

## Doxiadis Associates

### MASTER PLAN FOR A RESIDENTIAL AND TOURISM DEVELOPMENT PROJECT IN GAZA - PALESTINE

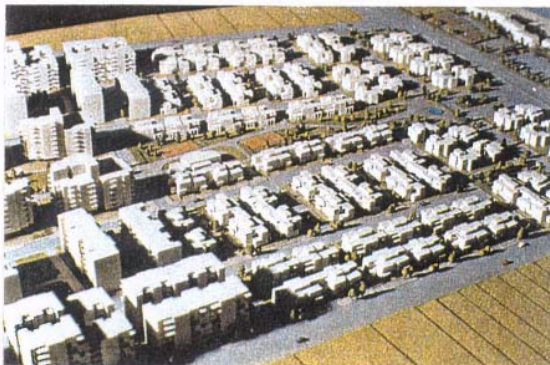
Doxiadis Associates is the first ever consulting firm to prepare for the Palestinian administration a master plan for a large-scale residential and tourism development project in Gaza. The project site is on the sea, of an overall area of 320,000 sq.m, and approximately 5 km to the north-west of Gaza centre.

The site is intended to be developed for high to middle income housing, tourism and recreational purposes. To this end, the duties of the Consultant included the following :

- market surveys and investigations to determine the domestic market interests and demands for housing, tourism and recreation;
- concept designs of the main features of the development;
- development brief;
- master plan for both residential and tourism components of the development; and
- financial studies for the project components to

The basic design principles of the master plan are the following :

- a radial road network with gently curving cross-roads;
- a zoning system for the distribution of house types; and
- a spinal cord of central activities of the community along a pedestrian walkway



assess its economic prospects and profitability.

Clockwise from top left: 1, 2, 3, 4.

1. Low-rise residential area, including villas and maisonettes (duplex); 2. View to the sea from the central community space, amidst high-rise blocks of flats; 3. The shopping area (souq) with super market; 4. The hotel complex with bungalows.

The vehicular roads broadly run along the long side of the site, intersected at right angles by another system of vehicular roads at staggered intervals. The resulting pattern divides the site into rectangular blocks of identical or quasi-identical sizes that cater for the residential plots.

The overall pattern looks like a well-structured maze, which pervades to total space. This pattern is a modern adaptation of the traditional Arab city, where the city elements (quarters of the city, local streets, residential clusters, even the house and its rooms) are intermingled, producing a picturesque urban structure.

Open spaces should allow and encourage the expression of community spirit. To this end, every effort has been made to connect the open and community spaces of the development into a robust collective space suitably dimensioned, structured and furnished, that invites people to take part in various formal, or informal activities, as they please. This collective space takes the form of a succession of wedged spaces of different sizes, outlined by adjacent building volumes, placed at the very heart of the development, and accessed by the pedestrian system of circulation.

The collective space cascades the gentle slope of the site towards the sea (which acts as a sentimental reference and gives a feeling of openness), and carries with it all community facilities and amenities: primary schools, kindergartens, children's playgrounds, playing fields, parks.

- Total number of housing units : 2,500.
- Total population : 13,000.
- Number of beds (hotel+bungalows): 200
- Total commercial area : 4,000 sq.m
- Total development cost (including infrastructure and coastal development works): \$ 200 million

**PEDESTRIAN MOVEMENT PATTERN**



**DATA ON OVERALL PROJECT**

Name of Client <i>Palestine Real Estate Investment Co.</i>	Start Date <i>1/1995</i>	Project Value in 12/2003 prices <i>240,600,910.12 €</i>
Project Location within Country <i>Gaza</i>	Completion Date <i>6/1996</i>	Value of Services in 12/2003 prices <i>228,616.51 €</i>