ARCHITECTURE AND DESIGN OF RESORTS,
A Case of Diani

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DEDICATION

To God,
my all.

To Mum and Dad,
for encouragement and prayers

DECLARATION

This thesis is my original work and has not been presented in any other University or Institution for the purpose of awarding a degree to the best of my knowledge. This thesis is submitted in partial fulfillment of the examination requirements for the award of the Bachelor of Architecture degree, in the Department of Architecture and Building Science at the University of Nairobi.

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ABSTRACT

This study investigates the architecture and design of resorts so as to establish the key design factors to be considered in the design of resorts in coastal regions. This study looks at the design of resorts along the Diani beach. The investigation process involves the case study research method to conduct an explanatory study to determine the appropriate planning and design to accommodate resort activities.

The investigation documents the architecture and design of resorts at two scales; resort planning and design and resort architecture. The scope of the study was limited to resorts along the Diani Coast which experiences hot and humid climate. Secondary data was collected and analysed from existing literature on the history of resort design. It then explores the principles of architecture and design in resorts. It then looks at the impact of tourism in coastal resorts.

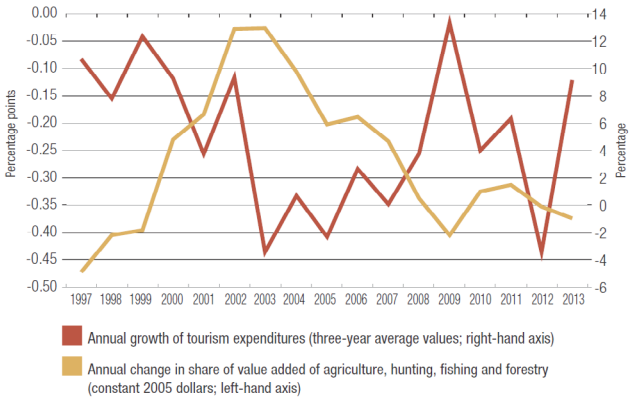
Fieldwork studies on the selected resorts revealed different approaches in the site layout of functions and relating to the ocean which offers views and is the source of cooling breezes through the resort sites. Different materials and approaches to construction methods are employed to accommodate for the coastal climate . The approach to sustainability in the their designs are incorporated. A comparative study of the different case studies was then carried out.

This study concludes that the operations in a resort affect the environment and the daily functions within a resort, and their impacts should be considered in the planning and design stage. The possible effects of resort planning and design include disturbance of the natural life cycles of the surrounding eco-systems and the operational movement of guests, staff and servicing throughout the resort. The resort planning and design ought to reduce on affecting the natural environment negatively and contribute to the efficient running of resorts. In the design of resort architecture in the coastal region, the buildings promote air movement through narrow singlebank layouts. Open plans and obstruction free interiors in both horizontal and vertical planes ensure cross ventilation. Ample openings also ensure sufficient lighting and ventilation of interior spaces. Some of the spaces for dining, entertainment and alternative sleeping are designated open-to-air and without walls to further channel the sea breezes.

INTRODUCTION

1.1 BACKGROUND OF STUDY

Fig. 1.1 A view towards the entrance lobby area of Diani Reef Hotel
Source: Author, 2018



Source: UNCTAD calculations, based on data from UNCTADstat.
Note: Angola and the Democratic Republic of the Congo are not included due to outliers. Central African Republic is not included due to lack of data.

Fig. 1.2 An graph indicating the expenditure of tourism versus other sources of revenue
Source: Google images Retrieved 30/05/2018

Resort cities are urban areas where tourism or vacationing is the primary component of the local culture and economy. Resort towns were created around the late 1800s and early 1900s, in the United States with the development of early town-making. (Crewe, 2014) Throughout many resort towns are elements of ambitious architecture and romanticizing a location. Resort cities have a great impact on their locales. These include the creation of new tourism circuits and attractions, enhancement of the existing tourism circuits and the opening up of the marginalized regions.

Resorts serve as an attraction of tourism, figure 1.1, which makes their significance a vital one to any society. The tourism economy represents 5 per cent of global GDP, while it contributes to approximately 7 per cent of total employment (World Economic Forum, 2008). In addition to that, according to the UN Conference on Trade and Development (UNCTAD, 2010), tourism is also one of the main sources of foreign exchange income in the world and the principal source of income for a third of developing countries and half of the world's least developed countries. Therefore, besides creating employment, this makes tourism have far wide potential benefits of supporting livelihoods and enabling sustainable development in a community.

The government of Kenya in vision 2030 looks to improve tourism which is the second largest foreign exchange earner in the country, figure 1.2. The current composition of Kenyan tourism is primarily comprised of safari tours in national parks, game reserves and also resort facilities along the Kenyan coast. In undertaking the study for the proposed resort cities, the factors necessary for the resort city were access to LAPSSET corridor, quality and quantity of present tourism resources, potential for development of tourism resources and the spillover effects on the local economy. This is in line with the national strategy to create new tourist zones in the coastal area by taking advantage of the expected enhanced traffic access which will be developed by the LAPSSET Corridor project.

Kenyan beach holidays are attractive because they have unspoiled natural landscapes of uncrowded tropical beaches, they provide a unique opportunity to add a wildlife safaris to the beach holidays, they are exotic creating a 'far-away' ambiance with fascinating people, culture, tropical flora and fauna, both terrestrial and marine and are a complete destination with a range of comfortable hotels, plentiful quality food, good service, easy accommodation, and numerous alternatives for sport, recreation, entertainment, cultural and excursion activities. (KCP, 1975) Diani has been listed as a town to be developed as a resort city. It is the subject of this study. Diani is a major beach resort on the Indian Ocean coast of Kenya. It is located 30kms from Mombasa, Kwale county. The beach is 10kms long from Kongo River in the North to Gala beach in the South.

1.2 PROBLEM STATEMENT

In 1975 the Kenya Coast Planners Limited (KCP) designed came up with the National Development Plan (NDP) in which Diani town was planned as a tourist destination. The master plan proposed the construction over 18 years a 'model' New Town for 30,000 Kenyans and 6,500 beds for holiday visitors. It had plans for extensive rural development and conservation in Kwale District, together with the creation of distinctive safari destinations within the broad project area and beyond into the National park.

This masterplan design however did not fully cater for the rapidly growing local population in Diani. The enduring seasonality of parts of the tourism industry, coupled with the relatively modest scale of many resort labour markets, generates some important geographical links between these areas and what amount to traditional source areas of seasonal labour supply.

The inadequacy of the planning of Diani as a resort city has led to the construction of schools, health care centres and other social amenities on a need to basis as their requirements came up. These developments were not done by the government of Kenya, rather as charity projects by tourists who become residents in Diani.

Successful resorts draw people in to spend a few days, a few weeks or longer. Attributes of adequate resort design is a welcoming atmosphere, entertainment for its guest, a place for escape, celebration and creation of memories.

This research therefore seeks to study the factors relevant to architecture in resort planning and design for sustainable development and document tourist resort destinations in Diani. It explores resort planning and design under sustainable principles, design principles, utilities and services, transportation and landscape design. It also looks at resort architecture from the point of view of form and geometry, space making, decor, materials and waterfront design.

Fig. 1.3 A poster exploring the possible tourist activities in Diani
Source: www.magicalkenya.com, Retrieved 30/05/2018

1.3 RESEARCH OBJECTIVES

1. To study the factors relevant to architecture in resort planning and design for sustainable development.
2. To document and study tourist resorts in Diani resort city in South Coast Kenya.
3. To make recommendations on appropriate architecture and design of resort for sustainable design development.

1.4 RESEARCH QUESTIONS

1. What are the factors relevant to architecture in resort planning and design for sustainable development?
2. What are the resort typologies present along the Diani Coast?
3. What recommendations can be made for the appropriate architecture and design of resorts?

1.5 JUSTIFICATION OF THE STUDY

The proposed LAPSSET corridor is a major infrastructural project comprising seven components, namely; port at Lamu, highway and railway, oil pipeline, oil refinery, airports and resort cities. Diani beach is ideal for this study because of its strategic location, as seen in the clipping in figure 1.3, sandy beach and fairly well developed transportation system. Diani's economy largely depends on tourism. It is however not developed efficiently enough to sustain its residents welfare.

The result of this study will provide insights and information on how to plan and design resorts within a coastal resort city context. The study will draw from selected case studies from similar tropical regions and make recommendations on appropriate planning and design of resorts.

Fig. 1.4 An image of Coastal towns in Kenya with Diani, the study area highlighted

Source: Google images Retrieved 30/05/2018

1.6 SIGNIFICANCE OF THE STUDY

The study will be investigating the principles applied for successful architecture and design of resort cities, It aims at establishing appropriate parameters to help draw recommendations on for the design of resorts. The lessons learnt will provide architectural guidance on designing resorts that meet the demands of the resort guests aesthetically, are sustainably designed and are functionally efficient.

It is expected that the results of this study would be implemented in the planning and design of resort cities for sustainable resort city development. This research is aimed at contributing to the body of knowledge on resort architecture in resort coastal regions and in particular, Diani in South Coast Kenya.

1.7 SCOPE AND LIMITATIONS

The scope of this study is limited to Diani as a resort city along the Kenyan South Coast, figure 1.4. Primary data collected for this study was limited geographically to four beach resorts with facilities for a fully fledged resort within Diani, being identified as a key resort city to be further developed as shown in Kenya's Vision 2030.

The case study locations were selected because of and accessibility based on time and budget constraints. The study documents and analyses the building technology employed, the spatial organization of the various activities, the quality of space and the urban design techniques. This paper therefore seeks to study coastal resorts and the Diani plan.

1.8 ORGANISATION OF STRUCTURE OF STUDY

Chapter One: INTRODUCTION	The first chapter initiates the study by giving the background information of the study to be undertaken. It highlights the problem, the research objectives and the questions which the study seeks to investigate.
Chapter Two: LITERATURE REVIEW	The second chapter begins to create an understanding of the subject area. It gives background information on the history of resort design. It then explores the principles of architecture and design in resorts. It concludes at looking at the impact of tourism in coastal resorts.
Chapter Three: RESEARCH METHODOLOGY	The third chapter,elaborates the approach used in caring out the research. It gives a step by step explanation on the research methods and the data collection methods applied. It also sets the criterion of the selection of the case studies. The case study to be carried out in Diani.
Chapter Four: DATA ANALYSIS	The fourth chapter is the research analysis from the fieldwork. This is a scrutiny of Diani as a resort city and its resort architecture. Each case study is analysed and on the basis of the design parameters arrived at and a comparative study carried out.
Chapter Five: CONCLUSIONS AND RECOMMENDATIONS	The last chapter underscores relevant conclusions derived from the findings and gives further guidelines establishing a standard in the architecture and design of resorts.

1.9 DEFINITION OF TERMS

A resort city-	This is an urban area where tourism or vacationing is the primary component of the local culture and economy. A typical resort city has one or more actual resorts in the surrounding area. It is also referred to as a resort town or resort destination.
Tourism-	A social, cultural and economic phenomenon which entails the movement of people to countries or places outside their usual environment for personal or business/professional purposes. These are called visitors which may be either tourists or excursionists; residents or non-residents. Tourism has to do with their activities which imply tourism expenditure (United Nations World Tourism Organization, 2008).
Tropical design-	A collective description of architecture and interior design in tropical countries, designed by architects from around the equator. Rooted in the traditional style of architecture that is typical in these countries and influenced by the European modern style.
LAPSSET-	The Lamu Port-South Sudan-Ethiopia-Transport (LAPSSET) is a corridor project that when complete will be the country's second transport corridor.
Recreation-	An activity done for enjoyment when one is not working
Sustainable development-	Economic development that is conducted without depletion of natural resources.
Green Tourism-	Environmentally friendly tourism activities with various focuses and meanings.
KCP-	Kenya Coast Planners