ARCHITECTURE AND DESIGN OF RESORTS,
A Case of Diani
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Submitted in partial fulfillment of the requirements for the degree of Bachelor of Architecture,

UNIVERSITY OF NAIROBI

DEPARTMENT OF ARCHITECTURE & BUILDING SCIENCE

BAR 613: RESEARCH THESIS
2017/2018
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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ACKNOWLEDGMENTS

First and foremost, I have to thank my tutor Arch. Adnan Mwakulomba. Without whose assistance and dedicated involvement in every step throughout the process, this thesis would have never been accomplished. I would like to thank you very much for your support over the past six years.

I would also like to show gratitude to Archs. Musau Kimeu, Edwin Oyaro, Eliud Liku, George Ndege, Prof. Rukwaro, Prof Tom Anyamba, Dr. J Kamenju, Dr. Yusuf Ebrahim and the entire department of Architecture. Arch Mumbi Maina was part of my fourth-year studio team at the University. Her teaching style and enthusiasm for good design made a strong impression on me and I have always carried positive memories of her crits with me. I discussed early versions of the Architecture and Design of Resorts with Dr Susan Kibue and Arch Paul Oburu. They raised many precious points in our discussions and I hope that I have managed to address several of them here. Even though I have not had the opportunity to work with Prof. Jerry Magutu, Caleb Mutali, Bob Njoroge or Prof Ogolla, previously, the impact of their work on my own study is obvious throughout this thesis.

Much of the analysis presented in Chapter IV is owed to my time in Diani. Bwana Ali Abdulla at the County Offices kindly assisted me with the statistical analysis in this thesis and was very patient with my knowledge gaps in the area. I would also like to thank at the Mombasa Municipal Office, Triad Architects and Design Source Innovation Architects who gave me their time and access to drawings that I referenced.

Getting through my thesis required more than academic support, and I have many, many people to thank for listening to and, at times, having to tolerate me over the past six years. I cannot begin to express my gratitude and appreciation for their friendship. Leah Kinuthia and Carol Otieno have been unwavering in their personal and professional support during the time I spent at the University. For many memorable evenings out and in, I must thank everyone above as well as Etta Madete and Rose Chari Kitawi. I am indebted to many of my colleagues and friends for their support and feedback, patience and of course friendship.

Most importantly, none of this could have happened without my family. To my parents and my siblings; Donald, Derick, Cedric, Susan and Georgina for providing me with unfailing support and continuous encouragement throughout my years of study and through the process of researching and writing this thesis. This accomplishment would not have been possible without them. And finally but not at all least, all the people that have gone unmentioned for all the support along the way. It is a pleasure to thank those who made this thesis possible.

Thank you.

Sheila Owuor.
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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 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.
1.1 BACKGROUND OF STUDY

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.
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.
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

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<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chapter Two: LITERATURE REVIEW</td>
<td>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.</td>
</tr>
<tr>
<td>Chapter Three: RESEARCH METHODOLOGY</td>
<td>The third chapter elaborates the approach used in carrying 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.</td>
</tr>
<tr>
<td>Chapter Four: DATA ANALYSIS</td>
<td>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.</td>
</tr>
<tr>
<td>Chapter Five: CONCLUSIONS AND RECOMMENDATIONS</td>
<td>The last chapter underscores relevant conclusions derived from the findings and gives further guidelines establishing a standard in the architecture and design of resorts.</td>
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## 1.9 DEFINITION OF TERMS

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
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<tr>
<td>A resort city-</td>
<td>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.</td>
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<tr>
<td>Tourism-</td>
<td>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).</td>
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<tr>
<td>Tropical design-</td>
<td>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.</td>
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<tr>
<td>LAPSSET-</td>
<td>The Lamu Port-South Sudan-Ethiopia-Transport (LAPSSET) is a corridor project that when complete will be the country’s second transport corridor.</td>
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<tr>
<td>Recreation-</td>
<td>An activity done for enjoyment when one is not working</td>
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<td>Sustainable development-</td>
<td>Economic development that is conducted without depletion of natural resources.</td>
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<tr>
<td>Green Tourism-</td>
<td>Environmentally friendly tourism activities with various focuses and meanings.</td>
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<td>KCP-</td>
<td>Kenya Coast Planners</td>
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