



KURDISTAN REGION GOUVERNEMENT  
State organisation for tourism  
Sulaimania - Irak



## QOPY QARADAGH'S DEVELOPMENT PROJECT

MASTER-PLAN



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# SUMMARY

- I-CURRENT STATE ANALYS

1. LOCATION
2. ACCESS TO THE SITE
3. TOPOGRAPHY
4. CLIMATE
5. GEOLOGY AND WATER
6. LANDSCAPE
7. POPULATION

- II-PROJECT

1. PRINCIPLES OF MASTER PLAN
  2. CONSTRUCTIBLE AREAS
  3. SPECIFIC SEQUENCES AND THEIR VOCATION SEQUENCE
  4. EACH PROGRAMMING' QOPY
  5. IMPACTS OF THE PROJECT
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# I. CURRENT STATE ANALYSIS



## I.1. LOCATION



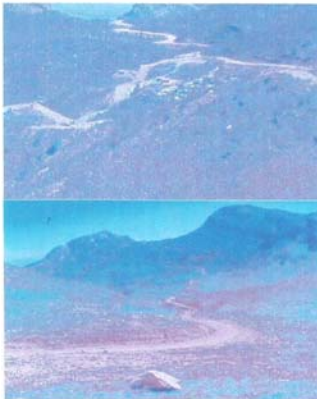
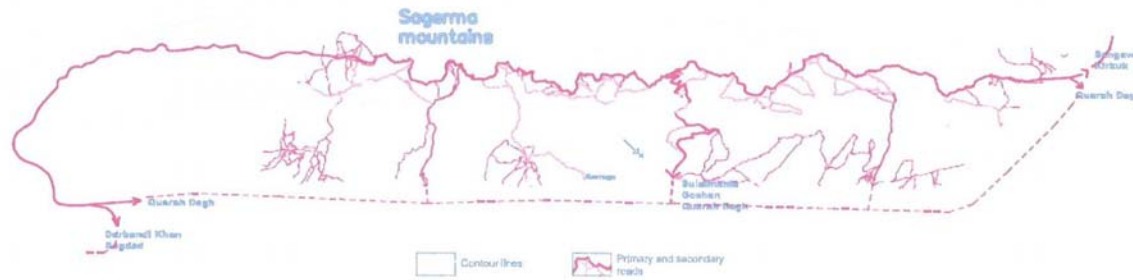
An exceptional location : a local, national and international radiance.

A new road network for Bagdad.

Proximity of the airports of Sulaimania and Arbil.

Proximity of a potential linked with water leisure (the two lakes).

## I.2. ACCESS



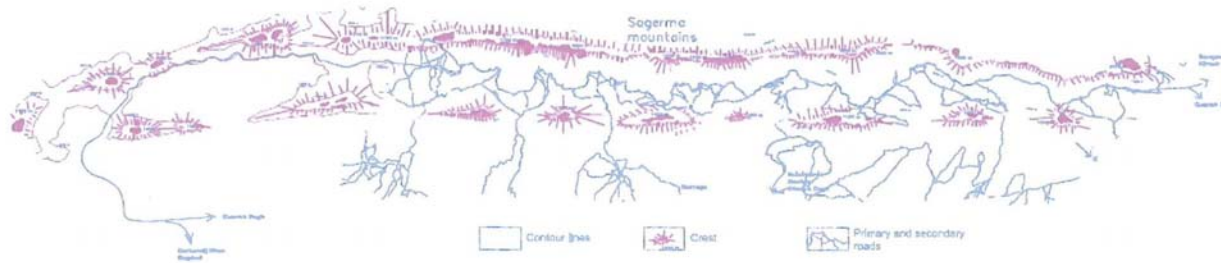
A linear site of 40 km long and of 1,5 km large.

The site is communicated by the new road (the big frame roadway of the project). It permits a local contour toward the around villages.

The main access crosses the geographical center of the site.

Two perpendicular secondary accesses.

## I.3. TOPOGRAPHY



Plateau bordered of two crests allaover its length, West 1850 m, East 1500 m.

9 valleys in the shape of « V » offer a fomidable opening on the plain of Qaradagh.

The strongest slopes are located on qopys 3 and 4. The weakest slope = almost 10%.

This particular topography implies a detailed study concerning the general slope of the plateau to evaluate the most relevant building locations in term of landscape as well of feasibility. Thus, building locations were determined on the least sloping sectors at the edge of the principal roadway network. This topographic constraint implies necessary earthworks.

## I.4. CLIMATE

A various climate offers the possibility of a diversification of the activities offered to the vacationers about seasons:

- Snow
- Rain
- High temperature

The climatical factors will be processed in relation to the planning of the site through the materials, the management of water and orientation (wind, the sun).

## I.5. GEOLOGY AND WATER

**Valleys:** result of the erosion of the Sagerma Mountain (sedimentary rocks).

Any surface river except a multitude of water spring exists and forms a small river, which runs towards the Darbendi-Khan Lake.

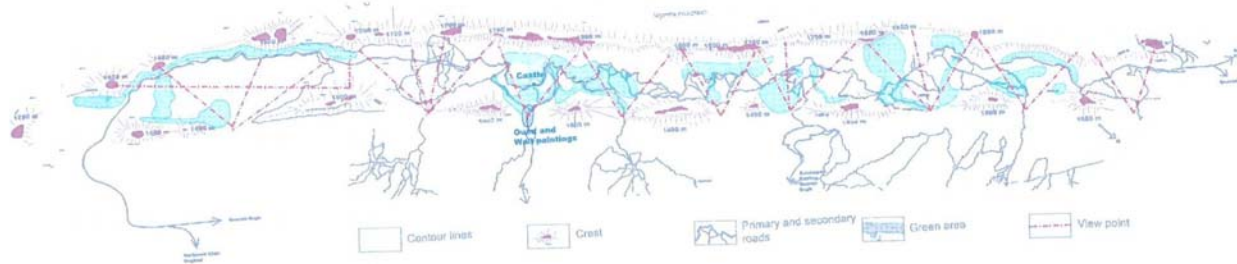
**Water :** the major challenge of the development project : how provisionner and recuperate water?

**Solutions :**

- the construction of a dam ,
- the construction of a series of small dam to the foot of each valleys exploited at landscape needs (small cascades) would consolidate the appeal of the site.
- to take the water of the Dewana Creek



## I.6. LANDSCAPE



9 valleys open up on the site and on the plain of Qaradagh.  
They present all the same morphology base on the Sagermas mountains.  
Some Qopys is marked by their plants and natural landscape (wadi).  
A historical heritage (castle, frescos)

## I.7. POPULATION

	POPULATION		
<i>Attraction</i>	<b>Local</b>	<b>National</b>	<b>International</b>
<i>Iraqi family</i>	3 générations		1 couple married 1 or 2 children
<i>Needs</i>	Short stays on the site	Longer stays (holidays, week-ends, séminars)	
<i>Various attractions for everybody</i>	Traditionnal attractions (Halmat)		
	International touristic attractions (golf, ULM ...)		
	Picnic area		
	Great standing hotels		
<i>Propositions for everybody</i>	Shops center, services, équipements, ...		



## II. PROJECT



## II.1. PRINCIPLES OF LEADING DIAGRAM

A leading diagram in general pursues the following objectives:

- to protect the natural spaces , the good quality heritages of region
- to clear spatial receptiveness destined to welcome necessary programs to this balance (lodgings, jobs, services and facilities);
- to foresee the infrastructures of transportation and exchange

It's a guide to determine the general destination of the grounds (natural spaces to be preserved, urbanized spaces and the spaces urbanisables in the middle-long terms)

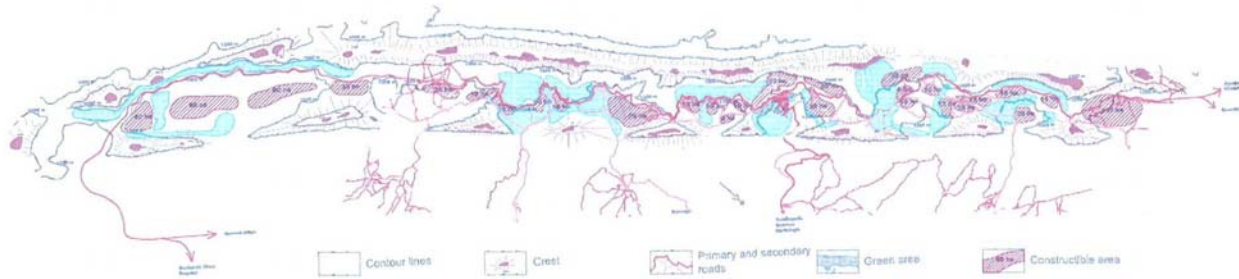
It takes in consideration the impact of these destinations and notably:

- the management rational of resources in water;
- the purification of the used waters and the pluvial waters;
- the treatment of the garbage.

The urban space development must permit the satisfaction of the needs of the population and particularly to measure the needs concerning lodging and creation of jobs to appreciate a balance in the time (middle and long terms) and the region.

The following diagram illustrates this wish and treated this notion of the time with a perspective of short-term evolution (horizon 2015) and longer-term (horizon 2030).  
et recnsse des emprises constrcutbles

## II.2. ZONES URBANISABLES



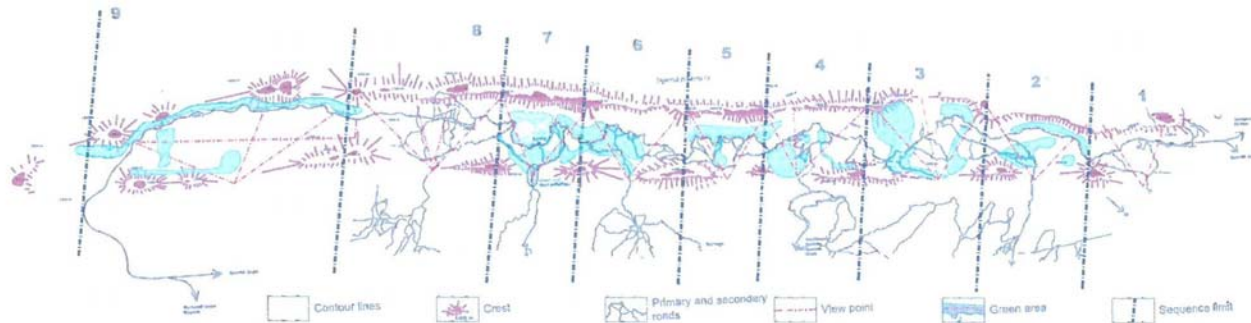
The ascendancies constructible of the valley of Qaradagh has been determined in the respect of :

- Magnificent landscape of the site,
- Topographic constraints (slopes, difference in levels , summits, valleys),
- Natural environment,
- Plot existing roads.

Since it is counted about 800 ha of ascendancies constructible on the site of the valley .

## II.3. CHOICE VOCATIONS BY COPY

Taken into account the centrality, the services, the interaction of the vocations in relation to each other, the distances, the differences levels, their vegetations and economy of the territory for a long development of the site.



### The central pole

**Qopy 4 :** géographique center  
crossing road  
the most remarkable viewpoints  
→ **The heart of the tourist project**

## II.3. CHOIX DES VOCATIONS PAR SEQUENCE

### Secondary central poles

- Qopy 7 : an interesting crossroad  
a cultural heritage : castle an frescos  
→ Proposition of **cultural qopy**.
- Qopys 1 and 2 : an interesting crossroad  
a natural circus  
the small local slope  
→ Proposition of **golf and equestrian center**.

### Amusement poles

- Qopy 6 : The continuity of the ambiance of the valley 7  
→ Proposition of green leisure practice
- Valley 8: continuity of the ambiance of the valley 7  
valorize the green area of the place  
→ Proposition of a botanical garden.
- Valleys 3s and 5: Beside the central pole  
→ Proposition of domestic leisures during the visite of the day.
- Impacts: absorption of the usual needs by the development of the site
- Valley 9: to revitalize this site which was depopulated and to developpe the local economy  
→ Create a new **village**.
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# II.4. PROJECT VALLEY 1

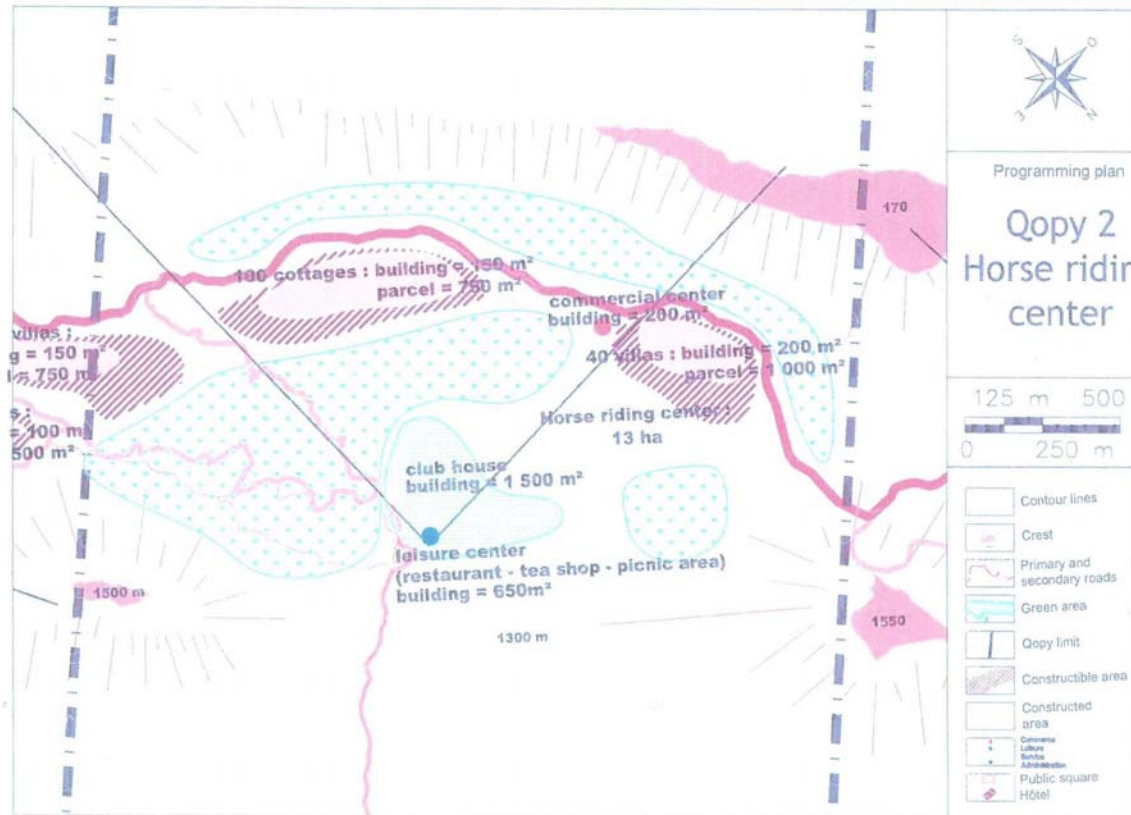
QOPY 1

## Golf and Sport Facilities

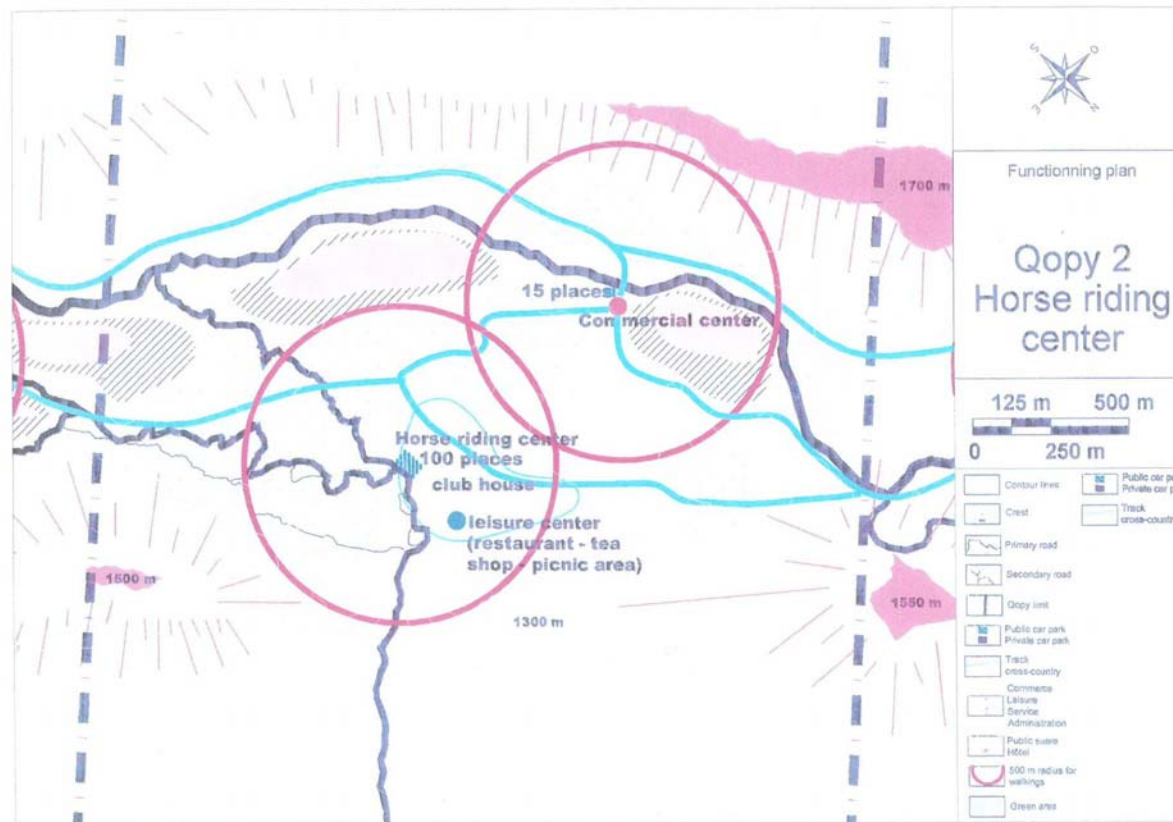
Category	Needs	Surface (m <sup>2</sup> )	Capacity of vacationers	Jobs created	Ratio of surface
	Hotel 4* 80 rooms	4 500 built	180	80	80 m <sup>2</sup> / room
	Hotel 3* 80 rooms	4 000 built	180	40	50 m <sup>2</sup> / room
Golf	Golf	900 000		65	
	House club of golf + offices	2 400 built			
	Center of information sport facilities	100 built		10	
	Sport area	20 000		20	
	Small food surface	500 built		5	
	Press / Tobacco	50 built		2	
	Hygiene / Health	50 built		2	
	Banking services	200 built		4	
Leisure	Restaurants	500 built		20	
Equipment	Helipad	15 000		20	
Total			320	248	
			Permanent residents		
	Permanent lodging of the employees and their families	7 500 built	350		
Total surface developed (m <sup>2</sup> )		955 100			
	of which	20 100 built			



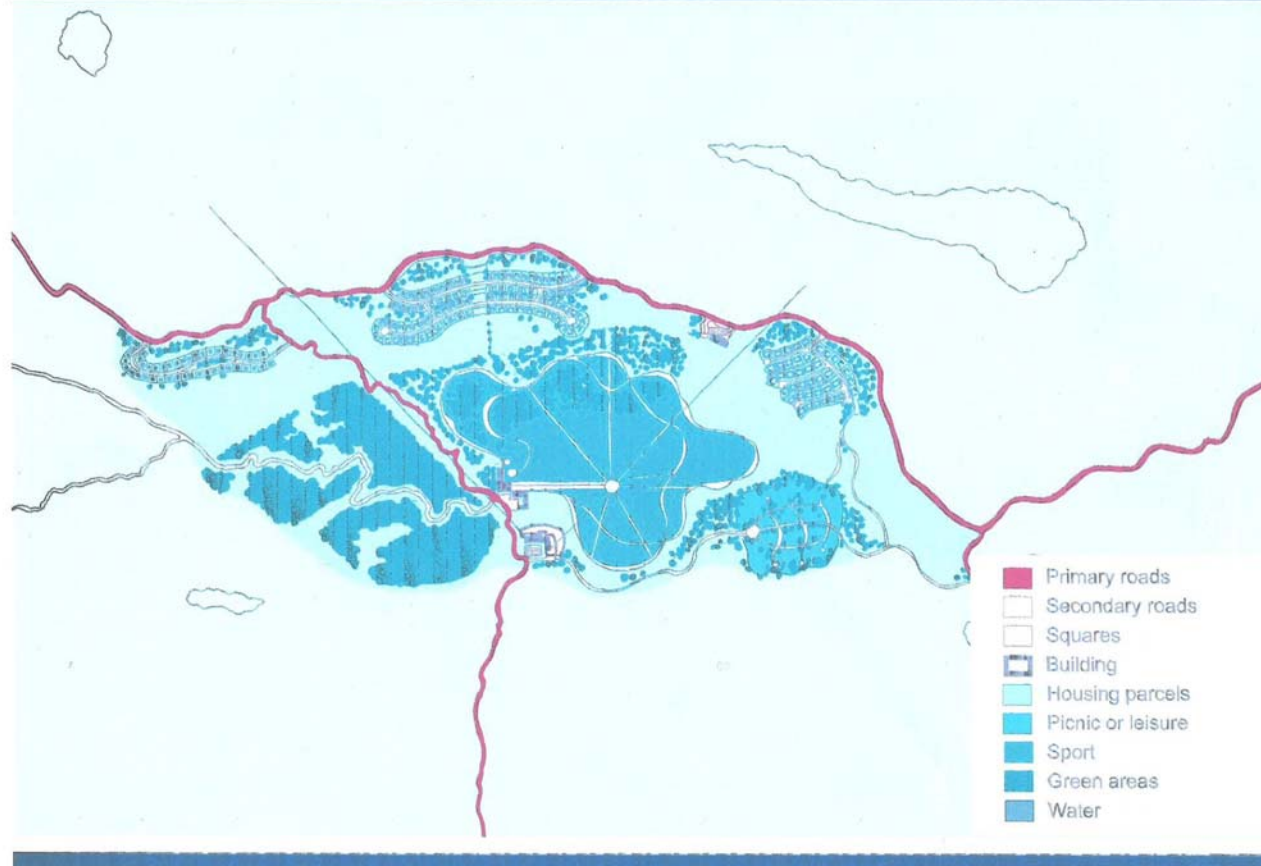
## II.4. PROJECT VALLEY 2



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## II.4. PROJECT VALLEY 2



## II.4. PROJECT VALLEY 2

QOPY 2

Horse riding center

Category	Needs	Surface (m <sup>2</sup> )	Capacity of vacationers	Jobs created	Ratio of surface
Lodging of the vacationers	40 villas (category 2)	42 000	200	32	1 000 m <sup>2</sup> / Villa
		8 000 built			200 m <sup>2</sup> built / Villa
	100 chalets (category 3)	75 000	500	50	750 m <sup>2</sup> / Chalet
	15 000 built	150 m <sup>2</sup> built / Chalet			
Equestrian center	Gene riders and cafes	130 000		50	
	Horse - gear 40 x 20 m	800 built			
	Horse - gear 20 x 15 m	450 built			
	60 stables	480 built			
	Technical building	200 built			
	Club house and offices	1 800 built			
Traces	Small general surface	200 built		4	
Leisure	Restaurant / tea room of the Club House	500 built		16	
	Zone of picnic	150			
<b>Total</b>				<b>700</b>	<b>151</b>
			Permanent residents		
Permanent lodging of the employees and their families		450 built	20		
Total surface developed (m <sup>2</sup> )		249 730			
		of which 27 580 built			