

## Conclusions & Recommendations

---

### Overview

This study has argued that tourism could enhance the natural and socio-cultural environments provided that tourism development was planned in a way where the negative environmental impacts of tourism on destination areas are eliminated. Indeed, this study has showed, through illustrative examples, that tourism has contributed to the preservation, enrichment, and conservation of many natural and man-made environments. It argued that the success of many coastal development projects depends on the unique characteristics of the Mediterranean region including its special beauty, the abundance of natural resources, and the rich cultural heritage. It highlighted that tourism has significantly contributed to the enrichment of the natural and socio-cultural environments in many coastal development projects along the Mediterranean. In addition, it was pointed out the environmental degradation has had a significant impact on the attractiveness of the Mediterranean countries as leading tourist destinations.

Moreover, this study has recognized the importance of tourism to the economies of both developed and developing countries in the Mediterranean region. With particular reference to Egypt, it was argued that it is impossible to deny the contribution of tourism to the national income. Indeed, a country like Egypt could not afford to overlook the economic benefits associated with tourism being one of the main pillars of the economy. In Egypt, as well as in many countries, the main objective for tourism development has been to realize rapid economic development. Such objective has dominated the planning approaches for the development of tourism. It, in turn, could not be neglected but has to be taken into consideration during the planning process. Tourism development could not survive without financial and economic benefits. However, in order to realize short and long term socio-economic benefits a comprehensive and integrated planning approach for tourism development is needed to prevent the negative tourism impacts.

### **Tourism and the Environment: A Symbiotic Relationship**

As pointed out above, the Mediterranean Coasts are rich in their natural resources and beautiful landscapes. These are combined with an extensive heritage of cultural and historical sites. This has resulted in a unique and diverse tourism image that characterizes the Mediterranean countries. Such diversity provides distinguished tourist product that

established the Mediterranean countries as a leading tourist destination worldwide.

Traditionally, tourism to cultural and historic sites dominated the tourists' motivations to travel. However, after the 1960s this was replaced by recreational, relaxation and water-based activities as the primary motivation for tourism which depend primarily on the natural environment. This reflects the importance of protecting the environment to ensure the continuous attraction of tourists and the realization of sustainable economic benefits from tourism. Therefore, a prerequisite is to realize a balance between acquiring economical benefits from tourism while maintaining and even achieving considerable environmental improvement. It is, however, important to understand that the two goals are compatible:

*Environmental protection = sustainable development = sustainable economical benefit*  
*Environmental degradation = development failure = economical losses*

Environmental degradation initiates a cycle where the loss of natural resources is usually followed by the continuous disintegration of the tourist industry. This could explain the emergence of the new tourist destination areas in East Asia and the Pacific. These places have been attracting more international tourists and indeed pose a threat to most traditional destination areas such as Spain and Italy, which have suffered from a decrease in their receipts from tourism in the last few years. This could be explained through applying Butler's (1991) product life cycle model, which analyzed the tourism development experiences in the Spanish and Egyptian Mediterranean Coasts<sup>1</sup>.

Moreover, the environmental degradation along the Mediterranean coast does not only affect the areas where pollution is generated, but could also have significant impacts on the surrounding areas. Therefore, it is necessary to point out that tourism development along the Mediterranean coast could be threatened by three important factors:

- The environmental degradation due to other type of development in the same area

---

<sup>1</sup> Butler's Tourism's Growth Model analyzed the six stages of growth of tourism product referring to the changes, which occur to the environmental qualities. In the long term, the uncontrolled and the inadequate development could cause the deterioration of the environment of the tourist destination, which as a consequence could become less attractive. Consequently, tourists may choose a different destination.

- The environmental degradation due to development in the surrounding areas
- The environmental degradation due the tourism development itself

The above factors increase the complexities and challenges for coping with environmental problems in areas where tourism had already been promoted.

Furthermore, tourism may have a negative impact on the environment, as for example, the pollution of resort beaches, and the irresponsible behavior of tourists disrupting the feeding and breeding of wildlife habitats. Indeed, the concentration of tourists' facilities in resorts has induced a severe pressure on land uses, infrastructure, traffic congestion, and the segregation of tourists and residents. Tourism is initially in a **sympiotic relationship** with the environment. The role of tourism in the creation of wildlife parks and preservation of historic buildings are examples of this relationship. Through tourism development, different criteria are established for controlling development around natural reserved areas, which are providing recreational related activities. For example, tourism development could transform a site that has poor scenic values to a beautiful place with special scenery and positive environment.

### **Planning Approaches**

The environmental degradation is particularly acute in areas of rapid and intensive tourism growth, which takes place in delicate and special environments. Since coastal zones are considered sensitive areas, the control of development on coasts is then the most important step in the development process in order to maintain the sympiotic relationship between tourism and the environment. Consequently, planners should redirect their emphasis from planning the environment for tourism purposes, to defending the environment from the negative impacts of development, which is the only way to achieve sustainable development

The analysis of the existing forms of physical expansions along the Mediterranean coast shows that tourism expansion is either horizontal or vertical. The horizontal expansion is the replacement of the existing land uses such as industrial, agricultural and residential uses by tourist activities accompanied with the increase of densities. While the vertical expansion takes place upon undeveloped areas around the densely developed and overcrowded areas, in order to alleviate the pressure on the existing tourists' services and facilities. The vertical expansion

usually takes the linear form along the narrow coastal strip. Such linear expansion could cause many controversial impacts. Therefore the expansion should be directed towards the hinterland (backward areas) in order to prevent urban sprawl, exploit the hinterland resources and control growth along coasts.

In summary, it could be concluded that:

A-Similar to the environment, tourism development has a dynamic feature;

B-Their relationship could be defined as successive actions and reactions from both sides;

C-As tourism growth may deteriorate the environment, the environmental degradation may cause tourism's decline;

D-These dynamic features have to be considered through the planning process and the establishments of strategies for development along coasts and in the creation of the whole tourist image of a site.

However, the comparison between the NWC and the French Languedoc Roussillon development has added to the challenges facing the planning approaches. Planning control systems that had been applied in the French case could not prevent environmental degradation. This may question the effectiveness of the planning control systems that are applied in the NWC region of Egypt to be able to sustain environmental protection

1. In the NWC, the execution of the plan failed in attracting international tourists and in realizing its socio-cultural objectives particularly those concerning the Bedouins.
2. The conservation of the natural environment was a common objective in both development plans. In the Languedoc-Roussillon case, the site was naturally poor and had some environmental problems. Contrarily, the Northwest Coast was characterized by unique and distinguished natural qualities.
3. The French plan considered tourism development as part of an integrated and comprehensive plan that realizes the holistic development. Tourism, manufacturing industries, and agriculture were considered as one unit that provides the economical and ecological improvement. But in the Egyptian case although the planning aimed at achieving holistic and integrated development, the implemented

development did not integrate the tourist industry with the other economic sectors especially in the hinterland.

4. In the Egyptian experience, the actions for improving the environment were only mentioned in the planning reports and maps. They had not actually been executed due to the financial difficulties and the lack of awareness of their importance from both the government and the investors.
5. The Egyptian management failed to establish new activities that can compete with other destination areas in the Mediterranean region.
6. Neglecting the implementation of many special activities that would have eliminated the seasonality problem that has been facing the NWC of Egypt.
7. Although the environmental degradation has not yet been evident in the NWC of Egypt but the French example highlights that degradation is likely to appear in the future.

### **Management**

Legislation on both the international and the national level are established in order to control environmental degradations. However, the overlapping responsibility of different agencies and ministries, and the incapable enforcement agencies, make the control of environment and the execution of its regulations, difficult and unaccomplished.

- The main problem that is facing the environmental improvement is the financial support especially in the developing countries. That problem is solved by the establishment of the concept of *polluters' pay* as in France and Turkey or by taxes founded on some tourist activities as in Egypt.

Measures of development controls such as carrying capacity and limits of acceptable charge as well as environmental impact assessment need to be reviewed.

- Determining carrying capacity standard for an area can be misleading in case of conflict between actual environment saturation and its perception (Lawson, F. 1998). This conflict explain difficulties of measuring carrying capacity of an area and can cause failure of environmental improvement in many areas especially when economic measures have the dominant power for making the decision.
- The dynamic feature of tourism and the relative environmental impact needs decisions that are totally based on the future

forecasting of environmental condition in order to prevent its degradation and in the LAC process degradations may be tolerated in order to realize an economical benefits. In case of areas of unique values, this tolerance may cause controversial results on both economical and environmental levels.

- In the case of tourism development on coasts, environment is the main resource on which development is based. According to the growth cycle of tourism products, the degradation that occurs to one site can cause the rejection of this site as a tourist destination area. This fact needs very careful control system and management that not only prevent negative impact but also provide positive additions to the environment that is already threatened by surrounding developments. Then the environmental impact measures for tourism development on coasts must be of determined fields and positively directed.

Many management systems failed to improve the environment. All management systems were in the form of regulations deciding the width of the beach or the building densities, which could realize the maximum economical benefit with minimum environmental damages. Even, France that has the most successful organized management system for controlling tourism development attempts to modify that management to reach sustainability.

With reference to the Northwest Coast of Egypt which has been exposed to an inefficient management that could result in an irreversible damage if no remedial actions are taken. For example, land speculation that have been occurring in the NWC and the lack of adequate activities and hotels have been the main factors behind the failure of the Northwest coast to attract international tourist markets. Such failure could explain the uncontrolled urbanization of the linear narrow strip and the separation and isolation of the Bedouin society. The inefficient management was due essentially to the dominance of the economical and political forces and the unawareness of the consequences and results.

The study of resources, and environmental degradation forecast have to be carried out to focus on the area of environmental importance in the Northwest Coast as well as its fragility, in order to obtain financial support for its maintenance and protection. However, the lack of an appropriate information base is becoming a very significant obstacle to improve coastal management.

The general regulations for controlling the coast failed to protect the environment in sensitive areas. They must be modified according to the specific characteristics of each area in the light of the new relationship between tourism and the environment. Therefore, the treatment methods and regulations controlling development in each area must differ according to different circumstances.

Because the environment and natural feature are the main resources on which tourism depends, the aim of tourist development towards sustainability must be more than just protecting the environment. It is important to attempt to enrich environment. This aim must differentiate tourism development from other development sectors. Accordingly, the causes of failures of environmental improvement on the North West Coast could be summarized as follows:

- a- The misunderstanding of the dynamic performance of the environmental impacts
- b- The misleading data
- c- The misunderstanding of the growth cycle of tourism in coasts
- d- The inadequate regulations controlling growth in coast
- e- The inadequate measurement of environmental control through tourism development projects
- f- The non-subjective choices of recreational activities on the coasts.

The above discussion could highlight that if no remedial actions are taken, the Northwest Coast would suffer from over development along the narrow coastal strip which, in the long term, would lose the quality of its tourist products due to over-crowding and environmental degradations.

### **Finally**

This study has proposed an action plan for tourism development along the Northwest Coast of Egypt. The parameters of the action plan could be summarized as follows:

- I- The foundation of an environmental database that allows the detection of areas of certain importance; (aesthetic or cultural important values)
- II- A classification of lands according to their development extends, and its environmental values.
- III- Studying the future environmental impact of existing developments and its extends
- IV- Re-classifications of lands according to the pollution statements

- V- Proposition of strategies alternative for conservation or development
- VI- Evaluation of alternatives that realize the environmental context within the economical and social dimensions
- VII- Specifications of adequate regulations for each land grade, and the set of needed regional solutions and development responsibilities.
- VIII- On the local level, proposed projects, that follows regional plans and regulations, present detailed studies on the natural resources, land values, tourist demands and environmental impact assessment to update regional database.

## REFERENCES

---

- Abdel Wahab, Salah, 1991, Tourism development. Zahran publication, Cairo. *In Arabic*
- Abdel Wahab, Salah,, 1997, Sustainable Tourism in the Developing World, in Abdel Wahab, S. and Pigram, J., (eds), Tourism Devevelopment and Growth: The Challenge of Sustainability, Routledge.
- Abdelaziz, A., 1987, “The Environmental Impacts of developing the North West Coast Region”, Paper presented to the Conference of Tourism Development, “Evironmental Preservation and Energy Consumption”, Cairo, April. *In Arabic*
- Abu-Gad, Karim, 1997- Tourism Development In Coastal Areas; Integrated large-resorts planning and design-unpublished PHD thesis; Alexandria University.
- Adms, G. and Schvaneveldt, J., 1985, Understanding Research Methods, Longman, New York
- Alexander, Philip.1986 Tourism and Its significance in Local Development London and New york
- AlTorky, S., 1998. “The North West Coast development”. Paper published through IESTA Conference in Egypt , American University. Cairo

- Amer, E.M.A., 1987, Climatic Influences and Settlement Forms, A Case Study of the North-West Coast of Egypt, Unpublished Ph.D. Thesis, University of Liverpool
- Antonio, S. Enriquez, march 1995- The tourism potential of the middle East- by *Al Iktissad Wal-Aamal* , Arab Business Magazine, *In Arabic*.
- Antonios, Andronikou,. 1987- Development of tourism In Cyprus- Harmonization of Tourism With The Environment. Cyprus: Cosmos LTD.
- Attia, A. 1999, Planning For Sustainable Tourism development. Unpublished PHD thesis, University of London. England
- Badran, I., 1991 - A Strategy For Urban Development of Recreational Tourism in Egypt - Unpublished PHD thesis, Ain Shams University.
- Barbaza. Y. 1988, Le Paysage Humain De La Costa Brava, Barcelona. *In French*
- Bartone, C., Bernstein, J., 1995- "Towards Environmental Strategies for cities" The World Bank, -Strategic Options For Managing The Urban Environment- paper published for the Urban Management Program by the World Bank, Washington, D.C.
- Bilanges, J.P. 1987,, Geographie touristique de la France. Edition B.P.I., Paris, *In French*
- Blume, Mary, 1994 – Cote D’Azur Inventing the French Riviera – paperback in the united states of America – Thames and Hudson Inc
- Bovy, B. and Lawson, F. 1977 - Tourism and Recreational Development- CBI Publishing Company, Inc.

- Breen, A. and Rigby, D., 1994- Waterfronts- cities reclaim their Edge- NewYork: McGraw-Hill ,Inc
- Brooks, R. Gene; 1988 - Site Planning Environment: Environment Process, and Development. Published by Prentice Hall, New Jersey, USA.
- Butler, R., 1980, “The Concept of a Tourism Area Cycle of Evolution”’: Implications for the Management of Resources, *Canadian Geographer*, 24
- Butler, R., (1991), “Tourism : An Evolutionary Prespective” in Nelsonb, J., Butler, R., and Wall, G. (eds), Tourism and Sustainable Development: Monitoring, Planning, Managing, Heritage Resource Center, University of Waterloo.
- Butler, R., 1997, Modeling Tourism Development: Evolution, Growth and Decline, In AbdelWahab, S., and Pigram, J., (eds) Tourism Devrelopment and Growth: The Challenge of Sustainability, Routledge.
- CAPMAS, 1997, Courtesy of Central Agency for Public Mobilization and Statistics
- Croall, J., 1995– Preserve or Destroy Tourism and the Environment –Calouste Gulbenkian Foundation – London
- Canter, Larry W., 1977- Environmental Impact Assessment , McGraw-Hill Book Company.
- De Graff, J with Camp, D’ Laine; 1997 – Europe Coast Wise ---- Rotterdam
- Economic Conference, in Cairo, 1997, Published reports through the internet, [www. Egypt on line at/eg](http://www.Egypt on line at/eg)
- Elsersawy, Ahmed, 1998 – Special Mahmeyat - *Elakhbar News* 4 - 4-1998, *In Arabic*

- El-Raey, M: 1999 - "Egypt: Coastal Zone Development And Climate Change" - research published by Environmental Software & Services GMSH - [www.ess.co.at/GAIG](http://www.ess.co.at/GAIG)
- Frampton, K. 1986, Place Form and Culture Identity, Foster
- Gearing, C., Swart, W. and Var, T., 1976, Planning For Tourism Development: Quantitative Approaches, Preager Publishers, New York
- Getz, D., 1986, "Models in tourism Planning", *Tourism Management*, 7(1)
- Getz, D., 1992, *Tourism Planning And Destination Life Cycle*, *Annals of Tourism Research*, 19(4)
- Godfrey, K. 1996, *Towards Sustainability: Tourism in republic of Cyprus*, in Harrison, L., and Husbands, W., (eds), Practicing Responsible Tourism: International Case Studies in Tourism Planning, Policy and Developmewnt, Wiley.
- Gunn, C., 1994, Tourism Planning, Third Edition, Taylor and Francis, Washington
- Hardoy, J., Miltin, D., and Satterthwate, D., 1992, Environmental Problems in Third World Citites, *Earthscan*, London
- Harrison, D. (ed) 1992, Tourism and the Less Developed Countries, Belhaven Press
- Hassan, G., 1994, *Landscape in the Egyptian coastal Zones*. Unpublished M.Sc thesis, Ain Shams Universty.
- Hill, W., F., 1995, Landscape Handbook for Tropics, Woodbridge: Garden Art Press

- Hussein, Nagy, 1998– Environmental Tourism- *Elakhbar News* 26-4-1998, *In Arabic*
- ILACO & PACER, 1976, “Regional Plan For The Coastal Zone of The Western Desert, Ministry of Housing and Reconstruction”, Final Report, Cairo
- ILACO & PACER, 1978, Master Plan: New Ameriya City, Report presented to the Ministry of Development and New Community , Main Report, Cairo, October
- Information Agencies, 1976, “Guide of tourism in Egypt” State Information Services
- Information Agencies, 1997, “Guide of tourism in Egypt” State Information Services
- Inskip, E. ,, 1991– Tourism Planning: An Integrated And Sustainable Approach –Van Nostrand Reinhold
- Inskip, E., and Kallenberger, M 1992- An Integrated Approach to Resort Development. Madrid , WTO Publications
- Krier, R., Rowe. C., 1988 -Urban Space - Rizzoli international publications, inc. NY, USA.
- Landry, C., Motgomery, J., and Worpole, K., 1989, The Last Resort, Tourism. Tourist employment and Post-Tourism in the South East, South East Economic Development Strategy, June,
- Laurie, Michael 1986 - An Introduction to Landscape Architecture - Elsevier Science Publishing Co., Inc.
- Lawson, F and Bovy, B., 1991-- Tourism And Recreation Handbook Of Planning And Design—Shopping center retail development, design and management – Nadine Beddington

- Lawson , F., 1998- Tourism And Recreation Handbook Of Planning And Design- Architectural press, Boston.
- Lewis, Philip H., 1996- Tomorrow By Design: A Regional Design Process For Sustainability- John Wiley & Sons, Inc.; USA, Canada
- Lickorish, L., 1991, Developing Tourism Destinations, Longman group UK limited
- Mader, V., 1988, “Tourism and Environment” *Annals Of Tourism Research*
- Marsh, William. 1991 Landscape Planning- Environmental Applications 2<sup>nd</sup> edition New York: John Wiley & sons, Inc
- Mathieson, A., and Wall, G., 1982 - Tourism: Economic, Physical and Social Impacts- Longman, London and New York.
- McHarg, Ian., 1992, Design with Nature. New York: John Wiley & Sons,
- Mill, R. and Morrison, A., 1985, The Tourism System. Englewood Cliffs: Prentice Hall
- Ministry of Housing And Reconstruction of Egypt; 1999- Investment in Egypt "Rosetta- Edco coast" - Planning intentions & Strategy- [www.tourinvest.com.eg](http://www.tourinvest.com.eg) . Egypt 1999
- Ministry of Information 1976, “Tourism in Egypt”, State Information Services
- Ministry of Information 1997, “Tourism in Egypt”, State Information Services

- Ministry of Tourism, 1997, "Investment opportunity in Egypt" final report.
- Ministry of State for New Urban Communities, 1995, *New Communities in Egypt*, Al-Ahram Commercial Press, Cairo.
- Mohney, D. and Easterling, K. 1991, Seaside- Making a Town in America, New York Press
- Ponsi, A., 1985, Place, Nature and Architecture, in Dovey, K (ed) Place and Placemaking, Pion Limited, London
- PUD consultant & ORplan Stuttgart - July 1978; "NW Coastal Zone, Physical Planning , Development Program"; Report 1; published by the Ministry of housing and reconstruction of Egypt
- PUD consultant & PACER consultant, 1983, "Structure plan of The NWC from 34-100km Alexandria, final report, productive sectors", Published by, Ministry of Reconstructions and Land Reclamations
- PUD, 1981, Physical Planning and Urban Design for the Tourist Center between the 50<sup>th</sup> and the 52<sup>th</sup> km at the NWC region, Technical Report Submitted to the Ministry of Reconstruction, Housing and Land Reclamation, NWC Development Agency.
- PUD , 1987, Marina El Alamein Tourists Center: Programme and Planning Criteria for Phase One, Report presented to Ministry of Development, Egypt
- Rio Earth Summit Conference; 1992 - "Tourism -Towards Sustainability"- The UK government consultation.
- Serag, M. A., 1979, Erschliessung Der Nordwestkuste Agyptens Fur Den Internationalen Badetourismus,

Unpublished Ph.D. Thesis, University of Stuttgart, *In Germany*

- Smith, S. L., 1995, Tourism Analysis: A Handbook, Second Edition, Longman
- Smith, V., 1989 Preface in Smith, V. (ed) Hosts & Guests: The Anthropology of Tourism, Second edition, University of Pennsylvania Press
- Smith, V., and Eadington, W., (eds) 1992, Tourism Alternatives: Potentials and Problems in the Development of Tourism, John Wiley & Sons
- Sorkin, M., 1992, (ed) Variations on a Theme Park, Hill and Wang New York
- Stankey, G. H. et al. (1985). "The Limits of Acceptable Changes (LAC) of Wilderness" Planning, Forest Service Technical Report, Int 176, Ogden, UTAH, USA.
- Stewart, D., 1999 "Changing Cairo: the political Economy of Urban Form", Blackwell Publishers 32(1)
- Strapp, J., The Resort Cycle and the Second Homes, *Annals of Tourism Research*, 16
- Tait, J., Lane, A. and Carr, S., 1988 - Practical Conservation: Site Assessment and Management Planning- by British Library Cataloguing Data.
- Taylor, Van Lier (editors) 1993 - New Challenges In Recreation And Tourism Planning—Elsevier Science
- Thayer, Robert J., 1996 "Technology, Nature and Sustainable landscape", Philip H. Lewis, - Tomorrow By Design: A Regional Design Process For Sustainability- John Wiley & Sons, Inc.; USA, Canada

- Theobald, William F.; 1995 - Global Tourism, The Next Decade.-  
British Library Cataloguing in publication data .  
London
- Theroux, P., January 1997,- The imperiled Nile Delta- *The official journal of National Geographic society*.  
Washington, D.C.
- Thrift, N., and Forbes, D., (1983) A landscape with Figures,  
Political Geography with Human Conflict, *Political Geography Quarterly*, 2.
- Tivy, J. (1972). “The Concept and Determination Of Carrying Capacity Of Recreational Land In The Use, CCS, Occasional” Paper Number 3, Countryside Commission for Scotland, Perth.
- Tourism Canada (1990) “An Action Strategy for Sustainable Tourism Development”, Globe '90 Tourism Canada
- WCED, (1987) “Our Common Future”, The World Commission on Environment and Development, The Brundtland Report, Oxford
- Whelan, T. (ed) 1991, Nature Tourism: Managing for the Environment, Island Press
- World Bank / The International Bank for Reconstruction and Development, 1990 – “The Environmental Program for the Mediterranean”: Preserving a Shared Heritage and Managing a Common Resource”, Library of Congress Cataloging in publication Data
- WTO & UNEP (1983) “Workshop on Environmental Aspects of Tourism” , World Tourism Organization, Madrid, 5-8 July.

- WTO, 1985, "The State's Role in Encouraging the Development of New Destinations and Ensuring Balanced Distribution of Tourist Flows and the Regional Economic and Social Developments", World Tourism , Madrid
- WTO; 1998, World Tourism Organization – "Global Tourism Review 1997"- Part 1 - Capitan Haya, Madrid, Spain
- Youell, R., 1998, Tourism: An Introduction, Addison Wesley Longman

## **Summary**

# **ENVIRONMENTAL CONTROL THROUGH URBAN PLANNING Development Of Tourist & Recreation Coastal Zones of the Mediterranean Sea**

By

Ghada Farouk Hassan

Unpublished Doctor of Philosophy dissertation, submitted to the  
Urban Planning Department, Faculty of Engineering -Ain Shams  
University

The Mediterranean Coasts as well as the North coast of Egypt are rich in natural resources and outstanding beauty, combined with large heritage of cultural and historical sites. Its tourism image has wide range of variety according to its natural landscape variety. That variety provides distinguish tourist product that put the Mediterranean Sea from the beginning of tourism action in the world, on the top of destination areas.

Tourism development on Mediterranean coasts that are based essentially on nature and environment, as its main resources, is threatened by the environmental degradation. However, tourism in terms is not an attack of nature; in contrast it creates new scenic beauty and provide preservation of archeological and sensitive sites, which provide its sustainability. The hypotheses is even thought that tourism development on coasts destroys its nature, it can be the tool for not only preserving and conserving but also enriching poor nature and elevating its values.

The research aims to derive adequate strategies for tourism and recreational development of the North West Coast of Egypt that ensure the importance of nature and environment as main resources of tourism development and that change tourism development aims from just protecting to enriching the nature and adding positively to its values.

As goals the research tries, in its three parts, to evaluate different approaches of tourism development in some selected case studies from the environmental perception, as well as the environmental legislation systems, to recognize to what extend do they provide solid situation for nature and environment in front of other powerful factors

In the First Part, The research focuses on the common feature characterizing this region. A defining study for the tourist natural and man made resources are shown in the first chapter. To identify the tourism image, forms of tourism developments and its expansions in the Mediterranean region are analyzed. In The second chapter, the economic significance of tourism development as a dominant activity is explained to recognize the tourism importance for both developed and developing countries.

The second part of research started in chapter three to explain the environmental degradation significance in the Mediterranean region, and its influences on the tourism development on its coasts. In Chapter four, the focus on the more affected cases show the whole image of the problem facing the region. Then the study examines and analyzes the involvement of tourism development in that degradation through different case studies of tourism development on the Mediterranean coast. Tourism growth and its relative effects on the environmental degradation are analyzed.

In the fifth chapter, the study evaluates the tourism development of the north west coast of Egypt experience by comparing it to the French experience. The two experiences are compared according to the environmental results of development. This evaluation qualifies the existing development of the north west coast of Egypt in order to determine point of failure and then available solutions.

The Third part explore causes and conditions of failure or success of different experience of Coastal developments.

In the sixth chapter, different Coastal management process and legislative base controlling coastal development in the Mediterranean region are evaluated, in order to explore factors contributing to reach the sustainable development in coastal areas.

In chapter seven, different approaches towards sustainable tourism are compared and analyzed in order to deduce a suitable approach towards sustainable tourism in the north west coast of Egypt.

As result of research, Causes of failures of environmental improvement on the North West Coast are determined in chapter eight as:

- a- The misunderstanding of dynamic performance of environmental impacts
- b- The misleading current data information
- c- The misunderstanding of the growth cycle of tourism on coasts

- d- The inadequate regulations controlling growth on coast
- e- The deceptive way of environmental Evaluation of tourism development projects
- f- The non subjective chooses of recreational activities on the coasts.

In conclusion, if there is no remedial acts are taking, the north west coast will suffer from over development along narrow strip, in the long term will lose the quality of its tourist products due to over crowed and environmental degradations.

Proposed action plans of tourism development on the NWC

- A- The foundation of environmental database information that allows the detection of areas of certain importance; (esthetic or cultural important values)
- B- A classification of lands according to its development extends, and its environmental values.
- C- Studying the future environmental impact of existing developments and its extends
- D- Re-classifications of lands according to the pollution statements
- E- Proposition of strategies alternative for conservation or development
- F- Evaluation of alternatives that realize the environmental context within the economical and social dimensions
- G- Specifications of adequate regulations for each land grade, and the set of needed regional solutions and development responsibilities.
- H- On the local level, proposed projects, that follows regional plans and regulations, present detailed studies on the natural resources, land values, tourist demands and environmental impact assessment to update regional database

Generally, planners must reorient their aims when developing the Northwest Coast to not only protecting environment from negative impacts but also improving and adding to nature and environmental values in order to reach sustainable tourism based essentially on nature and culture as prime resources.