

/UPGRADING OF URBAN HISTORICAL DISTRICTS
A CASE STUDY ON LUXOR
EGYPT/

by

MAGED HASSAN EL GAMMAL

B. Arch., Ain Shams University, Egypt, 1979

A MASTER'S REPORT

submitted in partial fulfillment of the

requirements for the degree

MASTER OF REGIONAL AND COMMUNITY PLANNING

Department of Regional and Community Planning

KANSAS STATE UNIVERSITY
Manhattan, Kansas

1985

Approved by:

Ray B. Weisenburger

Major Professor

LD
2668
.R4
1985
G35
c.2

A11202 996321

THE GLORIOUS QUR'AN

SURAH XCIV

SOLACE

SOLACE

Revealed at Mecca

In the name of Allah, the Beneficent, the Merciful.

1. Have We not caused thy bosom to dilate,
 2. And eased thee of the burden
 3. Which weighed down thy back;
 4. And exalted thy fame?
 5. But lo! with hardship goeth ease,
 6. Lo! with hardship goeth ease;
 7. So when thou art relieved, still toil
 8. And strive to please thy Lord.
-

TABLE OF CONTENTS

LIST of FIGURES.....	v
LIST of TABLES	vii
ACKNOWLEDGEMENT.....	viii
 PREFACES	 1
 INTRODUCTION	 4
 <u>CHAPTER</u>	 <u>PAGE</u>
1 <u>THE HISTORIC FEATURES</u>	9
2 <u>DESIGN OF THE RESEARCH</u>	14
Plans of Different Periods.....	14
Aerial views of the exiting situation.....	16
Observations and Photos.....	16
Interviews.....	17
Demographics.....	18
3 <u>DATA PREPARATION AND ORGANIZATION</u>	20
Data Analysis.....	20
Interview Analysis.....	21
Demographic Analysis.....	29
The population analysis.....	29
The economic analysis.....	34
Educational level analysis.....	37
Plans and Aerial Views Analysis.....	37
Residential use.....	40
Commercial use.....	40
Service buildings.....	40
Workshops and industrial uses.....	40
Roads and open spaces.....	41
Building conditions.....	41
Building heights.....	44
Population density.....	44
The crowding rate.....	44
Land ownership.....	44
4 <u>PROBLEMS IDENTIFICATION</u>	47
The Political System and	
its Interaction on Problems.....	47
Tourism Policy.....	49
The Nature of The Problem.....	51
Social aspects.....	52
Employment and income.....	53

	Environmental aspects in relation to land use and zoning.....	54
	Economic aspects.....	55
<u>CONCLUSION</u>		59
	The Significance of Problems.....	59
	Ranking Problems.....	59
	Various Goals and Objectives for the Society.....	60
REFERENCES		62
BIBLIOGRAPHY		63
<u>APPENDIX</u>		
[1]	MAPS.....	66
[2]	TABLES.....	78
[3]	CHARTS.....	92
[4]	STRUCTURED INTERVIEW.....	100

LIST of FIGURES

<u>FIGURE</u>		<u>PAGE</u>
1	Summary of Tourism Assets in Egypt	3
2	Egyptian National Income from Export Items	5
3	Luxor Archaeological Sites	12
4	The Research Process	15
5	Rural Urban Population Distribution in Kena 1980 .	30
6	Population Sex Percentage in Luxor City 1980	31
7	Population Age Grouping of Luxor City 1980	33
8	Percentages of Tourists Nationalities in Luxor 1980	35
9	Tourists Accommodation Preference in Luxor 1980 ..	36
10	Economic Jobs Structure in Luxor City 1980	38
11	Educational Level in Luxor Region 1980	39
12	Percentage of Land Uses in Luxor City 1980	42
13	Percentage of Building Conditions in Luxor City 1980	43
14	Percentage of Building Heights in Luxor City 1980	45
15	Land Ownership in Luxor Region by Areas 1980	46
16	The Planning Process in Egypt	48
17	Egypt Map, Luxor City Location	67

<u>FIGURE</u>		<u>PAGE</u>
18	Luxor Regional Map, Zones and Entrances	68
19	Luxor City Gross Area 1900	69
20	Luxor City Gross Area 1920	70
21	Luxor City Gross Area 1934	71
22	Luxor City Gross Area 1980	72
23	Luxor Region Main Transportation Channels	73
24	Land Uses (Historic and Touristic Areas)	74
25	Land Uses (Commercial and Residential Areas)	75
26	Luxor City Residential Densities	76
27	Luxor City Building Conditions	77
28	Population Growth for Kena Governorate	93
29	Population Growth and Projected for Luxor City 1980	94
30	Average Family Number in Luxor Region by Places 1980	95
31	Population Distribution by Places in Luxor Region 1980	96
32	Distribution of Total Labor Force in Luxor Region 1980	97
33	Area of Agriculture Land in Luxor Region by Places 1980	98
34	Projected Economic Job Structure for Luxor City 2000	99

LIST of TABLES

<u>TABLE</u>		<u>PAGE</u>
1	Main Export Items in Egypt	79
2	Tourist Travel Statistics, 1952-78	80
3	Foreign Visitor Expenditures	81
4	Kena Governorate Population	82
5	Population Distribution in Luxor Region 1976	83
6	Median Family Members in Luxor Region	84
7	Crowdness Rate in Luxor Region	85
8	Luxor City Population (Current & Estimated)	86
9	Agriculture Land in Luxor Region 1976	87
10	Land Ownership In luxor Region	88
11	Estimated Labor Force for the Year 2000 in Luxor Region	89
12	Estimated Economic Activities in Luxor Region Year 2000	90
13	Principal Functions of Luxor City Settlement 1982	91

ACKNOWLEDGEMENT

TO EGYPT

PREFACE

Along with the preservation and restoration of historic buildings or areas, the surrounding urban environment must be upgraded if cultural understanding and tourism are to be promoted. Most developed countries -e.g. Italy, Japan - in the last thirty years have realized this fact and thus have concentrated their efforts on the upgrading of urban historic areas and districts.

According to the United Nations records, Egypt possesses a high percentage of the world's antiquities and monuments (**figure 1**). Since many of these historic buildings and areas exist in underdeveloped neighborhoods, this issue is one of great importance. A perfect example is Medieval Cairo with its Islamic monuments; another is the " City of a Hundred Gates", Luxor, which is located in southern Egypt and possesses the largest collection of Pharaonic monuments in the world, in addition to Roman, Coptic and Islamic monuments.

To initiate the research, the urban, social, and economic characteristics of Luxor were examined, as well as the neighborhoods surrounding the historic places and monuments. A method of scanning such environments is intended to contribute to reaching this goal. In addition, a detailed study of the residential structure of the surrounding urban or rural districts

and their population characteristics will be presented. This will allow a study of various proposals for upgrading the surrounding physical and cultural environment and integrating it with the restoration and preservation of the historic monuments in its vicinity. Enhancing cultural resources, which in turn can be used to promote tourism, is an important factor in the economic growth of Egypt.

**THIS BOOK
CONTAINS
NUMEROUS
PAGES THAT ARE
CUT OFF**

**THIS IS AS
RECEIVED FROM
THE CUSTOMER**

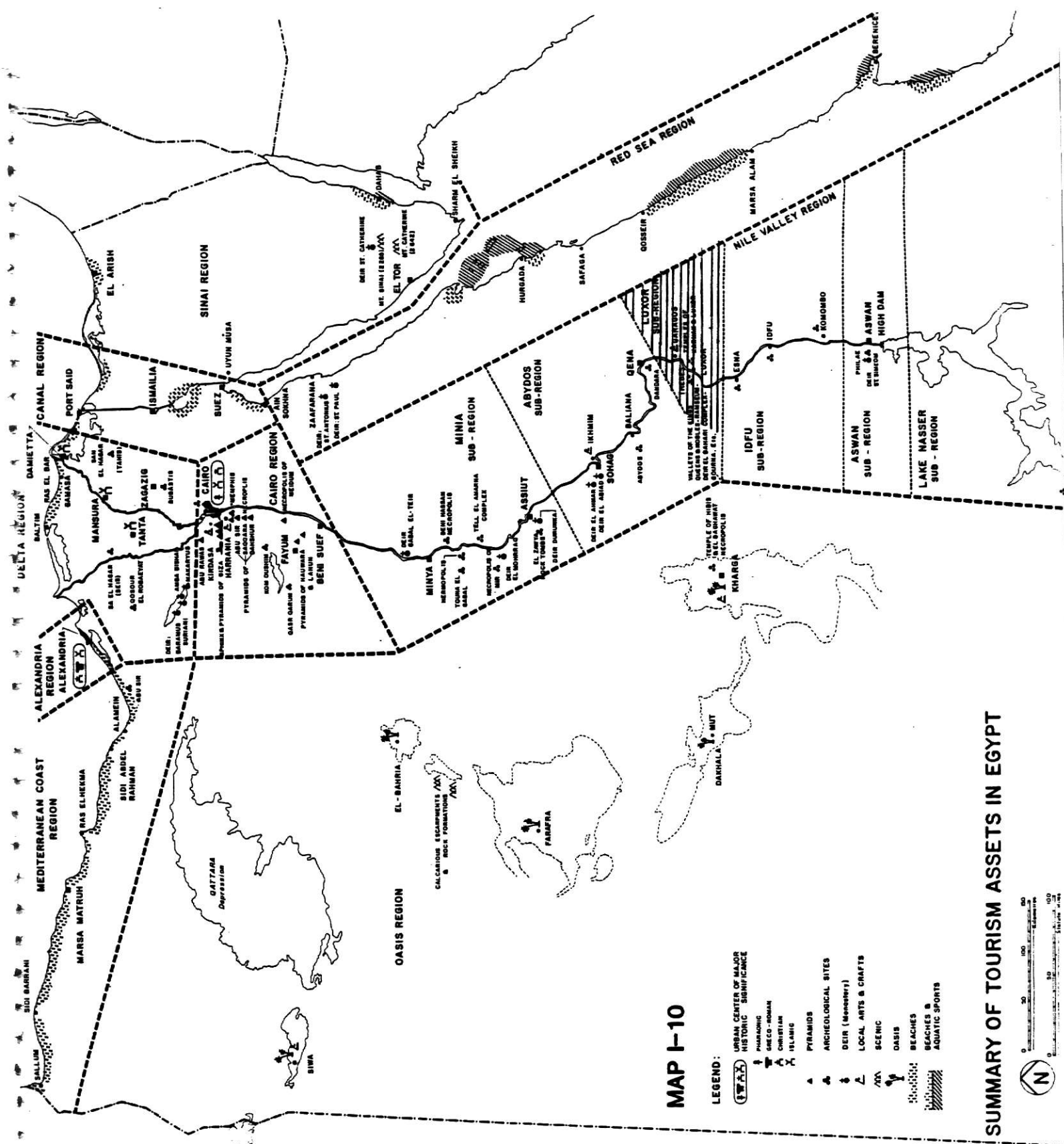


Figure : (1)

Source : Egypt Urban Growth and Urban Data Report, July 1982 p.29

INTRODUCTION

As one of the oldest countries in the world , Egypt is of special interest to tourists. Because much of Egypt's national income depends on tourism (**figure 2**), the preservation of cultural and historical resources is vitally important and represents a significant problem for economic planners, which is compounded by the problem of poor conditions in the environments surrounding the tourist attractions.

To solve this problem, comprehensive research focusing on the following activities is needed:

1. research objectives,
2. problem identification,
3. goals and objectives,
4. evaluation criteria,
5. proposal for solutions,
6. solution application and implementation,
7. post-planning evaluation,

In this study only the first two parts will be discussed thoroughly.

To achieve the goals of the proposed research, a specific methodology to facilitate continuity has been developed:

1. relate research objectives to the observed situation,
2. provide structural information on the past and the present,

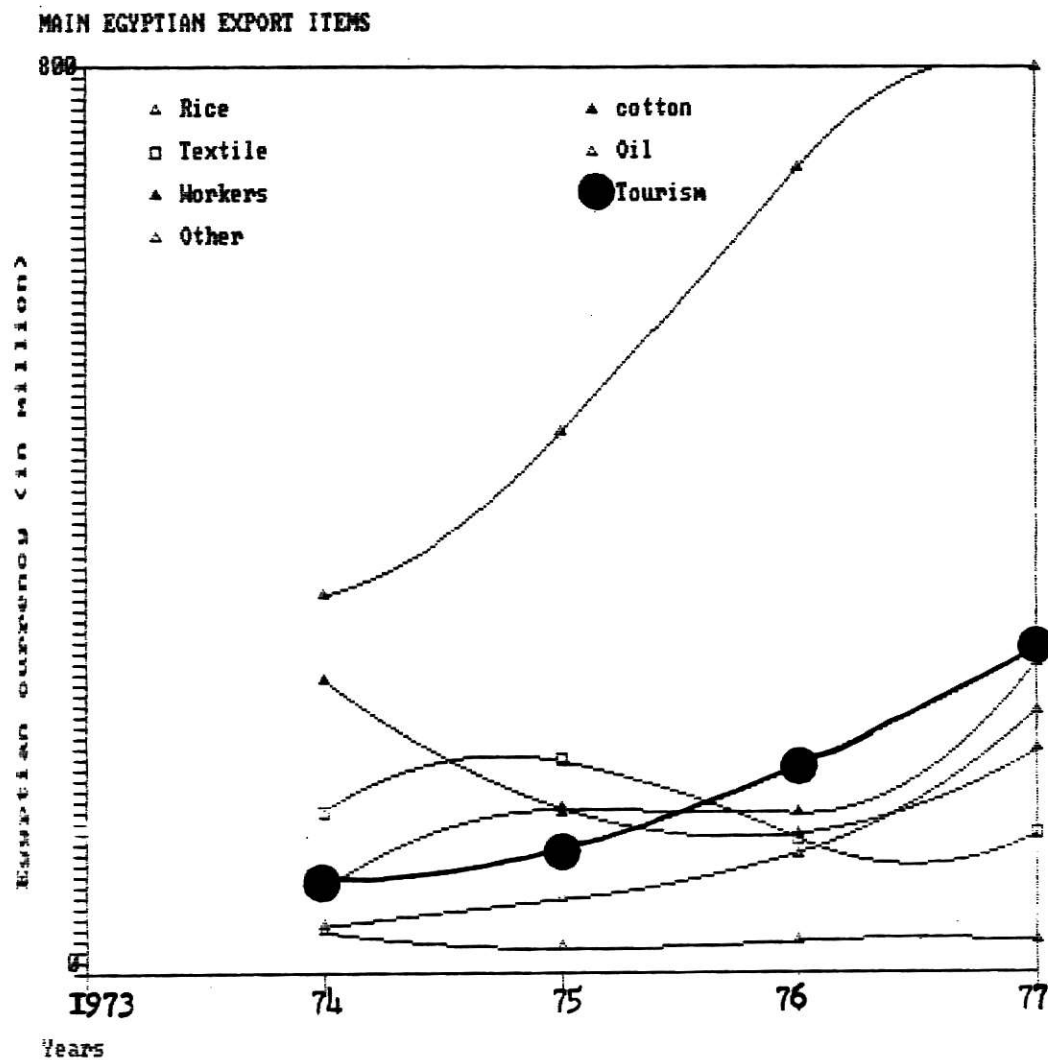


Figure : (2)

Title : EGYPTIAN NATIONAL INCOME FROM EXPORT ITEMS

Source : Central Bank, Ministry of Tourism, Mission estimate.

3. assess where more and better information is required,
4. formulate goals and objectives related to the situation and based on the available data,
5. establish criteria for evaluation,
6. apply established national and societal priorities to these criteria,
7. measure the extent of the environmental ills and well-being in the vicinity,
8. measure the gap between the current extent of environmental ills and a state of well-being,
9. indicate control mechanisms,
10. propose alternative solutions related to established goals,
11. measure the costs and benefits of each of the alternatives by which goals might be achieved,
12. measure the social costs and net returns on investment in socio-environmental programs,
13. improve understanding of what the future is likely to be,
14. contribute to the analysis of the socio-environmental changes.

This study will mainly deal with the issue of identifying the problems. Some of the following relationships will be taken into consideration in the various sections of this report:

1. interaction or interrelation between historic districts and their surrounding neighborhoods;
 - A. the negative and positive effects which occur as a result of this engagement,
 - B. the perceptions the parties hold of one another,
 - C. the economic and social relationship between both parties that form an organic place,
2. the effects of the historic areas on a neighborhood versus the effects of the neighborhood on the historic areas;
 - A. the balancing function between both effects,
 - B. Initiation of the touristic potential of a place without excessive interference with the existing population in or around the area,
3. the urban, social and economic impacts on the historic neighborhoods;
4. the factors that changed the style and standard of living in the neighborhoods,
5. the goals and objectives of the society in relation to the types of problems,
6. the implementation of a process that preserves this world treasure and has the greatest benefit for the resident population.

An outlook and scanning of the environment in addition to an urban and tourism plan is the main goal of this study to save this specific area from the deteriorated conditions that developed in the last decades. If such deterioration is allowed to continue, the fear is that it will destroy one of the finest monuments ever built, belonging to all humanity.

CHAPTER I

The Historic Features

Egypt, termed the "mother of civilization", took root in the Nile Valley and flourished for the astonishingly long time of some 3,000 years, longer than that of the Greeks or the Romans and longer than any Western or Eastern civilization has lasted since.

Egypt's most spectacular monuments, unsurpassed by those of any other people of ancient times include the Rosetta Stone, discovered in 1798 but in effect remaining lost until was finally deciphered by the French scholar and epigraphist Francois Champollion in 1822. The Stone, which bears an inscription in Greek and two forms of Egyptian writing, is the largest and most intriguing history book in the world. These leftover monuments are, for the most part, either tombs or temples for the two great life forces of this ancient civilization were the River Nile and religion. Both were inextricably intertwined and permeated the lives of all its people. Modern historians have accepted as universally sound a system of dating first introduced by Marett, an Egyptian priest who lived under the early Ptolemies, which grouped the kings, or Pharaohs, as they are now known, into thirty-one dynasties of reigning families.

The Old Kingdom (ca.2686-2181 B.C.) was the period during which the great pyramids were built from the III to the VI dynasties.

The Middle Kingdom (ca.2133-1786 B.C.) saw Egypt's political and economic strength expand and artistic expression reach a new peak, particularly in the XII dynasty.

The New Kingdom (ca.1567-1080 B.C.) was the period in which political power was at its height from the XVIII to the XXI dynasty, during which history's first empire was born. 1/

Between 332 and 323 B.C. Egypt was ruled by Alexander the Great, then turned to Ptolemy I and his successors until 30 B.C. From this date Egypt became a Roman state until the year 300 A.D., when the first Christians changed most of the Pharaonic and the Roman temples into churches, thus changing the nature of life in Egypt.

Until the year 300 A.D. Thebes, or Luxor City, was one of the most important in Egypt and at various times served as the capital city. From 300 A.D. Thebes, was divided into smaller villages, starting the decline and deterioration of the city and its rural surroundings. Little physical planning was undertaken during these periods; hence only scattered structures remain, in various locations throughout the city.

In the middle of the 8th Century, when Islam came to Egypt, new Luxor was established and the name was officially changed from Thebes to Luxor. This name came from the Arabic word "ELKOUSOUR," which means "the palaces," reflecting the numerous palaces existing in the city at that time.

1/ The World Bank, "Staff Appraisal Report, Arab Republic of Egypt, Tourism Report", April 26, 1976. page 67.

A new method of planning related to Islamic beliefs and values was applied to the city. This was reflected in the appearance of mosques and other Islamic services, which affected the structure of the city and the condition of the leftover monuments and edifices. This period lasted until the early 19th Century, when Luxor began to take its place as an important archaeological site (**figure 3**).

Luxor is the most important archaeological site in Upper Egypt, visited in 1977 by some 183,000 tourists. Located about 670 km. south of Cairo, it contains the remains of the magnificent temples and tombs built primarily by the Pharaohs of the New Kingdom (16th-11th century B.C.). On the east bank of the Nile are the great temples of Luxor and Karnak, -they have been justly described as "the greatest open air museum in the world"-. On the west bank the remains of the mortuary temples of Queen Hatshepsut, Seti I, Ramses II and Ramses III, the Colossi of Memnon, and the royal tombs in the Valley of the kings (62 tombs) and the Valley of the Queens (14 tombs) and in the hills and cliffs nearby over (400 tombs) of the Nobles. 2/

The Influence of Age on the Existing Situation of the City

The different periods in the city's long history have left their imprint on its structure, culture, social life and economy. Physically the city is stretched along both sides of the River Nile but mainly on the eastern bank in the northern and the southern direction, imposing upon the agricultural land without taking any advantage of the surrounding desert.

2/ The World Bank, "Staff Appraisal Report, Arab Republic of Egypt, Tourism Report", April 26, 1976. page 10.

Source : Ministry of Tourism, Luxor Office 1980

This increase in the city's structure is highly concentrated in the area between the temples Luxor and Karnak.

Culturally, the city was made up from diverse backgrounds extending from the ancient Pharaohs, Greeks, Romans, Christians and muslims. All these cultures together form the existing Egyptian culture, which appears to be highly significant in Luxor City.

Socially, religion plays an important role in Luxor. The city is built on strong family relations which are expressed in a hierarchical system where each family has its head and strong members, as is the tradition in almost all Egyptian cities.

Economically, the society is mainly rural depending on agriculture and its products as the base of support for the whole family. Along with the increase in population and the slight decrease of agricultural land, the economy has been oriented towards tourism since the beginning of the 20th Century. These influences will be discussed further in the following chapters.

CHAPTER II

Design of the Research

The design of the research is strongly related to the objectives, namely the identification of problems resulting from the presence of historic sites in the vicinity of Luxor.

The following diagram (**figure 4**) explains the design of the research and its sequence. As the research progresses new information may have an effect on the findings.

This chapter will mainly deal with the identification of the different tools that may give better surveying results for this research and facilitate the problem identification process later on. Also the study of the various contradictions in the society is necessary to achieve better surveying results.

This research depends upon several methods to penetrate the physical, social, economic and cultural environments. The findings will provide the required data to help with problem identification . These methods of scanning the environment can be categorized as follows:

1. Plans of different periods:

These physical plans will help in giving a fairly good understanding of the population and its expansion, and the physical growth of the city in the last century (**see figures 19,20,21,22 appendix [1] pages 69-72**).

OBSERVATIONS WHICH LED TO RESEARCH

IDEA WAS BUILT IN MIND

AN INTRODUCTORY STATEMENT

DESIGNING THE RESEARCH

AND

GATHERING DATA TOOLS

GATHERING INFORMATION, DATA AND SURVEY WORK

ORGANIZATION PROCESS OF THE GATHERED DATA

ANALYSIS OF DATA GATHERED

*** PROBLEM IDENTIFICATION ***

CONCLUSIONS

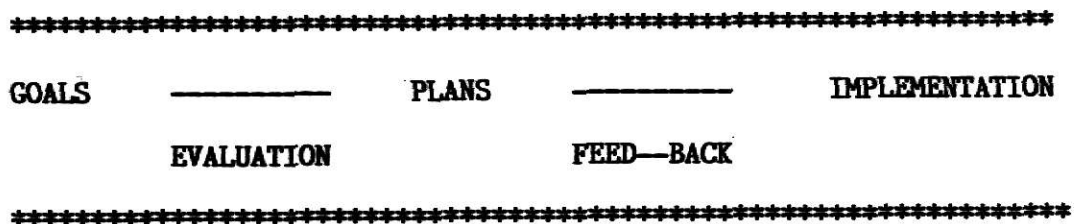


Figure : (4)

Title : THE RESEARCH PROCESS

**** End of this Research Limit and scope.

2. Aerial views of the existing situation:

A 1985 aerial view provides information for development of a physical survey of the city on the most recent map and also shows the distribution of the city's structures. The physical survey identifies:

- A. conditions of the buildings,
- B. heights of the buildings,
- C. use of the buildings & the land,
- D. the congested areas,
- E. the physical points of adjacency between the buildings and the monuments,
- F. the physical relationships within the city including its entrances, main routes, and arteries.

3. Observations and photos:

Several photos on a field trip in June, 1985, were taken in sequence. The physical survey was carried out by external visual inspection of the buildings, streets and open spaces in the area.

The sample for this survey was selected from the same "sampling frame" of the social survey, so that the characteristics of the inhabitants could be related to the physical characteristics of the dwellings.

The Old Karnak village, which is close to the Karnak temple and a part of the City of Luxor region, was selected to be the sample studied as it is highly integrated with the surrounding historic site, the Karnak Temple.

4. * Structured Interviews:

The preparation of a survey form is difficult, especially in a highly closed social society where the privacy of each individual family is firmly established and the level of education is fairly low. The method of personal interviews was chosen, which often results in the most accurate data, since the researcher can note non-verbal responses along with the answers. Also it is easier to modify the procedure during the interview on an individual basis.

After an observation process, a sample from the male group was selected according to their existence on the site and their importance as well-known persons in their community.

Interest groups concerned with the city of Luxor were identified in five main categories to help in gathering the various opinions from different points of view. These categories can be summed up as follows:

- A. citizens of the Luxor region and specifically those who live in the Old Karnak village.
- B. foreign tourists selected at different sites in the city.
- C. government personnel who can be categorized as:
 - 1) personnel from the Ministry of Tourism [Luxor department].
 - 2) Egyptologists from the Egyptian Monuments Organization.

* see appendix [4]

- 3) Tourism police.
- 4) City Council personnel.
- 5) The famous Egyptian architect Hassan Fathy who has had experience in Luxor is described in his book "Architecture for the Poor".

For each category a different short questionnaire was established. Due to time limitations and the duration of each interview, only a small number from each category could be interviewed. While this method may be statistically unreliable, the results are very interesting from the different points of view that appear in the responses, which will be discussed later in this research.

5. Various demographic studies of the area:

The available updated demographics for the City of Luxor and its region related to the research were gathered, mainly:

- A. population demographics,
- B. housing condition demographics,
- C. tourism and tourist demographics,

These demographics gave some clues about population growth, the percentages of the sexes, and job availability and percentages. Housing conditions will help in determining the possible directions for ways of upgrading and enhancing the structure and infrastructure of the city.

Tourism demographics will help in verifying the trend in the last decade for tourist attraction in the area and the capacity of the services to fill the gap or meet future demands.

CHAPTER III

Data Preparation and Organization

To achieve the maximum benefit, a wise preparation of the data is needed at this stage. This process needs a method of tabulating data related to the objectives, i.e. each required finding is related to the corresponding data; for example,

The population growth is shown by:

1. demographics,
2. maps of various periods,
3. trend of growth in services, jobs and facilities.

Also the growth tendencies and the physical direction of the trend are revealed by:

1. maps of the last century,
2. growth direction of the city,
3. attraction poles in the city.

Data Analysis

This is an important part of the research which will give insight into the society and its current conditions. The best method or methods of analysis here may mean the one that fits the studied environment and gives the best results from the available gathered data.

Interview Analysis

Five male personnel was selected from the citizens of the Old Karnak village were interviewed and these interviews were recorded.

Certain limitations were taken into consideration:

1. the privacy of the citizens and their closed social community,
2. the level of education, which is fairly low,
3. the impossibility of interviewing women,
4. the hierarchical family system, as the head of the family is considered to be the most important person to be interviewed.

These limitations should be considered; otherwise a questionnaire and/or an interview might be impossible or might fail in obtaining the results desired.

Significant issues that were raised in the interviews included the following:

1. the citizens are not willing to move or leave their land or property unless a fair compensation is provided, namely the up to date price and the value of the income from land usage,
2. tourism is the source of life for the city,
3. an increase in agricultural land is essential,
4. there is concern about the monuments and the citizens knew quite well the real value of these antiquities,

5. there is a proposed bridge which might be built 7km. south of the existing city, but it will not be of great benefit for the citizens unless a convenient transportation system is supplied,
6. the price to cross the River Nile now is fairly high,
7. there are no services whatsoever on the western bank, e.g. hospitals, schools, etc.,
8. tourist facilities and services are required at the historic sites, e.g. rest rooms, restaurants, transportation system etc.,
9. it is forbidden to build or rebuild any structure on the western bank, according to the laws enforced by the ministry of agriculture and adopted because of its concern for preserving agriculture land; also they are related to the concern of the Egyptian Monuments Organization,
10. building on the eastern bank is highly restricted for the previously mentioned reasons,
11. the citizens believe that no change or deterioration took place or is going on related to the monuments and specifically the temples,
12. there are not and will not be enough jobs offered in the city or the region, as long as it is forbidden to establish any type of industry in the city or its surrounding region,

In addition to the interviews, an important article in Egypt's most popular newspaper EL AHRAM (dated 8-16-1985) which was written by one of the famous Egyptian journalists, Ahmed Bahaa El Din. Indicates Luxor's problems have been raised as a public interest issue in the last couple of years. The article is translated as follows:

In relation to the decision of transferring Luxor to a separate governorate, this has reminded me of an important story that happened about 10 years ago, when Dr. Zaki Hashim, the minister of tourism at that time, had decided to sponsor an international competition for re-planning and reconstructing Luxor. A fair amount of international as well as local firms were interested and I was on the committee headed by the famous architect Hassan Fathy, in addition to a number from each ministry which has a certain interest in Luxor, e.g. Egyptian Monuments Organization, Tourism and others. A conference was held at Luxor City and a public hearing was held at that point. A sole representative of the citizens made the most important comments which turned everything upside down, he said: "We want to ask you only one thing: why don't you take the buried Pharaohs and their tombs and remove the stones of the Karnak temple and take it to Cairo!" We were shocked and then he continued: "Nobody comes to Luxor except to see the tombs of the Pharaohs and their temples. Nobody wants to ask us about our living conditions. We are the people living

□ ص ١٨ ١٩٨٥/١٦

يوميات

وحديثي بالأمس عن قرار تحويل
الاقصر الى محافظة . ذكرني بحادث
طريف . فيه عبرة منذ عشر سنوات
تقريبا . وكان الدكتور زكي هاشم
وزيرا للسياسة . تقرر عمل مسابقة
عالمية لاعادة تخطيط وبناء الاقصر .
وتقدمت لذلك بيوت مصرية وعالمية .
وكننت عضوا في لجنة التحكيم التي
راسها المهندس العالي حسن فتحي .
وارسلنا وزير السياسة الى الاقصر .
اللجنة وممثل لكل هندسي مشترك .
وممثل لكل وزارة لها صلة باعادة
تخطيط المدينة . الآثار . الثقافة .
السياحة . الى اخره .
وانعقدنا في مؤتمر لذلك بضمعة
ايام . واشترك فيه ممثل عن اهالي
الاقصر .

وعندما جاء الدور على المتحدث
باسم اهالي الاقصر .. وقف وقال :
ان لنا طالبا واحدا منكم هو : ان
تأخذوا معكم الفراغة المدفونين في
وادي الملوك ! وان تفكوا احجار
الكرنك وتعيدوا بناءه في القاهرة !
وبهتتا جميعا ! واستطرد الرجل
- لا احد ياتي الى الاقصر الا لبحث في
امور المقابر والتوابيت والمعابد : ل
يات احد يسألنا عن احوالنا نحن
انبشرا اهل الاقصر ابدا

in Luxor. Nobody asks about the housing, water, sewer and electricity for the living people. Also nobody tries to help us to find a source of living away from tourism and especially out of season. During 1957 and 1967 wars we lived without tourism. This means without any source of income. We are fed up with the temples and the Pharaohs.

You don't care about our conditions. Even the French archeologists had suggested to remove the homes which are close to the Karnak temple to maintain the original vision of the scene. Then we go to hell. We are fed up with the tombs and the temples. If you like it, then why don't you take it to Cairo. Perhaps after that one might come and ask for our living conditions." The man was right in each and every word and he changed the whole discussion after his words. Now, we can find that it is impossible to build a touristic village in a deteriorated environment. The tourists will not come to see golden tombs adjacent to deteriorated homes and slums with people living in those areas at the 20th century. If the tourist will find nothing except the temples and tombs, he will stay only a couple of days then he will run away and vice versa.

[Ahmed Bahaa El Din]

لم يات احد
يسال عن المساكن والماء والصرف
وكهرباء للأحياء منا ! ولا عن مورد
رزق آخر لنا في غير موسم السياحة .
حين قامت حرب ٥٦ عشنا سنوات بلا
سياحة . وبعد حرب ٦٧ عشنا
سنوات بلا سياحة . اى بلا مورد
رزق . نحن زهدنا في الفراغة والمقابر
والمعابد . انتم لا تفكرون فينا نحن
الأحياء . حتى هذا الرجل (كان
رئيس بعثة اثرية فرنسية) يفتخر
بدم المساكن الملاصقة للكرنك حتى
يعود للكرنك منظره القديم . ولنذهب
نحن سكان الاكواخ في داهية . لقد
زهدنا مجاورة الفراغة والمقابر
والمعابد . اذا كنتم تحبوننا الى هذا
الحد . خذوها معكم الى القاهرة ! ربما
ياتى بعد ذلك من ياتى ليسال عنا .
كان الرجل على حق . وقد غير
بعلامه مجرى تفكير العلماء والخبراء
الاجتمعين .

والدرس الآن : انه لا يمكن اقامة
مدينة سياحية في بيئة بائسة . لا
يمكن ان ياتى السياح ليتفرجوا على
مقابر ذهبية بديعة بنيت من الاف
اسنين . واكواخ بائسة يعيش فيها
الناس في القرن العشرين !
السائح اذا لم يجد غير الكرنك
والمقابر الملكية . يلقى يومين فقط ويركن
الى الفرار ! ولكن اذا وجد مدينة
بسيطة جميلة نظيفة بديعة الطقس
انشأه . . . بلى اسابيع !

و ثلاث أحمد بهاء الدين

Five selected tourists were interviewed and their interviews were recorded. One limitation the personal bias of the interviewer must be considered,

The significant issues that were raised during the interviews are:

1. Luxor is considered one of the most important touristic cities in Egypt,
2. the trip to Egypt is not expensive if it is well organized with a group,
3. the city is not clean enough,
4. the government-owned hotels are in poor condition and the service is marginal,
5. there are not enough hotels, especially in the middle categories and this is mainly evident in the high season (fall and winter),
6. there is no transit system to serve the tourists,
7. the tourist services are insufficient,
8. there is not enough distance between the monuments and their nearby districts,
9. the conditions of the monuments are fairly bad,
10. there is some restoration and preservation work going on but not enough,
11. the tombs should not be opened for the public, as mentioned in Munich Archeological Conference, 1983, or at least there should be a limited number of visitors per day and a limited number in one place per hour,

12. the government should control and forbid any types of cameras except for research purposes. The new law by the Egyptian Antiquities Organization is to forbid light intensity stronger than 300 lux, which is equivalent to a 60 watts lamp with only two shots per day and each with a 1.5 minute of maximum exposure,
13. citizens are still building on the west bank inspite of the law forbidding this action,
14. the government should find a humane and respectable way to move the citizens away from the monuments,
15. some tour guides are not well educated and trained,
16. according to the tourists' observations, the atmosphere is highly corrupt and the Ministry of Tourism should organize its work in Luxor,
17. the proposed bridge could solve some problems for the tourists' transportation and we believe it is essential,
18. a public service message campaign should be considered to teach the residents about the importance of tourism and how they should treat the tourists.

From the government personnel, the head of each department was selected to be interviewed without a previous appointment having been made to guarantee that no materials were prepared related to the interview and the questionnaire.

The significant issues that were raised in almost all the government personnel interviews are:

1. Luxor is graded 8/10 for the international importance as a historic place, 6/10 related to other touristic attractions and the number of tourists, and 9/10 for the availability of touristic services,
2. The prices in the city are fairly high, especially in the high season, when the prices increase around 50%,
3. There is no efficient transit system in the city,
4. There is some deterioration in the monuments and this problem is being solved now with some restoration work,
5. the proposed bridge will be of great help in connecting both banks of the city,
6. the political situation has an important impact on tourism, especially after the assassination of President Sadat, which created fear of the temporary unstable situation among international tourists,
7. there are fewer robberies than before at the open monuments and the police are doing their best,
8. the idea of moving the residents away from the monuments is handled with fair compensation.

Finally, an interview with architect Hassan Fathy was very helpful in explaining some ideas and expectations, based on his experience. This interview was recorded.

The significant issues that were raised which have a relation to this research are:

1. one should think of the historic features of Luxor or Thebes if one wants to think for the future,
2. there are four different Luxors at this site:
 - A. Luxor the history (Thebes),
 - B. Luxor the present (residents),
 - C. Luxor the touristic (tourists),
 - D. Luxor the future (residents and tourists),
3. to rehabilitate Luxor, we should take into consideration the above categories and separate them; the future Luxor should be built in the southeast of the existing city, away in the desert and the tourist Luxor is in between the existing and the future Luxor. Then we should wait until the present Luxor is demolished and at that moment we should begin digging for the ancient capital,
4. any kind of building whatsoever should be restricted in the present Luxor, and if someone wants to built he can do so in the new Luxor after the plans are prepared,

5. almost each home has a tomb under it, especially in the western bank area,
6. the western bank was built up about 60-70 years ago,
7. the residents should be moved from the Karnak site and the Old Karnak village,
8. it does not matter how long it takes even if it is 100 years compared to the age of the old city which is 4000 years, it is not too much,
9. the future landscape should be related to the old culture and even the trees should be old Egyptian trees.

Demographic Analysis

The demographics can be categorized into the following:

1. population demographics,
2. economic demographics,
3. educational demographics.

The Population Analysis:

The population of the whole Kena governorate was 1,705,368 citizens, consisting of 857,308 males (50.27%) and 848,060 females (49.73%). In 1979, 391,053 were living in urban areas (22.9%), and 1,314,316 in rural areas (77.1%) (**figure 5**).

The population of the Luxor region was 92,748 citizens, consisting of 47,543 males (51.26%), and 45,205 females (48.74%) (**figure 6**).

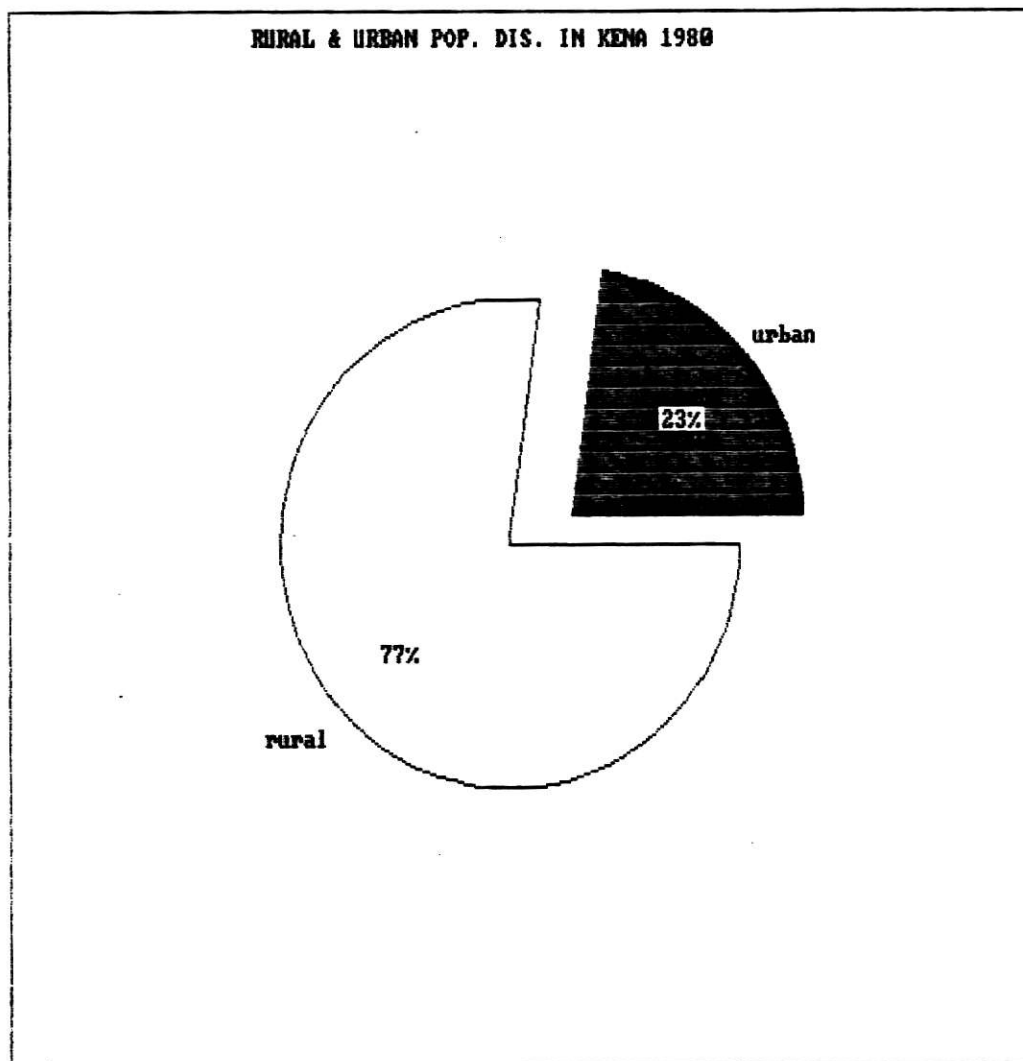


Figure : (5)

Title : RURAL, URBAN POPULATION DISTRIBUTION IN KENA 1980

Source : Egyptian Census Office, Kena Governorate

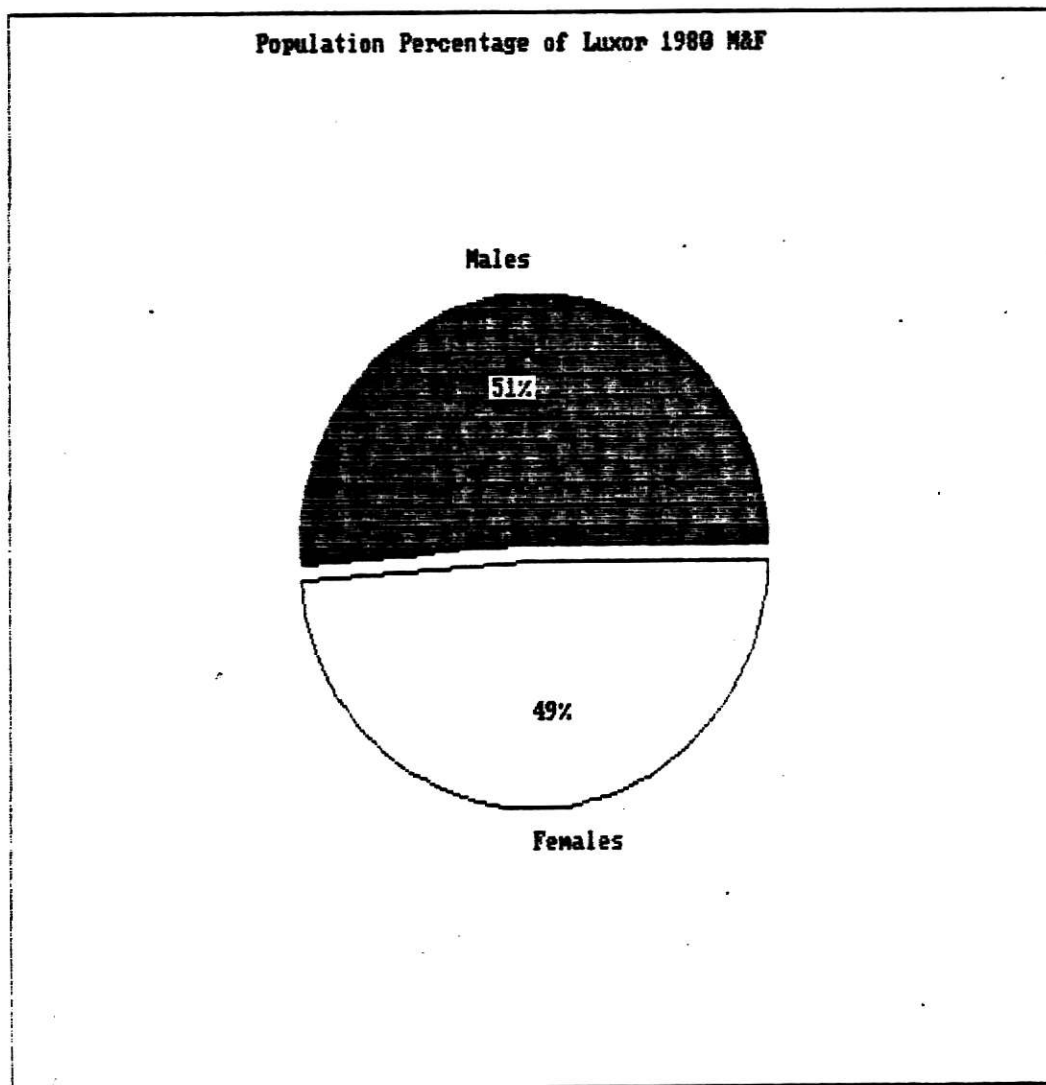


Figure : (6)

Title : POPULATION SEX PERCENTAGE IN LUXOR CITY 1980

Source : Egyptian Census Office, Kena Governorate

The average rate of population increase was 2.1% per year. It was 1.9% from 1947-1960, then it increased to 2% from 1960-1966, then reached 2.2% between 1966-1976, then back to 2.1% from 1976-1981, which is the same rate for Egypt. The birth rate was 36.1 per 1000 while the death rate was 12 per 1000. The relative increase = $36.1 - 12 = 24.1$ per 1000.

The potential labor force was 46.5% of the whole population, but if we consider that 25.1% of this percentage were females and they are not working due to their traditions, then we can say that the exact labor force, males ages 15-60, was only 21.4% of the total population.

In relation to the population pyramid, it was found that:

1. ages 0-12 were 30.32% of the whole population,
2. ages 12-65 were 63.66% of the whole population,
3. ages 65-over were 6.02% of the whole population (**figure 7**),

The estimated population for the year 2000 is 163,000 persons, of whom 1110 families will be living in the Luxor region, according to the government records. The population issue is so important for Luxor City because of the limited area of expansion in the valley region and the fear of expanding over the remaining agriculture land.

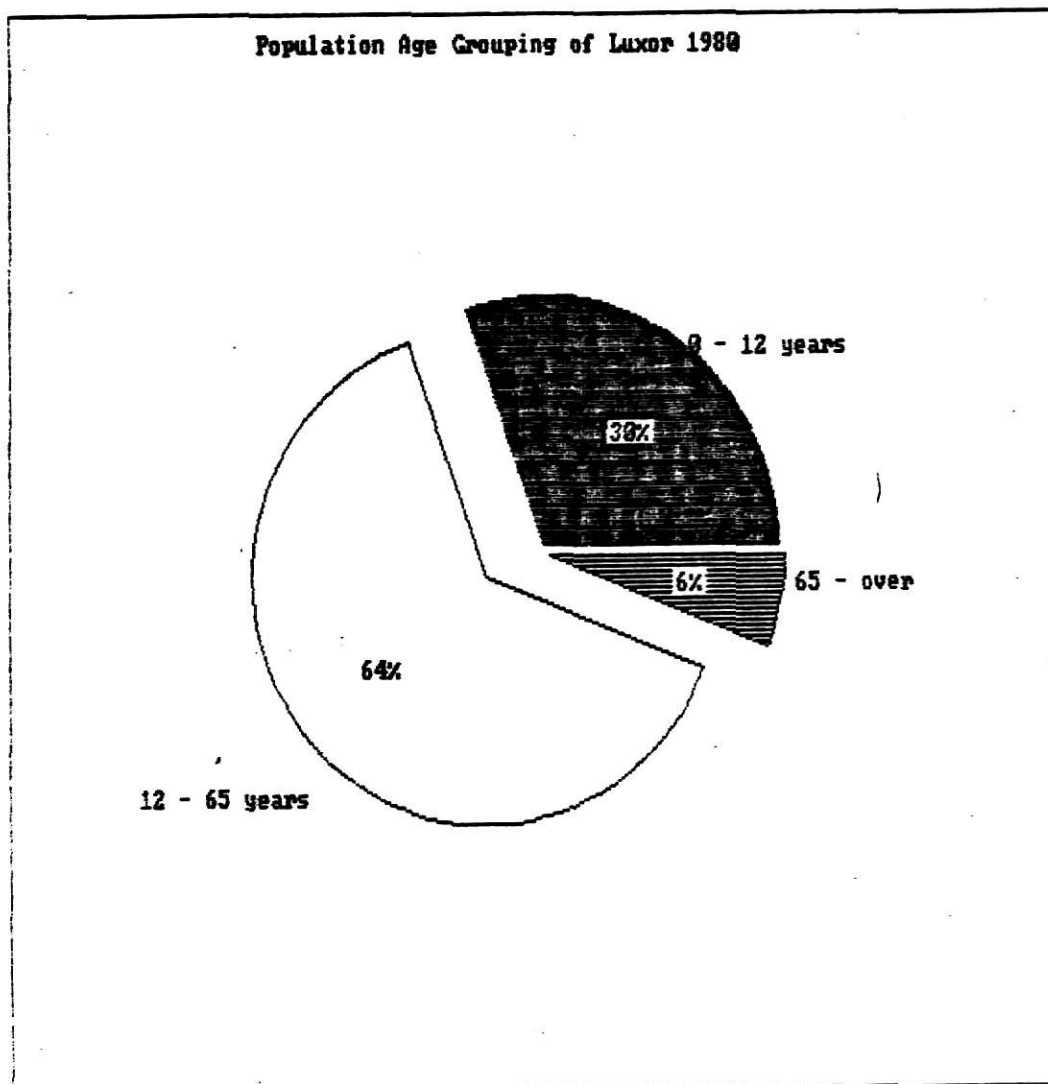


Figure : (7)

Title : POPULATION AGE GROUPING OF LUXOR CITY 1980

Source : Egyptian census office, Kena governorate

The Economic Analysis

Tourism-related jobs in the city numbered only 6000 in 1979; of these only 2400 were directly related to tourism facilities and services. Even in the high season, it is permissible for only 3000 tourists to visit a single tomb in a day.

From the World Bank studies related to Luxor City it appears that 183,000 tourists visited Luxor in 1977, of whom 95% were foreigners and 5% local (**figure 8**). Of this number 70% stay in five and four-stars hotels, 10% stay in lower graded hotels, 11% stay in floating hotels, and the rest are unidentified (**figure 9**).

In 1985 the World Bank studies estimated that the number of tourists may reach 514,000 and 646,000 in 1990. It is assumed that the expenditure of each individual tourist on the average is \$20 or more per day, and the average number of tourist days in Luxor is around 2,000,000. In addition, there are a fee of \$15 for entering historic places, transportation cost and miscellaneous expenses per day.

One can predict that the city income from tourism during the fiscal year might reach \$ 70,000,000 ($20 + 15 \times 2,000,000$) in addition to other taxes related to tourism on food 12% and accommodations 20% (consisting of 12% hotel taxes, 4% federal taxes and 4% local taxes).

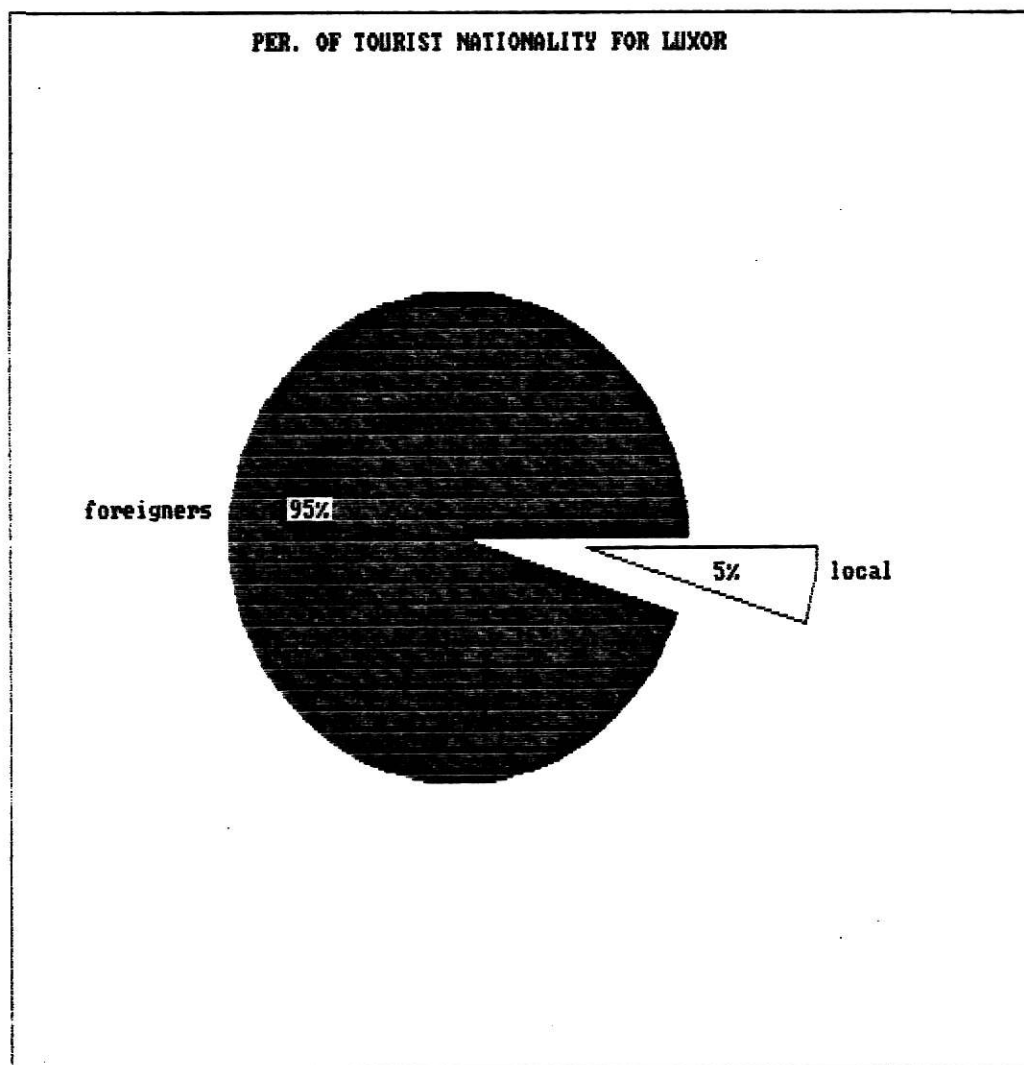


Figure : (8)

Title : PERCENTAGES OF TOURISTS NATIONALITIES IN LUXOR 1980

Source : Ministry of Tourism

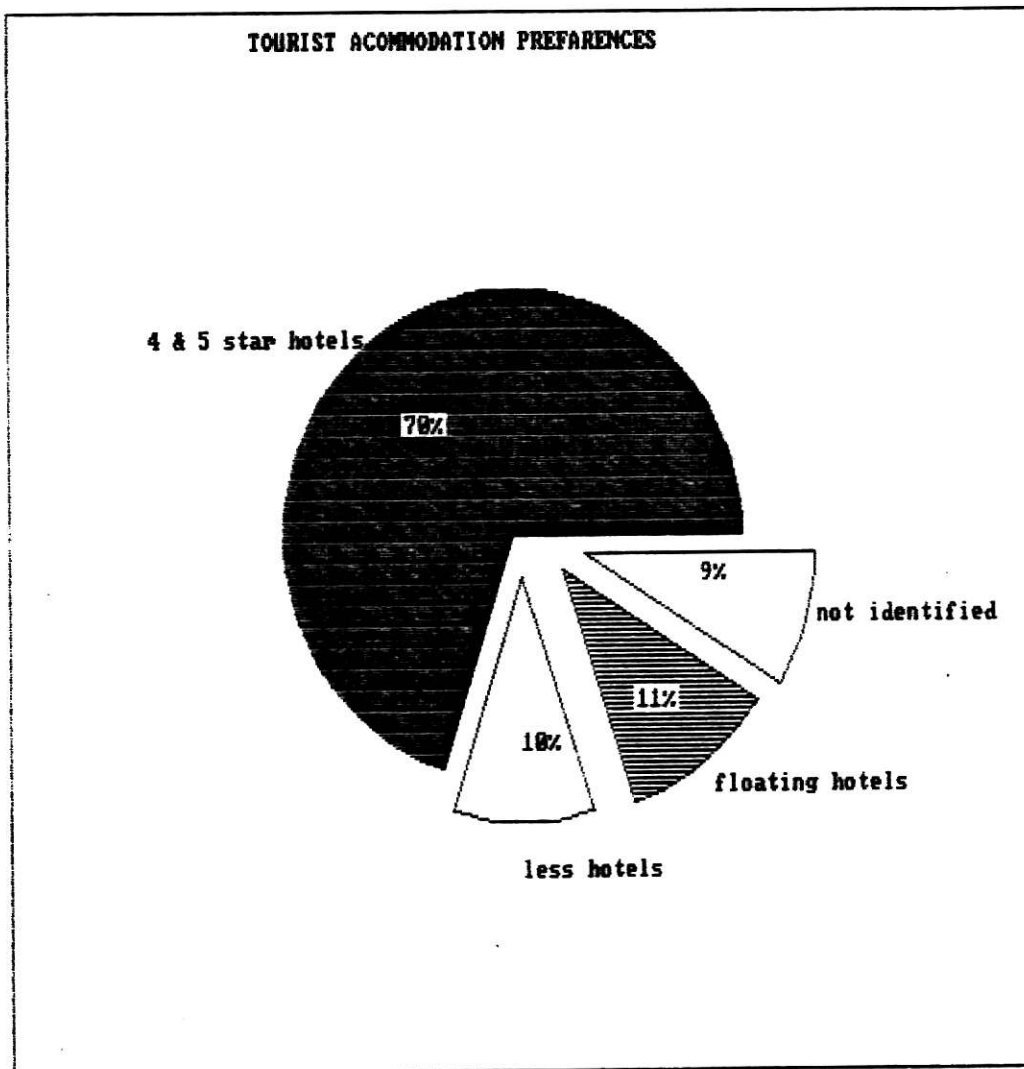


Figure : (9)

Title : TOURISTS ACCOMMODATION PREFERENCE IN LUXOR 1980

Source : Ministry of Tourism

The various civilian jobs can be categorized as fishing & agriculture, 21.7%; trade, 2.16%; industrial, transportation & building services, 5.43%; other services, 4.47%; tourism & unidentified, 66.2% of jobs in the total population of Luxor (**figure 10**).

Educational Level Analysis

Only 18.7% of the total population is in primary school, 6.4% is in middle school, 4.4% is in high school and 5.5% at least can read and write, while 65% are illiterate (**figure 11**).

Plans and Aerial Views Analysis

From the study of the growth trend in Luxor, it was found that the city began with a small community in the area between Luxor and Karnak temples, from 1891-1922, when the Karnak temple was explored and identified as an important archeological structure. A rural community began to appear around the temple, while another was established around Luxor temple and in the area east of the railroad line. From 1934 until now the expansion tended to be moving in northeastern direction towards Karnak temple and east of the railroad line in an unorganized manner.

The urban structure is developing along the Nile valley with a tendency for expansion towards a southeastern direction (**see figure 18 appendix [1] page 68**).

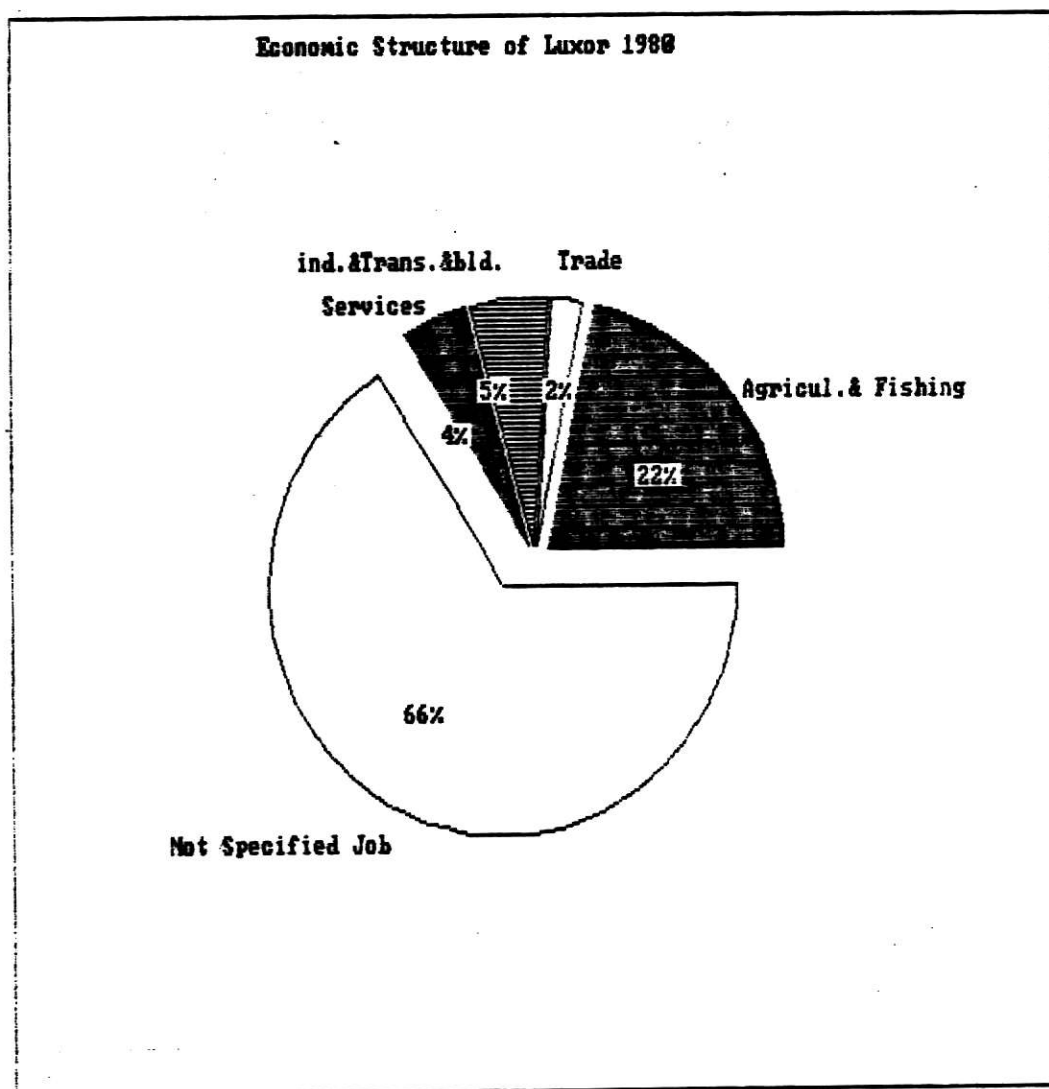


Figure : (10)

Title : ECONOMIC JOBS STRUCTURE IN LUXOR CITY 1980

Source : Egyptian Census Office, Kena governorate

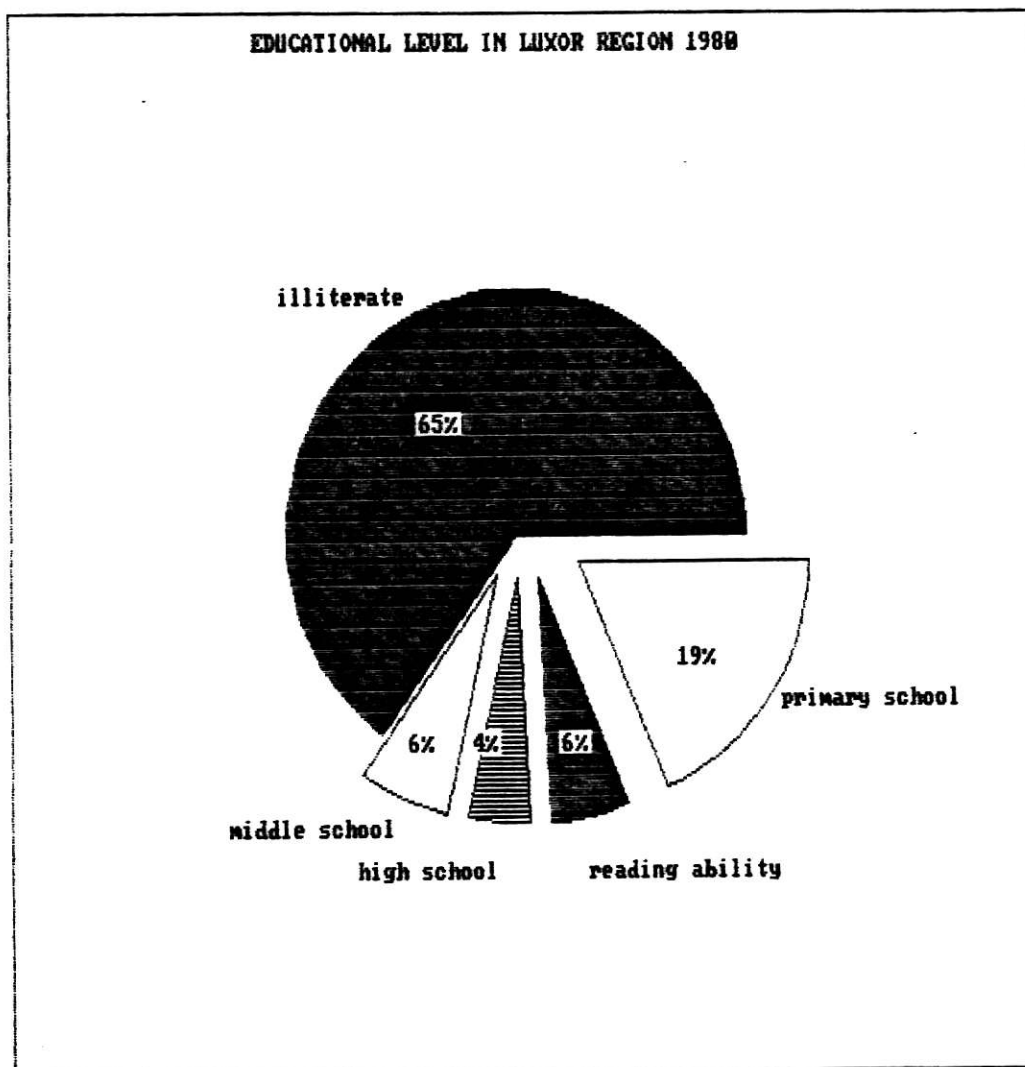


Figure : (11)

Title : EDUCATIONAL LEVEL IN LUXOR REGION 1980

Source : Kena governorate, Educational office

Residential use

Residences, mainly located between the two temples, are the dominate element in Luxor. Of the city's area of approximately 644 acres, 359 acres or 55.7% are residential use, and 3.2 acres are reserved for residential use as vacant lots.

Commercial use

26.5 acres or 4.2% of the whole city area are used for commercial purposes, with most of the shops and stores located in the Railroad Station Street, Saad Zaghloul Street and El Sanaie Street which is northeast of Luxor temple. Most of these stores are used by tourists as well as citizens.

Service Buildings

44 acres or 6.8% of the whole city area, are used for service buildings, i.e., administrative, recreational for tourists, educational and religious.

Workshops and Industrial uses

3.5 acres or 0.54% of the whole city area are used for workshops and industries.

Roads and Open Spaces

142 acres are used for roads and open spaces, consisting of the following:

1. 3.2 acres of vacant lots in the urban fringe,
2. 86 acres of main and secondary roads,
3. 56 acres or 8.5% of railroad line.

The total percentage of the above usages is 22% of the whole city area (**figure 12**).

Building Conditions

Most of the buildings are in poor condition except those on the Corniche Road (The River Front) facing the Nile on the east bank and moving to the south. Most of the city has no architectural style. Respective of the building conditions the city may be divided into two sectors (**see figure 27 appendix [1] page 77**):

1. the old city between the two temples, where most of the buildings are in bad condition,
2. the expanding area in the south-eastern part of the city, where most of the buildings are in good condition.

The percentage of buildings in good condition is about 15%, where as 85% are in bad condition (**figure 13**).

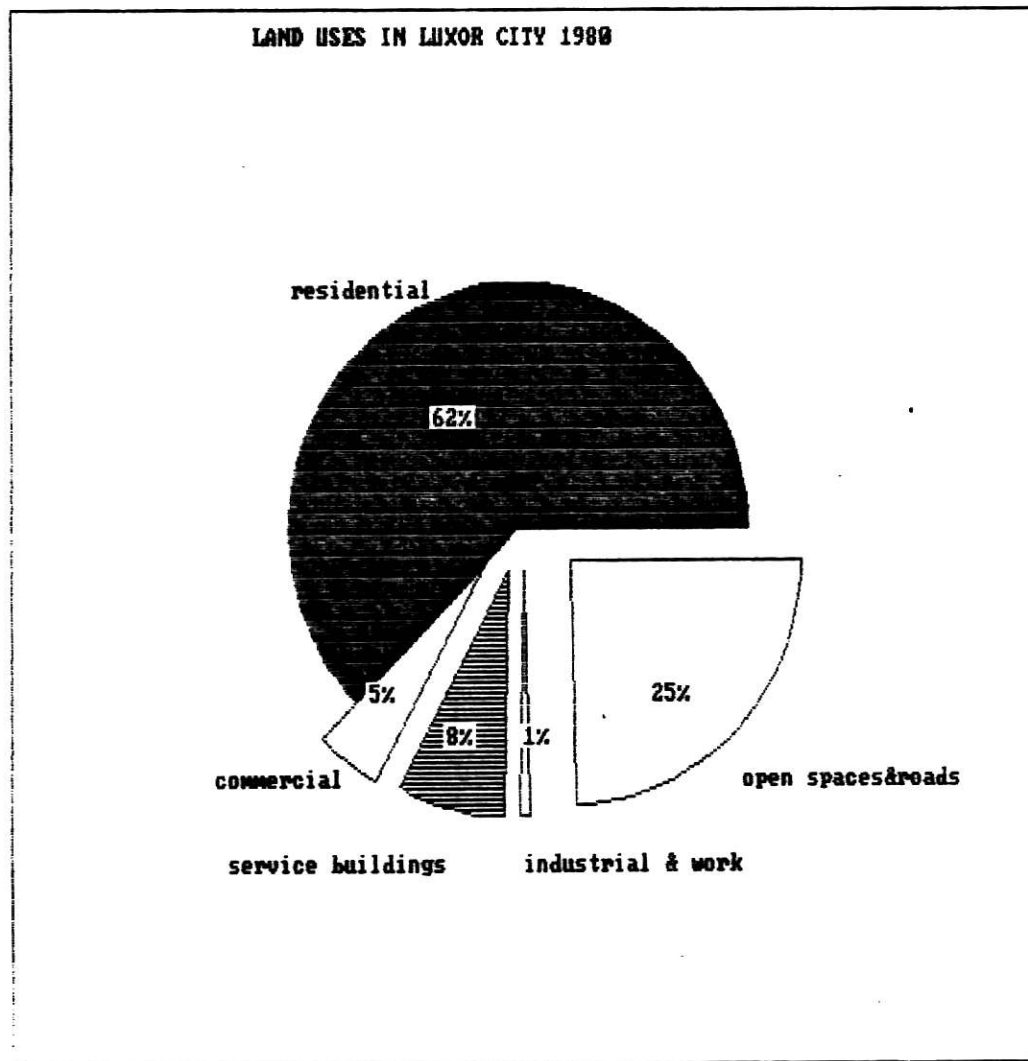


Figure : (12)

Title : PERCENTAGE OF LAND USES IN LUXOR CITY 1980

Source : Luxor Planning Office, Luxor City

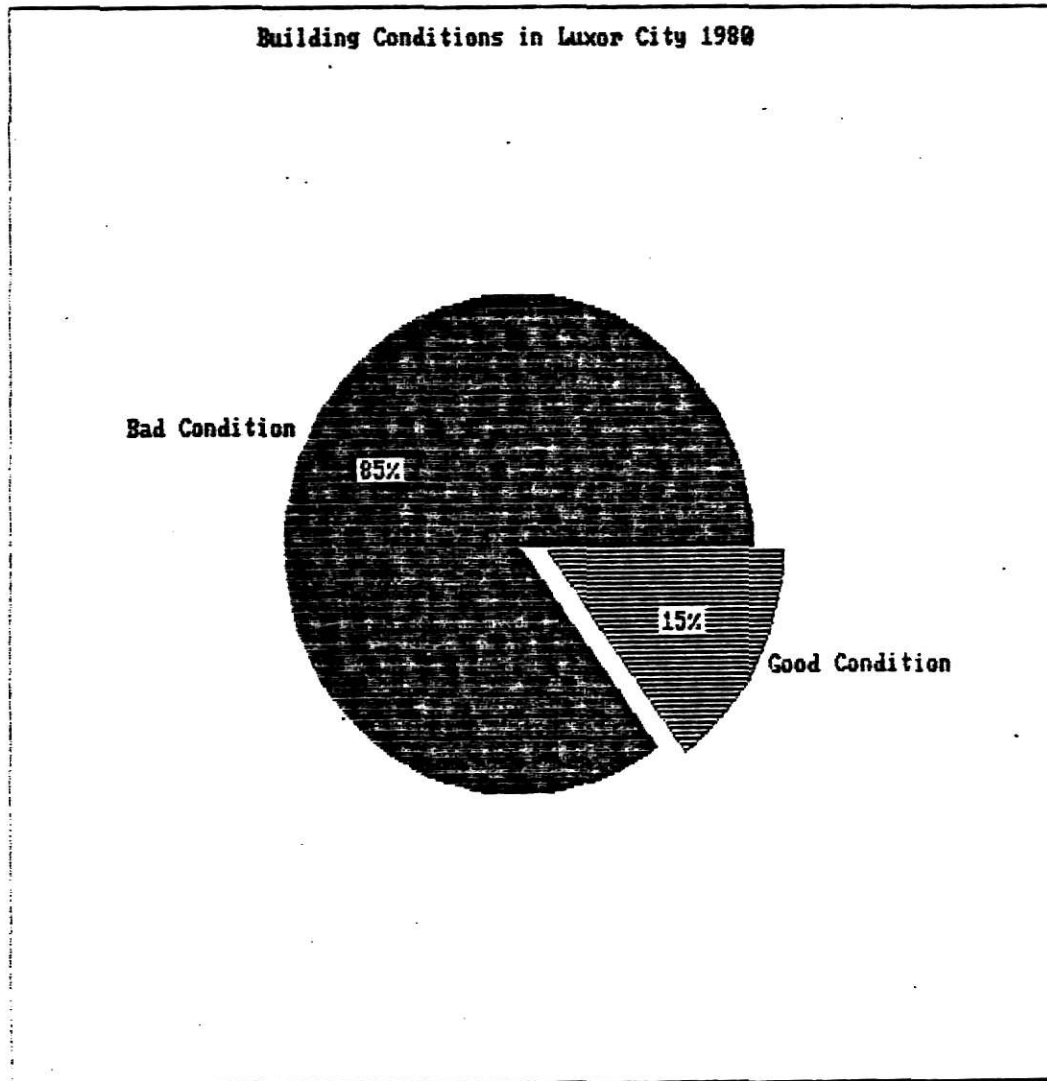


Figure : (13)

Title : PERCENTAGE OF BUILDING CONDITIONS IN LUXOR CITY 1980

Source : Luxor Planning Office, Luxor City

Building heights

The heights of the buildings vary from one sector to another, with 68% of the buildings having one storey, 27% between 2-4 storeys and only 5% 5 or more storeys. There is no direct relation between the building heights and the street width, which was not considered at the time of building (figure 14).

Population density

The overall population density is 150 persons per acre, while the actual density of the area between the two temples is 300 persons per acre.

The Crowding Rate

The rate of crowding is fairly high in the area between Luxor and Karnak temples, reaching a rate of concentration of 11-13%, while in other areas it is only 5-7%. The rate of crowding is 2.1 persons per room in Luxor city, which is an acceptable figure, compared to other Egyptian cities. The average size of a family is 5 persons, whereas in other Egyptian cities the average is 4.7 persons per family.

Land Ownership

According to the Egyptian Government sources in the region of Luxor only 213 acres are publicly owned land, while 1605 acres are privately owned, with a percentage distribution of 17% public and 83% private (figure 15).

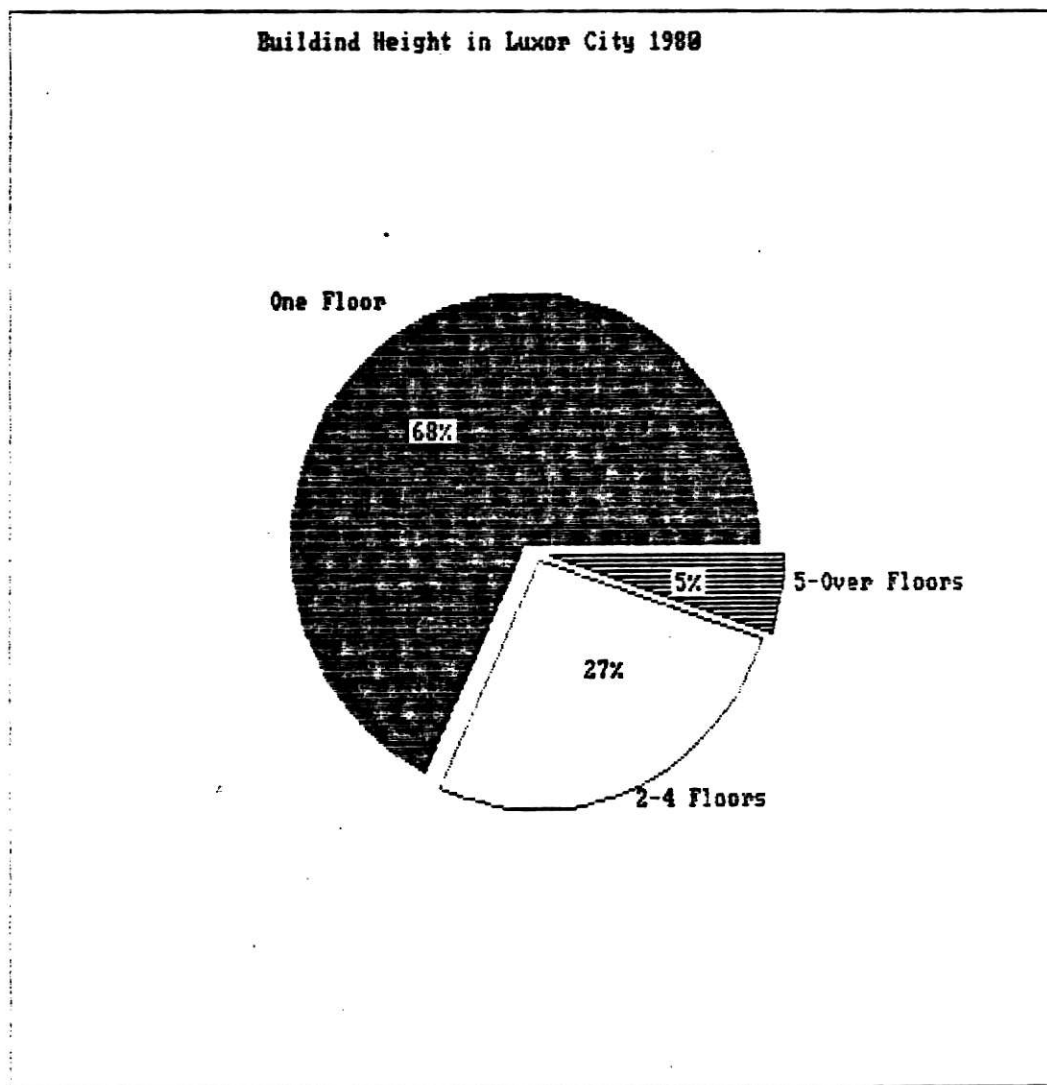


Figure : (14)

Title : PERCENTAGE OF BUILDING HEIGHTS IN LUXOR CITY 1980

Source : Luxor Planning Office, Luxor City

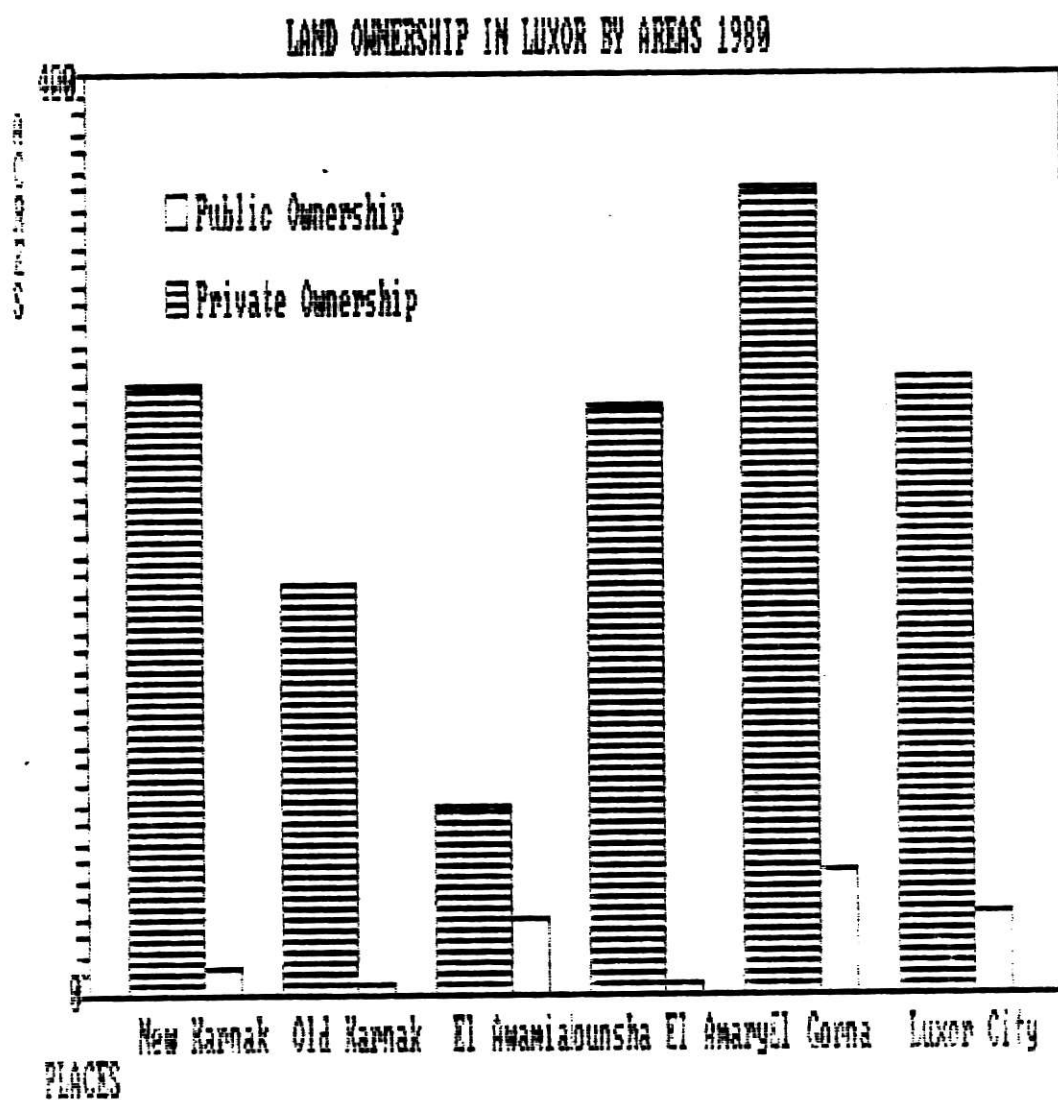


Figure : (15)

Title : LAND OWNERSHIP IN LUXOR REGION BY AREAS 1980

Source : Luxor Planning Office, Kena governorate

CHAPTER IV

Problems Identification

This chapter aims to identify problems related to the findings in the previous chapter. To that end it is essential to review the political system in Egypt and its policy making procedure, with emphasis on tourism policy.

The Political System and its Interaction on Problems

Political systems vary from one country to another. Even if the countries have the same description or name for their systems, they still vary in the way they are implemented, e.g., communism in the Soviet Union differs from that in China, and capitalism and democracy in the United States differ from that in the European countries. Even when the systems appear to be the same, the people differ in their culture, social perceptions, personal goals, beliefs and values which reflects on their understanding and implementation of a system.

The Egyptian system is one which may be described as "Hierarchical Democratic Socialism" (**figure 16**). The application of each word in this description is implemented in the real world all over the country, although such application sometimes, may not be reasonable or successful to reach the desired goals of the community.

The main goal of planning is to change and/or improve an existing situation. One of the main problems in Luxor is inconsistency with the

Figure : (16)

Source : **National Urban Policy Study, July 1982**



existing touristic potential of the city and its impact on the local and national economy. To clarify this important problem an overview of tourism policy may of great benefit.

Tourism policy

Over two thousand years ago, the Greek historian Herodotus wrote his famous "guide book," and Greek tourists were visiting Egypt and marvelling at its monumental architecture. Judging by centuries old graffiti, Egypt's monuments have been a major attraction for visitors ever since, but it was not until the 19th century that Thomas Cook and his indefatigable son, popularized Egypt as a major tourist destination.

The main centers of tourism have traditionally been Cairo and its environs, Luxor in Upper Egypt and, still further south, the famed winter resort of Aswan.

Despite the setbacks resulting from conflicts in the region, foreign tourism to Egypt over the past 25 years has grown at an average compound rate of 11% per annum. A peak was reached in 1966, when visitor arrivals numbered 579,000. This number was not exceeded until 1974, but since then the growth rate has accelerated to 15% per annum, and over one million visitors were recorded in 1977. The increase in visitor arrivals has been accompanied by several changes in the characteristics and composition of visitor traffic.

Tourism benefits the Egyptian economy in several ways, chief among which is its contribution to foreign exchange earnings. Officially recorded foreign exchange receipts from tourism have increased from \$71 million (U.S. equivalent) in 1968 to \$278 million in 1975 and \$729 million in 1977. It is found that earnings from tourism are among the major sources of Egypt's foreign exchange earnings, along with workers' remittances from abroad and cotton and textile exports. Earnings from tourism reach several groups of recipients. Aside from private owners of tourist establishments, the government receives benefits directly through organizations such as Egyptair, EGOth and Misr Travel Agency, and benefits indirectly through corporate taxes, payroll taxes and hotel levies. Other beneficiaries of tourism include employees of hotels, travel agencies and nightclubs, taxi operators, tour guides and sellers of curios.

Before 1973, the Egyptian government did not encourage private participation in the tourism sector. The "open door" policy adopted in 1974 provides several incentives aimed at encouraging both domestic and foreign private investment in tourism as well as other sectors. Some of the main provisions of these laws are guarantees against nationalization of private property, exemption from several labor requirements which public sector companies face, permission to have companies maintain foreign exchange accounts in Egypt, permission to repatriate profits, duty-free importation of construction and maintenance equipment, and tax holidays on profits for up to eight years.

In addition, the government regulates the prices of tourism services, principally hotel room tariffs, prices of food and beverages in hotels and transport fares.

According to a World Bank report, the percentage increase in the number of tourism visiting Luxor is projected to grow even faster than that of visitors to Egypt as a whole.

The Nature of the Problem

Egypt has an area of one million square kilometers and a population of 45 million in 1982. In simple terms this means an average of 45 persons per square kilometer, but when considering only the inhabited areas, Egypt is a very small country of less than 40,000 square kilometers, stretched along the Nile Valley from Aswan in the south to the Mediterranean Sea Coast in the north. More than 93% of the Egyptian population lives and works in this limited area. Thus, densities are very high.

Year after year and generation after generation, the area still remains the same but the population increases at a compound rate. The gravity of the situation is better illustrated by the fact that density exceeds 1150 persons/sq.km. in some areas. This situation has its impact on most of the problems facing Egypt nowadays.

Luxor, like many other Egyptian cities is overcrowded. About 100,000 inhabitants are living on an area of 644 acres of land, which is considered

high density by any scale. Besides the problems of crowding, Luxor has a special problem with the relationship between monuments and their surroundings, where most of the inhabitants live.

In the Egyptian Authoritarian System, an effort is made to objectively employ scientific methods to measure the effects of different events on people.

Problems might be categorized into two types:

1. primary problems, and
2. secondary problems.

Each of these categories will be discussed in detail latter in this research. First the aspects related to these categories should be discussed, i.e., social, employment and income, environmental and economical aspects.

Social aspects

Luxor, which was part of the Governorate of Kena until the middle of 1985 and now is a separate governorate, is a typical medium-sized Upper Egyptian town and an important center in terms of transport, health, education and communication services. It is the capital of Luxor region, which has a population of 212,000.

The Governorate of Kena traditionally was an area of emigration to the urban areas in Lower Egypt. The population of the Governorate, including Luxor City, grew by only 2% to 2.2% annually during the 1966-1976 period,

compared to the national annual growth rate of 2.3 to 2.4%. With the expansion of tourism, a faster rate of growth is expected and the population of Luxor city and the surrounding villages is projected to grow 2.5% annually. The population of the city of Luxor may reach 123,00 by 1990.

Approximately 27% of the population is economically active; relatively few women enter the labor force, with those who do mainly in service occupations. The average household size is somewhat larger here than for the whole of Egypt, and single origin multiple families are formed. As Luxor has better schools than that of the region, its population has a relatively higher educational level than that of the Governorate. Although served adequately by health clinics and hospitals, the population suffers from many communicable diseases .

Employment and income

The urban population of Luxor is mainly employed in services. Tourism itself is not a census category, but tourism activities fall under several categories. Approximately 65% of the economically active population is involved in agriculture, while 22% of the active labor force is employed either directly in tourism or in related activities such as handicraft for sale to tourists.

The majority of the population is unemployed including as many as 70-75% of the whole population in spring and summer, the low season for tourism. The average income in Luxor varies according to the type of

activity, from LE.55 (LE=Egyptian pounds) to LE.300 per month in higher hotels jobs. This shows that a part of the population falls under the poverty level, which may be due to the lack of jobs for all members of the family.

Environmental aspects in relation to land use and zoning

In 1976, the Council of Ministers issued Decree No. 134, designating Luxor a "tourist area," which requires that all new construction must be approved by the Ministry of Tourism. The development of tourism facilities in Luxor would be in accordance with the Land Use Plan of Luxor, approved in 1976 by the Municipality of Luxor, the Governorate of Kena and the Ministry of Tourism and Civil Aviation. The plan is based on two main concepts:

1. no urban or hotel development shall take place on the west bank of the Nile, except for the relocation of people living on top of or near the tombs; and
2. environmental protection/conservation zones shall be preserved around the monuments of both east and west banks.

The Land Use Plan calls for development of a hotel zone along 3.5 km. of the Corniche to a depth varying between 80 to 200 m., with a total area of 87.5 fedanes or acres = 35ha (hectares).

The present urban area has 275 fedanes or acres = 110ha (hectares) of development land, of which 225 fedanes or acres = 90ha (hectares) is residential.

The urban expansion planned for the south and southeast (away from the monuments) provides for an additional 425 fedanes or acres = 170ha (hectares), of which 225 fedanes or acres = 90ha (hectares) are residential.

The right of way of the Avenue of the Sphinx between the Luxor and Karnak temples, has been delineated as a special zone prohibiting any new construction, so that the Sphinxway can be restored in the future. Assurances were obtained that the land-use and subdivision regulations for the City of Luxor and the composition of the administrative body responsible for enforcing these regulations and controlling development in "the tourist area" would be stable for an adequate time.

Economic aspects

The City of Luxor is based on a single economy, which mainly relies on tourism. Most of the residents' have only one or no active function in building the economy, and this decreases the average household income, sometimes below the poverty level. Most of the goods are imported from other regions, due to the lack of local production.

The fact that women have no function in the economic structure of the city enlarges the problem. Most of the land is owned privately, but the owners cannot make any type of improvements on their land, due to their low income, and this affects the quality of the land products in general.

The main condition affecting the city's economy is that most of the income from tourism from Luxor city goes to the Federal government as a starting point, then the Federal government assigns a certain amount for the city, which is less than what is needed to make the necessary improvements. This allocation mechanism is due to the other pressing national problems facing the Federal Government in other regions, mainly in Cairo.

The previous four conditions will guide the research in identifying the problems as they are previously categorized. The main problems that appeared as a result of the survey, studies and interviews are:

1. the various governmental laws that forbid the inhabitants to build or rebuild private property. These laws are only concerned with the monuments and antiquities which are still buried everywhere in Luxor specifically in the area between Luxor and Karnak temples. These land use laws do not provide flexibility or alternatives to the land owners to make use of their land,
2. the prohibition to build any kind of industry in this area for the previously mentioned reasons, and also to avoid pollution that could occur and its effect on the monuments. This policy affects the economy in 3 ways,
 - A. the increase in imported goods, which is not balanced with some export of goods from the region. This affects the budget and causes a lack of improvements in the city's structure and facilities,

- B. the lack of jobs in the city itself; 3.5 out of 5 persons have no permanent jobs in the city or the surrounding region,
 - C. the region's single economic base, depending mainly on tourism. This makes local income insecure, due to the change in the number of tourists from one season to another, which in turn is affected by changes in national policy,
3. the prohibition against building sub-soil infrastructure in the area between the temples of Luxor and Karnak for the previously mentioned reasons. This affects the city's main services and the population along the River Nile in this area,
 4. the decrease in amount and quality agricultural land, which is related to the lack of land expansion and continued desert invasion. The increase in the population results in a tendency to build new houses on the agricultural land and also to divide the land between the new generation,
 5. the lack of tourist services and facilities, which affects the tourists' interest in staying longer in the city,

These problems have a tremendous effect on both living conditions and the monuments, and as well create several minor problems affect the engagement between the historic site and their vicinities.

The secondary problems resulting from the primary ones are:

1. the poor conditions of the existing buildings that result from the

law which forbids or does not facilitate the rebuilding of property.

Inhabitants maintain the old structures with the cheapest materials, evading government control or breaking the law,

2. the mistreatment of the tourists by the inhabitants, which may be because they feel that the tourists are in a sense responsible for their severe living conditions,
3. the robbing of the monuments, which occurred because of a lack of jobs for most of the inhabitants,
4. the deterioration of the monuments, due to the mistreatment by the inhabitants and some tourists, compounded by lack of government concern for teaching the public of the importance of tourism to local and national economy. Some tourists also feel less respect for the monuments when they see that local citizens do not care about their monuments.

At the heart of these many problems is the conflict between the presence of the monuments and the living conditions of people in their vicinity.

Conclusion

The following points will be discussed as a conclusion of this report:

1. the significance of problems and their impact on the existing situation,
2. problems ranked according to their importance from the societal and national point of view.
3. various goals and objectives for the society,

1. The significance of problems

The problems identified at the end of chapter four appear to be highly significant and have a tremendous effect on the existing situation.

The contradictions between governmental laws and actions disturb the citizens' lives in Luxor and their impact on tourism is not acceptable. The lack of tourist services and facilities decreases the number of tourists coming to the region, thus providing a negative impact on the local and national economy, which directly affects the living standards of the Egyptians.

2. Ranking problems

The problems should be ranked according to their importance for both local and national understanding. This priority system should also be as

flexible as possible to recognize the future societal demands and needs. According to the present situation, the problems may be ranked into three categories:

- A. problems perceived to be urgent in the short range,
- B. problems that affect the standard of living but are not perceived to be urgent,
- C. problems that affects the city's performance and expectations and that may take a long time to be solved.

This method of ranking should be done with respect to a comprehensive outlook for future plans.

3. Various goals and objectives for the society

The goals can be summed in the following points:

- A. increasing agricultural land,
- B. creating enough jobs,
- C. improving the standard of services, i.e. educational, health etc.
- D. relating governmental laws to the existing situation of the city and the citizens.

All these goals, in addition to increasing the tourism revenue, are perceived to be urgent for reaching a healthy society.

A. Urgent problems

- 1) lack of infrastructure,
- 2) deterioration of the monuments,
- 3) lack of tourism services.

B. Standard of living problems

- 1) decrease in the productivity of agriculture land,
- 2) lack of jobs,
- 3) lack of public services.

C. City performance problems

- 1) conflict between governmental laws,
- 2) economic dependency of Luxor City,
- 3) economic structure of Luxor city as a single base,
- 4) future outlook for increasing agricultural land,
- 5) lack of reconstruction of the physical environment and improvement of the housing conditions,
- 6) lack of public education.

The ranking of these problems could change, according to how they are perceived socially and governmentally in the future and whether the public demand for certain solutions increases in intensity.

Finally, the difficulties in the Luxor region are reaching a peak and something must happen to increase the public and governmental awareness of the significance of the problems before they become insurmountable or wicked.

REFERENCES

Advisory Committee for Reconstruction, Ministry of development, Arab Republic of Egypt "National Urban Policy Study, Egypt Urban Growth and Urban Data Report" July 1982.

Fathy, Hassan "Architecture for the Poor", An Experiment in Rural Egypt, The University of Chicago Press, Chicago and London, (Gourna 1969), 1973.

Ministry of Tourism "Master Plan for Luxor" 1981.

The World Bank Staff Appraisal Report, "Arab Republic of Egypt, Tourism Report" April 26, 1976.

BIBLIOGRAPHY

- American Public Health Association. Planning the Neighborhood.
Chicago: Public Administration Service , 1948.
- Andrews, Richard B. "Elements of the Urban Fringe Problem." Journal of Land and Public Utility Economics , XVIII (1942), 169-83.
- Andrews, Richard B. Urban Growth and Development. New York: Simmons-Boardman Publishing Corp., 1962.
- Beers, Howard W. "Rural-Urban Differences, Some Evidence From Public Opinion Polls." Rural Sociology, XVIII (March 1953), 1-11.
- Berlin, G. Lennis. The Urban Environment : A Climatological Anomaly.
Council Of Planning Librarians, Exchange Bibliography (June 1972).
- Board of Commissioners. Preserving the Past -- Building the Future.
Urban Renewal Agency of the Wichita, Kansas Metropolitan Area, 1975.
- Breese, Gerald. The City in Developing Countries; Readings on Urbanism and Urbanization. Englewood Cliffs: Prentice-Hall, 1969.
- Burton, Ina. "The Quality of the Environment: A Review." Geographical Review, LVIII(3) (July,1968), 472-81.
- Cooper, C.E. "Tourism." Journal of Geography, XLI, (1947), 115-20.
- Cullingworth. Housing Needs And Planning Policy. London: Rout Ledge & K.Paul, 1960.
- Dewey, Richard. "The Rural-Urban Continuum: Real But Relatively Unimportant.", American Journal of Sociology, LXVI, (June 1960), 60-6.

Carrol, Robert L., and Raymond H. Wheeler. "Metropolitan Influence on the Rural Nonfarm Population." Rural Sociology, XXXI (March, 1966), 64-73.

Duggar, George, and P.T. Van Der Hoft. Urban Renewal : Report of the International Seminar on Urban Renewal. The Hague: International Federation for Housing and Planning, 1959.

Duke, Richard D., and Gary King. "Planning In The Urban Fringe." Technical Bulletin B-40, East Lansing : Institute for Community Service and Development, Michigan State University, 1963.

Eslpern, Joel M. The Changing Village Community. Englewood Cliffs: Prentice-Hall, 1967.

Gist, N.P. "Ecological Decentralization and Rural-Urban Relationships." Rural Sociology, XVII (December, 1952), 328-35.

International Federation for Housing and Town Planning. Slum Clearance and Housing Edinburgh, 1954. Edinburg, 22nd. Congress, 1954.

Fitch, James M. "Historic Preservation."

Isaacs, Reginald R. "The Neighborhood Theory: And Analysis of its Adequacy." JAIP, (Spring, 1948).

McVeigh, Thomas. Social Indicators. place: Council of Planning Librarians, Exchange Bibliography.

Miller, Walter B. Cultural Features of an Urban Lower Class Community. Washington: Community Services Branch, National Institute of Health, 1959.

Mitchell, Lisle Serles. "Towards A Theory Of Public Urban Recreation." Proceedings of the Association of American Geographers, 1 (1969), 103-8.

National Trust for Historic Preservation, "Old and New Architecture."

Neighborhoods: "Guide to Conservation."

Rainwater, Lee. "Fear and the House as Haven in the Lower Class." JAIP
(January, 1966).

Rapkin, Chester, and William Grigsby. Residential Renewal in the Urban Core. Philadelphia: University of Pennsylvania Press, 1959.

Reade, Eric. "Community and the Rural-Urban Continuum." Journal of the Town Planning Institute, LIV (November, 1968), 426-29.

Smith, Michael J. "Heritage Projects: A practical Guide for Community Preservation Organizations."

Smith, Wallace F. Filtering and Neighborhood Change. Berkeley : Center for Real Estate and Urban Economics, Institute of Urban and Regional Development, University Of California, 1964.

Society Hill, "A Modern Community That Lives With History."

State Planning Office, "Historic Preservation: A Plan For New Mexico."

Stewart, Charles T. "The Urban-Rural Dichotomy: Concepts and Uses." American Journal of Sociology, LXIV (September, 1958), 152-58.

Teal, Roger F. Tourist Traffic in Small Historic Cities : Analysis , Strategies and Recommendations. London: Edward W. Wood, Jr. William, 1976.

Tinbergen, Jan. "Development Planning." 1967.

Tucson's Historic Districts, "Criteria for Preservation and Development."

United Nations, "Methods of Estimating Housing Needs: Study In Methods." Series F., No.12, New York, 1967.

APPENDIX [1]

MAPS

ARAB REPUBLIC OF EGYPT

EGYPT TOURISM PROJECT

Project Location

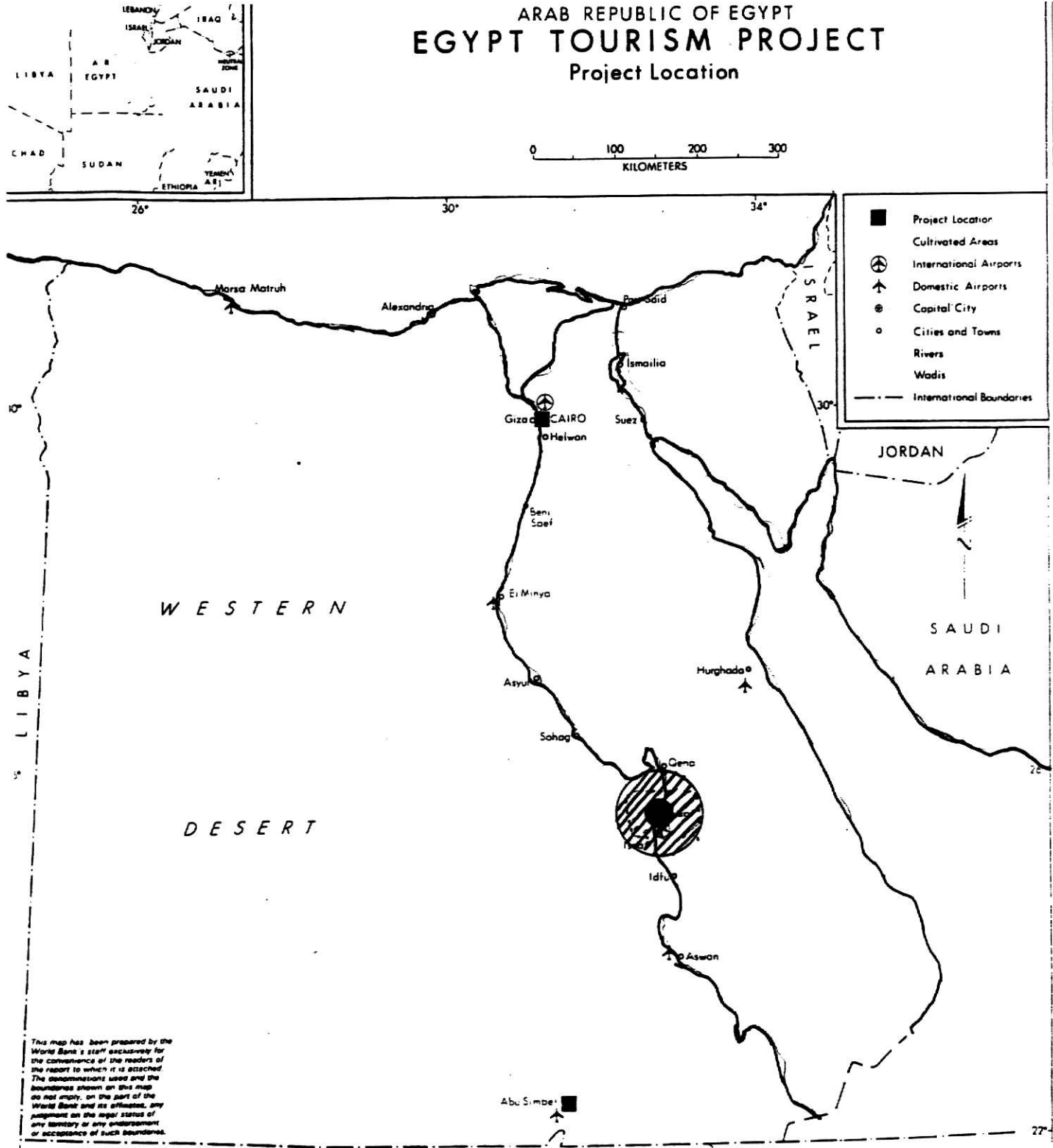


Figure : (17)

Title : EGYPT MAP, LUXOR CITY LOCATION

Source : The World Bank, Tourism Report, 1976

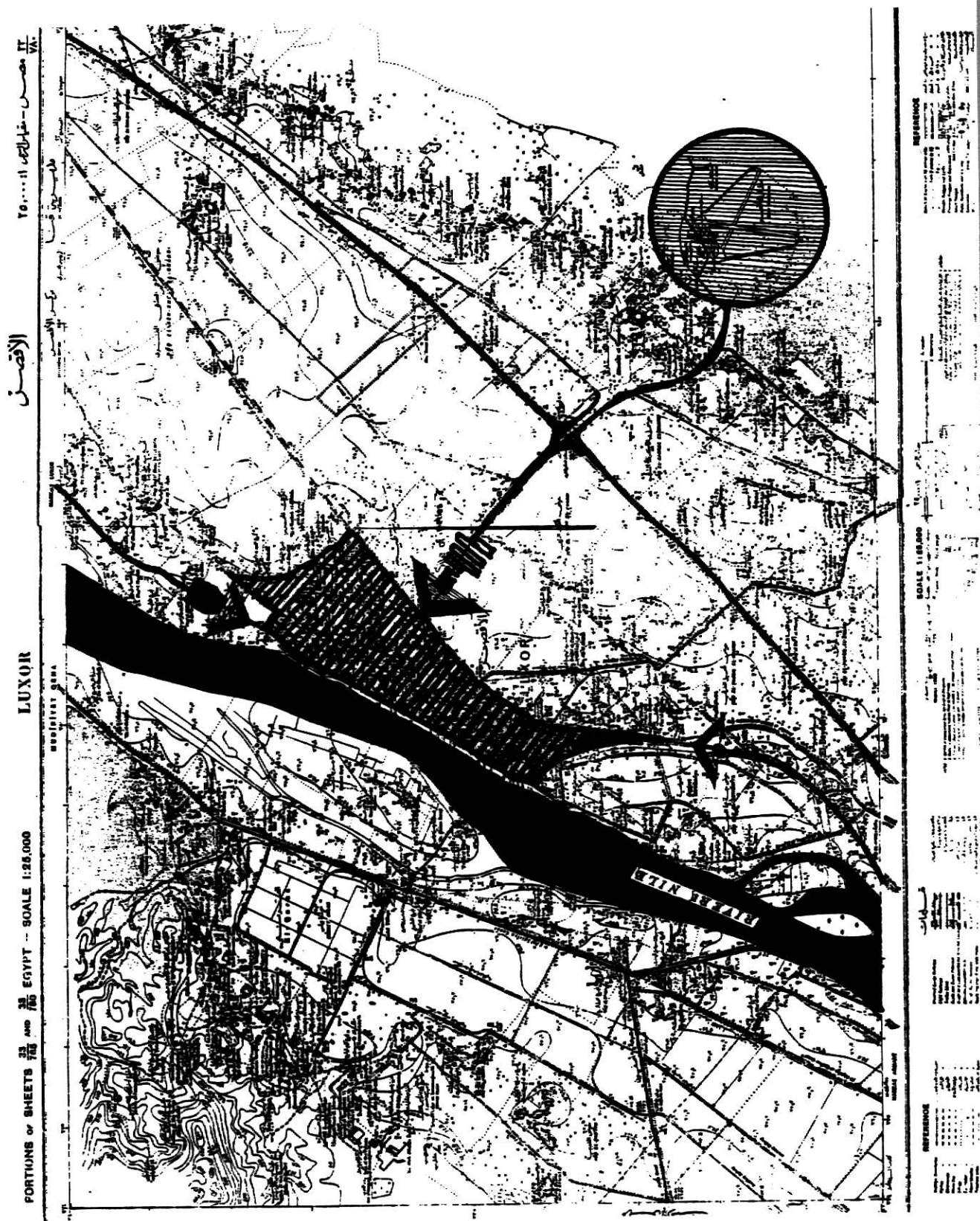


Figure : (18)

Title : LUXOR REGIONAL MAP, ZONES AND ENTRANCES

Source : City of Luxor Planning Office 1980



Figure : (19)

Title : LUXOR CITY GROSS AREA 1900

Source : City of Luxor planning Office 1980



Figure : (20)

Title : LUXOR CITY GROSS AREA 1920

Source : City of Luxor Planning Office 1980



Figure : (21)

Title : LUXOR CITY GROSS AREA 1934

Source : City of Luxor Planning Office 1980

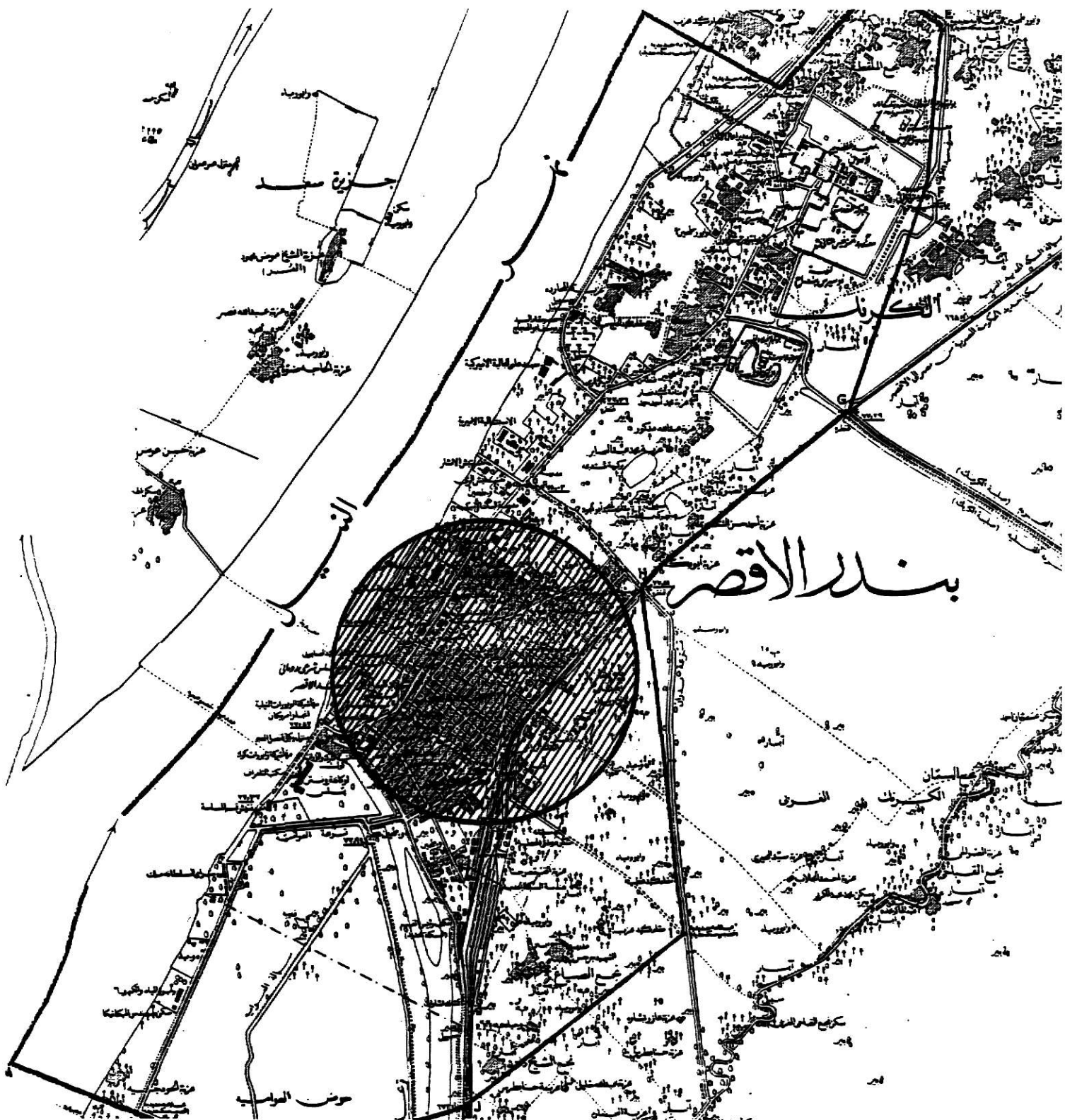


Figure : (22)

Title : LUXOR CITY GROSS AREA 1980

Source : City of Luxor Planning Office 1980

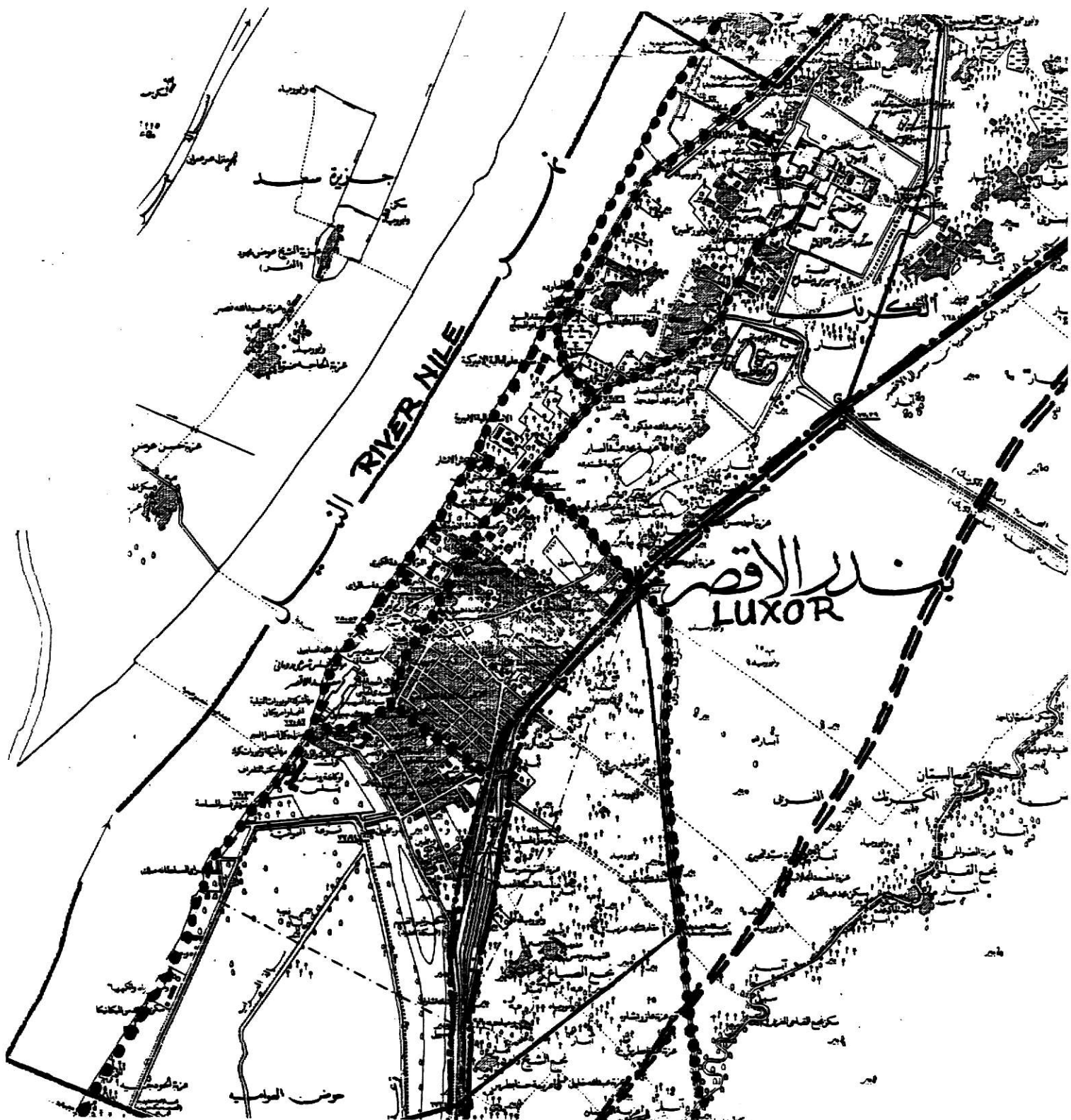


Figure : (23)

Title : LUXOR REGION MAIN TRANSPORTATION CHANNELS

Source : City of Luxor Planning Office 1980

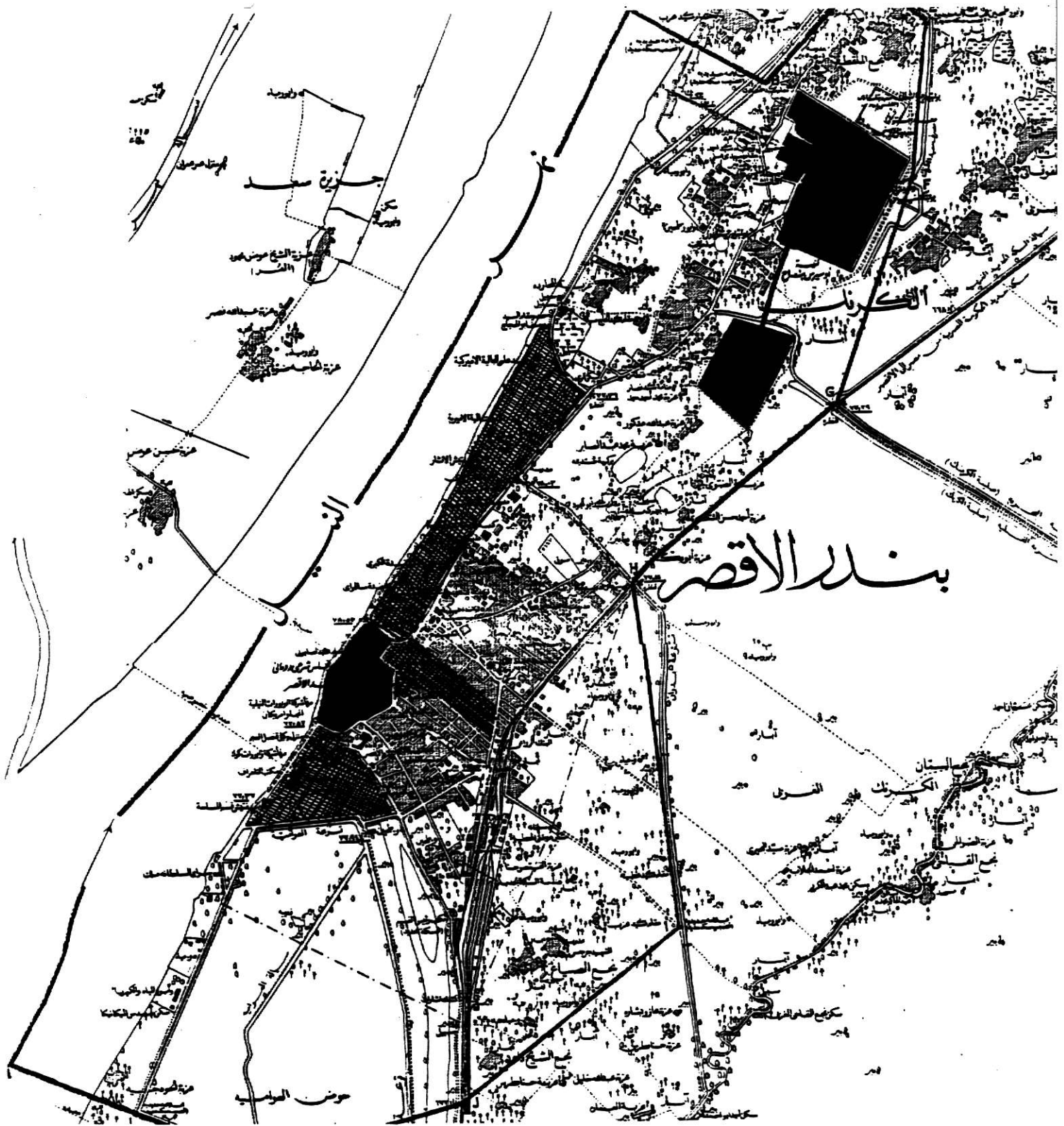


Figure : (24)

Title : LAND USES (HISTORIC AND TOURISTIC AREAS)

Source : City of Luxor Planning Office 1980

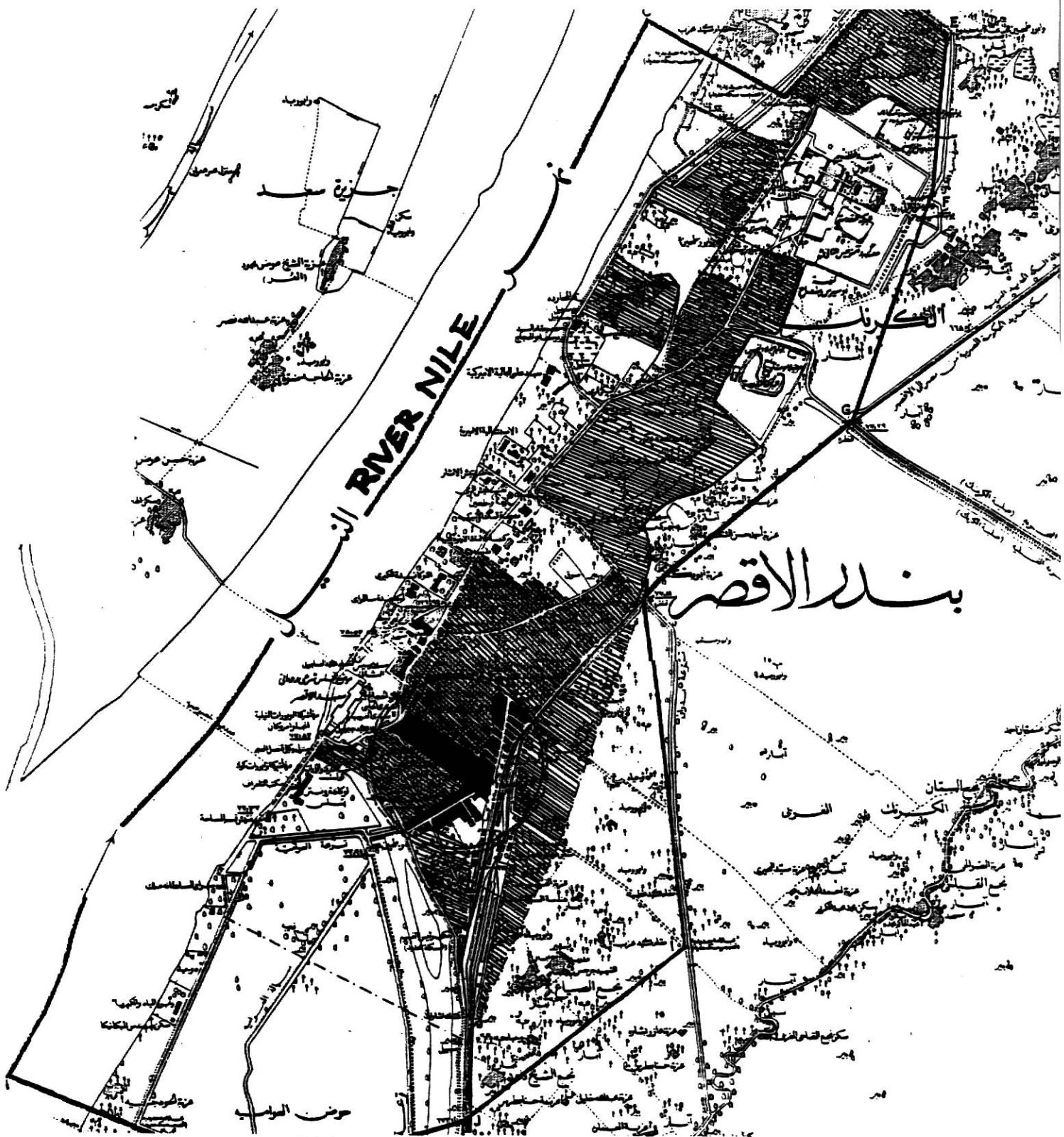


Figure : (25)

Title : LAND USES (COMMERCIAL AND RESIDENTIAL AREAS)

Source : City of Luxor Planning Office 1980



Figure : (26)

Title : LUXOR CITY RESIDENTIAL DENSITIES

Source : City of Luxor Planning Office 1980

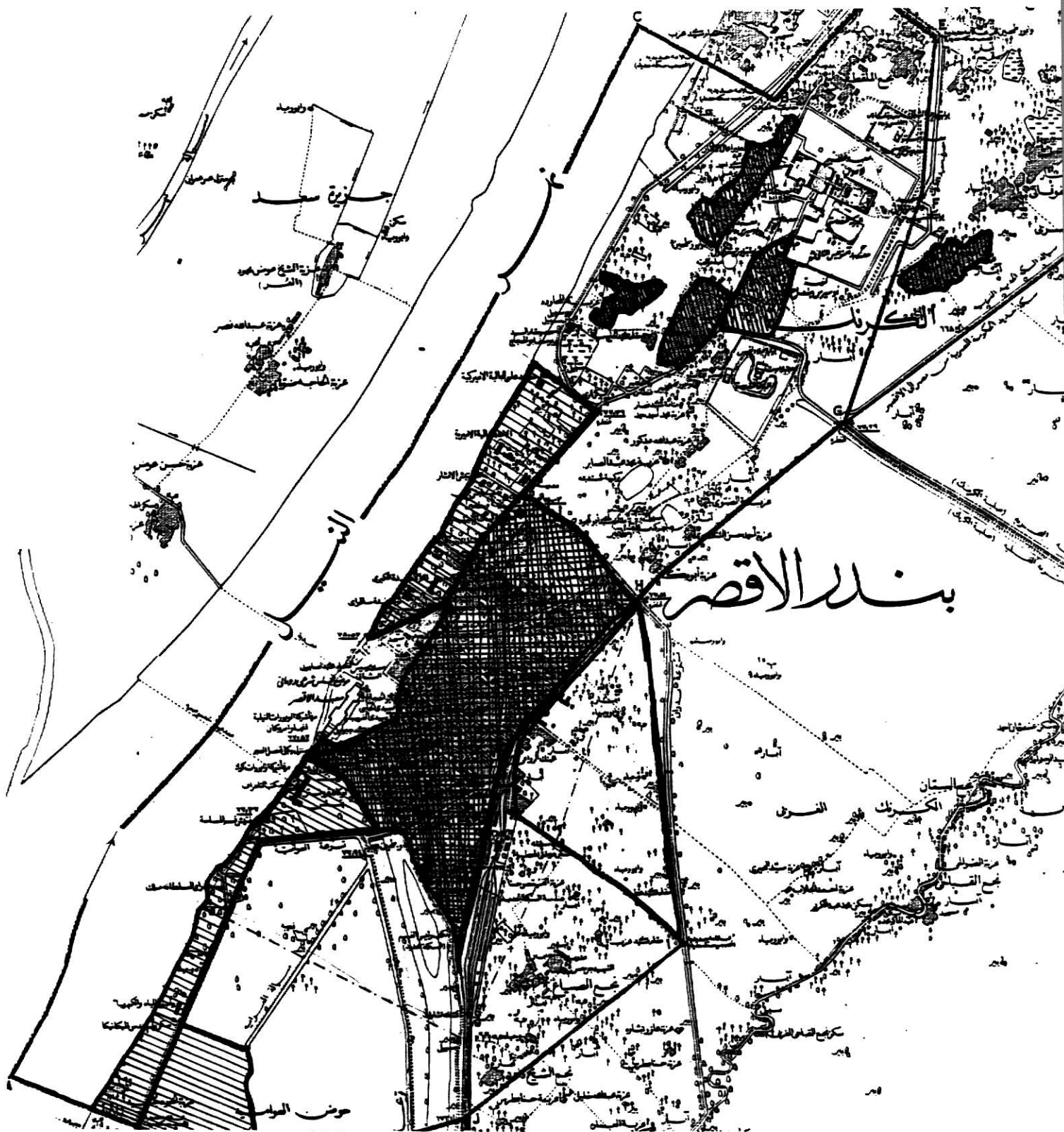


Figure : (27)

Title : LUXOR CITY BUILDING CONDITIONS

Source : City of Luxor Planning Office 1980

APPENDIX [2]

TABLES

MAIN EXPORT ITEMS IN EGYPT

(In LE millions)

Commodities	1974	1975	1976	1977
Rice	35.8	21.3	27.1	n.a.
Raw cotton	259.0	144.8	121.9	195.3
Cotton Yarns and textiles	143.0	186.3	117.6	121.1
Petroleum products	40.5	64.2	105.1	230.5
Workers' remittance from abroad	73.8	143.2	139.8	273.4
Tourism	81.0	109.0	181.5	284.9
Other	333.2	473.8	710.1	n.a.
Total export of goods and services	937.8	1,105.3	1,403.1	2,007.9

Table : (1)

Source : **Central Bank, Ministry of Tourism, Mission estimates.**

TOURIST TRAVEL STATISTICS, 1952 - 1978

Year	Visitors 1/ Arrivals ('000)	Average Length of stay (days)	Nights Spent ('000)
1952	76	n.a.	n.a.
1953	90	n.a.	n.a.
1954	114	n.a.	n.a.
1955	149	29.5	4,396
1956	170	30.8	5,231
1957	128	39.8	5,097
1958	163	22.4	3,653
1959	240	20.5	4,924
1960	285	16.0	4,560
1961	284	16.4	4,645
1962	291	14.3	4,166
1963	404	10.5	4,223
1964	497	14.1	7,024
1965	542	19.2	10,401
1966	579	16.9	9,783
1967	344	18.5	6,369
1968	318	13.4	4,376
1969	345	12.7	4,396
1970	358	12.8	4,574
1971	428	14.0	5,979
1972	541	12.2	6,614
1973	535	12.0	6,394
1974	680	9.6	6,505
1975	793	7.4	5,854
1976	984	6.9	6,796
1977	1004	6.3	6,339
1977*	672	6.1	4,083
1978*	663	6.6	4,396

Table : (2)
Source : Ministry of Tourism, Central Agency for Public Mobilization and Statistics.

/1 Includes all visitors staying more than 24 hours in Egypt

* January to August.

FOREIGN VISITOR EXPENDITURES
(receipts in foreign exchange)

Year	Receipts (in current LE) (million) 1/	Receipts (in current US\$) (million)	Receipts (in constant 1975 US\$) (million) 2/
1955	22.7	66.5	172.7
1956	20.4	57.9	145.1
1957	23.2	65.9	159.6
1958	15.6	44.3	107.0
1959	23.6	67.0	161.4
1960	23.5	66.7	157.3
1961	23.3	66.2	154.7
1962	17.8	40.9	96.7
1963	26.8	61.6	144.9
1964	37.5	86.3	200.0
1965	50.0	115.0	530.6
1966	59.0	135.7	614.0
1967	38.0	87.4	191.7
1968	31.0	71.3	166.6
1969	31.0	71.3	165.0
1970	37.0	85.1	177.3
1971	48.0	110.4	212.3
1972	60.0	153.0	266.1
1973	61.0	155.6	224.5
1974	81.0	206.0	237.6
1975	109.0	278.0	278.0
1976	181.5	462.8	458.2
1977	284.9	729.3	658.2

Table : (3)

Source : Ministry of Tourism, Central Bank, IBRD Report No. 814/78

1/ The Central Bank reports tourist receipts in LE as if they were all converted at the official rate of exchange.

2/ Based of the IBRD index of manufacturing export prices to correct for inflation.

KENA GOVERNORATE POPULATION

Year	Population
1937	1,017,569
1947	1,106,302
1960	1,351,358
1966	1,470,812
1976	1,705,368

Table : (4)

Source : Egyptian Census Office - Kena Governorate 1981

POPULATION DISTRIBUTION IN LUXOR REGION 1976

City or Village	Ratio
Luxor City	51.4 %
Old Karnak Village	13.3 %
New Karnak Village	7.4 %
El Awamia	5.0 %
Munshai El Amary	11.0 %
El Gournah	11.3 %
Total	100.0 %

Table : (5)

Source : **Egyptian Census Office - Kena Governorate 1981**

MEDIAN FAMILY MEMBERS IN LUXOR REGION

City or Village	Median Family Members
Luxor City	4.8
Old Karnak Village	5.0
New Karnak Village	4.9
El Awamia	4.6
Munshai El Amary	4.8
El Gournia	4.8

Table : (6)

Source : **Egyptian Census Office - Kena Governorate 1981**

CROWDNESS RATE IN LUXOR REGION

City or Village	* Crowdness Rate
Luxor City	2.1
Old karnak Village	2.2
New Karnak Village	2.4
El Awamia	2.2
Munshai El Amary	2.1
El Gournna	1.5

Table : (7)

Source : Egyptian Census Office - Kena Governorate 1981

* Crowdness Rate : Number of persons per room

LUXOR CITY POPULATION (CURRENT & ESTIMATED)

City	1970	1980	1990	2000
Luxor	42920	51600	62040	77880

Table : (8)

Source : **Egyptian Census Office - Kena Governorate 1981**

AGRICULTURE LAND IN LUXOR REGION 1976

City or Village	Area of Agriculture Land by Feddan	Location
Luxor City	1818	East Bank
Old Karnak Village	1153	East Bank
New Karnak Village	1783	East Bank
El Awamia	467	East Bank
Munshai El Amary	1632	East Bank
El Gournna	2150	West Bank
Total	9003	

Table : (9)

Source : Department of Agriculture - Kena Governorate 1981

LAND OWNERSHIP IN LUXOR REGION

(By Feddan)

City or Village	<u>Ownership</u>	
	Private	Public
Luxor City	1605	213
Old Karnak Village	1079	33
New Karnak Village	1597	64
El Awamia	499	192
Munshai El Amary	1537	24
El Gourna	2109	326

Table : (10)

Source : **Egyptian Census Office - Kena Governorate 1981**

ESTIMATED LABOR FORCE FOR THE YEAR 2000 IN LUXOR REGION

Activities	Population
Agriculture	61,741
Industry	7,398
Services	23,824
Unknown	1,236
Total	92,963

Table : (11)

Source : **Egyptian Census Office - Kena Governorate 1981**

ESTIMATED ECONOMIC ACTIVITIES IN LUXOR REGION YEAR 2000

Population	<u>Activities</u>				<u>Total</u>
	<u>Tourism</u>	<u>Industry</u>	<u>Services</u>	<u>Administrative</u>	
Male pop.	44,470	12,974	20,440	3,712	81,596
By Ratio	54.5 %	15.9 %	25.0 %	4.6 %	100 %

Table : (12)

Source : **Egyptian Census Office - Kena Governorate 1981**

PRINCIPAL FUNCTIONS OF LUXOR CITY SETTLEMENT 1982

ASSESSMENT OF THIS SETTLEMENT'S POTENTIALS

ABSORPTION CAPACITY	NET POPULATION ABSORPTION CAPACITY	0	1	2	3	4	5	OVERALL ASSESSMENT	ECONOMIC GROWTH POTENTIAL		
	EASE OF HORIZONTAL EXPANSION OUTSIDE ARABLE LAND	0	1	2	3	4	5		HIGH	LOW	
	COMB. DIFFICULTY & COST / CAPITA FOR EXPANDING WATER & SEWERAGE	HIGH		MED.		LOW					
ECONOMIC GROWTH	SETTLEMENT SIZE	0	1			2		ABSORPTION CAPACITY POTENTIAL	HIGH		
	RATE OF POPULATION GROWTH	0	1	2	3	4					
	COMB. ACCESS TO MAJOR INPUT SOURCES & MARKETS	0	1	2	3	4	5				

POPULATION (IN 000's)

1960	1966	1976	RATE OF CHANGE 1960-1976	1980 PROJECTION
35.1	77.6	92.7	6.26/a	118.2

AREA OF SETTLEMENT 7.39 sq km GROSS DENSITY 12,540 p/hectr

NET POPULATION ABSORPTION CAPACITY WITHIN PRESENT BOUNDARIES OF SETTLEMENT (IN 000's)

HIGH DENSITY 405 p/hectr	MEDIUM-HIGH DENSITY 280 p/hectr	NATIONAL AVERAGE DENSITY 140 p/hectr	MEDIUM-LOW DENSITY 90 p/hectr	LOW DENSITY 40 p/hectr
207.0	115.0	11.0	-	-

EASE OF HORIZONTAL EXPANSION WITHOUT ENCROACHING ON ARABLE LAND.

NONE

INFRASTRUCTURE

AVG. SIZE OF HOUSEHOLD	TOTAL NO. OF HOUSEHOLDS	TOTAL NO. OF RESIDENTIAL UNITS	TOTAL NO. OF RESIDENTIAL BLDGS	TOTAL NO. OF ALL BUILDINGS	
4.9	18,849	21,178	17,050	19,688	
CATEGORY			WATER	SEWERAGE	POWER
% OF HOUSEHOLDS OR BUILDINGS CONNECTED			41.9 (a)	- 0 - (b)	55.5
X. NO OF POPULATION WHICH COULD BE SERVED THE CAPACITY OF THE EXISTING SYSTEM (IN 000's)			153.0	- 0 -	
Y. OF THE 1976 POPULATION			165.1		
E : EXCESS D : DEFICIT			E 65.1	D (100)	
PER CAPITA COST FOR EXPANDING SYSTEM TO MEET NEEDS OF NEW POPULATION AT DENSITY OF 280 p/hect			91.3 (1976 L.E.)	456.7 (1976 L.E.)	(1972 L.E.)
				(a) HOUSEHOLD (b) BUILDING	

(a) HOUSEHOLDS
(b) BUILDINGS

ACCESS TO MAJOR SOURCES OF INPUTS AND TO MAJOR MARKETS

CATEGORY	SOURCE OR MARKET ZONES	ZONE'S URBAN POPULAT'N IN 000's	ZONE'S CENTROID	DISTANCE TO CENTROID IN Kms.	TIME DISTANCE IN Mins.	WEIGHT OF SOURCE OR MARKET	ACCESS INDEX	RANGE OF COMPUTED INDEX VALUES
MAJOR SOURCES OF INPUTS	Red Sea	48.0	Safage	207	199	27.7	1	0-4720
	Alexandria	2,318.7	Alexandria	997	984	12.7		
	Cairo	6,710.8	Cairo	716	792	3.2		
MAJOR MARKETS	Cairo	6,710.8	Cairo	716	792	1.74	< 1	0-5632
	Menoufia	336.7	Shebin El Khayma	800	894	1.12		
	Aswan	229.7	Aswan	235	263	1.08		

Table : (13)

Source : National Urban Policy Study, July 1982

APPENDIX [3]

CHARTS

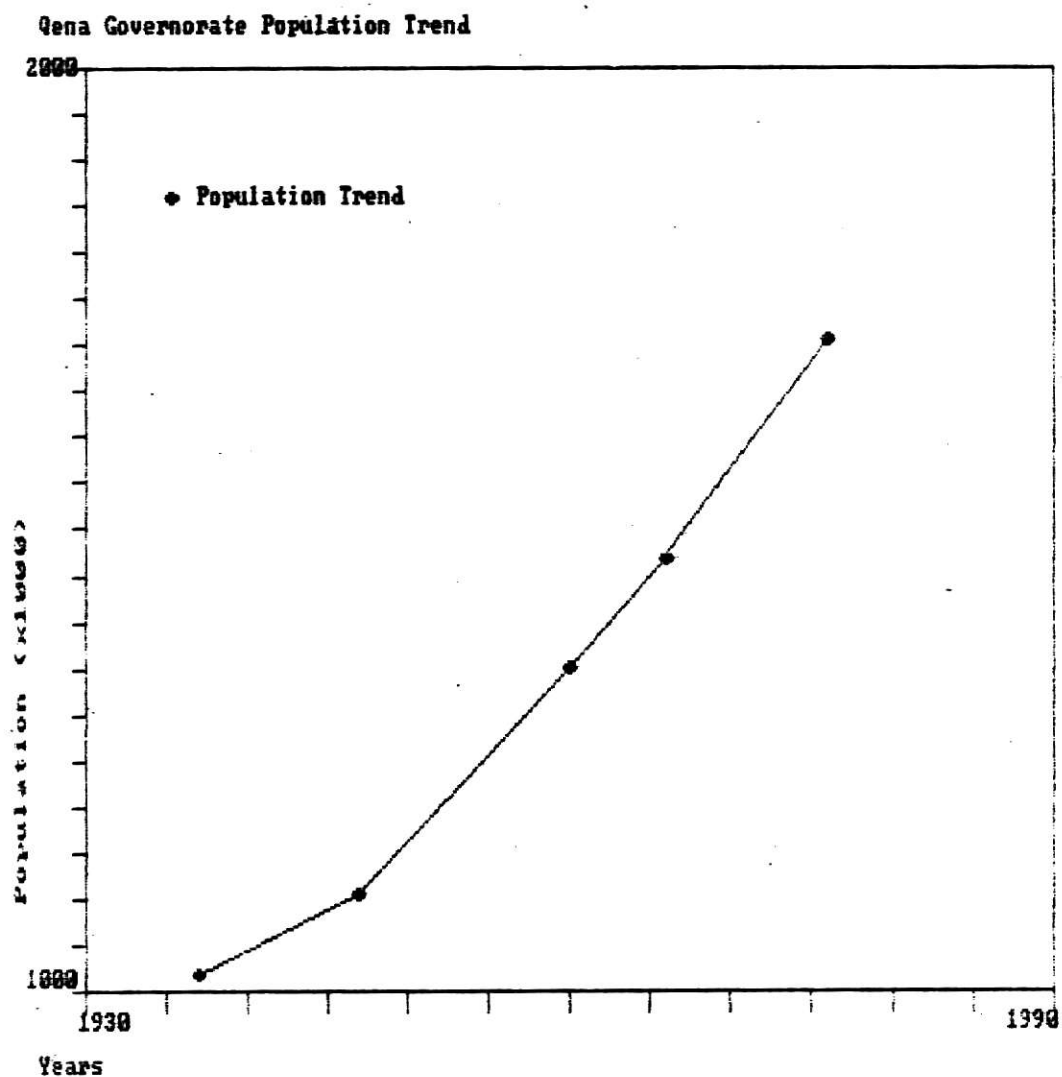


Figure : (28)

Title : POPULATION GROWTH FOR KENA GOVERNORATE 1980

Source : Egyptian Census Office, Kena governorate

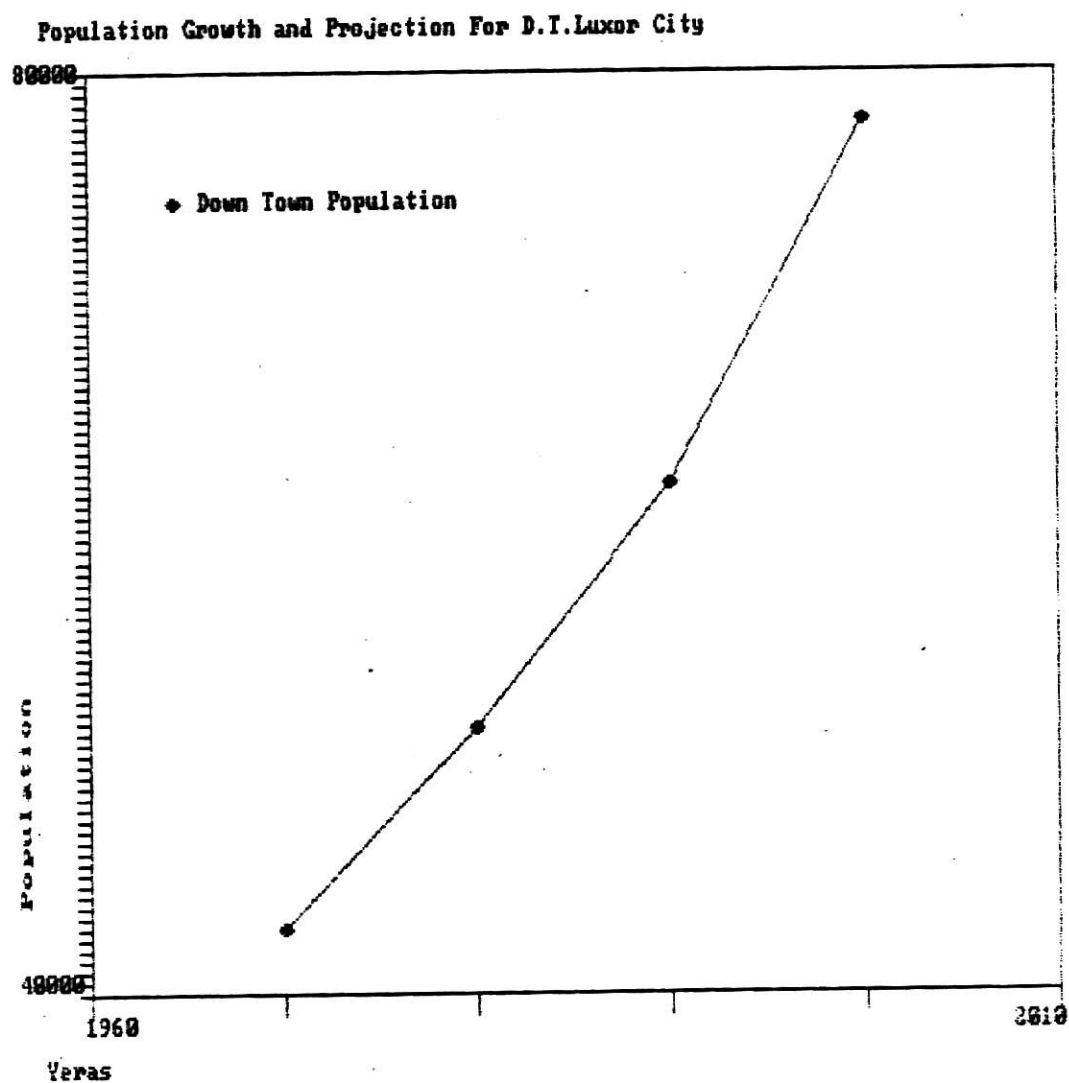


Figure : (29)

Title : POPULATION GROWTH AND PROJECTED FOR LUXOR CITY 1980

Source : Egyptian Census Office, Kena governorate

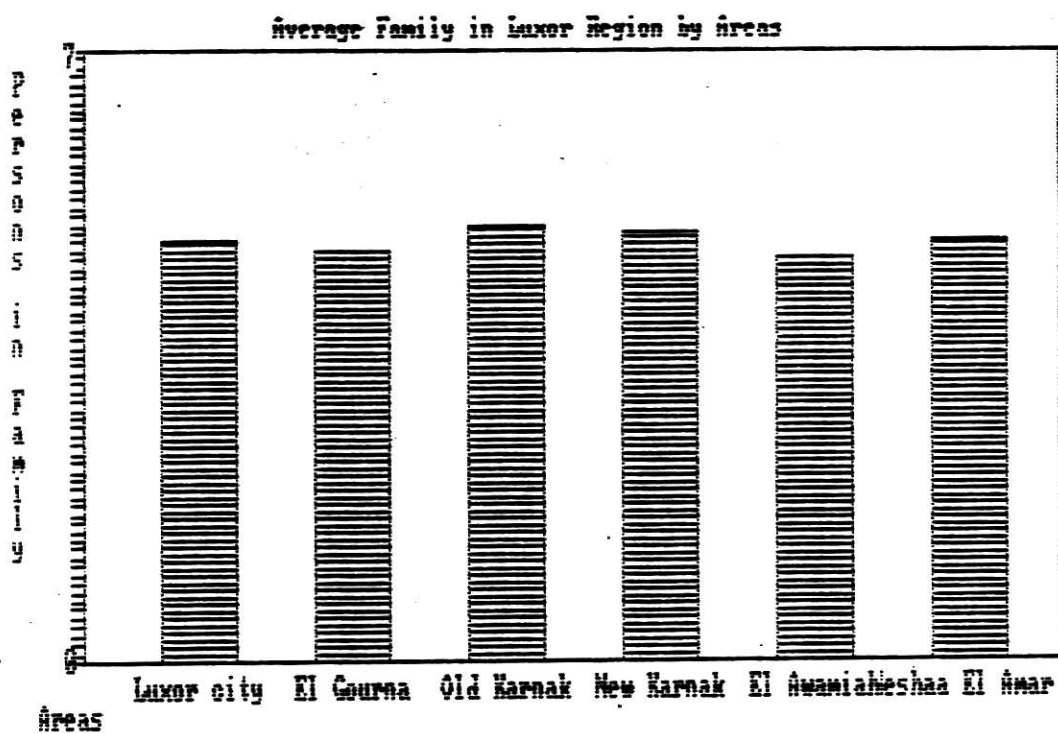


Figure : (30)

Title : AVERAGE FAMILY NUMBER IN LUXOR REGION BY PLACES 1980

Source : Egyptian Census Office, Kena governorate

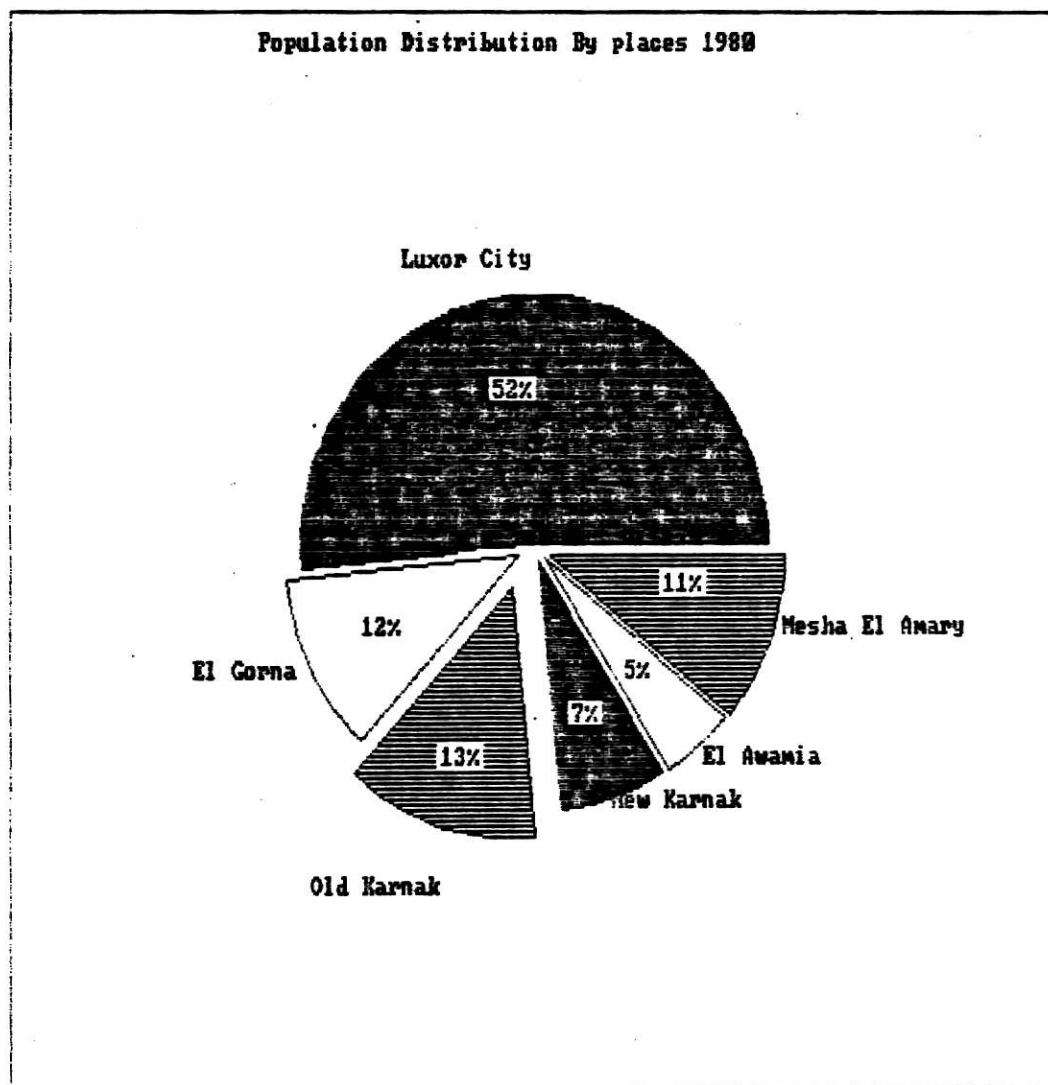


Figure : (31)

Title : POPULATION DISTRIBUTION BY PLACES IN LUXOR REGION 1980

Source : Egyptian Census Office, Kena governorate

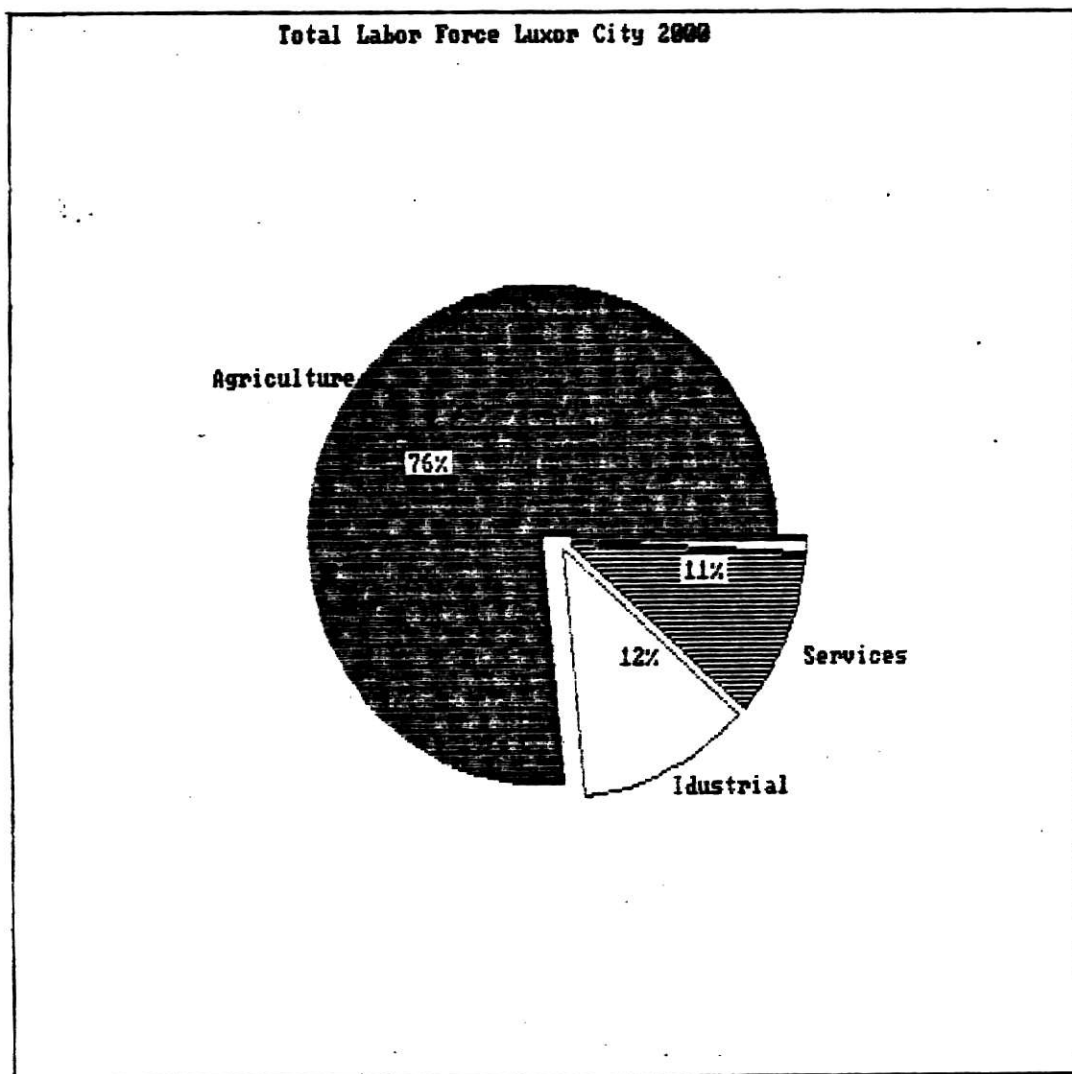


Figure : (32)

Title : DISTRIBUTION OF TOTAL LABOR FORCE IN LUXOR REGION 1980

Source : Egyptian Census Office, Kena governorate

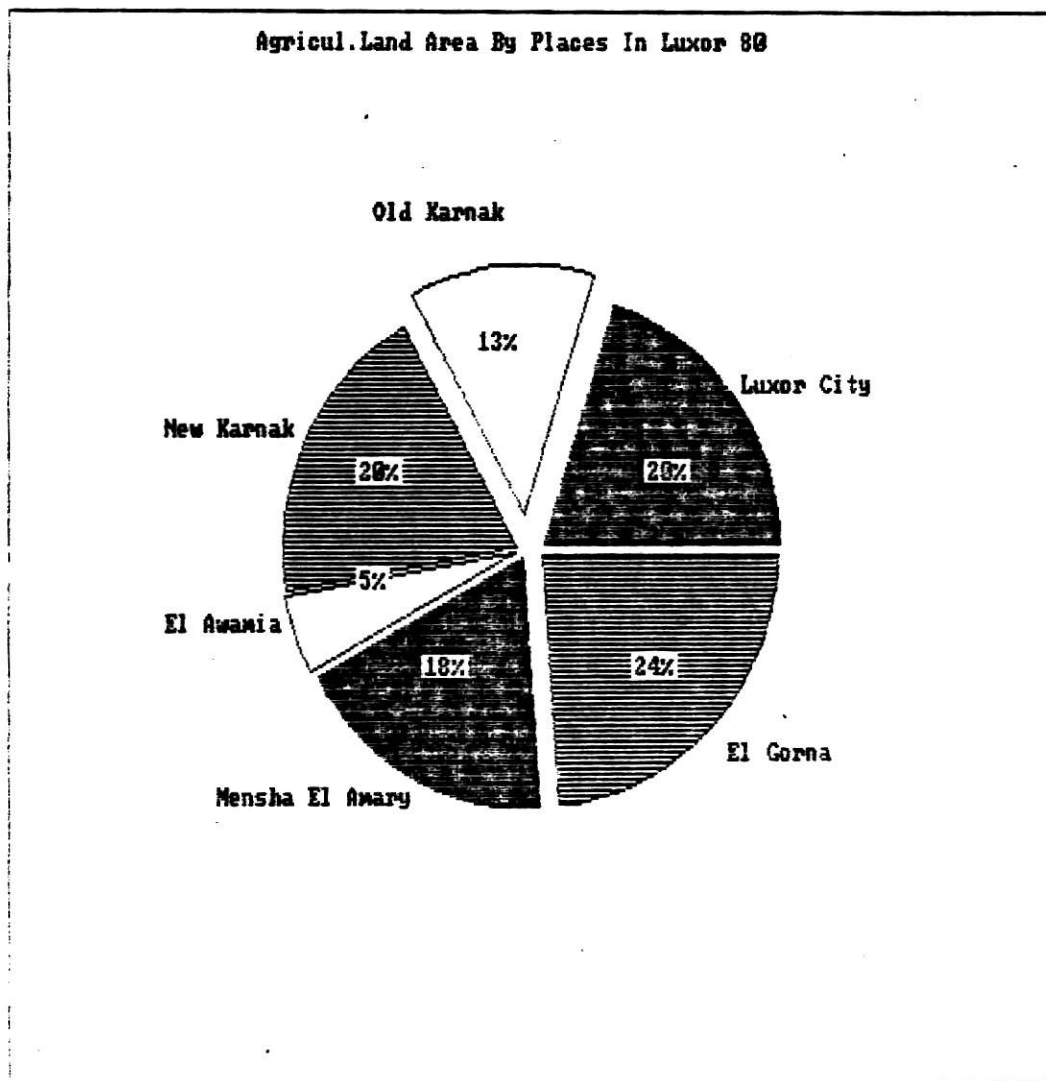


Figure : (33)

Title : AREA OF AGRICULTURE LAND IN LUXOR REGION BY PLACES 1980

Source : Egyptian Census Office, Kena governorate

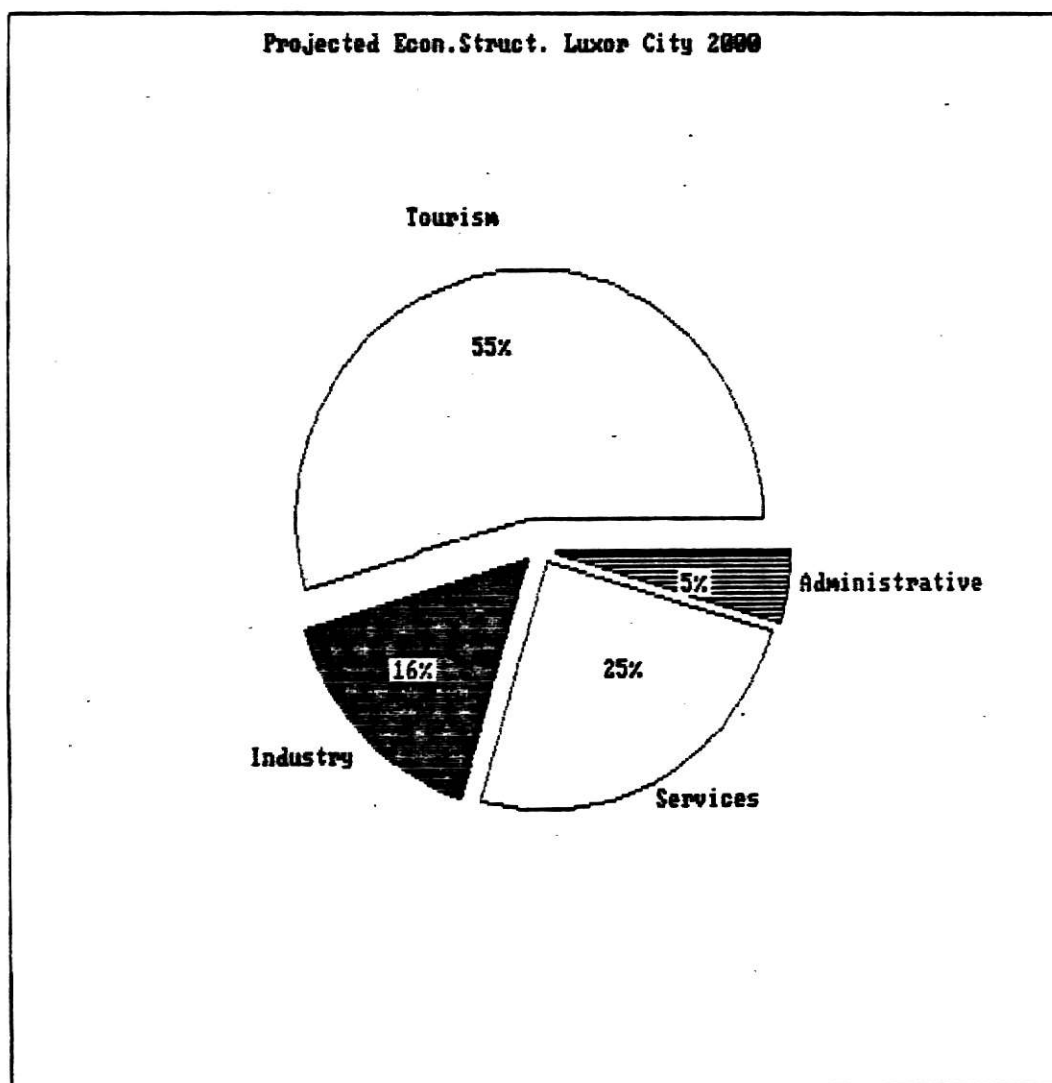


Figure : (34)

Title : PROJECTED ECONOMIC JOB STRUCTURE FOR LUXOR CITY 2000

Source : Egyptian Census Office, Kena governorate

APPENDIX [4]

STRUCTURED INTERVIEW

Inhabitants of Karnak Village

Name ?

How long have you been living in Luxor ?

Have you lived in any other place before ? if yes, where ?

What is your work or job ?

Why did you chose to live in Luxor ?

Have you thought to move from Luxor to live in another place ?

Now, I would like to ask you about the kind of activities that you usually do in the weekends ?

Have you visited the Karnak Temple ? If yes, what do you think about it ? How do you go there ?

Do you think that Karnak Temple is far from or near your home ?

Does the fact that Karnak Temple is located within the area where you live cause you any problem ? If yes, what are the problems that you are facing and what, in your opinion, is a good solution ?

Thank you very much for your time.

Tourists

Where are you from ?

For how long are you staying in Luxor and for how long are you staying in Egypt ?

What do you think about the existing conditions of the monuments ?

Do you think from your observations that the distance between the neighborhoods and the monuments is sufficient ?

What, in your opinion, are to be the problems of the historic places in Luxor ?

Have you any problems in finding accommodation in Luxor ?

Have you visited Luxor before ? If yes, have you noticed any change since the last time you have been in Luxor ?

What makes you visit Luxor ?

When you return back to your country, are you going to advise others to visit Luxor ?

What is the thing that most bothered you during your staying in Luxor ?

Thank you very much, and have a nice stay in Luxor.

Tourism Government Personnel

To what degree do you think that Luxor is a tourism city ?

What are the most significant tourism problems in Luxor ?

From the tourists' complaints, what do you think can be considered the most frequent problems ?

Is there any interference from the inhabitants concerning the monuments and the tourists ?

In the near future, what is the most important plan to improve tourism and tourist facilities in Luxor ?

Monuments Organization Personnel

What problems have emerged from misusing the historic areas ?

What are your thoughts for a solution ?

How you deal with the monuments that are found to exist on a private property ?

Do you think that the distance between the neighborhoods and the monuments is enough ?

Tourism Police Personnel

What is considered as a main conflict from the people who live near the monuments ?

Do you think it is hard to guard the monuments and why ?

How do you deal with robbery in the historic areas ?

UPGRADING OF URBAN HISTORICAL DISTRICTS
A CASE STUDY ON LUXOR
EGYPT

by

MAGED HASSAN EL GAMMAL

B. Arch., Ain Shams University, Egypt, 1979

AN ABSTRACT OF A MASTER'S REPORT

submitted in partial fulfillment of the

requirements for the degree

MASTER OF REGIONAL AND COMMUNITY PLANNING

Department of Regional and Community Planning

KANSAS STATE UNIVERSITY
Manhattan, Kansas

1985

ABSTRACT

Along with the preservation and restoration of historic buildings or areas, the surrounding urban environment must be upgraded if tourism and cultural understanding are to be promoted.

Egypt is one of the oldest countries in the world. The issue of engagement between historic buildings or areas and their vicinity occurs in almost all Egyptian cities. Because a country like Egypt depends for much of its national income on tourism, preservation of its cultural and historical resources appears to be a significant problem.

The Luxor region, which is located in southern Egypt and possesses the largest collection of Pharaonic monuments and temples, in addition to several other Roman, Coptic and Islamic monuments, will be the case study for this research.

An overview and scanning of the environment, in addition to an urbanistic and touristic plan, is the main goal of the comprehensive research, to save this specific area from the deteriorated conditions that have developed in the last decades. This part of the comprehensive research will mainly deal with the issue of identifying the problems generated from this engagement. To initiate the research, I propose to determine the urban, social, and economic characteristics of the areas or districts involved and the nature of the neighborhood surrounding the historic places and monuments. A method

of scanning such environments is intended to contribute to reaching this goal. In addition, a detailed study of the structure of the surrounding urban and rural districts with their population will be required.

This research is divided into four parts:

1. studying the historic features of the city of Luxor and its impact on the existing situation, which appeared to be significant.
2. design of the research to identify the different tools that might give better scanning results and facilitate the problem identification process later in the research.
3. data preparation and organization, an important part of this research to achieve the maximum benefits of the gathered data.
4. problems identification process, based on the gathered data and a review of the political system in Egypt and its policy making procedure, with emphasis on tourism policy.

In this chapter it is found that the problems may be categorized into two main types, primary and secondary problems. The primary problems that were considered to be the direct reasons for the existing conditions were mainly found to come from the various governmental laws that forbid the inhabitants to build or rebuild on private property, and from the prohibition of building industries in this area, which is reflected in the lack of jobs in the Luxor region.

The conclusions of the research discuss the following points:

1. the significance of problems and their impact on the existing situation.
2. problems ranked according to their importance from the societal and national point of view.
3. various goals and objectives for the society.

Finally, the difficulties in the Luxor region are reaching a peak and something is needed to increase the public and governmental awareness of the significance of the problems before they become insurmountable or wicked.