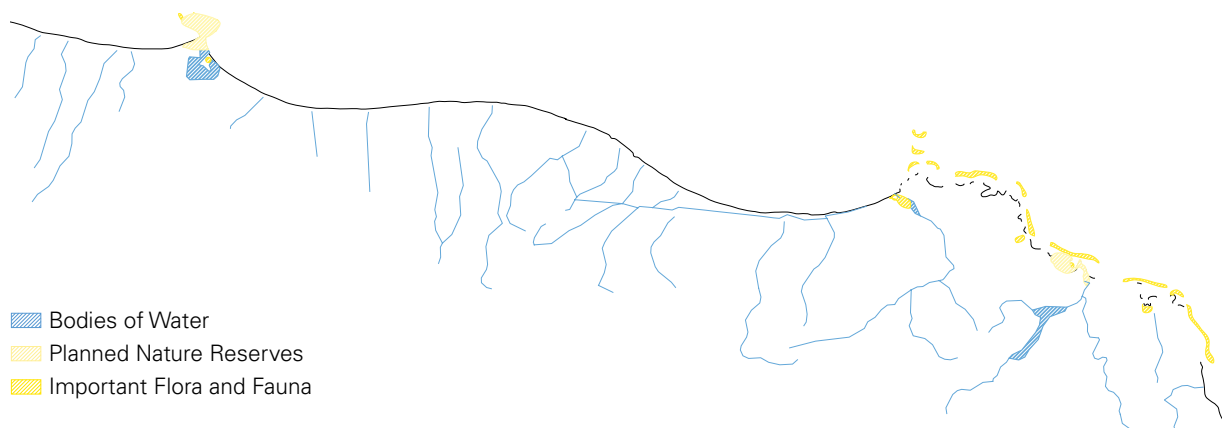
Coastal Inventory

- | | |
|---------------------------|---------------------------|
| Bodies of Water | Built Area |
| Planned Nature Reserves | Infrastructure |
| Important Flora and Fauna | Gated Compounds |
| Potential Aquafarming | Planned Tourism Complexes |
| Fishing Infrastructure | Tourism Complexes |



Protected Areas

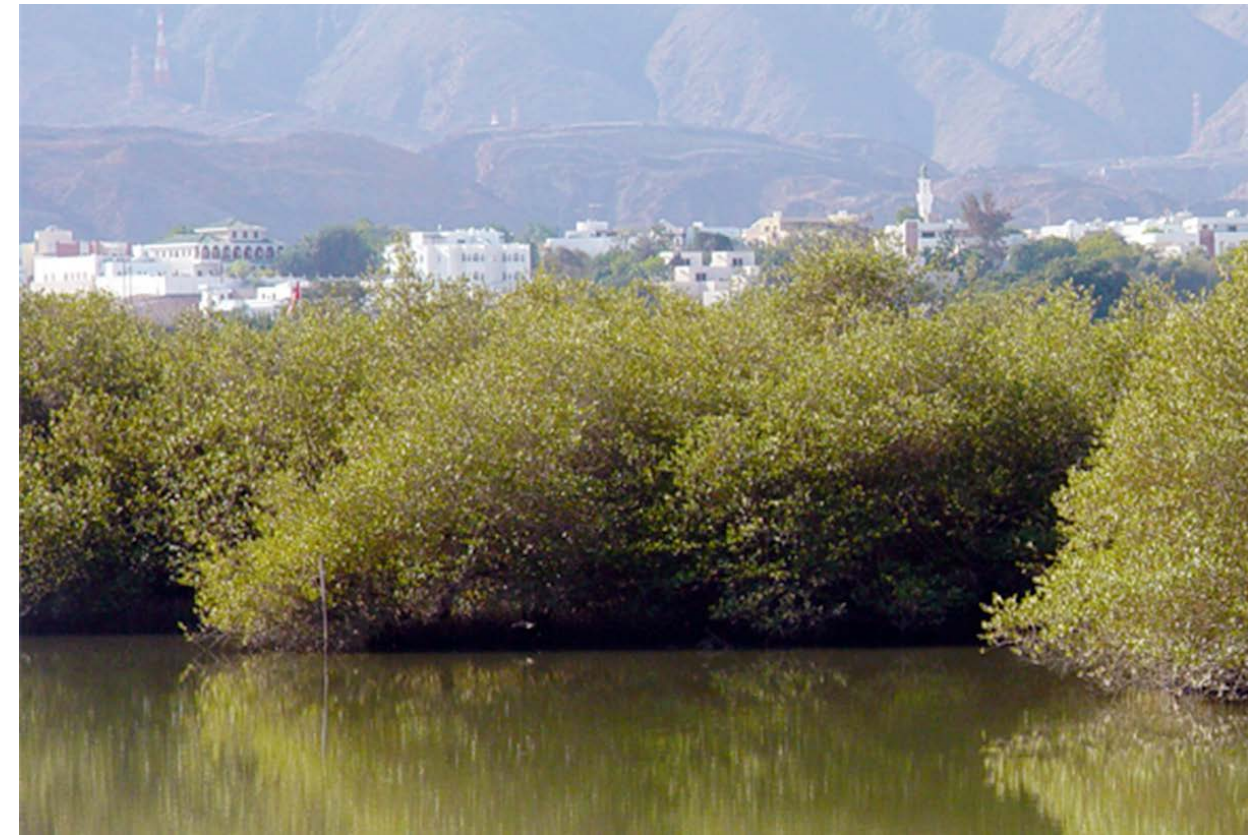
There are seven nature reserves in Oman and several more protected areas are in planning. Today about 10% of the whole country is protected.



- Bodies of Water
- Planned Nature Reserves
- Important Flora and Fauna

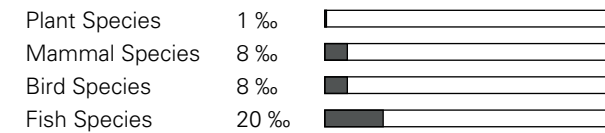
Natural Heritage

Oman has a rich flora and fauna. Different climatic influences have created many specific areas in this dry and hot country, which is covered by desert up to 82%. Two of seven protected areas in Oman are on the north coast. Besides that, there are a lot of coral reefs, bird species and mangrove trees indigenous to Muscat and the Batinah Plain.



Nature Reserve in Muscat

Recently a protected mangrove forest next to Muscat opened. The mangrove trees in Muscat grow in a saltwater marshland and are creating a green space for Muscat and its surroundings.

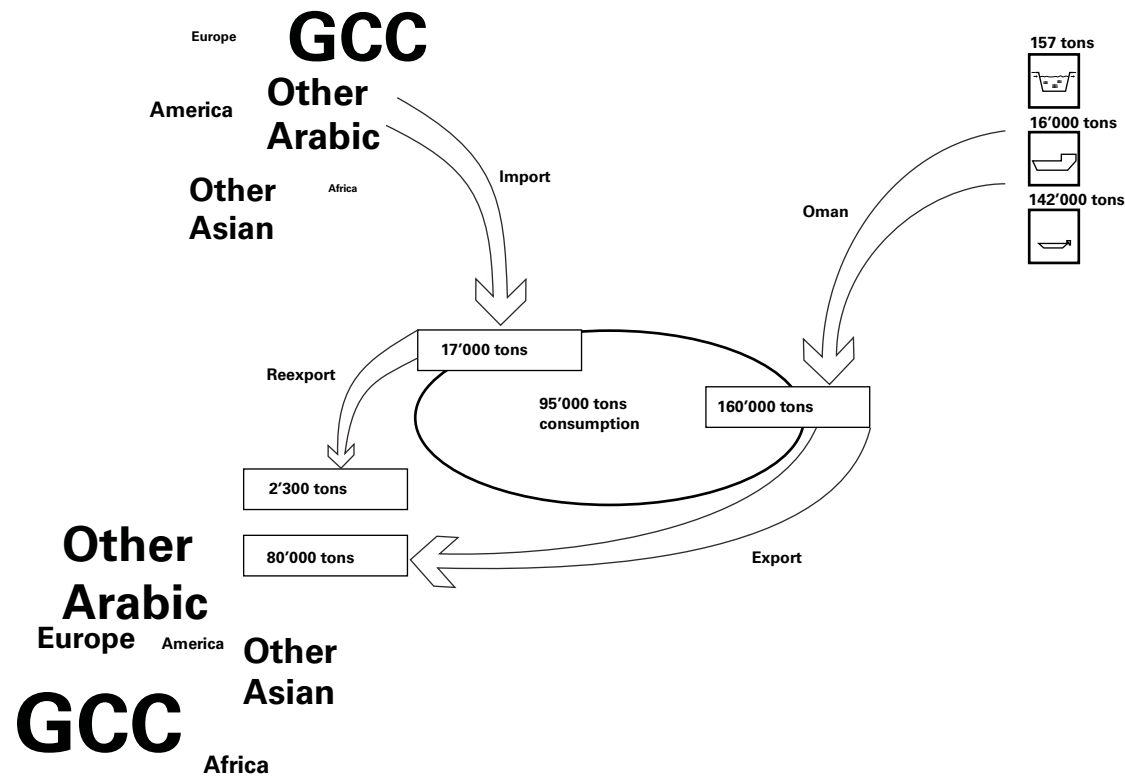


Endangered Species - Significance in a World Comparison

We find many rare and threatened species in Oman. Along the coastline from Mussanah to Sur there are a lot of protected fish, mammal, bird and plant species.

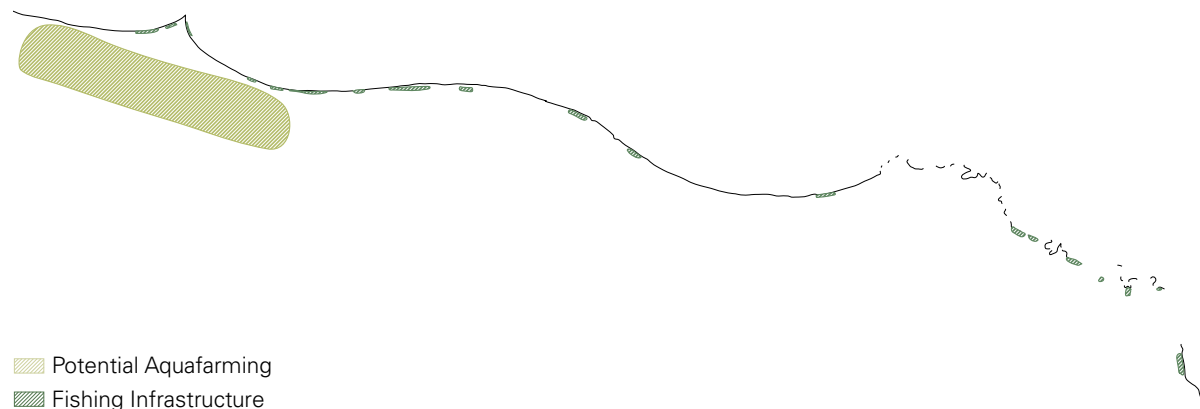
Dimaaniyat Islands Nature Reserve

On the north coast there is a nature reserve, that spans nine islands. It is a habitat for various birds and turtles. There is a rich underwater life, for example coral reefs and fish, which is worth protecting.



Only for Omani

The traditional fishing is still reserved for Omani people. The largest percentage of fish is caught by Omani in small boats on a family-based system.



Living from the Sea

In Oman, fishing is an old tradition. Today it is still an important part in an Omani's life. About 40'000 Omani work in the fishing sector, mostly still in the traditional manner. The government is spending a lot of money on reviving the fishing sector in order to make it more profitable.

	1) Aquafarming	1ton of Freshwater 156 tons of Brakishwater
	2) Industrial Fishing	11 Vessels Korean, Chinese, Indonesian, Philippine, Vietnamese
	3) Coastal Fishing	98 Vessels Indian, Bangladeshi
	4) Traditional Fishing	704 Dhows Omani 18'027 Fiberglass boats



1) Brakishwater Aquafarming



2) Industrial boats



3) Coastal Vessel



4) Dhow



4) Fiberglass boat



Shasha



Houri



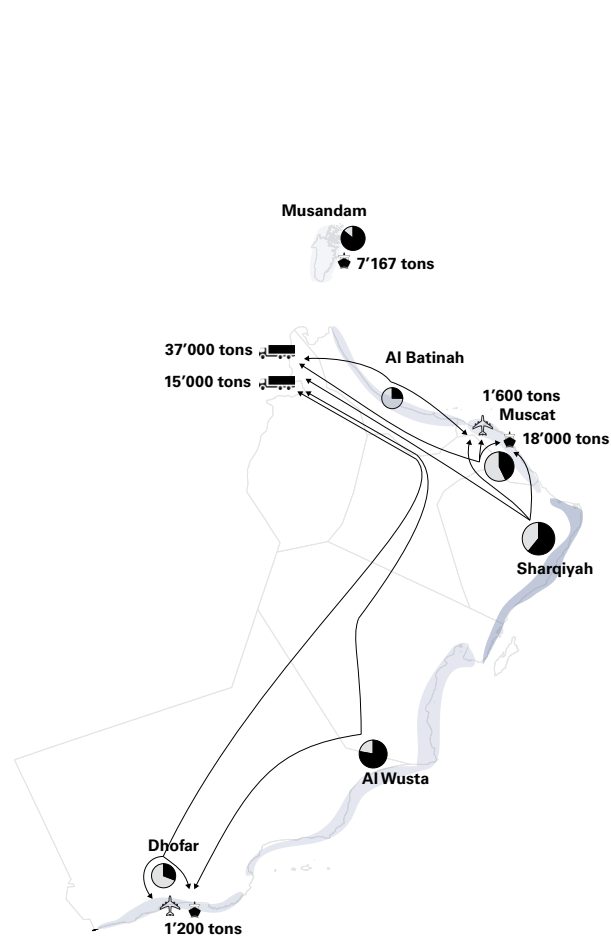
Baqrra



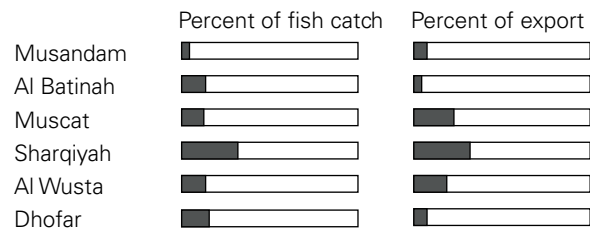
Badan

Long History of Fishing

Some of the old boats are still in use and are sometimes taken as tourist attractions. Visitors have the opportunity to visit the traditional boat factory in Sohar. The vessels have been improved throughout history, but they still have a similar look. Today most of the boats in Oman are made out of fiberglass and have an outside motor. In 1998 Oman started aquafarming. Today there are not many projects like this and there is just one freshwater fish aquafarm located in the Batinah Plain.

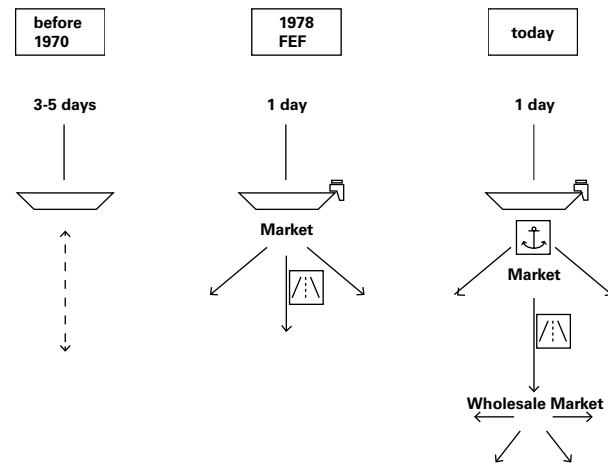


Fishing Quantity
 Self-use
 Export



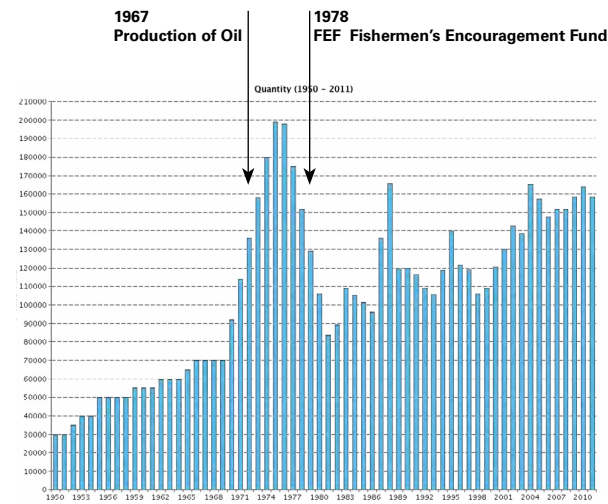
Fish Trade by Truck

The largest amount of the exported fish is caught in the Sharqiyah region in the eastern of Oman. The biggest export route is the road, because UAE takes up a large part of it.



Fishermen's Encouragement Fund (FEF)

In 1978 the government first invested in fishing and encouraging the young people to stay and continue fishing. Nowadays the government wants to raise the export volume. They are building and renovating the fishing harbors and they want to improve the contribution to their own country and abroad.



Number of fish catch between 1950 - 2011

Oil Produced New Jobs

In 1967 Oman started drilling for oil and with Sultan Qaboos as a leader, life in the capital Muscat became attractive for a lot of young Omani. Most of the fishermen's sons left their family to get a better job elsewhere.



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Fiberglass Boat

Shelter for Fishermen

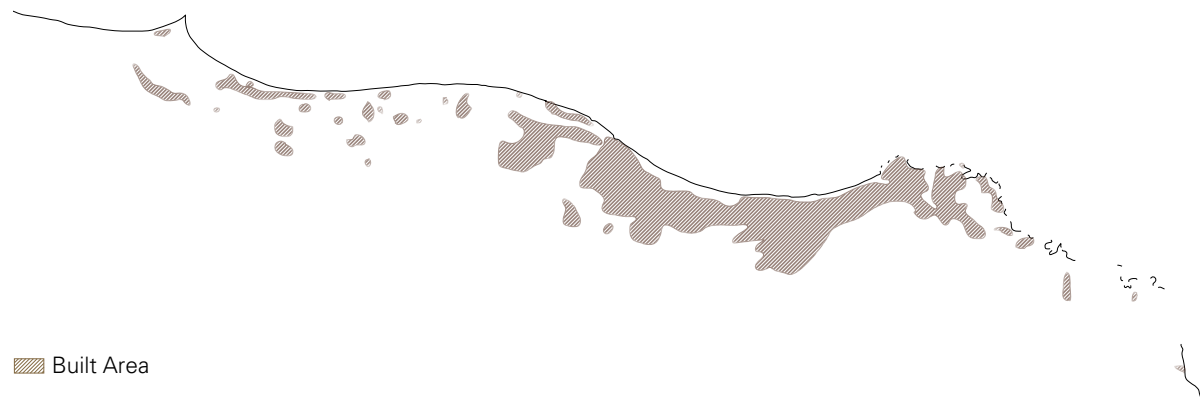
Barka Village



- 0 - 25 Persons per km²
- 100 - 250 Persons per km²
- 250 - 1000 Persons per km²

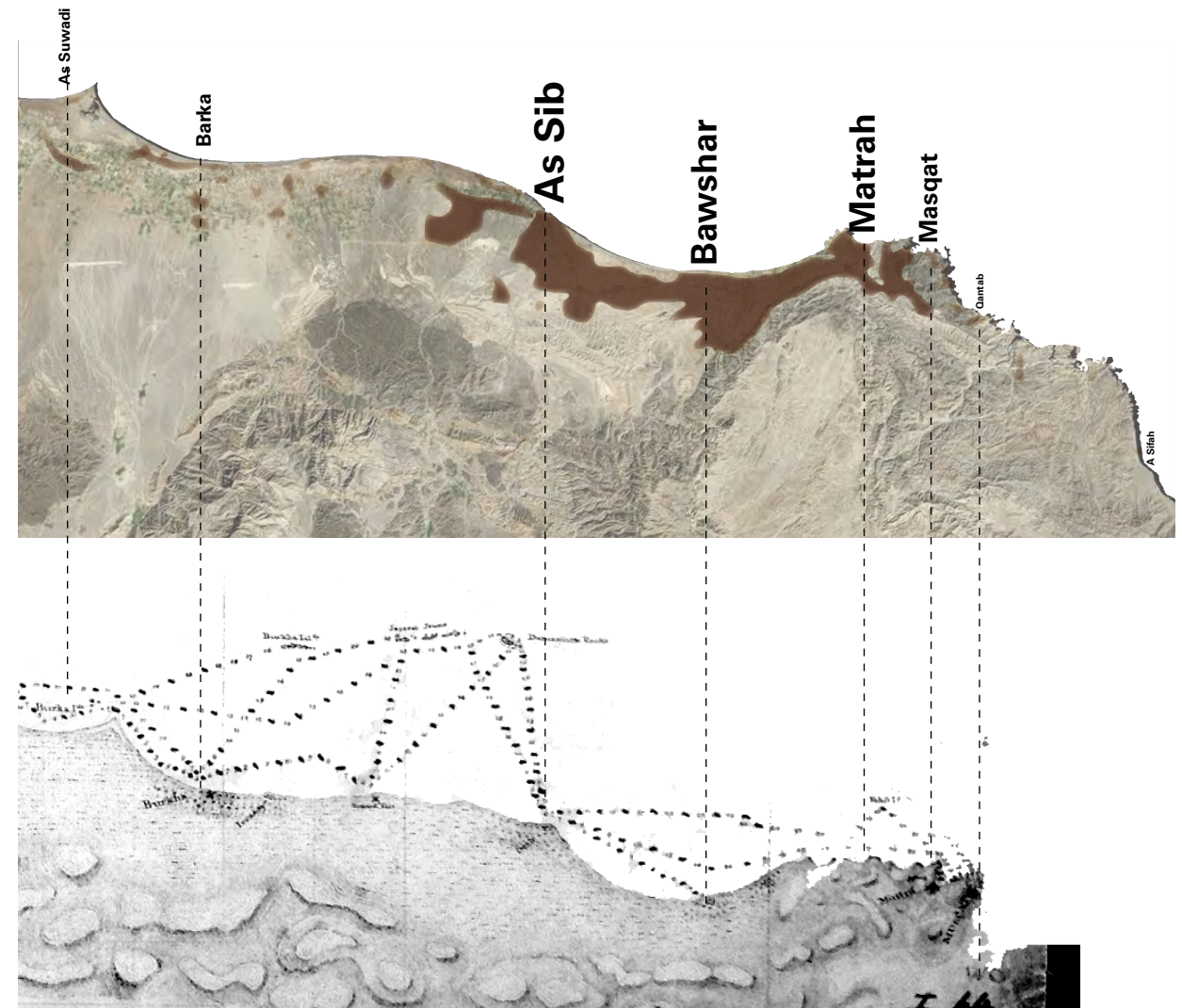
Concentration along the Coast

In 1970 a big part of the population lived in a rural area (70%). Today it has changed and 70% of the inhabitants live in an urban area along the coast in the north as well as in the south.



Coastal Settlements

Since 1970 the Capital Muscat has been growing at an above-average rate, due to migration because there are better jobs in the city. than in the country side. The city is surrounded by mountains, which is why the population doesn't grow in radial manner, but gradually between the sea and the Hajar Mountain.



As Sib a New Center

The city with the highest density of people is the capital Muscat. The city with the largest number of inhabitants is As Sib, an upcoming center near the airport.

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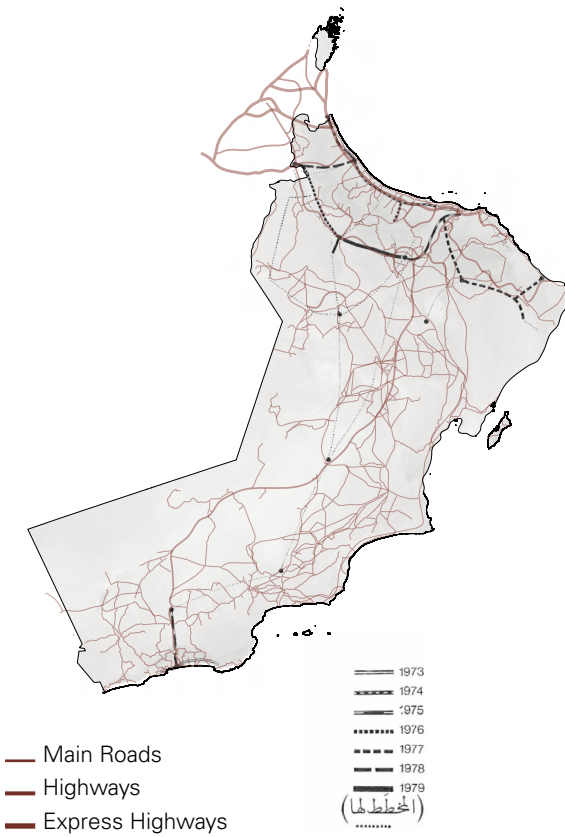


Highly Populated Batinah Plain

The population is increasingly expanding into the west. The Hajar Mountain chain is a buffer to the east side of Muscat, as well as to the back of the Batinah Plain. That's why the development spreads along the coast to the wide flat Batinah Plain. Since As Sib is such a fishermen's village in the Batinah Plain, it has turned to a dense city.

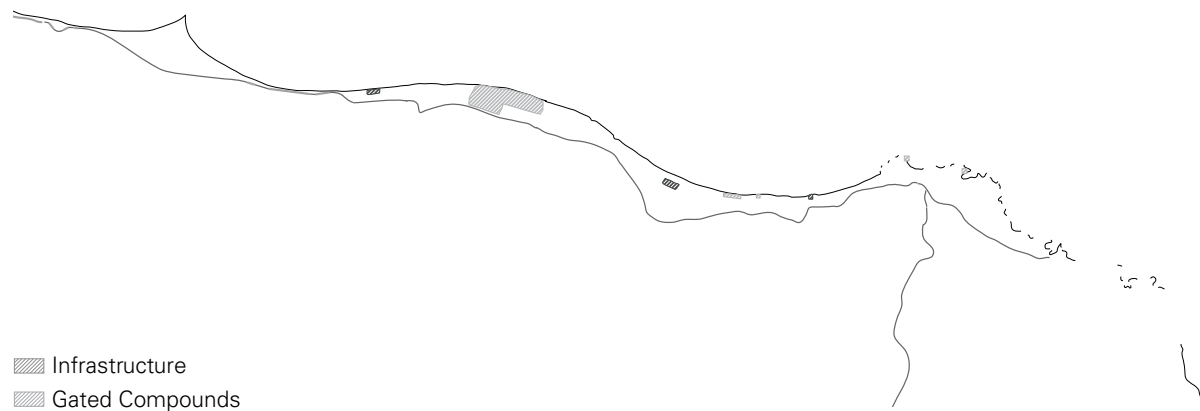
Small Villages Between the Rocks

In the rocky landscape from the east of Muscat down to the city of Sur, there are only some small fishermen's villages like Yitti, Qantab and Yenkit. Because of the rough and steep topography, people built their houses at small beaches between high rocks. It was necessary to have access to the sea when living in this area.



New Roads since 1980

The development of the road network is impressive and still going on. From 2011 to 2015 the government is planning on spending 1'160 million OMR on new roads.



Infrastructure and Gated Compounds

With the Coastal Highway, all areas along the coast will become well connected. The road infrastructure is important in Oman, because there is no public transportation system. Desalination stations and power plants need access to the sea.



Coastal Highways

The coastal road encloses almost the entire shoreline of Oman. Sometimes there are impressive constructions, because the highway has to circumvent natural or artificial obstacles.



Sultan Qaboos Palace

One palace of his majesty is located on the coast in the Batinah Plain. The huge area with its own harbor is well-spaced and fenced.



Desalination and Power Plant

There is an area for a desalination station and power plant on the way from Muscat to Barka, with easy access to the sea.



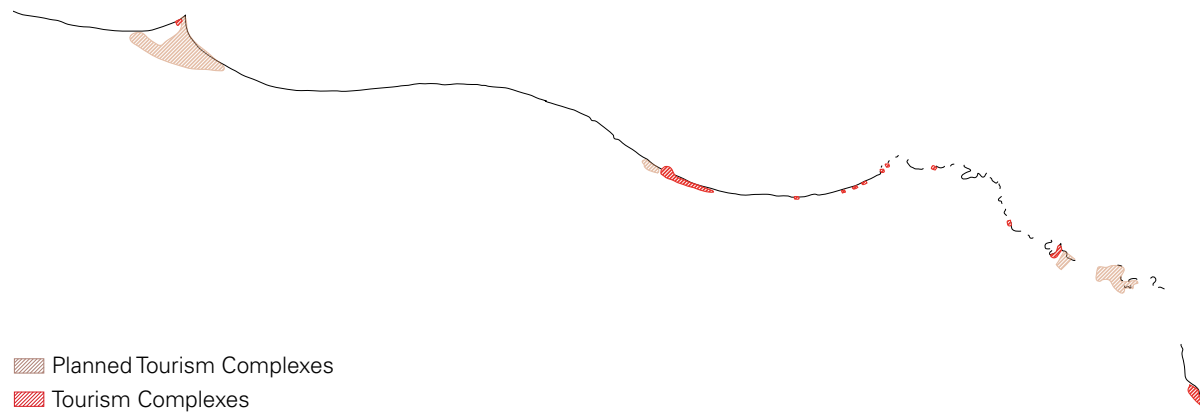
Gated Compound

Closer to the capital of Muscat, access to the sea is often occupied by hotels, private properties or by industrial companies, for instance the clothing factory in the picture.



Tourism Flow with Big Aims

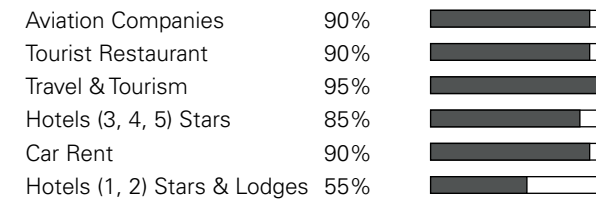
- abc Passenger Capacity after Renovation
- abc International Connections
- abc Domestic Connections
- ✈ Built Airport
- ✈ Planned Airport



Big Benefit from a Small Part

Since the regime of Sultan Qaboos, Oman is an upcoming tourist destination. Because the oil reserve will not last forever, Oman is trying to boost other sectors in order to generate sustainable income. Especially the north coast is very attractive for tourists and is undergoing a large-scale development.

2012



2005



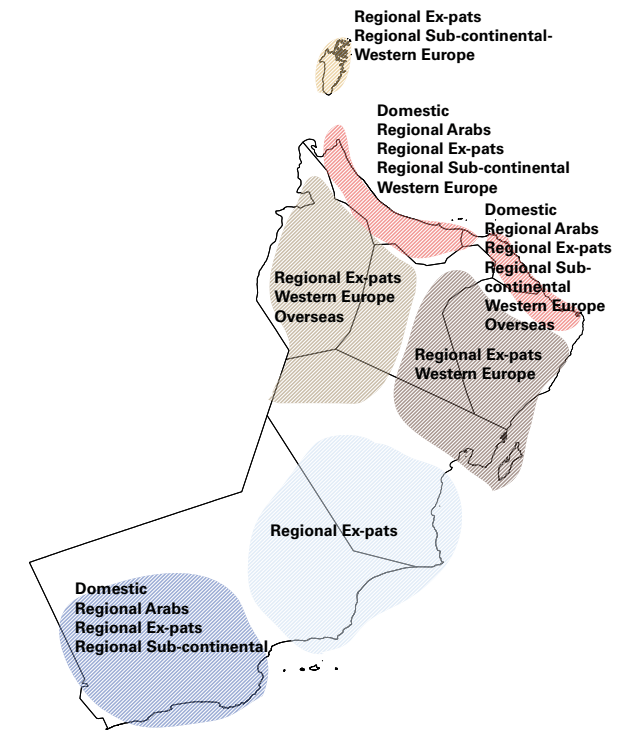
Creating Jobs for Omani

The local population should also be able to benefit from „Vision 2020“ and not just the economy.

	Hotel Rooms	GDP
UEA	97'000	6.5%
Oman	11'800	3.0%

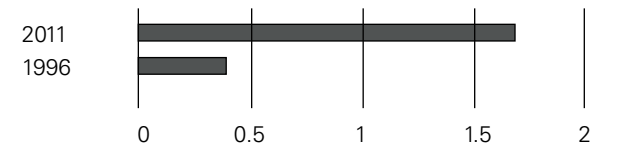
Vision 2020 - Economic Diversity

In 1995, „Vision 2020“ was initiated in order to strengthen the other economic sectors besides oil. Tourism should become one of the main new sources of income. Today, it generates 3% of the GDP, but it is expected to increase by 2020.



Target Groups

Oman has a diverse landscape and attracts different types of tourists. In the south there are mostly local Arabs because of the mild climate in the summer, created by the monsoon.



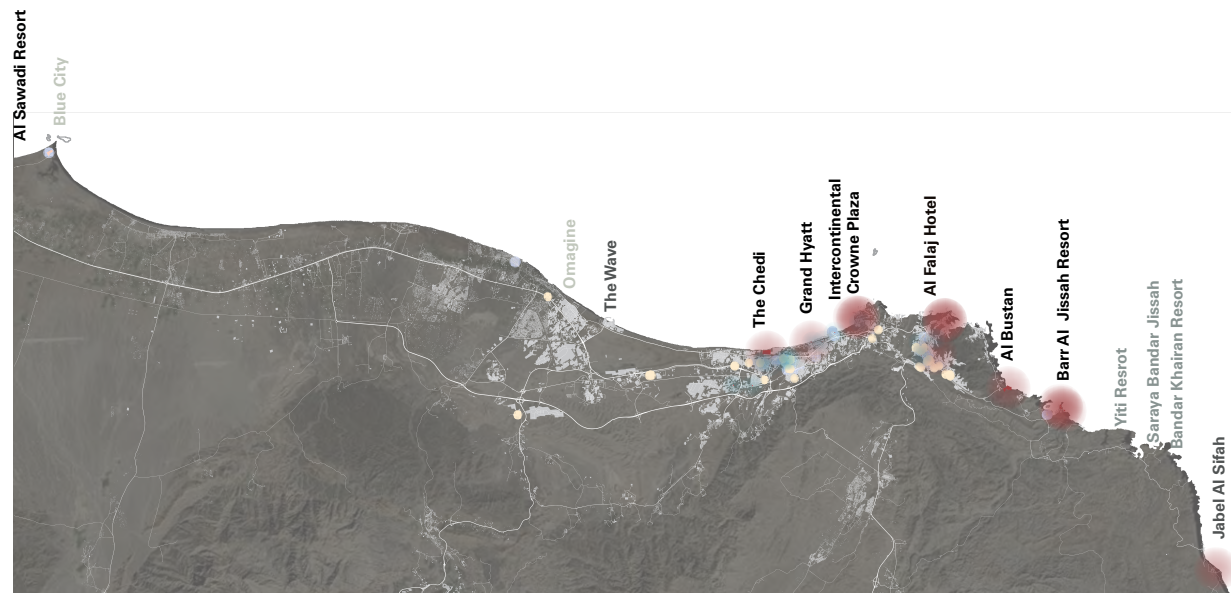
Tourists in million

Remarkable Tourism Development

Since „Vision 2020“ was launched, the number of tourists has increased from about 400'000 to 1,7 million.

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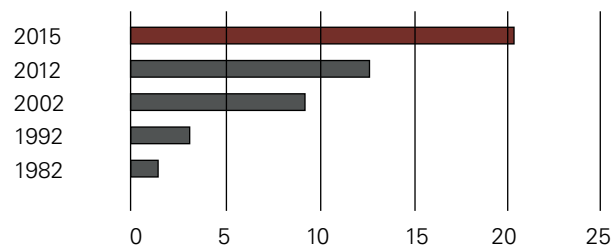
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- Five Star Hotels
- Four Star Hotels
- Three Star Hotels
- Hotels with unclassified rating
- Planned Hotels / Resorts
- Planned and approved Hotels / Resorts
- Biggest Hotels / Resorts under construction
- Biggest Built Hotels / Resorts

Profitable Market Along the Coast

The north has a beautiful coastline and good connections to many destinations by air and by car. You can make day trips to cultural and historical places or go on adventurous excursions. This makes the north coast an attractive place for tourists, which will generate a lot of revenue.



Hotelrooms in thousand

Hotel Rooms in Big Resorts

From 2010 to 2015, 9'870 hotel rooms are planned to be built. 6'590 of which will be in the Muscat and Batinah Plain region.



Meet the Arabic Culture

A program called Zaree will sell special tour packages exclusively to female tourists who wish to embark on a cultural experience of a lifetime.

"Zaree is envisioned to become an authentic tourism product and will reflect the heart and charm of the Omani people while delivering economic value to local communities. This is particularly true as the women behind Zaree represent the culture and are not paid tour guides. By connecting cultures, we are sparking curiosity among tourists to come and embrace the magic of Zaree." Eng. Wael Al Lawati

Sultanate of Oman
Beauty has an address



'Untouched Nature' and 'Arab Culture'

"Here in Oman, the Ministry is appealing to the travel and tourism trade to consider promoting and selling Oman as a destination, as this needs to happen ahead of any tactical consumer campaigns," Eng. Wael Al Lawati



Stunning Scenery

Barr al Jissah is a resort along the coast of Muscat. It consists of three five star hotels and offers an enormous number of activities.

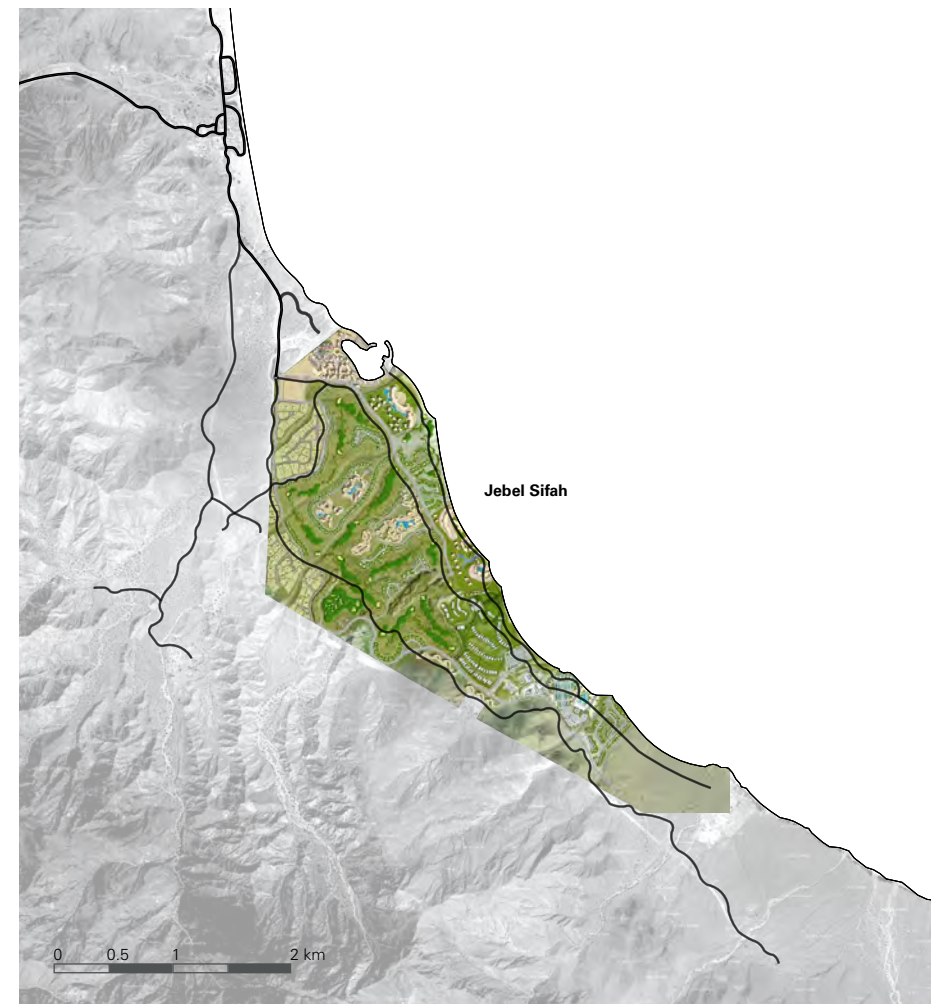
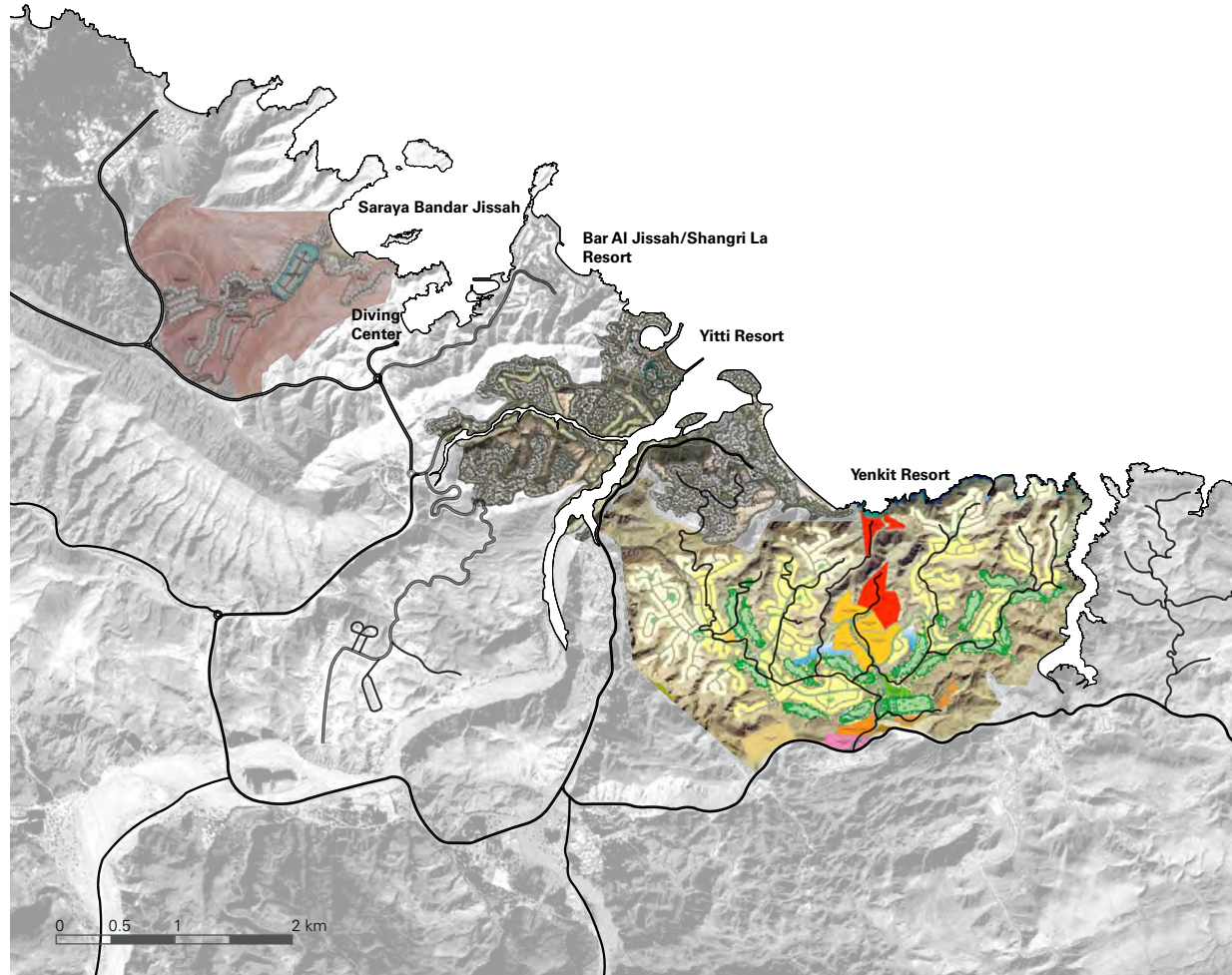
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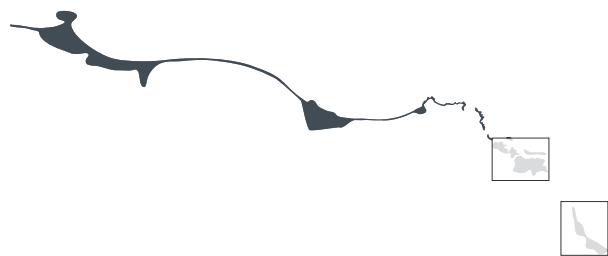
MONOCULTURES INBETWEEN THE ROCKS

The east coast of Muscat is very rocky. This mountainous view is a reason for tourists to come to the east side of the capital. The government understands the importance of this beautiful landscape and plans on building different tourism complexes. In order to realize this gigantic transformation the government is ready to change the habits of its habitant. The villages along the coast have to be relocated in order to develop the country.





Planning for Tourism



Filling up with resorts

Because of the topography, it is very difficult to build infrastructure without help from government. Now the space between the villages and sometimes even the villages themselves are being taken over by the Ministry of Tourism and OMRAN in order to construct new resorts.

Jebel Sifah: Built Tourism Complex

The first of all the Integrated Tourism Complexes on the east coast is under construction. The first hotel was opened at the end of 2011.



Pool at Jebel Sifah

Jebel Sifah is the second ITC built on the coast. This ITC aims to bring tourists buying a house for holiday.



Barr Al Jissah Resort & Spa

Barr Al Jissah Resort consists of three different hotels: Al Waha Hotel, Al Badar Hotel and Al Husn Hotel. The goal of these hotels is to excel in quality, not in quantity.



Saraya Bandar Jissah

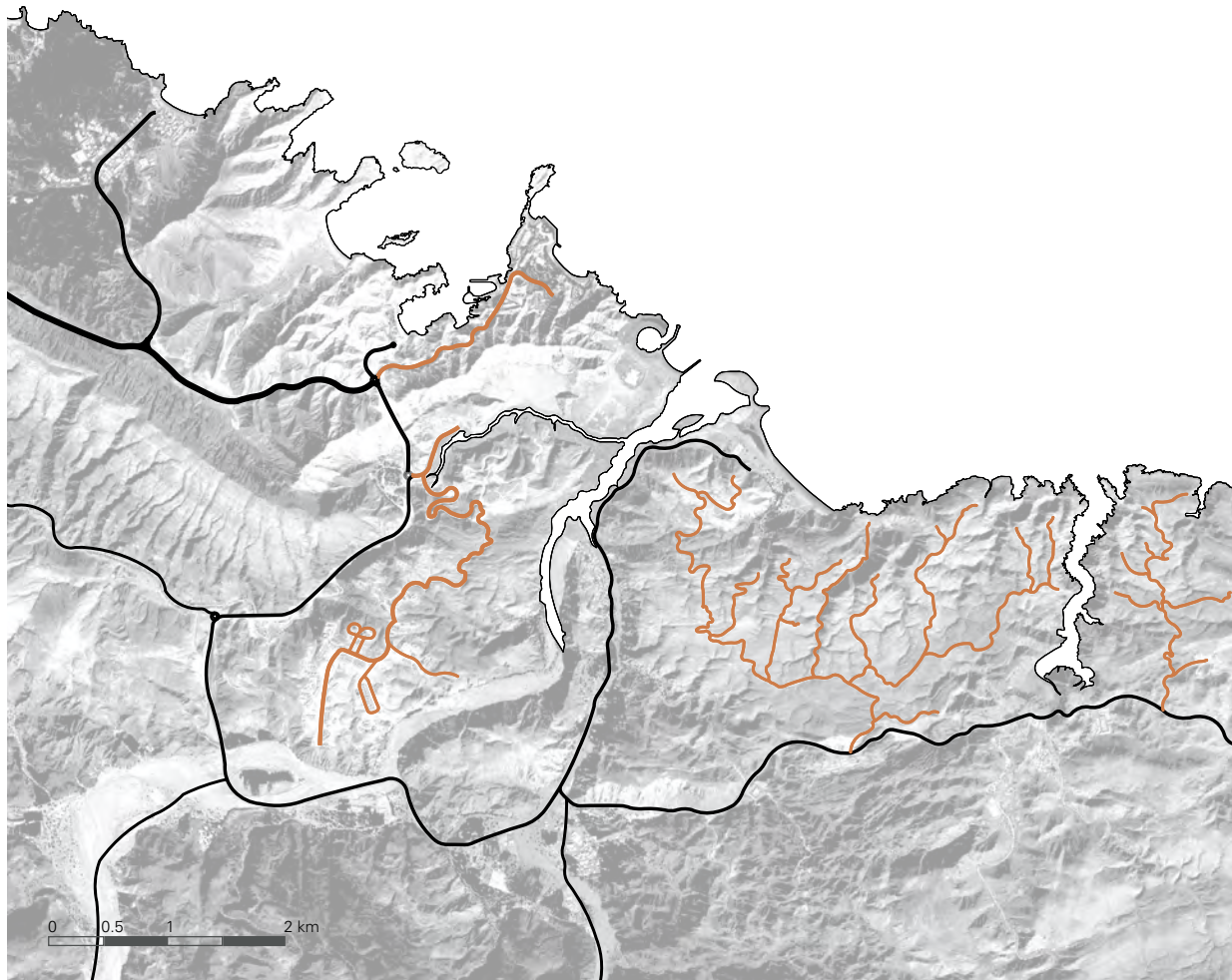
Visualisation of the Saraya Bandar Jissah Resort, which is under construction and should be finished in the next couple of years.



Diving Center

Construction Site of Shangri La's Marina

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Infrastructure

- Roads under construction
- Asphalted roads
- Highway

Governmental Intervention

The resorts are seen as the new income for the country. The government is investing a lot in this development by building roads to access the resorts and by developing the villages around the resorts. It is also trying to find a good compromise, so that the villages near the resorts will not have drastically change in their lifestyle.



Workers Housing

The workers from the resort, who live far away from their workplace, have a room in the resort area. Right now they live in container because the new house they are getting (on the top) is under construction.



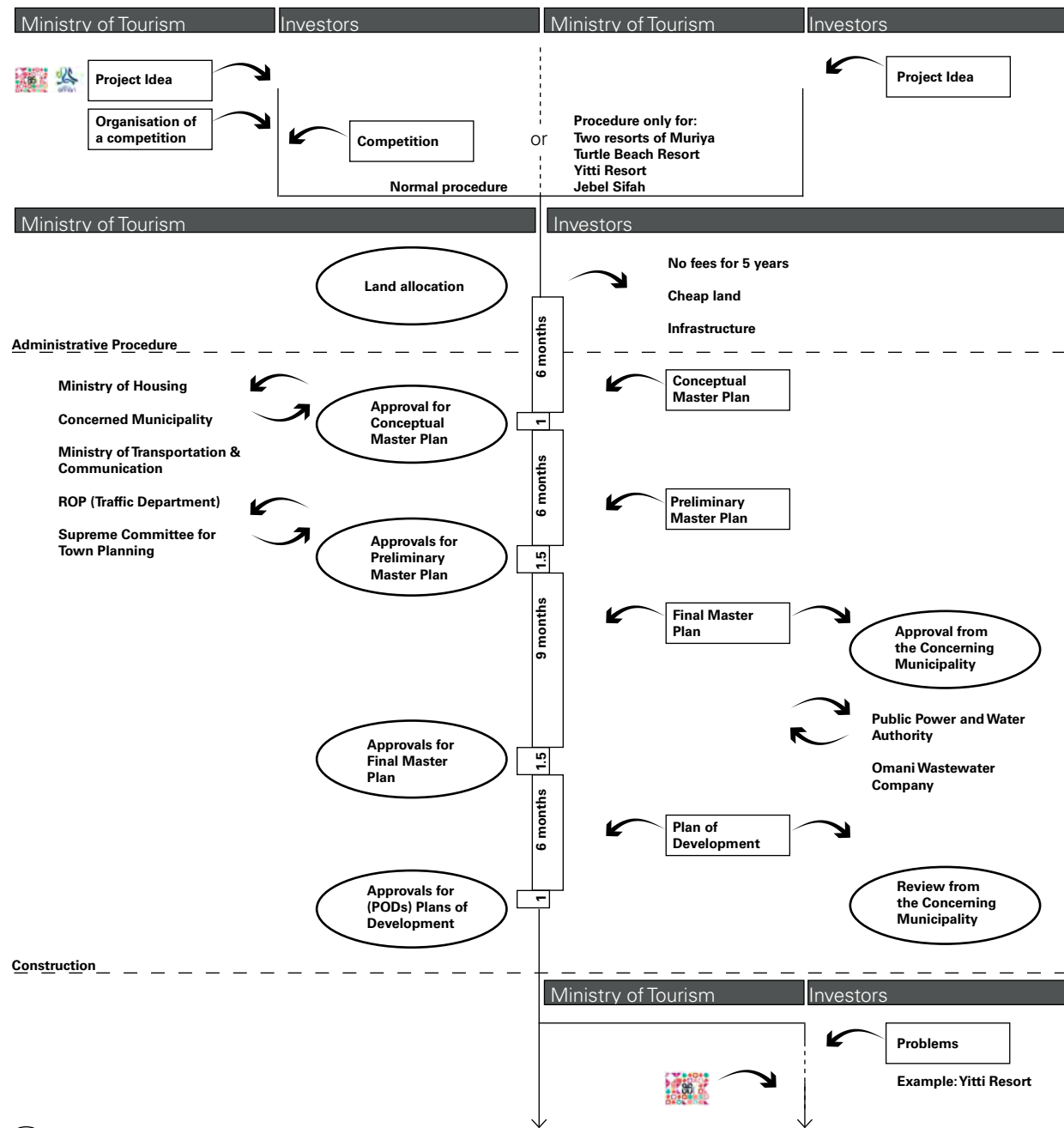
Selecting Access

During road construction the access to the sea is very limited. The sites are completely closed for everyone, who is not working on the project-



New Road leading to Yitti Resort

The construction work for the Yitti Resort started in 2008. They started the project by filling up the ground and giving the river a finale shape.



Building Process

The government plays an important role in the building process. It has the final say regardless of whether the project idea comes from the investors or from the government.



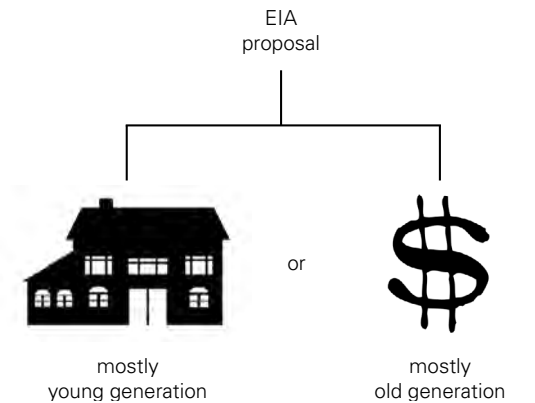
The older generation holds on to their old houses. The younger generation lives in the houses built by the government.



OMRAN - Planning for Tourism

Wael Al Lawati, is the CEO of Oman Tourism Development Company (OMRAN).

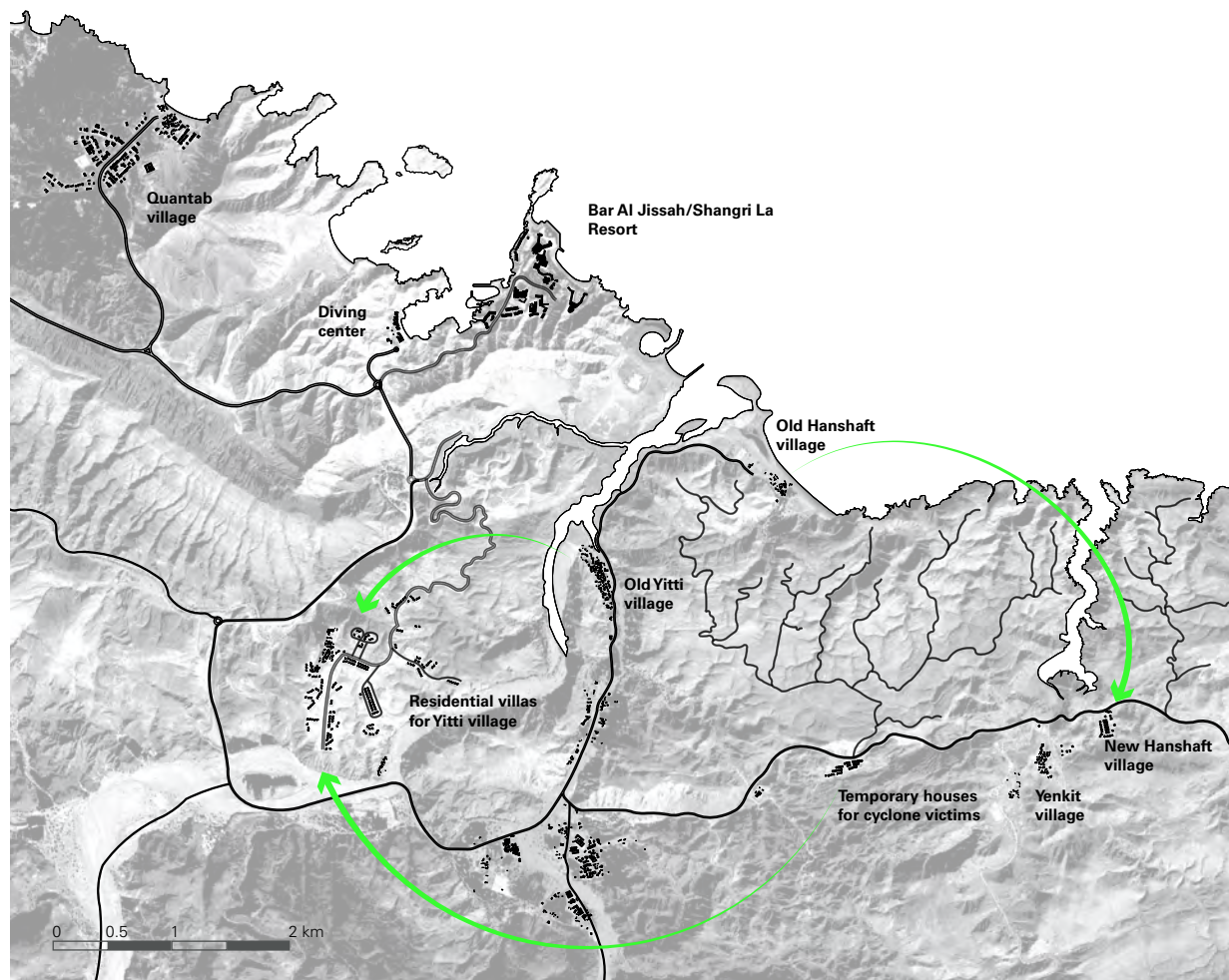
OMRAN is a company founded by the Government of Oman to complete major projects and to manage the assets and investments in the tourism sector. Their role is to help fulfill the government's vision of tourism being a major economic driver of the future. OMRAN works with national and international partners to create successful, revenue- and job-generating projects.



Environmental Impact Assessment

Environmental Impact Assessment (EIA) is a legal process that evaluates a project's potential environmental risks and impact, examines project alternatives and identifies ways of improving project selection, siting, planning, design, and implementation by preventing, minimizing, mitigating, or compensation for adverse environmental impacts and enhancing positive impacts. Most of the proposals from the EIA are about building new houses for the population or offering them money so they can build a house themselves.

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■ Relocation process

Relocating the People

A lot of the different resorts are built where whole villages are located. In the context of a project, a cultural impact assessment is made, in order to relocate the people. Entire villages are getting their new houses constructed with the best material. The houses are not always at the best location but an adequate infrastructure is built.



Construction of Residential Villas at Yitti Village

The construction site, which was planned by the muscat municipality, is situated on the top of a mountain. New houses for villagers who are being relocated as well as for the victims of the cyclone are being built there. The site should contain a big supermarket and different activities.



Yitti Village on the Coastline

Fishermen village on the coast, which is now going to be destroyed.



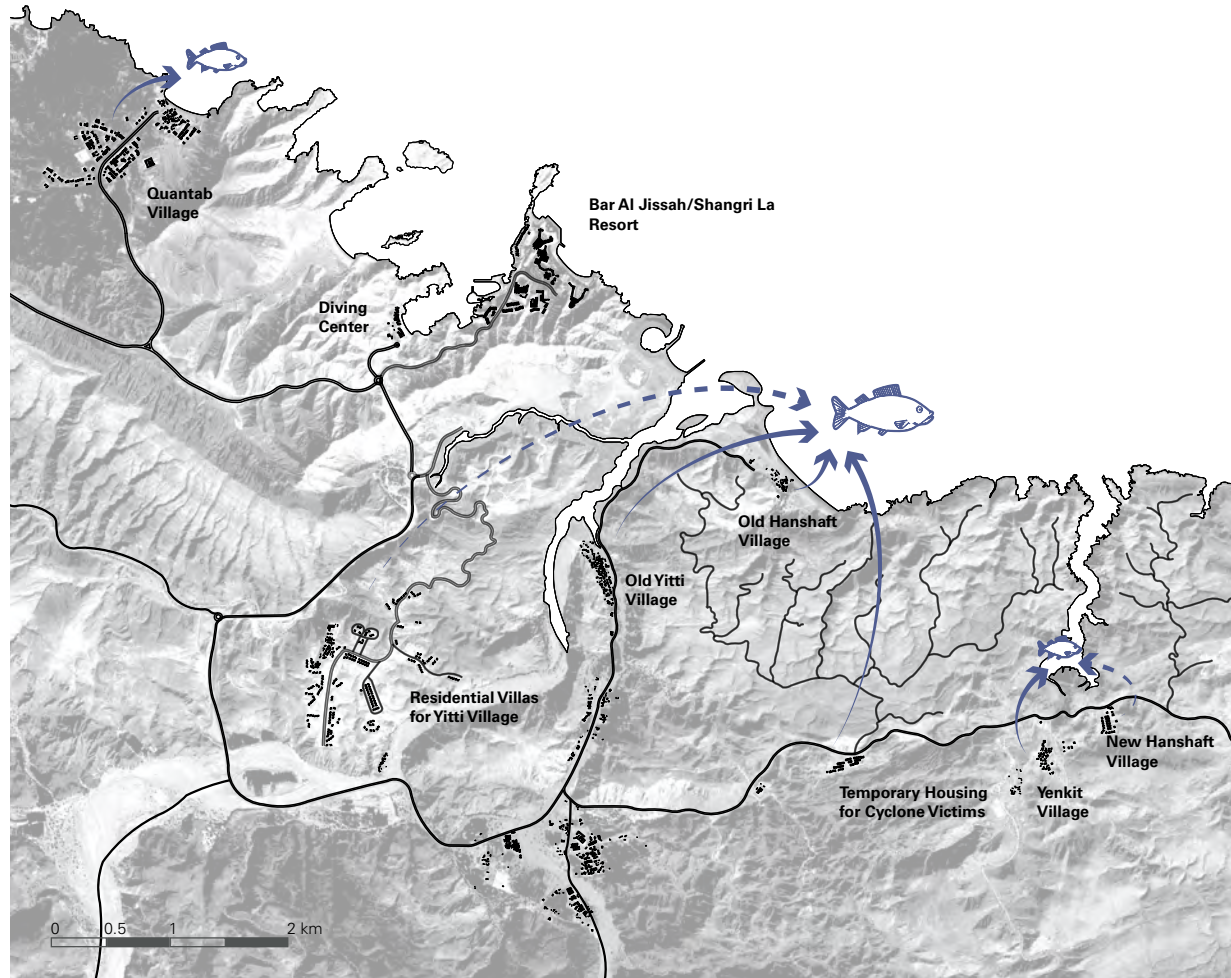
Temporary Housing for Cyclone Victims

In 2006 a cyclone destroyed some houses of the Yitti Village. The government gave the people temporary housing while it was building new houses. The project for 'Construction for residential villas at Yitti Village' is now under way construction and the people should be moving in at the end of 2013.



Old Yitti Village by the Beach

New Residential Villas for Yitti Village
on the Top of the Mountain, far away from the Sea



- Distance to the fishing spots before the relocation
- ⇄ Distance to the fishing spots after the relocation
- 🐟 Fishing spots

New Fishermen's Lifestyle

Relocating the population has had the highest impact on the lifestyle of the fishermen. Their work is far away from their place of residence and they do not have direct access to the sea. One can ask if they will have to change their job as well.



'If the Government Says So, it is Okay. It's for the Best of our Country!'

Yitti village is all part of the Al Jabri trib. The boys fish on the weekend and during their free time. They work in a hospital, as nurse and as a teacher. They graduated from high school and the younger generation wants to go to

college. The new place the government is building for them has no marina for fishing and the sea is only accessible by car. The beach, which is in planning for them is much smaller and only for 20 boats. But the government needs the space, so it seems to be okay because tourism will help the country to develop.

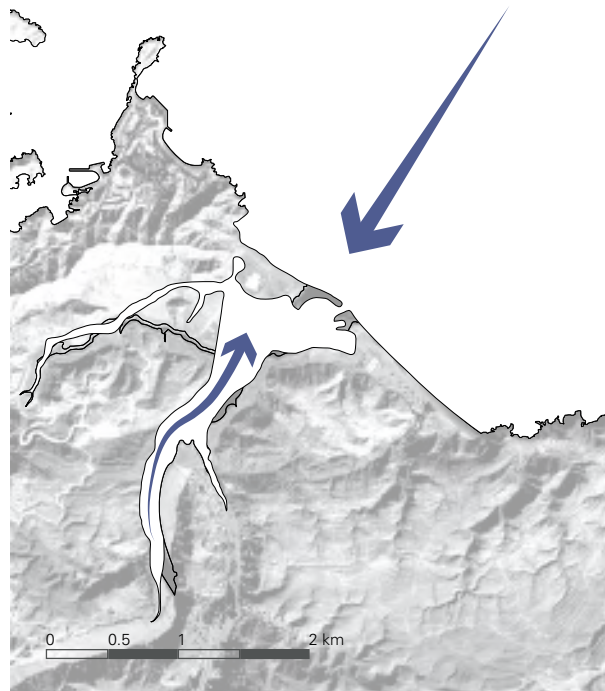


'Do I have to Go Fishing by Car?'

The old fisherman still does not know if he will have to move to the top of the mountain, where the government

is building new housing for him. Since the project was started, the wadi floods the village because the water cannot go into the sea anymore.

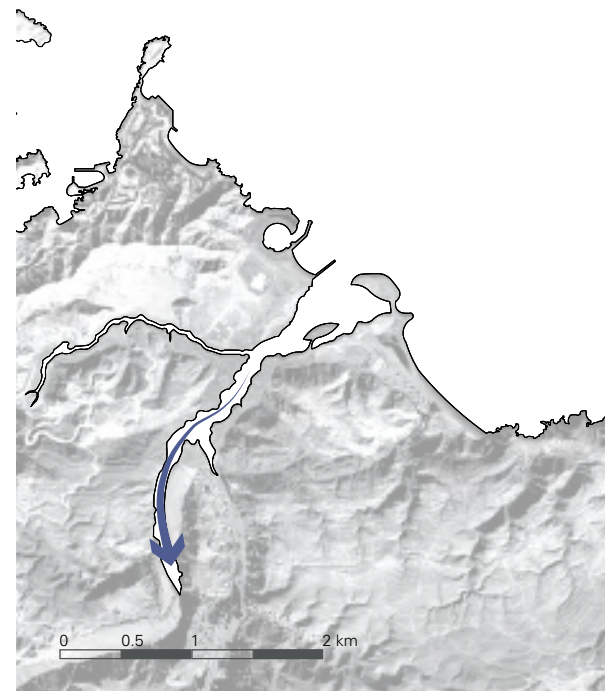
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2006: Water in Equilibrium

Site of Yitti Resort

→ Direction of the water



2013: Water Floods the Villages

Site of Yitti Resort

→ Direction of the water

Impact on Nature

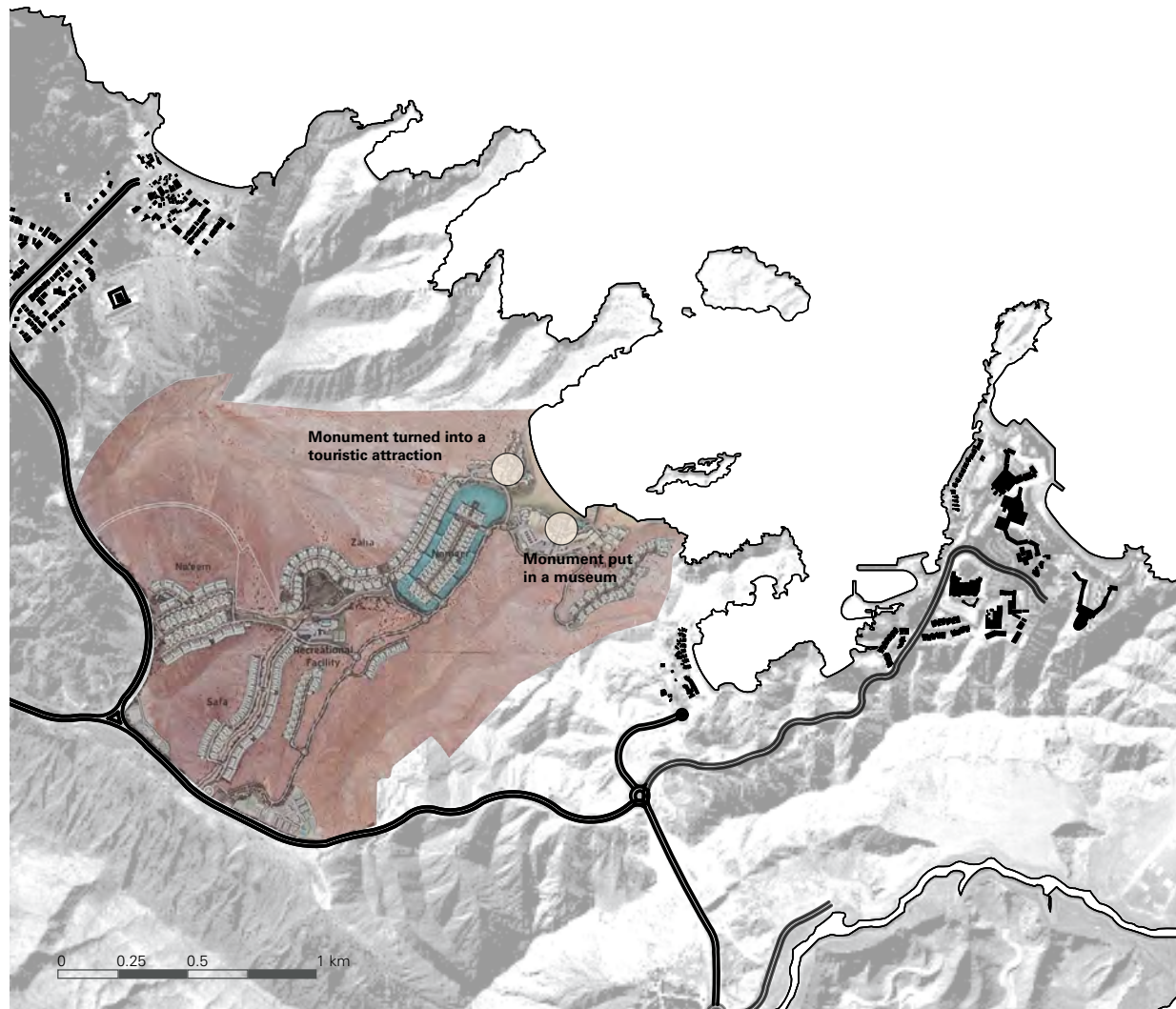
This filling up of the site of Yitti Resort from 2006 is causing some problems for the people who live nearby. The water from the sea does not come to the Yenkit village anymore. The marina is also a problem for the inhabitants. Because of it, the water that comes from the wadi cannot escape into the sea and it floods the villages.



'Every time it Rains, the Water from the Wadi Floods my Village.'

The Chief of the Yenkit village is worried about his village. Since they have started to filling up the ground for the marina for the Yitti Resort, the wadi cannot flow to the sea and there is flooding.

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Displacement of Archaeological Monuments

On the coast in Saraya there are two archaeological monuments. In order to build the resort they have to remove one of them and put it in a museum. The other one will stand there and be transformed into a touristic attraction.



Saraya's Construction Site

The construction site is completely inaccessible from the land. From the sea Saraya looks untouched even though the work has already started.

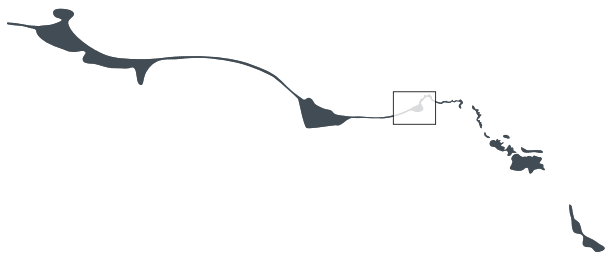
SHARING THE COASTAL PLAIN

The west coast of Muscat has a very different landscape than the east coast. The flat topography allows for different activities. The Batinah Plain is a place where people like to talk and interact with one another. It is a place of connection between Omanis with themselves and with international guests.





Resting Area in the Center of the City



Publicness

The space next to the political center of Muscat is one of the most popular areas of Muscat. The Omanis as well as international guests enjoy Al Qurum Park and Al Qurum Beach during the day. At night they drive on the love street. These different places bring people together.



Al Qurum Beach

This beach near the Al Qurum Park is also very crowded. People like to have a picnic on the beach.



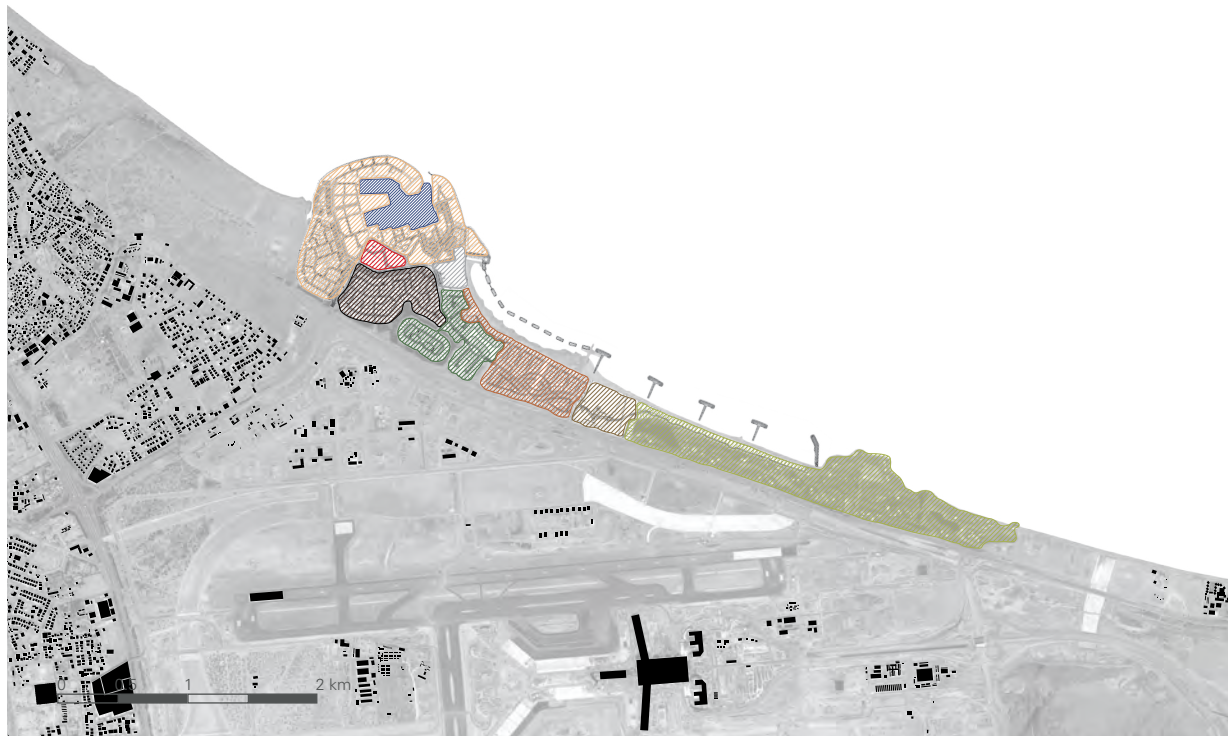
Al Qurum Park

The mangrove protected area and the fun park are attractive and usually crowded.



Love Street

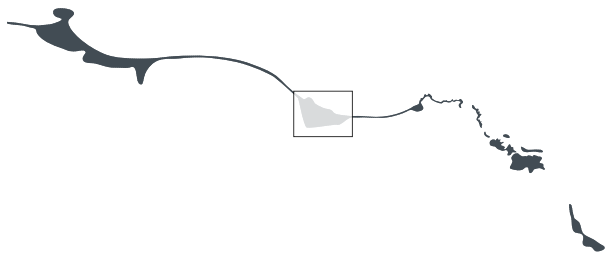
An interesting way to get in touch with each other is along the so-called "Love Street". In the evenings this street is a crowded place. The girls drive by in their cars and the boys hang around along the street. Everyone has their blackberries and their bluetooth on, and is waiting to connect with someone. The same phenomenon can be seen in some shopping malls around Muscat.



- Phase 1 Majan City
- Phase 2 Retail Center
- Phase 3 Sinsela Island
- Phase 4 Almouj Marina
- Phase 5 Almouj Golf
- Phase 6 Almarsa Village
- Phase 7 Awabi Gardens
- Phase 8 Kempinski Hotel
- Phase 9 Fairmont Hotel

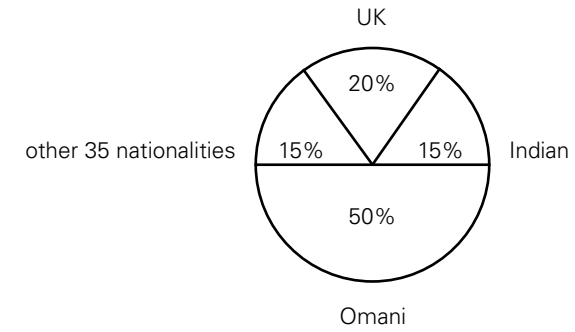
Construction Phases

The construction process of The Wave started by building apartments and villas to rent or to buy. Hotels will be built as last.



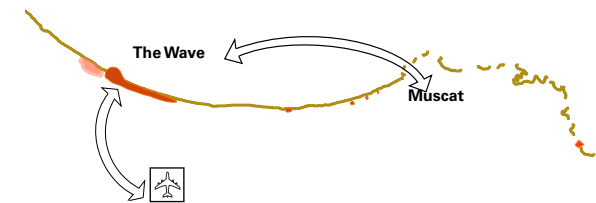
Island of International Exchange

The Wave is the first Integrated Tourism Complex built in Oman. It is situated in a strategic area next to the international airport. The goal of the Wave is to build a bridge between different nationalities, to bring the western world nearer to that of the Omanis. This place is very popular in Oman, whose people want to drink an American coffee and eat Italian food. It has also a good reputation in the area. The Wave is an island of different cultures within the Sultanate of Oman.



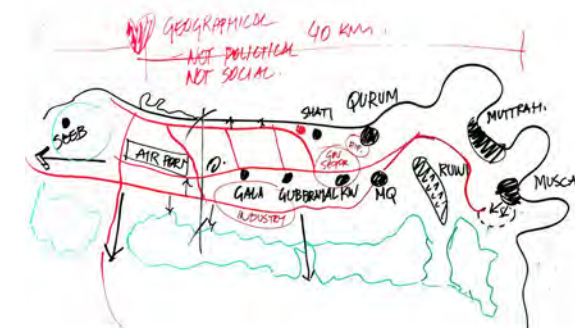
Property for Expats

One goal of the ITC is that it should be made possible for expats also to buy their own properties. A new law from 2003 allows foreigners from the GCC countries to buy properties, but only in those Integrated Tourist Complexes. Since 2006 all foreigners have been allowed to buy properties in ITC.



Proximity to International Hubs

A lot of international workers in a high position prefer to buy their own property. A good connection to the airport and to the business districts in Muscat and As Seeb is important.



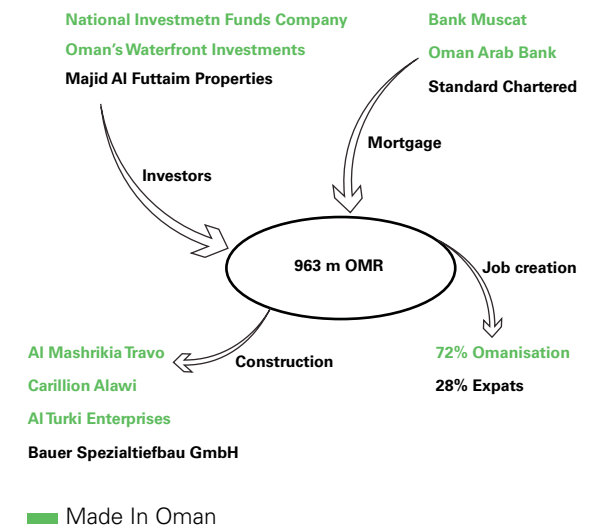
Geographical Heart of Muscat

Muscat City is developing to the west. Some like to think of the Wave as the heart of Muscat. But if The Wave is the geographical heart, it is never going to be the social or political heart.



Fast and Successful Development

The construction started in 2006 and should be finished by 2015.



Boosting the Local Economy

The Wave is proud to have an Omanisation rate of 72%. Also 50% of the investors are Omani and the majority of the construction companies are locals. They also have mortgage agreements with some Omani banks.





Premium Golf Course with Floodlit

Oman is proud of its first PGA Golf course. The breathtaking views of the Sea of Oman and the Hajar Mountains are visible from everywhere on the course. Dining facilities are available and offer true Omani hospitality welcoming all guests, irrespective of their golfing prowess.



Greek type



Arabic type



Italian type

Apartments and Villas for Expats

In order to meet demand, the houses need to be accessible for everyone, which means a different style. There are three types of houses.

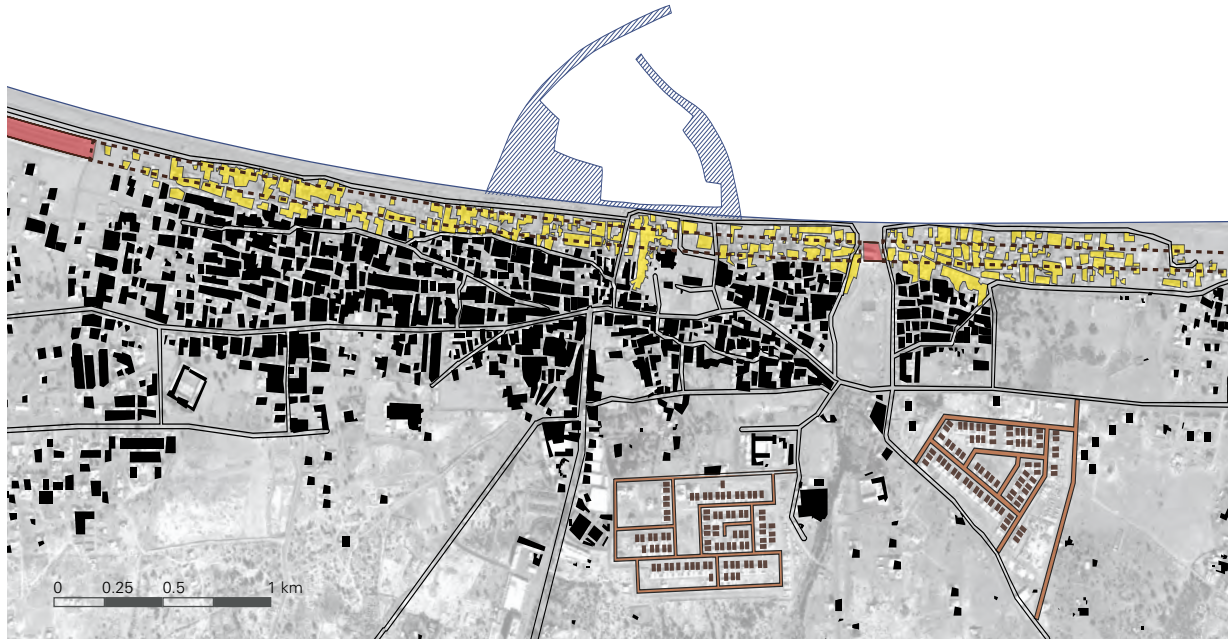


Almouj Marina

Almarsa Village Site

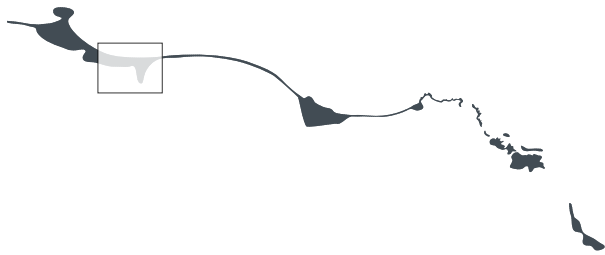
Majan City Villas

Majan City Townhouses



Development Reaches Barka

- Fishing harbor under construction
- Houses to be replaced
- Social housing under construction



Reorganisation of a Fishing Village

The Batinah Plain is historically dotted by fishermen villages and a belt of agriculture in the back. With a denser infrastructure system this area is getting more and more developed. The new Batinah Coastal Highway, which lays directly on the beach, has a big influence on these small villages. Besides this infrastructure development, the government wants to strengthen the fishing sector in this area. The output is restructured villages, and this costs a lot of money.



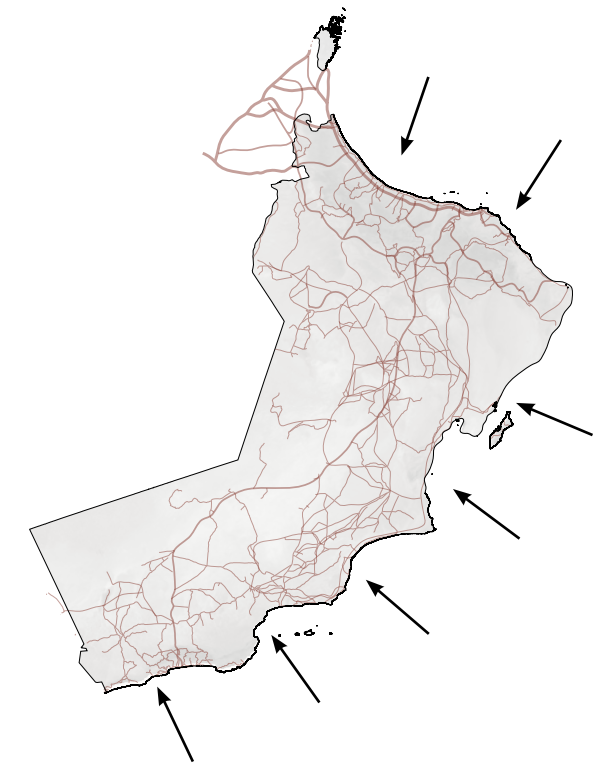
Opportunity to get a New House

2'000 houses have to be replaced because of the Batinah plain in the first phase. In total they will replace 10'000 homes. The government will spend 320 m OMR on new homes and 120m OMR for the properties they have to disown.



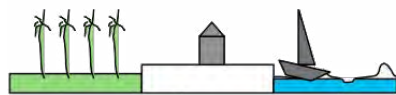
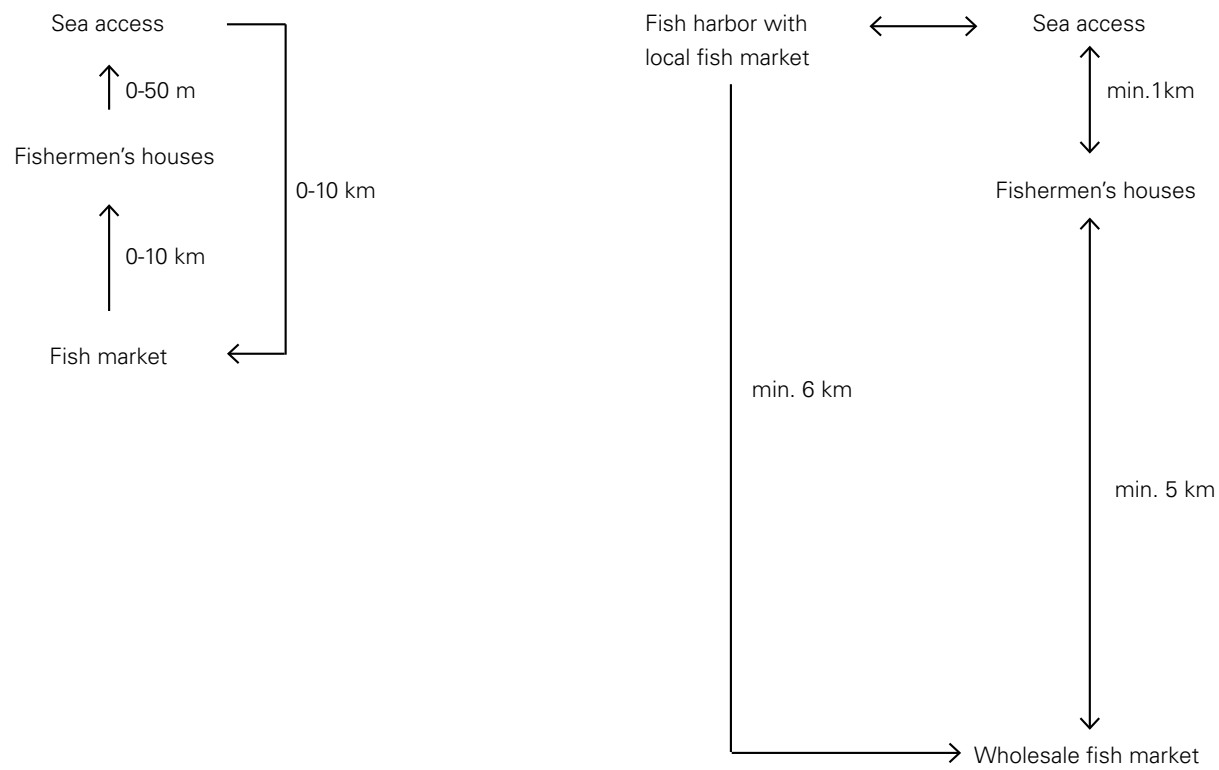
Road Under Construction

The road is being built even if the people from the villages are still living in their own houses.



Surrounded by Water

Oman has a very long coastline, which needs to be secure against a foreign attack. To reach this goal, the government is building a highway along the coastline.



Short Ways for Fishermen

Traditionally the fishermen have had a direct access to the sea. The fish market as well as the houses in Barka have to move because of the Batinah road.



Spending more Time in the Car

Unlike the tradition, the fisher will have to go by car to the new harbor. At the harbor, there is going to be a small fish market while in the inland they will build a big wholesale fish market.



New Fishing Harbor for Barka

Galfar Engineering and Contracting Company has been awarded a \$28.3m contract for the construction of a fishing harbor in the Wilayat of Barka.



Wholesale Fish Market

This huge fish distribution center will have a big administrative center, as well as a fish auction hall to sell the fish in the whole country as well as abroad.



Uncertain Access to the Sea

This man is worried about his future as a fisherman. He is not certain whether he will still have access to the sea once the road will have been built. His sons sometimes help him fish on the weekends, when they are off their other jobs.



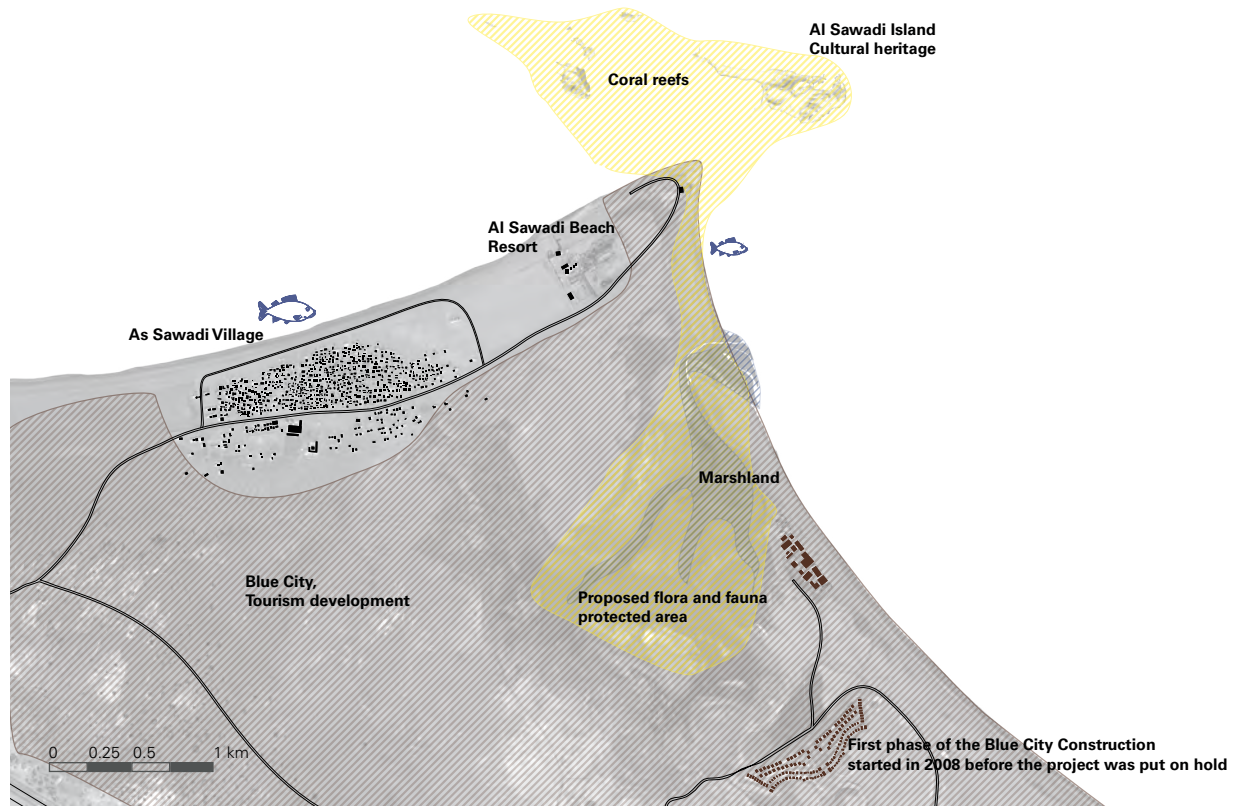
'Road means Development'

The shop owner will take the money the government gives him and will build his own house and a new shop. The change going on in the Batinah Plain is a step in the right direction for the development of the country.

Improvised Market on the Coast

Fishermen and Merchants Parking Near the Beach





Blue City - On hold

The first construction phase started in 2006. The Arab Spring caused a financial crisis and the investors ran out of money. 'Blue City joins the list of troubled real estate projects conceived when it looked like the boom times would last forever.'

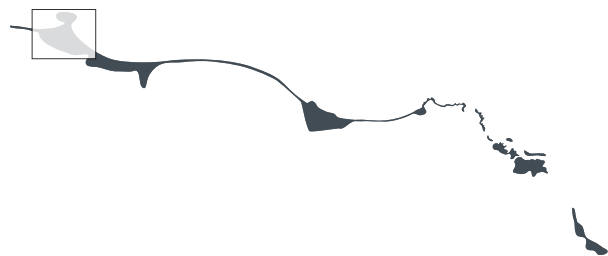


International Standards

London's architect bureau Foster+Partner designed the project Blue City, which will contain nearly 5,000 apartments, 200 villas, four hotels and five retail centers.

Natural and Cultural Attractions

This site is an important place where birds breed and a habitat for coral reefs and fish. In the history of Oman several watchtowers were built along the coast. Some of these important archaeological sites of settlement are on the two largest islands. They are more than 4,000 years old.



Temporary Balance

Al Sawadi is an interesting place with little rocky islands in the sea. It is a place of recreation for Omani as well as for international guests. The place is about one hour away from Muscat and the people like to take their car and drive to spend their free time in Al Sawadi. Investors saw this place as a positional tourist area and have planned a tourism center. Blue City should become a new attraction with the possibility for expats to buy property. Some people see it as the future center of Oman.



A Rarely Seen Attraction at the Beach

Two brothers started a successful business at the beach by renting jet skis. Right now the business is quite good but when Blue City will be completed, the space will be occupied and nobody knows what is going to happen to the locals.



Recreation Area

Preferred area for tourists and Omani to spend their free time.



Added Attractions

Al Sawadi has different interesting areas. The heritage monuments on the island as well as the protected bird area attract a lot of locals and tourists.



Bottom up Tourism

The space reserved for Blue City Resort, which is on hold, is another source of income for the locals. The fishermen use their boats to take the tourists to the islands.



Cars Parked on the Beach with the Music Playing Loud

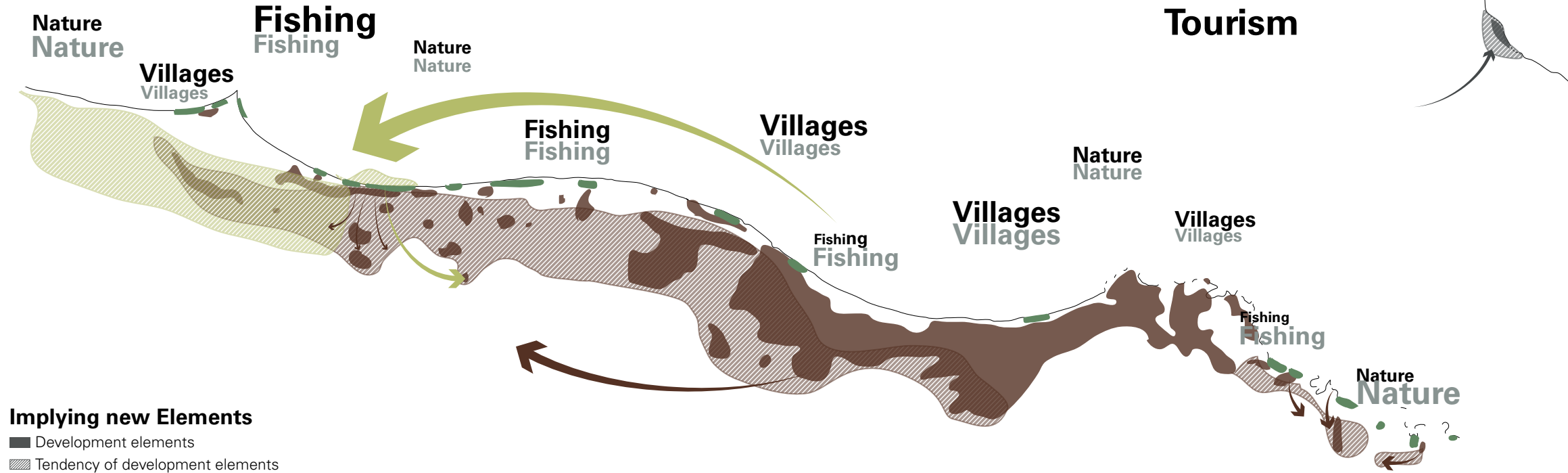
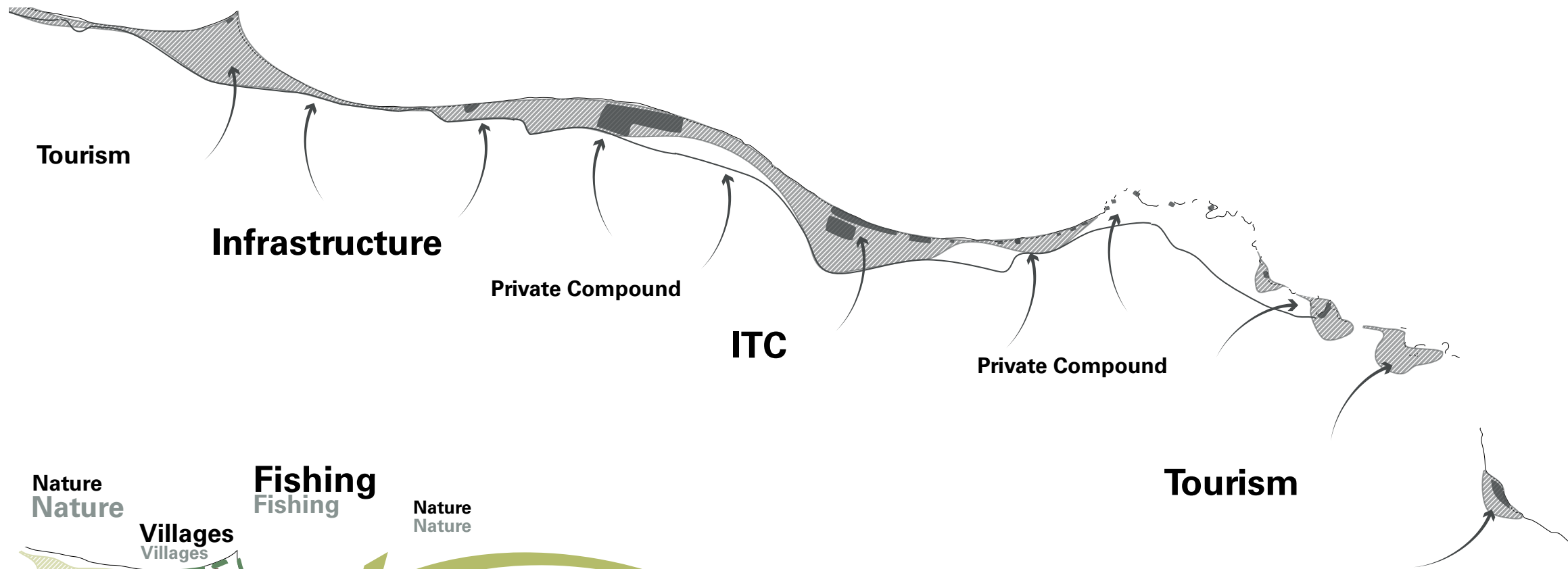
Al Sawadi Islands

Omani Families Having Picnic and Playing Football on the Weekend

RECONSIDERATION OF INTERESTS

The Sultanate of Oman is looking for a new income and wants to develop the country. This is leading to a reevaluation of the country's habits and traditions and if needed even an appropriation of the goods and the land from the people who have lived there for ages. The developments are also leading to a adaptation in the lifestyle of the Omanis. Development means change and change has its own cost.





Implying new Elements

- Development elements
- ▨ Tendency of development elements

Shuffling the Existence

- Settlements
- ▨ Tendency of settlements
- Fishing
- ▨ Tendency of Fishing

abc Importance today
 abc Importance before

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IMAGE CREDITS

All graphics and photos by Sandra Kuhn, Audrey Mondoux
and students of ETH Studio Basel FS13, except where
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Persons

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