



Alanya – Historic Area’s Management Plan



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1.0 Introduction

1.1 Management planning

Management Plans for cultural heritage sites are the most holistic and comprehensive documents, which provide the vision, direction, tools and suggested actions for the short, medium and long term, sustainable protection of the sites and their cultural values.

A management plan should cover all the existing tools which make these sites’ development and protection feasible, and make sure that there are linkages which make these tools useful (for example – legal tools alone, without enforcement, do not function, conservation plans without skilled professionals are just papers, different plans, including for infrastructure, without proper coordination mechanism among the different responsible authorities, might cause damage or waste resources etc.).

Therefore, management plans have to cover a variety of issues, such as:

- Laws and regulations, including enforcement tools.
- Administration - structure, processes, staff.
- Finances.
- Different plans – from Master Plans to detailed conservation plans.
- Implementation tools and their regulations.
- Public activities and education.
- Non tangible heritage
- Setting and surroundings, including buffer area and their regulations.

The preparation of a management plan for cultural site is based on the understanding of its cultural significance and cultural values. At the same time, it should take into consideration other values, as expressed by different stake holders.

As a methodology, a “check list” and guidelines, are helpful in the process of preparation of the management plans., Such guidelines are at the same time the best explanation for what is behind the present document and management plans in general.



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The following are some clarifications and guidelines for preparation of Management Plans for Cultural Heritage sites (often called “Value driven Management Plan”).

Clarification: Management Plan for Cultural Heritage Site is not a traditional plan, as we are used to understand urban or architectural planning. Its scope is wider than the scope of Master Plans, in most cases it does not require the same plans’ approval mechanism like other statutory plans and it is considered as an “open document”, which can be updated and modified easily. At the same time, in the case of Management Plans, it is much more important to achieve consensus and understanding of its scope and objectives and therefore, public participation in its preparation process, is crucial for its success and effectiveness..

Basic Guidelines

1. Identify the cultural values and specify the reasons for which the site has been designated for protection (or any other designation). Prepare a Statement of Significance.
2. Delineate boundaries for the planned area. Define also boundaries for areas surrounding the cultural core, (buffer zone) which will help protecting its cultural values.
3. Identify other values – natural, touristic, economic, symbolic, social, owners’ values, etc., through meetings with experts and stakeholders. The objective of this phase is to understand values and interests of the different stakeholders.
4. Analyze conflicts between cultural and other identified values.
5. Identify the tangible properties, which are carrying the cultural values, document them and analyze their state of conservation.
6. Identify non tangible heritage and the "Spirit of Place", including its attributes.
7. Identify existing and potential threats to the site in general, to individual structures and to the surroundings. Neglect, improper conservation, lack of planning, wrong and excessive development, tourism pressures, environmental pollution, any other pollution, wars, natural disasters, lack of management etc. – all have the potential of becoming a threat to cultural heritage.
8. Study all existing protection mechanisms. (Law, law enforcement mechanism, physical protection). Identify weaknesses in the system or in its implementation.



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9. Study the existing management structure. (Administration and bureaucracy). Identify weaknesses in the structure, in processes, in staffing.
10. Prepare a SWOT (Strength–Weakness–Opportunities-Threats) – analysis, or equivalent.
11. Prepare monitoring plan, based on indicators.
12. Prepare a maintenance plan and make sure that there is the proper staff and mechanisms to carry it out .
13. Prepare plans: Master Plan (including land uses, zoning, regulations etc.), Conservation and Research Plan, Development Plans (housing, businesses, tourism etc.), visitors management, presentation and interpretation, infrastructure plans (water, sewage and drainage, communication, roads), risk reduction, maintenance and monitoring, Make special reference to sustainability issues.
14. Prepare action plan with suggested list of projects. (some of the above points become part of the action plan, if not prepared as part of the management plan). Without Action Plan, the document cannot be considered as a Management Plan
15. Consider other issues, such as: public awareness campaigns, education, publicity and media, donors meetings, fundraising policies,
16. Compile the MP.
17. Start official approval process and implementation for those sections of the plans requiring approval. Try to get a legal status for the plan or its components – but do not delay actions until such status is obtained.

Following is a list of guiding questions, which should be asked when preparing a management plan:

- What do we have? (description, history, inventory, documentation, surveys)
- What is its importance? (statement of significance, values)
- To whom is it important? (stakeholders)
- What is its actual situation? (condition assessments, existing plans, ownership, land uses, legal status)



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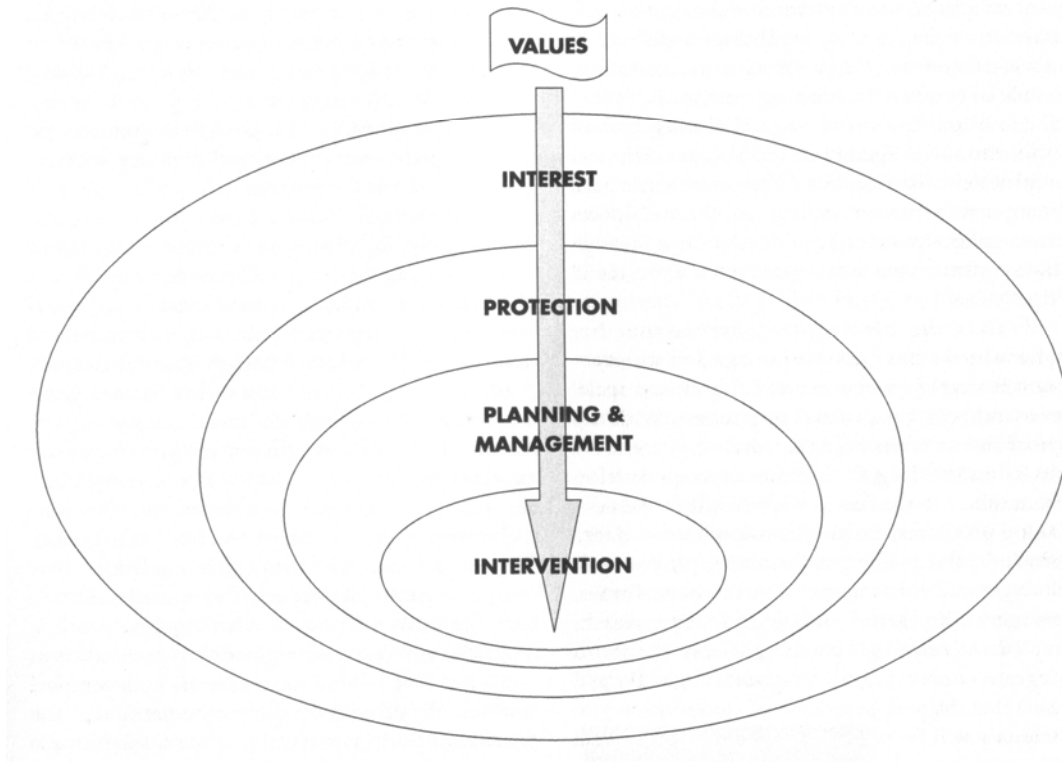
- What is threatening it? (development pressures, tourism, poverty and neglect, incompatible use, vandalism, natural disasters, lack of management)
- Which specific elements must be retained to keep the values (conservation listing, cultural and natural, tangible and non tangible, integrity and authenticity)
- What is directing its planning and situation now? (trends, economy, politics)
- How is it done ?(administration, staff, skills, finances, procedures)
- How is it protected? (laws, by laws, regulations, guards, fences, surveillance)
- Where do we want to be in 10/ 20 years? (vision, general plan)
- Is the existing system and plans going to bring us there? (assessments)
- What should be changed? Improved? Stopped?
- How do we get there? (management system, detailed plans, legislation, economy)
- What are the priorities?
- How much is it going to cost?
- What are the activities and projects which will make it all possible and sustainable?(action plan)

There could be additional questions and issues, according to the specific cases, but the above are the most important ones. Not asking them and not providing answers, might lead to an incomplete or to a non effective management plan.



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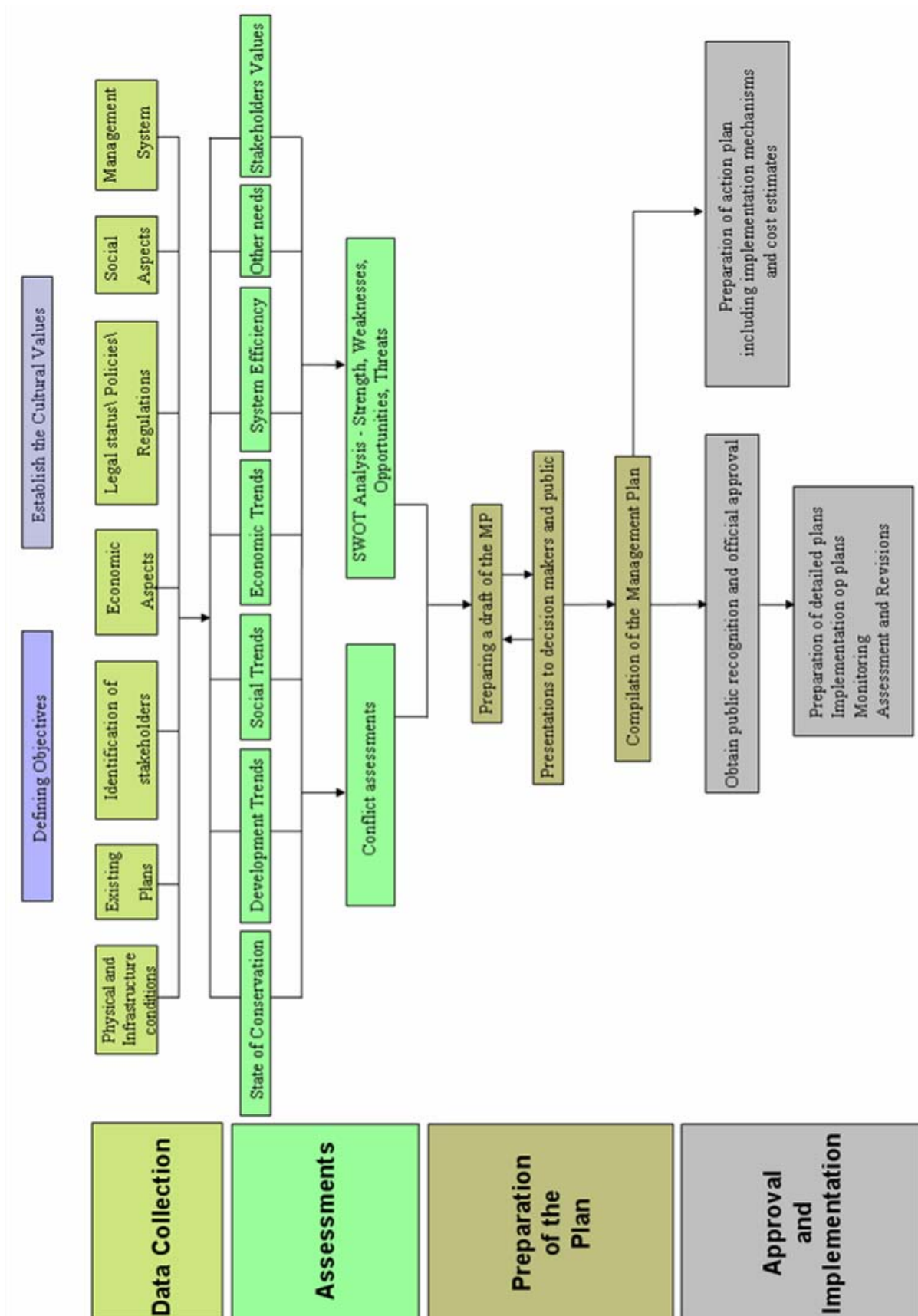
The potential future of conservation policy and practice: in which different aspects of conservation practice, social contexts, and stakeholders are integrated, connected, and coherent.





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Schematic Planning Methodology (to be adapted according to place, culture, other circumstances)





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2.0 Vission and Objectives

2.1 Vision

- **The cultural values of the Historic Area (HA) will be protected and sustainable.**
- **Within a reasonable foreseen time, the HA will be properly conserved, well managed, properly used, enjoyed by local citizens and outside visitors.**
- **The management and planning of the HA will significantly contribute to the economy, culture, reputation and quality of life of its inhabitants and of the citizens of Alanya in general.**

Like every management plan for a cultural heritage site, the main objective of this plan is to secure the long term protection of the cultural values through the conservation of their “carriers”. This is done through the assessing of the existing conservation, protection and management situation, and following the assessment - showing the way and suggesting the different tools for the protection of the cultural and natural values of the site.

At the same time, looking at other values and different stakeholders, the plan’s objectives include the identification of the potential conflicts and of the roles of tourism, economy, daily life and education and their materialization. Their effects on the cultural heritage or how heritage protection is affecting them, are part of the conflicts and concerns reflected in the plan.

While one of the objectives of the plan is making the best use of the site, for as many stakeholders as feasible, it should never compromise its cultural values and integrity. Reaching consensus amongst the different stakeholders, is an important tool for the assurance of the sustainability of the protection of the site.

Tradionally, heritage protection legislation, its enforcement and good conservation practices were seen as the best and only protection tools. This is not the reality any longer - management plans deal in addition with different aspects which were not included in the traditional “conservation tool box”.

Consensus, understanding and appreciation of the heritage by the society, can assure its sustainable conservation. Public activities promoting these issues and education, are therefore indispensable tools for protection and conservation.



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Good plans, proper land use, compatible functions and best presentation of the site can also be seen as protection and conservation means.

The actions suggested to protect the cultural values, while using the place for the benefit of the society, are finally the most important outcomes of the management plan.

2.2 Objectives

- Protecting the cultural values in the Historic area of Alanya.
- Protecting the built heritage and archaeology, being the carriers of these values.
- Protecting the natural values of the site.
- Preserving the Spirit of the Place (Genius Loci) and managing its changes.
- Minimizing the conflicts between stakeholders’ values and cultural values.
- Minimizing conflicts between development, change and protection of values.
- Suggesting solutions for comfortable and livable place – not compromising cultural values.
- Providing vision and direction for development combined with culture.
- Identifying and strengthening the tools which will make the objectives realistic and achievable.
- Identifying characteristics of the Buffer Zone, and suggesting ways of their protection – being a protective area of the core.

3.0 Values

3.1 Statement of Outstanding Universal Value

Located on a site of tremendous natural beauty, the Old City and Ramparts of Alanya with Seljuk Shipyard marry the rocky topography of a seaside peninsula with its human response: an extremely well-preserved monumental medieval city interspersed with living examples of Turkey’s wooden domestic architectural tradition.

6.0 kilometers of fortification walls, mostly dating to the 13th century, but built on earlier remains from previous cultures, snake across this steep terrain. Outstanding examples of the architectural and artistic accomplishment of the Seljuks and the first Turkish Islamic dynasty are



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located inside the walls. The Red Tower, the single most important piece of military architecture from medieval Turkey, the shipyard, the only standing Seljuk shipyard in the world, bathhouses, palaces, tombs, mosques, and churches are among these. thousands of rare historical graffiti, most of which depicting ships, testimonials to the vibrant maritime trade and culture that sustained settlement here over the centuries are inscribed on the walls of the city.

The Old City of Alanya constitutes a royal city, built by the most famous Seljuk sultan, and the best preserved of all Seljuk cities in Turkey. In addition, it preserves remains dating back to the Byzantines, Romans, and Hellenistic world, and excellent examples of vernacular architecture within the castle walls. Old City of Alanya comprises the principal settlement area of Alanya and has been inhabited uninterruptedly for approximately 2,500 years (Hellenistic-Roman-Byzantine-Seljuk-Ottoman and the present day).

The old city of Alanya is the unique example of Seljuk royal maritime city, with continuous habitation and excellent preservation, with standing remains of Hellenistic, Roman, Byzantine, Seljuk, and Ottoman periods. The place with unparalleled Seljuk shipyard, fortifications and the Red Tower, the most advanced single work of medieval military architecture in the Mediterranean, to guard the harbor.

A very important component of its cultural value, authenticity and integrity, is the fact that the site is alive, people live in the historic, vernacular houses and some of the traditional activities (like weaving) are still practiced.

The site is remarkably authentic, preserving remains of all periods and functions and has a high level of integrity.

3.2 Cultural Values and their attributes (carriers)

As expressed in the previous paragraph, the cultural values of the site are the result of combination and accumulation of architecture, developed during time and its place in its surroundings.

The location on a rocky cliff and peninsula, the rare expression of the Seljuk marine history, the unique and well preserved fortification architecture, rare example of royal and residential architecture of the Seljuk period, development of later settlement, human activity and its architecture, within the earlier fortifications, existence of important architecture and public



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structures, previous to the Seljuk period, the retention of natural open spaces within the built area and the fact that the place is alive, with local population and its daily activities, semi-artistic expressions of the marine activities – these, all together, are all components of the cultural values of the place.

All the values are carried by tangible elements which must be protected and documented, and therefore identified, inventoried and listed. These architectural and natural elements have their own specific features which are part of their authenticity and must be protected to keep integrity and the character of the place.

These tangible elements include mainly the following:

- Ramparts with all its elements, such as wall sections, gates, moats, bridges.
- 13th century octagonal Red Tower. (Kizil Kule)
- Seljuk shipyard with adjacent structures (Tersane and Tophane)
- Inner fortress and palace (Ic Kale)
- Northern fortified area with its elements (Ehmedek)
- Secondary fortification lines
- Byzantine churches, chapels and monasteries
- Hellenistic fortifications
- Ottoman period residential houses.
- Mosques and turbas (monumental burial structures)
- Open and closed markets and inns (han and bedesten)
- Abandoned residential area of the Greek population.
- Greek churches
- Hundreds of graffities depicting mainly ships and boats.
- Impressive water cisterns (sarnic)
- Unexcavated archaeological remains.
- Large open spaces within the area enclosed by the ramparts.
- Land and marine flora and fauna on the site and in its immediate surroundings.

Geological features, such as cliffs, stalactite cave, other cavities in the rock.



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3.2.1. Cultural Values (as expressed in the World Heritage nomination, through World Heritage criteria):

- **(iii) To bear a unique or at least exceptional testimony to a cultural tradition or to a civilization which is living or which has disappeared.**

Alanya castle is a testimonial to the now-lost civilizations of the Seljuks and the Ottomans, and bears monuments testifying their presence, and their genius for city building. The over 6.5 kilometer long walls date from a variety of eras, classical and medieval and are in remarkable conditions. Together with the walls and gates of the city, Alanya also boasts the best preserved shipyard from the entire medieval Mediterranean. Within these walls, mosques and churches testify to centuries of cohabitation between Muslims and Christians. The castle area also contains fine examples of vernacular wooden architecture from the 18-20th centuries. The plaster and mortar of the castle walls are scored with hundreds of historic graffiti depicting the ships that frequented Alanya, and constituted the main source of trade and communication here.

The whole ensemble of fortifications, large water cisterns, living historic residential area, open spaces –constitute an outstanding conglomerate, illustrating the Seljuk and Ottoman periods in this area of the Mediterranean.

- **(iv) To be an outstanding example of a type of building, architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history.**

In Alanya castle, alongside many monumental buildings constructed by the Anatolian Seljuk sultanate, there stands the shipyard. It represents the beginning of cognizance of the Mediterranean on the part of this formerly landlocked dynasty, and the vitality of maritime trade in the 13th century. It is the only surviving example of a shipyard from the 13th century and the most important architectural structure showing the development of the Seljuks into a sea trading society.

3.3 Stakeholders and Values

Stakeholders are individuals, groups or organizations with an interest in a given situation, action, value or enterprise. The stakeholder can be positively or negatively impacted by, or cause an impact, on the success of the management in general and on the conservation of cultural values in particular.

There are many stakeholders’ analysis methods which aim to identify and prioritize the stakeholders, their interests and values. For best results, the process of identification and prioritization should be conducted as a series of facilitated workshops.



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Identifying the stakeholders, the values they see in a place and through this the possible conflicts between values – is the only way to try and built consensus, which will finally minimize those conflicts in future.

The preparation of this management plan started with a general public presentation, presenting the topic itself and the main objectives of the plan. More focused meetings followed, whether with groups or individuals, and the identification of values and conflicts were accompanied by first steps of consensus building.

A possible activity, which could be considered by the action plan, is conducting a series of facilitated workshops, after the completion of the MP and following World Heritage inscription. Their aim will be to provide opportunities for stakeholders to express their interest, concerns, understand each others' positions and values and engage them willingly into the process while reducing future conflicts.

Who are the main stakeholders of the site?

1. The residents of the nominated area.
 2. The residents of the Buffer Zone.
 3. The residents of Alanya and its political leadership.
 4. Regional and National government.
 5. Tourism industry, including hotels and related commercial activities.
 6. Land and property owners.
 7. Scholars – archaeologists, historians etc.
- **Residents of the Historic area**– Their daily needs and activities, living in the historic area, affect the built heritage more than any other phenomenon. They are directly impacted by economic activities resulting from tourism, by effect of visitors on daily life, by use of roads and parking, by changes in land uses from housing to lodging, pubs, restaurants etc. The residents are also affected by excavations, deterioration, rehabilitation and development in the. They are certainly affected by restrictions, being the result of a cultural heritage protected place.
 - **Property owners and potential owners** – Sometimes, but not always, living in the historic area. Ownership issues might have an effect on both – on the owners and on the built heritage. Economy and changes in property values are a prime interest of this group.



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- **Business owners**– Have obvious interest in economic activities, mainly those generated by tourism. They could be land and property owners or operators of businesses related to visitors. Their collaboration is crucial for the success of the plan and their own success. They might have negative impact if their initiatives are not properly planned and channeled. The cultural values of the place, being one of main reasons for its potential economic success, should be therefore a priority interest of this group.
- **Inhabitants of Alanya** – These are affected through the tourism industry, its impact on economy and ways of life. They might be impacted also as property owners and certainly as users of the HA, including roads and parking areas. Their activities in the HA might affect the residents and other users of the HA.
- **Local government (City)** – the HA is an important part of the City Identity Card and its heritage. The city is directly concerned and responsible for conservation and maintenance, having the legal mandate, and possibly financial means as well. It should have also an interest in the proper use and development of the HA, since tourism is an important source for economic well being of the city and its inhabitants. The city is also the owner of some property in the HA, thus having a special responsibility and possible benefit of the use of such areas. In the local government itself there are several sub-stakeholders, or city departments, that might have different ideas about the HA, its use and management :
 - Culture and Conservation
 - Finances
 - Property
 - Tourism
 - Infrastructure and traffic
 - Education
 - Others



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- **Service and Infrastructure companies** – Directly affect the life quality in the HA by being in charge of communal Infrastructure and services (Traffic, Electricity, Water, Sewage, garbage disposal, Housing etc.). They affect the built environment and its visual aspects with the installation of infrastructure.
- **Regional and National government** –The Government, being the organ signed on the World Heritage Convention, is fully responsible, reporting to the World Heritage Committee. Its professional responsibility is implemented by the Ministry of culture through the Museum of Alanya.
- **Tourism** – on its own has many different stakeholders, some direct others indirect. Amongst the direct ones are the visitors themselves, tourist operators and agents, guides, souvenir shop owners, hotels, restaurants. Indirectly the whole city and its inhabitants are affected by tourism whether by its economic impact or impact on daily life. The effect of tourism has intrinsic negative and positive aspects. Good planning and proper management can minimize the possible negative aspect of visitors on the HA.
- **Politicians in general** – at different levels could be seen as stakeholders. Success and failure of projects concerning the HA, economic benefits and public satisfaction, might become important issues in election campaigns and in political considerations.
- **Vakıf**– owns some of the important properties, monuments and cemeteries in the HA, responsible for daily activities in the mosques and might have big influence on the community.
- **Experts and scholars** – there is a large range of professionals related to cultural heritage, its historic study, archaeology, development, conservation, presentation, management. Most of this group can be considered as the least interested in development – i.e. not initiating activities which might be in conflict with the Cultural Heritage. This is the group which could be in the biggest conflicts with many other stakeholders and not least are the conflicts amongst its different components.



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- **Management Unit** – this unit is responsible for all activities in the HA, including conservation, maintenance, public management etc.
- **International community-** Alanya’s Historic Area (HA) is on Turkey’s WH Tentative List. Once inscribed, it will mean not just privileges and honor, but commitment for protection of the cultural and natural values, integrity, authenticity and management. The immediate international stakeholders will be the WH Committee and ICOMOS International being the committee's advisor.

Conflicts

The different stakeholders find in the place different values, not necessarily linked to its cultural values. Conflicts between values, are one of the main sources of threats to cultural and natural sites.

Economy - Maximum economic and financial benefits are undoubtedly relevant values which could though create some of the most difficult conflicts.

Daily life values, of local citizens, could be in conflict with the restrictions on certain activities in a historic center. Some of the main conflicts could be the result of land use, ownership, infrastructure, maintenance and conservation of structures.

Tourism – might be in conflict with normal daily life, with proper use of spaces and with maintenance of the cultural heritage.

Each group of the stakeholders, with their specific interests and values, could be in conflict with the main objective of the Management Plan – protection of the cultural values of the place. On the other hand – each of these groups can benefit of the protection of the cultural heritage and its values.

In most cases conflicts' resolutions have to do with reaching balance, with compromises and dialogues. Education in this case becomes an essential tool for the creation of sensitivity and understanding towards the cultural heritage and its value for each stakeholder’s group.

It seems that most of the existing conflicts have to do with vehicular traffic of the tourism as well of residents. Buses accessibility and parking are problematic (see specific chapter). Conservation



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requirements and restrictions are not seen as a big conflict, and are generally understood and accepted.

A certain level of conflict, which requires good solutions and acceptance of restrictions, is the installation of private infrastructure on houses, mainly solar panels and water tanks as well as TV antennas.

4.0 Description and Existing conditions

4.1 History

The Peninsula of Alanya surrounded by city walls was named “Coracesium” or “Korakesion” during the Hellenistic period and it kept this name under the Romans. The Byzantines called it Kalonoros, followed by the Seljuks, who renamed it Alaiyye, followed by ‘Alania’, given to it by the Seljuk Sultan Alaeddin Keykubad,

According to linguists, Coracesium is the name given to this town during its first settlement by the Greeks.

The original name of the settlement in the Luvian language was Korakassa or Koraka and was hellenized into Coracesium. Various Anatolian languages use the word “kor” meaning leader, head, promontory, etc, leading to the possibility of this origin to the name.

Because it was located so high above the sea, Coracesium could be defended by only a small force. This natural defensibility combined with an excellent harbor made the settlement attractive in every era. This was the only city in Cilicia defending itself successfully against Hellenistic king Antiochus III in 199 B.C. In the years 144-141 B.C., the local lord Diodotos Tryphon refused the overlordship of Antiochus VII for this same reason.

Massive and impressive fortification remains from the Hellenistic period can be seen on parts of the site.



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In the first century B.C., continuous fighting between the Hellenistic kingdoms of the Seleucids and the Ptolemys in this region created a political vacuum. This allowed the Armenians to extend their control all the way to the Taurus Mountains. Because it constituted a natural refuge for pirates and rebels, Coracesium became a pirate center in this period and a place where pirate booty was amassed. Piracy spread throughout the Mediterranean from this region.

In the years 75-74 B.C., the Roman governor Publius Servilius Vatia tried unsuccessfully to put an end to piracy in the region and to expel the pirates from their strongholds. In 65 B.C., the Roman commander Pompey defeated the pirate fleets in front of Coracesium and besieged their mountain lairs. The lawlessness of several centuries came to an end and the region was incorporated into the Roman Empire.

Little is known about the city in the Roman period. However, we do know that in the second century A.D., during the reign of Gallienus, the city minted coins with its own name.

In the Byzantine era, the city became known as Kalonoros (Beautiful Mountain), and in the medieval period Italian merchants called it Candelore and Lescandelore. There are remains of churches in the Citadel from this period.

We know through various sources beginning with the Roman period that Alanya harbor became an important center for the export of timber from the surrounding mountains;

In the year 1221, Seljuk Sultan Alaeddin Keykubad negotiated the surrender of Alanya Castle from its then ruler, a Christian lord named Kyr Vard. He renamed the city as “Alaiyye”, (City of Alaeddin). Sultan Alaeddin then began a large building campaign, resulting in the old city that we see today. Alanya became the winter capital of the Seljuk sultanate in this period. A palace was built in the Citadel, which was also furnished with military buildings and the sultanate was governed from here. A shipyard was built at this time, giving the Seljuks access to the Mediterranean Sea. The Red Tower was also built in this period, in order to defend the shipyard and the harbor. Commercial maritime relations with the Venetians and the Genoese were very important.

The attacks of the Mongols in 1243 and the Mamluks in 1277 caused great damage to the Seljuk state. The Seljuk state ceased to exist in the year 1300, and the local family, Karamanoğlu dynasty, began to reign at Alanya, as shown by an inscription within the old city.



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In 1427, Alanya became part of the Mamluk state. Later, in 1471, during the reign of Ottoman Sultan Mehmed II (the Conqueror), the city became part of the Ottoman Empire.

In 1571, Alanya became part of the province of Cyprus; in 1860, it became a district (sancak) of Konya province.

In 1868 it was attached to Antalya, and in 1871 became a sancak of this province.

As a result of an agreement between the governments of Turkey and Greece, added to the Treaty of Lausanne and called “Agreement concerning the Exchange of Anatolian Christian Orthodox (Rum) and Turkish peoples,” the Christian Orthodox population, who had lived for centuries in one quarter of Alanya were included in this population exchange.

The Christians who left Alanya settled in the district of Athens called Nea Ionia; today Alanya and Nea Ionia are sister cities. In addition, due to the mild winter climate here, over 800 Europeans have settled recently in Alanya, a few of them in Alanya Castle

For the last 25 years, areas of the old city of Alanya have been excavated by a team from Ankara University, concentrating almost exclusively on the Seljuk remains in and around the citadel. As

Nevertheless, from standing remains and the plentiful spolia in later buildings, it is possible to propose a convincing settlement history for the city beginning in the Hellenistic era (2nd Century BC). Both the massive ashlar blocks of the Hellenistic city and the remains of bedrock cuts in the upper city point to settlement here in this period. For the Roman period, plentiful spolia, especially in the walls of the Red Tower, show that there were at least a temple and a theater here.

There are two schools of thought concerning the historic development of the city. The generally accepted view is that until the 13th century Seljuk conquest, there were two separate settlements here: an unfortified one by the harbor, and a fortified one on top of the castle rock. This view dates the building of walls linking the two to the reign of Seljuk sultan Alaeddin Keykubad in the 1220s and 1230s AD.

A new view, based on a close study of the fabric of the city walls, argues that military and port functions were combined from a much earlier date, and that the current circuit of walls was



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present at least by the Roman period. According to this school of thought, the city retrenched and shrank to the top of the peninsula in the late antique and early Byzantine periods (approximately 4th to 9th centuries) only to expand due to successive rebuilding, above all in the 12th c AD and under the Seljuks in the 13th century.

During the decline of the Seljuk dynasty in the later 13th century, Alanya continued as an important port and city, with local emirs (called ‘king of the shores’) resident here. A new mosque was built and a domed tomb rebuilt and expanded.

In the 14th and 15th century, local rulers (beys), loosely allied to sultans resident in the center of Anatolia, or later, to the sultan of Egypt, continued to trade with Franks and Italians resident in Lusignan Cyprus, with Egypt and Syria, and defend the port from Frankish raiding expeditions.

In the late 15th century, the Ottomans took the city, and it continued to be an Ottoman possession until the founding of the Turkish Republic in 1923. The city of Alanya regained prominence for a brief time in the late 16th century, when it was used as a mustering ground for the Ottoman conquest of Cyprus from the Venetians in 1570-71. At this time, the main mosque (the Suleymaniye) was entirely rebuilt, and a new commercial center constructed adjacent to it, complete with market hall (bedesten) and street of shops (arasta).

In Ottoman, as in earlier times, the timber industry continued its importance. In the 19th and early 20th centuries, the leading families of Alanya, Muslim and Christian, were engaged in it. The building industry in Alanya was in the hands of Rum (Christian) craftsmen—some of the older building craftsmen today were trained by them before the exchange of populations between Greece and Turkey that began in 1926. The leading role of Alanya families in timber and building industry had a great impact on its residential, traditional architecture.

Modern Alanya has developed mainly from the second half of the 20th century, at the foot of the castle hill, along the shores and on the plains.



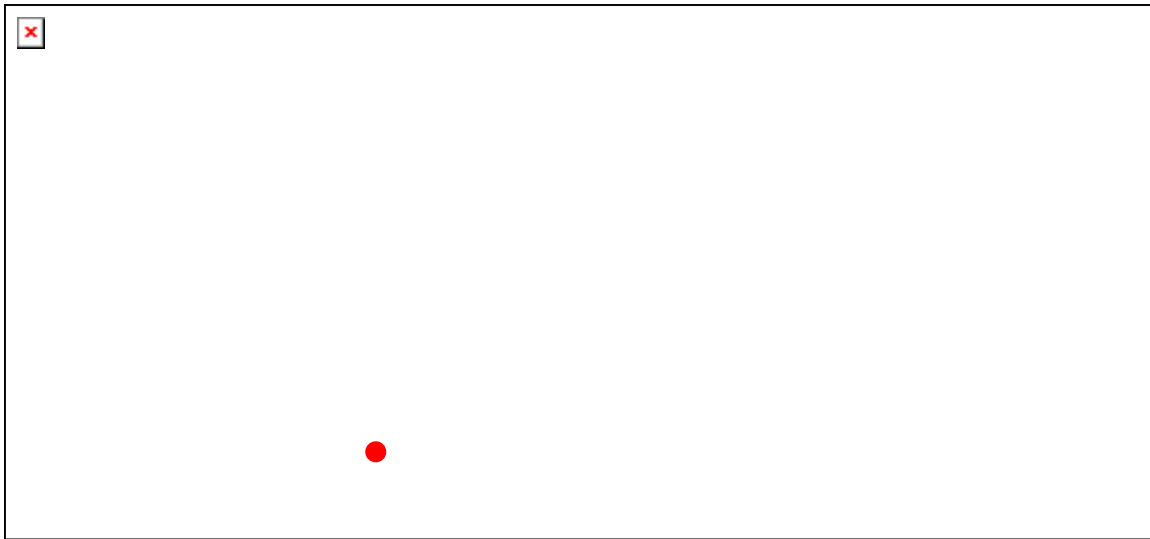
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4.2 Location and Nomination Boundaries

The city of Alanya is situated in a small bay on the Southern Mediterranean shores of Turkey, at the foothills of the Taurus Mountains.

Alanya is a seaside resort city in the Province of Antalya, 120 km from the city of Antalya. The municipal district, which includes the city center, has close to 400,000 inhabitants. The population is almost entirely of Anatolian origin, but is home to almost 10,000 foreign European residents.

Map 1: Turkey



Map 2: Antalya



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Map 3: Alanya



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4.2 Nomination Boundaries

The boundaries of the nominated property: לתקן גבולות על פי החלטות הבדיקה של איקומוס

The management plan is prepared for the area nominated as a World Heritage site and its Buffer Zone. It coincides with the Grade 1 archaeological, historical, natural, and urban conservation site in accordance with the decision of the Antalya Regional Preservation Board for Cultural and Natural Heritage dated xx and numbered xxx.

Since the site is located on a peninsula, it has natural sea boundaries on three sides. On the fourth side, the boundaries include a large open area, outside the fortifications, to the lines of the new city.

The nomination boundaries include all the fortifications and what is enclosed within them, as well as natural features of the peninsula, such as cliffs, gorges, vallies, forests and even a stalactite cave.

The Bufferzone lies to the north of the fortified historic area and includes sections of the new town; the earliest to be built outside the ancient fortified town. It includes numerous traditional houses from the Ottoman period, as well as modern structures. The width of the Bufferzone is between 35 and 350 meters.



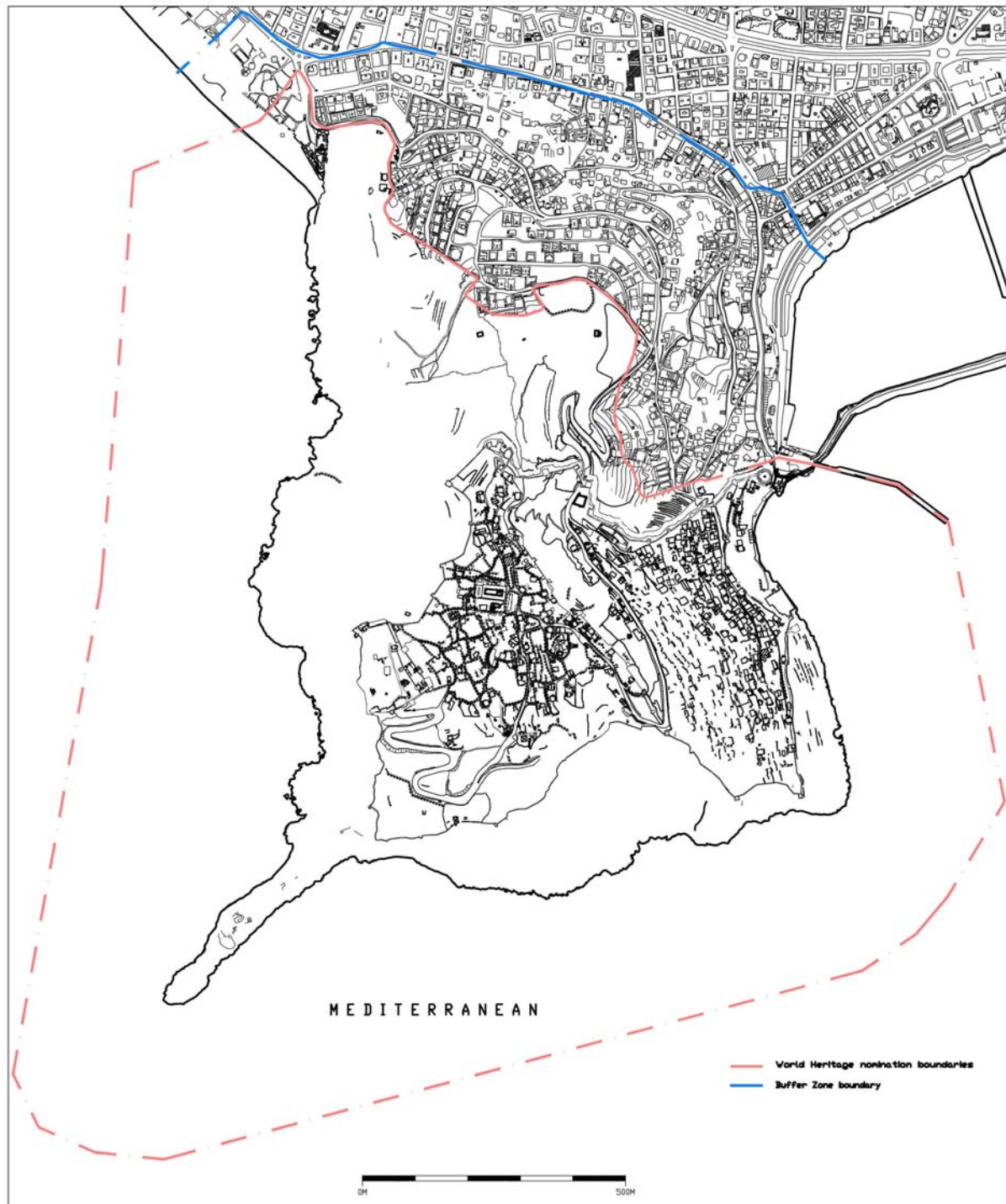
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Map 3 Alanya World Heritage nomination boundaries



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Geographical coordinates

N 36° 32' 27" E 31° 59' 41"
N 36° 31' 32" E 31° 59' 10"
N 36° 31' 55" E 32° 00' 13"
N 36° 32' 08" E 31° 59' 04"

Area of property and Buffer zone

Plan Area	240,82 ha
Buffer Zone	41,39 ha
Total	282,21 ha

Number of inhabitants within the Property and the buffer zone

Estimated population, in 2007, located within:

Area of nominated property	: 457
Buffer zone.....	: 3058
Total.....	: 3515

4.4 The built fabric (description)

4.4.1 Land uses

In general, the nominated area comprises of residential neighborhoods, major and minor public structures, archaeological remains, a shipyard, a palace within a citadel and large open spaces. They are all surrounded by the city ramparts. Being a living area, it includes roads and parking, infrastructure and various public and tourists' services. The land uses of the site are mainly residential (with minor commercial use)' touristic, archaeological and service areas (including roads and parking areas).

On the site there is one official cemetery, while graves are scattered in different locations. A concentration of tombs exists inside the ruined Bedesten and next to the great mosque (Suleymanya cami).



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Following is a short description of some of the built elements:

4.4.2 Fortifications.

Much of the area is protected by fortification walls, majority of which dated to the Seljuk period. Some very impressive fortification remains of the Hellenistic period are seen in some parts, mainly at Ehmedek. These remains are not yet sufficiently studied and the extent of Hellenistic fortifications and other structures is not known. The total length of the Seljuk ramparts is approximately 6.0 kms. Their most conspicuous single feature is the great octagonal structure, known as Kizil Kule (the Red Tower). From it, the main line of defense runs westwards up the hill in an irregular zigzag, connecting eventually with the group of buildings called Ehmedek built upon the site of an older Hellenistic fortress. This occupies an eminence, beyond which the rocky flank of the hill falls once more steeply to the sea; but the enclosure wall swings southwards, mounting again towards the high citadel (İç Kale) and afterwards skirting the cliff edges on the southern face of the rock as it returns towards the harbor. The western and southern approaches needed little artificial improvement to their natural defenses and were furnished with a single crenellated wall: the resources and ingenuity of ancient and medieval builders were lavished rather upon the line from the Red Tower to Ehmedek, where the gentle slope of the ground in a position exposed to attack from the mainland, made the place more vulnerable. In addition to the main wall, it was provided with an outer "apron-wall" and a dry ditch, cut for the most part into the solid rock. Two principal gateways, the Kale Kapisi or Main Gate halfway up the hill, and a lower entry called Asagi Kapi are located here. The Kale Kapisi gate constitutes an ingenious adaptation of previous building phases and difficult topography with the needs of the new, Seljuk, masters of Alanya. This gate complex combines a rock cut fosse, bridge, apron wall, courtyard, and tower with bent axis ingress and egress. The importance of this gate is emphasized by the presence of 4 Seljuk inscriptions. In addition, since the Seljuks continued the antique traditions of ceremonial greetings and farewells at city gates, these structures have ceremonial value in addition to their military functions. This is expressed by extensive remains of red painted frescos of different patterns, writing, and figures.

Inner fortification walls with towers and gates, subdivided the hill into four separate areas.



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The wall

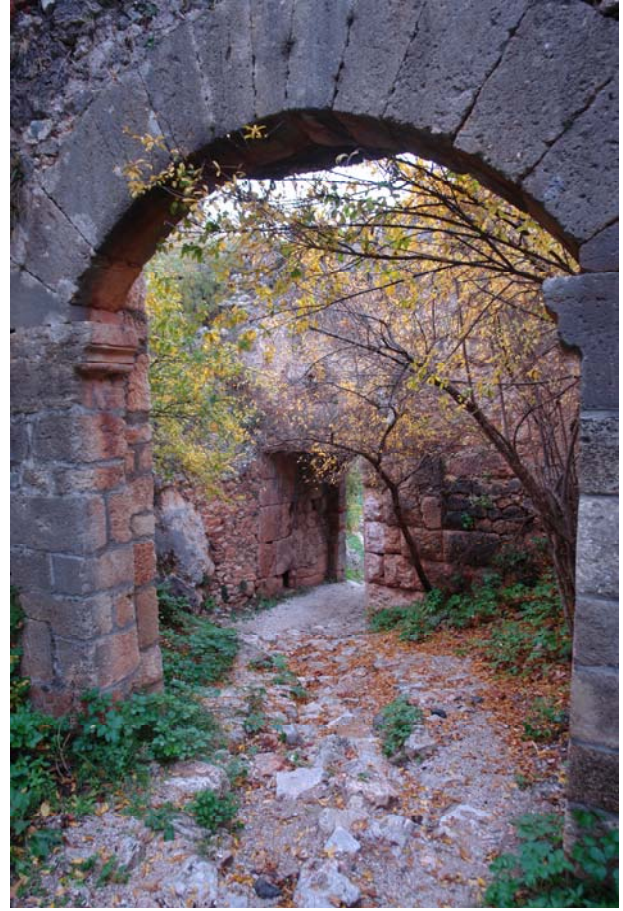




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Kale Kapi



Er kapi (interior)





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Ehmedek_Hellenistic remains



Double fortification line and moat



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4.4.3 The Red Tower- kızilkule

One of the main standing out monuments from Seljuk period is the Red Tower. The tower is an octagonal structure with an overall diametrical measurement of 29 meters at its base, ground floor covering about 720 square meters and a maximum height of 33 meters. The simple appearance of the building from the outside does not reflect the considerable intricacy of its internal planning. Five storeys -ground floor, first floor, mezzanine, open roof and roof terrace- allow for defense arrangements at five successive levels, not including the battlements. A large water-cistern is incorporated in the upper part of the central pier of the tower. The lower part of the tower is built of stone, while its upper structure and the main interior vaulting is composed of reddish baked bricks, from whose color the tower's name derives.

The architect of the Red Tower has left his name on a plaque built into the north facade of the tower. His surname, al-Halabî, suggests that he was a Syrian from Aleppo (Haleb). In 612/1215 an individual of the same name is known to have built fortifications at Sinop for Sultan Alaeddin Keykubad’s brother, Izzeddin Keykavus I.

At this time, due to the Crusades, Syria had the most advanced military architecture in the Mediterranean basin. The Red Tower, through its Syrian architect, exemplifies this sophistication through its use of central pillar with built-in cistern, central plan with open and enclosed floors, box machicolation, and other features. No other single building from the period of the Crusades expresses, better than the Red Tower, the quality and sophistication of medieval eastern Mediterranean military architecture.



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Red tower top platform

4.4.4 Shipyard- Tersane

A remarkable survival of the port-installations is the shipyard: 5 wide vaulted galleries for the construction and repair of ships face the sea on the south side of the harbor. The entrance to the galleries is from the old harbor on the north-west side. Its narrow doorway is spanned by a segmental arch and surmounted at a height of 4 meters by a magnificent five-line 1227 AD inscription of Seljuk Sultan Alaeddin Keykubad.

Guarding the entrance, are two towers, one of which contains a mosque. Its exposed southern side was protected by a small wall-tower, to which a much larger one, now called the Tophane, was afterwards added. The traditional name Tophane, which means cannon house, emphasizes the military aspect of this installation, which, in addition to serving a commercial function, was also used by military boats. Therefore we can think of the Tophane and the Tersane (shipyard) as an arsenal for the storage and distribution of arms: indeed the words arsenal in western European languages and tersane in Turkish have a common origin in the medieval Arabic word ‘dar al-sina’a’ which enters these languages at the time of the Crusades. From historical sources, we know that Arab, Genoese, and Venetian merchants came to Alanya to trade in slaves, textiles, timber, and other commodities. The



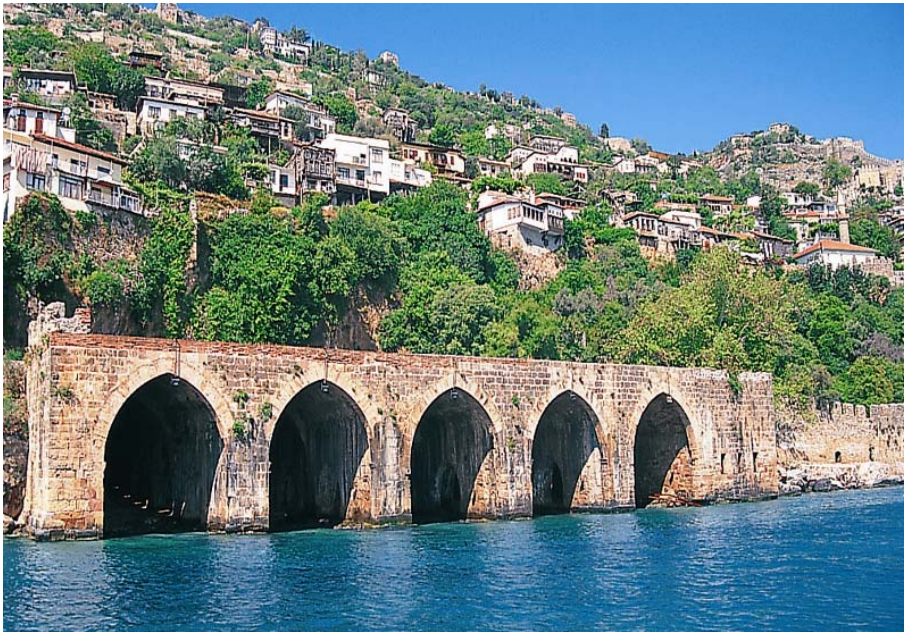
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words arsenal and tersane are also examples of the exchange of technology and other kinds of knowledge, along with commerce, at this time.

The shipyard was a naval installation, in which ships could be built in security and comparative secrecy, under cover from the weather. The building is nearly 57-meter-long and consists of five vaulted galleries, running back to a maximum depth of 40 meters. They are separated by partition-walls, each with four arched openings, which reach to the springing of the main vault. The sea today penetrates about 4 meters into the galleries. Until the 1960s, the shipyard was still the centre of the Alanya ship-building trade, and fishermen's boats were both launched from and laid up in the galleries.

The facades of the building and the remainder of its fabric, up to the springing of the main vaults are built, like the Red Tower, of ashlar masonry in regular courses. The vaults themselves are of baked brick, laid radially.

This is the only existing, complete and standing shipyard of this period anywhere.





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4.4.5 The Citadel and the Palace – Ic Kale

Attached to the Western wall of the fortifications, at the highest area of the peninsula, is the Citadel. It is surrounded partly by the city ramparts and partly by its own, facing the interior of the city.

It covers a large area, close to a trapezoid in its shape. The citadel includes remains of several water cisterns, vaulted galleries a Byzantine church, and the Seljuk palace. It includes also a large open space.

The palace includes a large entrance courtyard, a reception area, living courtyards and open spaces. It is in ruinous conditions but still impressive and easy to present to the visitors. Several rooms of the palace are decorated with typical Seljuk frescoes with geometrical zigzag, red and white pattern. Conservation and presentation works of the palace started several years ago, but were never completed and the palace is closed to the general public.



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A small, relatively well preserved Byzantine church represents the time before the Seljuks.

Archaeological excavations were carried out in a limited area near the church (uncovering burials) and in the palace.

The original entrance to the citadel and palace area is through a large, well preserved gate (Anakapi), in its eastern wall. Nowadays entrance to the complex is through a breach in its southern wall.

The Citadel is one of the main tourist's destinations of the site, but requires better presentation, proper use of the original gate, better conservation of the church, very good conservation and presentation of the palace.





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Kiosk, souvenirs and ticket selling facilities at the entrance



New breached entrance



Historic gate



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Inner castle and wooden walkway



Fortifications



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Fortifications



Byzantine church



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4.4.6 Living quarters - Neighborhoods

The ramparts of the historic peninsula enclose the historic city of Korakesion/Kalonoros/Alaiyye/Alanya in which residential architecture covers a period of over a millennium.

Within the two main neighborhoods of the old city there are mainly residential houses, mosques, churches and once inn (han) and market place (bedestan). Traditional Ottoman houses constitute the majority of the residential architecture, though in the last 50 years some "modern" small houses were built, not in conformity with the site's architecture. A large area, once the location of the Orthodox Christian population (until the agreement on exchange of populations between Greece and Turkey) is abandoned and its structures being reduced into ruins. Two churches in this area are of specific cultural value, representing the cultural diversity of historic Alanya.

The traditional “wood, plaster and lathe” houses mainly dating from the 19th and early 20th centuries. Monumental and domestic, historically specific and vernacular live side by side along with the hundreds of inhabitants of these quarters. As stated above, over the millennia, the timber trade was one of the principal elements of the economy of Alanya. Certainly in these wooden Ottoman houses we can think of elements of continuity with earlier and previous civilizations.

Many of the traditional houses are inhabited and well preserved, few stand abandoned and some have reached a level of 'ruin'. Recently, several traditional houses were restored, furnished with modern infrastructure – following strict regulations and proper inspection.

The incorporation of these houses in the earlier context and their authentic residential use comprise some of the most important elements of the cultural values of the site.

The 17th century Ottoman traveler Evliya Celebi wrote that the houses of Alanya were so close to one another that one could jump from roof to roof. This physical fact is another proof of the closeness of the different communities resident in old Alanya over the centuries: different in terms of religion, class, and ethnicity, perhaps, but neighbors all the same

The vernacular, domestic architecture and planning provides a picture of cohabitation here. The monumental architecture also supports this conclusion. For example, the two 12th century churches in the upper part of the old city were never turned into mosques. Indeed, the Seljuks built their palace



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right next to the Byzantine church in the citadel, neither converting it to a mosque, nor covering its Christian frescoes.



Remains of the Greek neighborhood



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4.4.7 Water Cisterns

Not having a natural source of water, the builders and inhabitants of the place, all along historic periods, constructed water cisterns to catch rain water. These can be divided into public and large cisterns and private ones, attached to houses.

Some of the historic public cisterns have been in use until recently and are protected. Being such a site specific component and one of the characteristic elements of Alanya – private cisterns should be also studied, documented and protected. It is quite possible that the abandonment of the cisterns is one of the causes for rain damage, mainly to streets and paths, in wintertime.

4.4.8 Other structures

Not less important than the above shortly described built elements, are others, which are not described verbally in this text. They are partly represented by the following photographic survey. Their still best description can be found in Lloyd & Rice's report "Alanya" published in English in 1958 and in Turkish in 1989. **כאן להביא סקר צילומי מלווה במפות מיקום**

4.4.9 Historic Graffiti

Phantoms of the commercial past of Alanya, the walls of Alanya are incised with thousands of graffiti, most of them representing the ships whose coming and going constituted the lifeblood of the



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settlement. A thorough documentation project has been carried out, to inventory and to document the graffiti. There is no doubt that more exist and that more will be discovered in the future. Their scientific study could have a very high value while their protection and presentation are a very big challenge.

Several hundreds of these graffiti were discovered on the interior walls of the mosque called 'Andizli cami'

4.4.10 Archaeology

There is no specific area dedicated to archaeological activities. Past excavations were carried out mainly in the citadel and palace, near one of the Orthodox churches and lately near the Red Tower. Some of the excavations were purely scientific oriented and result of research needs other are within definition of rescue digs – carried out as part of development.

There is much of the unknown still for which focused archaeological studies could provide important information. Such are some parts of the citadel and palace, the interior of the shipyard and its adjacent area, the whole of Ehmedek and Hellenistic fortifications etc.

4.4.11 Open spaces

Large areas of the site are not built, whether natural or landscaped. Some are within the fortifications outside. These areas include forested sections as well as rocky slopes and marine areas. Spaces between two lines of fortification walls and the dry moats, are another kind of open areas. The natural elements, being the setting of the built site, constitute an important component of the site and their maintenance and preservation are an integral part of the general conservation activities for the whole place. The whole site is the habitat for very rich flora and fauna, and one of the characteristics of the place and its 'sense of place'.

Surveys and inventories of the flora, fauna and geology have been prepared, and most of the natural elements are protected.

4.4.12 General Assessment of State of Conservation

The built fabric of Alanya and its components are in general good state of conservation.



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Individual elements, mainly residential houses, are in bad to ruinous state, and much of them are under discussions between the authorities and owners.

Large, public monuments, are preserved or at least temporarily consolidated or structurally supported. Some elements never got the attention of conservation specialists, and will require special cleaning, assessment and consolidation works.

The length of the ramparts requires permanent maintenance and monitoring and this needs still special attention.

Certain recent projects (such as consolidation, conservation and proper use of the Kale kapisi gate) are under way. The shipyard was recently consolidated and its vaults repaired, a bath (hamam) building and the house above it were restored and are used as the offices of the conservation unit etc. Some monuments are in a need for re-conservation and proper use (the han) and some for a good conservation plan (bedesten).

4.3 Infrastructure

4.3.1 Macro Infrastructure (public)

Sewage, water, drainage -

The houses on the hill are connected to a central sewage system, running under the paved streets.

Water supply is of similar character, and is non problematic. In the past, large water cisterns were an integral part of the local architecture (whether public or domestic), and can still be seen and even used. Rain water drainage is problematic, due to the steep topography and damage caused after every strong rain to some of the infrastructure (mainly paths and paving)

It seems that some major sewage lines require new planning, mainly for the system (pumping, gravitation etc.) and for the location of the lines.

Electricity lines and transformers-

A huge and ambitious public project is being carried out, to bring all cables underground. This will eliminate the existing electricity poles, some with local transformers. Transformer structures, smaller than the old ones are planned to replace the existing.

Telephone lines-

Same as the electricity will be running under street paving.



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Cellular antennas -

Do not seem to be an issue.

4.3.2 Micro Infrastructure (private connections)

T.V Antennas –

These can be seen on some of the roofs and are certainly a visual disturbance.

Air-conditioning –

While the issue is not yet a problem, it might become one – and clear regulations will be required.

Electricity and other house connections –

Most electric lines will be soon under ground but some of the connections to the individual houses might remain problematic, if not consciously taken care of. Connection boxes and cables running on buildings' facades are intrusive and visually destructive. Some of them are inevitable, but better understanding by the service companies and coordination with the city conservation unit, will result in more proper design and location.

Solar panels and water tanks-

These are visually very problematic in the whole city, defacing even the best architecture. When located on top of historic houses or within a historic context, being higher than all roofs – their effect is quite negative. While one should not be deprived of accepted minimal comfort, and the use of solar energy is even recommended, very strict design and location regulations must be implemented for these issues. When in a specific place a good solution cannot be found, that place will not be allowed to install this kind of installation. New, future technologies, will allow better locations and should be followed.

Garbage disposal –

Garbage containers of several sizes are located in central areas or along streets accessed by service equipment. The municipality provides the garbage disposal services.

4.6 Traffic and parking

4.6.1 Accessibility traffic



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The place is “used” by its inhabitants, local visitors and foreign tourists. It is accessible by foot and some areas also by cars.

Some of the historic gates and some new openings in the historic walls, allow for vehicular traffic. There are a few parking places within the historic area and private parking spaces are extremely limited. The main traffic arteries were originally cobble paved – much of which have been replaced recently by new stone paving. The roads paved for cars are distinctive, and no car can go beyond these lines.

Other paths, most of which historic, keep the cobble paving or are unpaved. These are strictly for pedestrian use.

While restrictions for parking and vehicular traffic are understood and widely accepted, they present also a big, though objective difficulty to daily life. The residential quarters are situated high and on quite steep terrains, which for most residents present a considerable difficulty in living conditions and basic comfort, if not accessible by cars. Public bus service exists, and solves just partly the problem.

The bigger conflict is with tourist buses during high tourism season. These require wider roads, bigger turning radius and relatively large parking spaces. The situation is already quite difficult and will grow in the future – including potential damage to the built heritage.

Since daily life in the historic area and in the houses and tourism, are an important element and contribution to the values of the site - new solutions, for both, residents and visitors, will be needed quite soon.

4.6.2 Safety –

This is at the moment a quite neglected issue, and severe safety hazards exist all around.

Among these one can count ramparts and walk ways open to the public, with no safety railings. Inner city path levels, being on a slope, are very often much higher than levels of the courtyards along which they run. Nor warning, neither safety railings exist anywhere. This is a risk to visitors, but a much bigger risk to the inhabitants and to the children playing in these areas.

4.5 Environmental Issues



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Climate and temperatures – the site is located in a mild Mediterranean climatic zone. The meaning is that temperature differences between day and night are not big and that there are no freezing temperatures in winter.

Air pollution – Alanya does not suffer of air pollution problems, not being an industrial area nor close to any polluting industry. The air pollution produces by traffic, heating systems etc. is minimal and almost not relevant.,

Humidity and salts – being in a marine micro climate, high humidity, salts and wind carried salty sprays are quite unfriendly to certain elements. The effect on the traditional local building materials is not significant. The effect is big on metals (including on iron inside reinforced concrete elements) as well as on some organic materials, mainly in historic collections (textiles, paper, leather etc.). Maintenance and proper storage are partial remedies for these threats.

5.0 Conservation

5.1 Documentation recording, Surveys

The Alanya museum and the city conservation unit are conducting different surveys and collecting documents (including family photos, collected from inhabitants)

A thorough flora and fauna survey is almost completed.

New and modern recording of all historic structures is not systematic, but is carried out on individual built elements (private or public) as part of building approval process. A thorough survey of all historic structures, accompanied by a detailed condition assessment, is recommended.

Most of the records and documents are located at the municipal offices, the museum, and the conservation unit.

5.2 Existing plans

Master Plan - The nominated area is covered by an officially approved Master Plan and. The plan was prepared by a trained conservation architect, thus conservation and protection of cultural values is one of its main objectives. The regulations of the plan are attached to this document. A certain weakness in the plan is the fact that the old Greek neighborhood is indicated as an “area for special planning”, without specifications. Another potential weakness is the fact that many of the ruins of Ottoman houses are designated to remain as ruins. This seems as a possible missed opportunity; while on the other hand could be a way to limit the numbers of inhabitants (thus infrastructure and services). Roads, infrastructure, specific conservation issues - plans, whether of archaeology or public property, are prepared by the municipality, under the responsibility or supervision of the city conservation unit. Large conservation plans have to be approved by the Antalya district conservation committee.



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Private houses - plans are prepared by their owners, following conservation regulations, and approved by the city and by the district conservation committee.

Conservation supervision of the works is provided by the city's conservation unit.

5.2 Maintenance and monitoring

At the moment there is no specific maintenance plan, though regular maintenance is carried out by the city and by the museum. Intrusive and damaging vegetation is removed periodically, but not according to a plan.

Maintenance of public spaces is generally good, but needs a plan with priorities.

Awareness towards regular and professional monitoring is relatively new – therefore there is no official monitoring activity on a regular basis. In spite of it – monitoring is being carried out by city and museum staff, based on the deep knowledge of the site and its problems, and on experience.

Monitoring indicators were set up as a decision for the World Heritage nomination – but the monitoring itself is not regular yet and does not follow the indicators.

Key indicators

The key indicators for measuring the state of conservation are as follows:

1. Growth of vegetation and trees in specific points – especially where previous damage has been detected.
- 2 Cracks in walls, in specific places.
3. Humidity levels
4. Numbers of residents and details (local, foreign, occupancy).
5. Periodic photographic documentation.
6. Following education programme for school children on cultural heritage.
7. Effects of global warming on the preservation site (monitoring the change in water level, the changes in fish species, the changes in currents, etc)
8. Numbers of visitors to the site
9. Land use changes esp. property development.

The key indicators are monitored regularly by the local branches of the Ministry of Culture and Tourism such as the Alanya Museum, Antalya Regional Conservation Council and Antalya Directorate of Survey and Monuments; and by the Alanya Municipality (Conservation, Implementation and Inspection Bureau).

Administrative arrangements for Monitoring property



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The Alanya Museum Directorate, the Regional Conservation Council and the Alanya Municipality have the responsibility of enforcing the law. These Directorates’ experts (museum and municipality staff) will periodically monitor the site following the indicators as well as inspecting all conservation and construction works on the site.

6.0 The Spirit of the place (Genius loci)



QUEBEC CITY DECLARATION

ON THE PRESERVATION OF THE SPIRIT OF PLACE

Adopted at Quebec City, Canada, October 4th 2008

The spirit of place is defined as the tangible (buildings, sites, landscapes, routes, objects) and the intangible elements (memories, oral narratives, written documents, rituals, festivals, traditional knowledge, values, odors), the physical and the spiritual elements, that give meaning, value, emotion and mystery to place. Rather than set apart spirit from place, the intangible from the tangible, and consider them as opposed to each other, we have investigated the many ways in which the two interact and mutually construct one another. The spirit of place is constructed by various social actors, its architects and managers as well as its users, who all contribute actively and concurrently to giving it meaning. Considered as a relational concept, the spirit of place takes on a plural and dynamic character, capable of possessing multiple meanings and singularities, of changing through time, and of belonging to different groups. This more dynamic approach is also better adapted to today’s globalized world characterized by transnational population movements, relocated populations, increased intercultural contacts, pluralistic societies, and multiple attachments to place.

The spirit of place offers a fuller understanding of the living and, at the same time, permanent character of monuments, sites and cultural landscapes. It provides a richer, more dynamic, and inclusive vision of cultural heritage. The spirit of place exists, in one form or another, in practically all the cultures of the world, and is constructed by human beings in response to their social needs. The communities that inhabit place, especially when they are traditional societies, should be intimately associated to the safeguarding of its memory, vitality, continuity and spirituality.



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Spirit of Place (Genius Loci by the Latin term) refers to the unique, distinctive and cherished aspects of a place; it is the combination of the non tangible heritage (stories, art, memories, beliefs, histories, etc) that are celebrated by artists, writers, folk tales, festivals and celebrations, with the interpersonal aspects (the presence of relatives, friends and kindred spirits, and the like) and the tangible physical aspects of the place. The tangible includes everything that exists on site and contributes to its character – including land uses and human activities.

The most recent ICOMOS General Assembly's conference theme was "Finding the Spirit of Place" (Quebec, Sept. 30th, to October 3rd, 2008).

Attached is one paragraph of the new Quebec declaration, issued at the end of the conference, on this theme:

The existing spirit of place of Alanya's historic area is the result of the combination of architecture, nature and ongoing human daily life. As long as these are kept and continue to function, much of the historic and authentic spirit of place is maintained. There is no doubt that much of the historic non tangible heritage is gone, and very little traditional weaving and knitting can be seen, or traditional costumes etc.

Encouragement is needed for the promotion of return of old handicraft, even if just for touristic purposes and for maintaining a certain character. Locally made products are certainly more attractive for visitors than globalized souvenirs made in the far east.

Local cuisine is something which still exists, whether for the locals or visitors. It is an important component of the spirit of the place.

The historic architecture, as well as the character of the open spaces and the cliffs must be protected as part of the Genius Loci. Wrong kind of architecture, mainly the result of the 1960s to 1990s can be seen among the traditional houses, and requires special attention. They are not only a problem to the cultural values of the whole, but undoubtedly spoil the feeling of the spirit of the place. Luckily these are not many and their effect is quite limited,

7.0 Tourism and visitors' management



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Tourism is since long time one of the world's largest and fastest growing industries. While tourism contributes to the economy of a place, rapid tourism growth demands clear policies, ongoing dialogue with stakeholders and constant monitoring.

Statistics

Year	Number Visitors	Income (YTL)
2001	331.104	884.149,00
2002	358,773	1.178.905,00
2003	303,808	911.345,00
2004	314,354	1.046.751,00
2005	412,517	1.143.837,00
2006	320,185	1.033.742,00
2007	314.329	1.100.085,00
2008	403.373	1.498.461,00

The figures given above reflect the numbers of visitors who paid for entrance to the Citadel and Ehmedek portions of the site between the years 2001 and 2008 and the revenue derived there from. According to the national legislation in Turkey, the money collected within the sites are gathered in the the Central Directorate of the Trading Capitals of the Ministry and distributed to different sites in Turkey according to the needs of the sites. .

The Municipality of Alanya has recently constructed toilet facilities near the Citadel. The Preservation plan foresees the construction of other such facilities elsewhere.

There is interpretation signage on the site as well as direction and warning signs. Interpretation brochures exist and new ones are being prepared. In some areas there are marked trails.

Some benches, garbage bins and water drinking points are located along the visitors’ trails.

More will be added, and existing ones improved, following a specific plan. As part of this plan, viewing platforms and shade areas are planned.

The international tourism market comprises of three general classifications (there are other groups, but statistically they are small and therefore not specified):

- The independent travelers – travel alone or with friends, getting much of the information from the internet, guidebooks and friends. They tend to be on limited, relatively small budget and many in the tourism industry do not count them. Statistics prove that quite often they keep the market alive and the whole B&B economy depends on them.



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- The specialized tourism – travel in groups which wish to participate in a specific activity such as archeological, historical and cultural tours, bird watching, photography etc. This is a fast growing group.
- The general package holiday tourism – groups wishing to see an area without specific interest in a defined activity or subject matter. General international tour groups want comfort, ease of access, security and more upscale accommodation and food.

Each of these groups has different needs and different impact on the city.

Visitors' services and facilities-

In the hotels and in few other places, in the town and on the site, visitors can obtain information. Modern information centers are planned to be located at entrances to the site. The written information is still relatively poor, compared to the importance and potential of the place.

As far a facilities are concerned, the site is not ready for individual visitors and visitors on foot. In some places on the site there are benches and a few drinking points and one public toilet.

Tourist guided tours – Most visitors come on guided group tours and by buses. The buses come to the entrance to the citadel (a breach in its wall), and thus the visitors are exposed only to the remains of the citadel. There are no site dedicated guides.

Hotels and lodging – The town is very rich with tourists' lodging facilities. Most tourism though is not specifically “cultural tourism”. There is no lodging in houses on the site, while a B&B kind of lodging could be attractive for the individual visitors, and beneficial for the residents of the site. Maintenance and conservation could also benefit of such activities.

7.1 Presentation-Interpretation

Visitors' information –

Leaflets-

New leaflets of good quality are being prepared. Some exist already and are provided with entry tickets.

Signage –



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There is some information signage on the site, at central points. Signs are located next to the entrance to the Red Tower and large signage is located close to the entrance to the Citadel. Signs are at least in Turkish and English, some provide also information in German.

Next to the place signage there is a panoramic map.

Direction signs can be seen in some places.

A thorough re-thinking of signage and alternative information methods is recommended. The signs next to the Red Tower represent the problematic issues of excessive signage.

Museums-

At the moment there is no site museum, presenting finds from the site and historic documents, photos, models etc. The need for a traditional museum should be discussed – but a need for a visitors' center, incorporating some of the above functions and including modern media methods, is indispensable.

A small historic photo gallery is situated in some of the vaults of the cutadel.

more

Visitors’ information –

Other presentation methods

Model -

Maps –

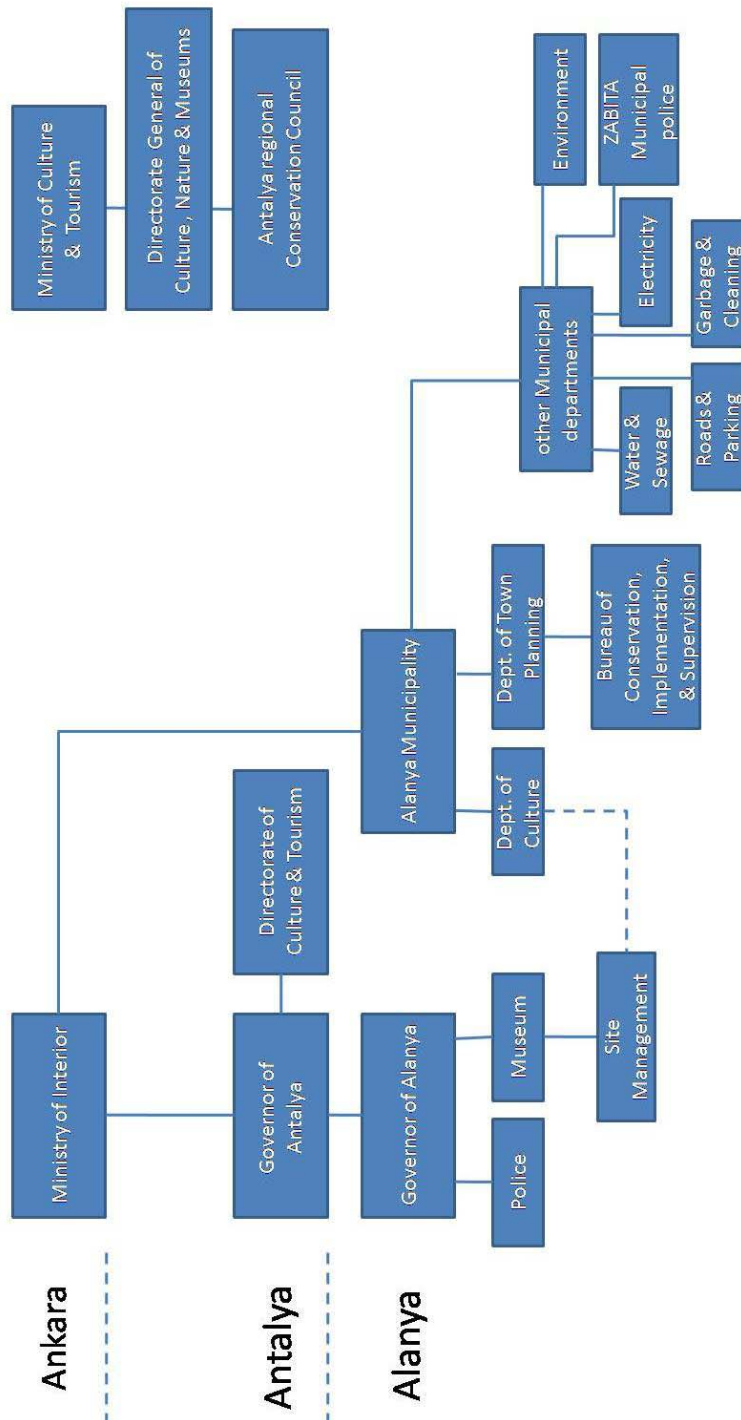
8.0 Protection and Implementation measures

8.1 Management and Administration – state, county, city



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ALANYA SITE MANAGEMENT CHART



The management of the site is well covered by legislation, regulations, staffing and even by a very specific law on management planning.



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Due to their importance, these texts are attached below, as part of the management plan, and not just as annexes.

The duties of the bureau (KUDEB) are as below:

a) Examining the structure before making a restoration or reparation in immovable cultural assets and arranging a pre-permission document concerning the conditions of restoration.

b) Controlling the implementation of the restoration and reparation of immovable cultural assets with proper material and being original;arranging a restoration appropriateness certificate for the proper ones.

c) Transmitting the subject to Regional Protection Commission with the documents if the fundamental restoration necessity is stated in restorations as part of restoration and reparation.

d) Permitting and controlling the restoration and reparation of the certificated immovables without registration which take place in protected areas and adjacent parcels to immovable cultural and natural asset parcel.

e) Controlling the application of protection aimed development plans approved by Regional Protection Commissions within the framework of plan decisions of it.

f) Controlling the applications concerning the building survey, restitution and restoration projects approved by Regional Protection Commission and arranging approval certificate for the applications completed consistent to its Project.

g) Executing the necessary operations proper to development legislation, stopping the application and transmitting the subject to the managementship of Regional Protection Commission with the documents if there are some structures which are constructed divergent to the plan and protected areas in the immovable cultural and natural assets and protection areas according to the principle decisions of Protection High Committee and Regional Protection Commission.

h) Transmitting the situation to the Managementship of Regional Protection Commission by doing the necessary operations in order to provide the life and property safety if the registered cultural assets are in ruinous state.

i) Implementing the arrangements applied by the related administrations to the owners who can not implement the restoration of the immovable cultural asset they owned.

j) Having a direct duty or controlling the people who are taking duty in terms of technical staff support applied by the related administrations to the owners who can not implement the restoration of the immovable cultural asset they owned.



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According to the law code 4848:

The duties of Management of Cultural Assets and Museums are as below:

- a) Providing the exposition, protection, evaluation and promotion of the movable and immovable cultural and natural assets which should be protected in our country and taking some precautions for preventing from running and destruction.
- b) Proposing the establishment of new museums, the managership of building survey and monuments, restoration and conservation laboratories where necessary, arranging and implementing administration and specialization works of them, guiding the establishment of private museums, supporting and controlling them within the framework of certain guidelines.
- c) Determining the immovable memorial cultural assets which are outside the national borders of the country and which should be protected; taking some precautions which provides the maintenance and restoration within the framework of the mutual cultural agreements and bonification programmes.
- d) Taking the necessary precautions about the protection and the development of the museums, the restoration and maintenance of cultural and natural assets which should be protected and applying them
- e) Executing the services inquisition, examination, determination, evaluation and planning oriented for providing the fulfillment of the duties given to Cultural and Natural Assets Protection Law 2863, Cultural and Natural Assets Protection High Commission and protection commissions.
- f) Providing the implementation and coordination of the operations related to Cultural and Natural Assets Protection High Commission and protection commissions.
- g) Proposing the establishment of cultural and natural assets protection commissions and offices to the ministry in necessary places; ordering and executing the specialization works of them.
- h) Providing the development of protection culture by benefiting from all sorts of opportunities and vehicles.
- i) Exercising the similar duties given by the Ministry Office.

According to the law code 2863:

The duties, authorization and method of operation of Regional Protection Commissions

ITEM 57. - (date 17.6.1987 and law code 3386, different with date 14.7.2004 and law code 5226) Regional Protection Commissions are authorized to implement the duties below provided that the decisions of Protection High Commission.

- a) Registration of the culture and natural assets which should be protected and which are confirmed by the ministry.



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- b) Classifying the culture assets which should be protected.
- c) Determining the structure conditions of transition term beginning from the 3 months of the registration of protected area.
- d) Examining and deciding the protection aimed development plans and all types of modification of it.
- e) Identifying the protection areas of immovable culture and natural assets which should be protected.
- f) Erasing the registration of the immovable culture assets which lost their characteristics.
- g) Taking decisions relating to the protected areas in order to apply to protection areas of immovable culture and natural assets which should be protected.

According to the Museums Inner Service Regulation: The duties of Manager of Museums:

- a) Exhibiting the existing works according to a scientific system as far as possible
- b) Keeping the Works at the storerooms in a healthy way and ordering the storerooms for making suitable scientific studies.
- c) Making scientific researchs of its movable and immovable cultural assets with their expert personel exists in the staff and promoting them.
- d) Ordering courses, conferences and trips inside and outside the museum. Working for the development of cultural life of the environment, promotion of the cultural and touristic values to the citizens and preventing the running of ancient monuments, destruction and hidden excavations and activities which destroys the national values of the country.
- e) Taking the necessary precautions in order to gain the movable cultural assets which should be protected and which are in the meaning of law 2863 to the museums
- f) Providing the protection and evaluation of movable and immovable cultural assets within the meaning of the law 2863.
- g) If assigned, making identification related to the immovable cultural and natural assets within the meaning of the law 2863 and preparing documents attached to registration.

The regulation regarding the procedures related to the identification of administrative areas and the establishment and duties of Area Management and Monument Work Commission:

The duties of Area Chief



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- a) Making the source search and determining a work plan with the authorized administration in order to implement the annual targets of the administration plan.
- b) Preparing the annual budget proposals,
- c) Preparing the contract, specifications and drafts with the authorized administration for the purchase of service and hardware of the presentation, promotion, education, maintenance and security necessities of the area.
- d) Cooperating with the related institutions and people for the administration of cultural and natural resources of the area.
- e) Preparation of the annual control reports by the control department and providing the coordination of those reports in order to propose them to coordination and control departments.

8.2 Laws and regulations

In addition to the laws and regulations attached in the chapter on management, the site is well protected by laws regarding archaeological sites, historical designated sites, planning construction legislation and legislation concerning the conservation of cultural and natural heritage.

The site is also well protected through approved master and conservation plans.

Two of the most significant texts are annexed: “The Law for the Conservation of Cultural and Natural Heritage” and the “Regulations on the establishment and duties of the Site Management and Monuments Council” (a shortened name).aaaaaaa

The nominated area which is a 1. degree archaeological, urban, historical and natural preservation site is protected under the provisions of the Law for the Protection of Cultural and Natural Heritage No: 2863 of 1983, amended by Legislation No: 3386 in 1987 .

The first official efforts relating to the protection of site is dated to 1977. The decision of the Superior Council for Immovable Antiquities and Monuments numbered A-386 and dated 12.03.1977 documented the works of civil architecture and mosques within the site.

Later, a decision of the the Superior Council for Immovable Cultural and Natural Heritage numbered 3782 and dated 23.10.1987 reevaluated the situation, outlining provisional steps for building aimed at preservation and declaring all the site to be a 1. Degree Natural, Archaeological, Historical, and Urban Conservation Site

The Alanya Conservation Development Plan was adopted by a decision of the Antalya Regional Conservation Council numbered 4308 and dated 23.07.1999.



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In addition, a buffer zone aimed at preserving the natural silhouette of site was established for the area overlying Damlatas Cave, the main gate to the site, and the area between the main gate and the Red Tower running parallel to the walls. This decision of the Antalya Regional Conservation Council numbered 78 and dated 05.08.1999 was expanded by a decision of the Antalya Regional Conservation Council numbered 941 and dated 31.03.2006, including the area within the boundaries of the Alanya Castle 1. Degree Natural, Archaeological, Historical, and Urban Preservation Site, effectively expanding it.

The landward side of this zone is protected by a buffer zone and governed by a “preservation plan for the buffer zone” in the year 1988 with the decision numbered 78 of the Antalya Regional Council for Cultural and Natural Heritage.

8.3 Enforcement measures

On the site there is a police station. Though not responsible for conservation and protection of cultural values, its presence has a positive effect.

The museum supervises all works done on the site and the city enforces building and conservation regulations. Both organs have skilled and dedicated staff, and a conservation site office is located next to the Red Tower.

8.4 Finances

The Institutions contribute to the restoration of Cultural Assets and Allowances Reserved :

- a) Property Taxes (The %10 part of the property taxes which is separate from the amount paid to Municipality every year -530.000TL was collected from these taxes in 2008)
- b) Allowance of Historical Cities Association (25.000TL was used from this allowance in 2007)
- c) Local Government Budget
- d) The Budget of Culture and Tourism Ministry.
- e) The Budget of General Directorate of Charitable Foundations

8.7 Buffer zone



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The Buffer Zone is located outside the historic fortified town and includes some 19th century and mainly 20th century houses. The area is strictly residential, with commercial activities at ground levels and some hotels.

The boundaries of the Buffer Zone follow streets, and not an arbitrary, meaningless line. The line was determined according to distance and relative density of historic, traditional houses.

The historic buildings are protected and new buildings are restricted by their height (maximum of four floors). There is no polluting activity (industry) within the area.

9.0 Society

There are several NGO groups organized among the inhabitants of the area. Their activity is not specifically culturally oriented, but they all have a special interest in keeping the character of the site and the quality of life of its community.

9.1 Social issues – from time to time complaints can be heard about foreigners buying property. If true, it might change the social life in the future and with it some of the characteristics and the sense of place. The real potential threat exists when such phenomena is accompanied by houses which are vacant during most of the year and occupied only during tourism periods.

9.2 Public awareness, education and training

School children come with their teachers and classes on regular tours, as part of their education.

At the moment there are no training programmes of any kind, promoting conservation or traditional activities. Some ideas for future programmes exist.

10.0 Assessment

10.1 Risks and Hazards

Cultural heritage, like any other built or natural element is exposed to threats, hazards and risks, some of which are environmental and natural others are manmade. Every effort should be made to reduce the risk at source and to provide the adequate warning of impending disaster by monitoring and



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detecting changes. Simultaneously, a risk reduction and preparedness plan should be made. Such plan will include the protection of property, life and the cultural and built heritage.

Following are the main natural risks that should be taken into consideration:

Floods: mainly originated by strong rains. The site is built on steep slop and is vulnerable to damages caused by rain floods. (In the history much of the rain water was diverted into the large water cisterns, now most of it runs on surface, the sea).

Land and rock slides: as result of bad drainage of rain water and natural causes. Requires monitoring.

Earthquakes: special attention should be given to possible retrofitting of existing buildings and means to be introduced during conservation. The site is in a relatively low earthquake risk area.

Fire: Most historic buildings have considerable and important wooden sections. Special attention must be given to fire prevention, detection and fast extinguishing. Local fire extinguishers are located in central points.

Vandalism – the main phenomenon is of graffiti on walls. Graffiti create a feeling of neglect and should be prevented and removed as soon as they appear (studies prove that unremoved graffiti encourages the creation of others). In general its damage to buildings is mainly visual, but additional damage, caused by its removal, should not be overlooked. New graffiti are not very common on the site, but the existing ones are located in very sensitive areas, including on ancient frescos.

Removal of the graffiti should be done by professionals or at least following conservation guidelines.

Inadequate maintenance – Large site, long fortification walls, open spaces and private property, make maintenance a difficult issue. Wrong maintenance, even with the best intentions, could cause damage. Lack of maintenance is certainly a source for damage. A good manual for property owners and maintenance plan for the responsible authorities is a key for proper action.

Inadequate enforcement and inspection – This used to be a common issue in the past, but has improved through awareness, professional staff, regulations and good will on all sides.

Wrong conservation interventions – These were quite common in the past and caused serious material and visual damage to some properties. They are not of considerable amount, and some can be reversed or partly corrected.



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Development and tourism pressures: Both are basically positive trends and should all be foreseen. Their negative aspects can and should be prevented through knowledge, plans and enforcement.

10.2 Conflicts

10.3 S.W.O.T analysis

STRENGTHS

strong political support – all relevant authorities, from government, through district, to city, are strong supporters of the conservation of the site and its proper development.

public support – the residents of the site see the strength of tourism and are proud of their heritage, thus provide strong support to conservation.

exceptional beauty – the place has an exceptional natural beauty, which is an integral part of its strength, and no reasonable human action can change it.

cultural importance – the cultural importance of the place, being the justification for its nomination for a World Heritage status, is intrinsic and permanent.

tourism attraction

WEAKNESSES

maintenance – mainly a matter of priority and divided into public and private properties. The weakness is within the enforcement of maintenance of some the private properties.

archaeological conservation- much of the excavated area has not received conservation treatment of any kind (specially in the citadel)

traffic and parking – as much as possible should be reduced, at a level of elimination. A serious difficulty for the residents, though is not discouraging those who prefer living inside the historic area.

wrong old restorations – lack of knowledge, skills and enforcement, resulted in some wrong restoration works in the past. It does not effect the total, but whenever the opportunity occurs, these should be corrected.



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bad previous architecture – among the historic and typical houses there is a number of 1960-80 houses, with complete disregard to the architecture of the site. These can not be demolished, but their facades and roofs can be improved, to make them more compatible with their surroundings.

abandoned properties – the whole Rum (Greek) neighborhood and many residential houses outside it are abandoned since decades. Most of them reached a status of ruins, which must be taken care of. The “ruin status” as defined by the site's Master Plan, becomes an obstacle to their proper treatment.

OPPORTUNITIES

political support – exists at the time of preparation of the Management Plan.

economic growth – in spite of temporary crisis, very much part of the international economic situation, the city's economy is good and the financial support by the central government is considerable.

professional staff – the city and the museum have very good and dedicated staff, responsible for the different issues concerning the site.

Tourism – is growing, and as much as it can become a threat, it is mainly an opportunity.

THREATS

tourism – if not properly managed.

neglect (partial) – some ruins of 19th-20th century houses.

access ways- whether pedestrian or for vehicles.

non coordinated organs

11.0 Action plan

Unlike the usual 'Master Plans' or other conventional plans, which tell us what can and what cannot be done – but do not call for actions – a MANAGEMENT PLAN IS AN ACTION TOOL. Therefore the Action Plan is an integral and most important component of every management plan. It includes different kinds of recommendations for actions, from improvements to the public services and professional skills to recommended projects.



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The following is an initial action plan which should be followed up, updated and implemented, in order to improve the protection of the cultural values, for which the place is recommended for World Heritage inscription.

Conservation

1. Prepare a full conservation plan for the site. Such plan should be phased, recommend priorities and include cost estimates. The different components of the conservation plan would require detailed planning, following the priorities and available resources.
2. Conduct a condition assessment survey for all properties.
3. Conduct a survey on private and waqif properties. Prepare a file for each, with minimal documentation, information on ownership and conservation issues.
4. Require officially a documentation file for every property, as a condition for restoration and building permits. Prepare specifications for the preparation of such files.
5. Whenever and wherever possible, remove damaging “conservation” and adaptive reuse works (the Bedesten should be seen as a priority).
6. Prepare guidelines for “improvement” of late residential houses, to make them more compatible with their surroundings.
6. Prepare a policy and conservation plan for the Christian Orthodox neighborhood and all abandoned houses and ruins. Prepare a list of those. Give priority to the churches (while residential houses are not different than those of the other groups – the churches are distinctive).
7. If the rule not to rebuild ruined houses is not changed, make decisions on how to handle these ruins. They are part of the cultural values of the site and cannot be neglected.
8. Encourage and enforce improvements of the intrusive late architecture on the site.
9. Consider the removal of certain graves from within important heritage areas, to a formal graveyard. Start with the southern side of the Bedesten area.



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10. Clear the “middle fortification wall” and conserve it.
11. Protect the rare graffiti and present some of them to the public, with proper presentation.
12. Protect the natural flora and fauna and geology of the site.
13. Prepare maintenance and monitoring plans and train the staff in implementing them.
14. Remove regularly damaging trees from within walls (Fig trees, for example).
15. Clear the moat (ditch) and clean it.
16. Do not allow archaeological excavations without immediate conservation – even temporary and between seasons.
17. Consider the backfilling of some of the excavated areas in the Citadel.
18. Prepare and implement a drainage system, to prevent flood damages.

Development and daily life

1. Improve traffic and parking plans, including new ideas for residents and visitors' accessibility. Cable car has been considered – proceed with the studies.
2. Review the Master Plan, and re- consider the no construction rule for partly ruined houses.
3. Make sure that the accessible areas, to the residents and the visitors, are safe.
4. Prepare an infrastructure master plan for future requirements (water supply, electricity, sewage, communication etc.).
5. Prepare and implement regulations and design details for location of solar panels, water tanks, antennas, connection boxes.
6. Encourage traditional handicraft and activities, including food, music, dressing, weaving etc. (initiate training if needed). Consider using the han (bedesten area) for this purpose.
7. Encourage B&B (Bed and Breakfast) and train local residents in providing tourism services.
8. Enforce installation of fire detectors and extinguishers in all buildings, including the private ones.
9. Prepare manual for proper conservation and repair of private houses.

Tourism

1. Prepare a thorough presentation plan for the whole site. Give priority to focal areas such as the Citadel and Palace, the Shipyard, ramparts, Ehmedec area and viewing areas.



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2. Chose a typical and publicly owned Ottoman residential house and prepare it for public visits, with the presentation of traditional daily activities in such house.
3. Prepare clear, interesting and safe visitors' walking paths. Good signage, proper presentation, compatible new use, all contributes to the quality of a visit and to the protection of the cultural values.
4. For visitors' routes use as much as possible the historic gates.
5. Install on the site a modern visitors' center, for information and presentation
6. Plan handicapped access to as many areas as possible.
7. Consider proper function to public spaces, such as the Shipyard, Tofane, Han, abandoned structures and open spaces.
8. Encourage training for tourists guides and conduct tourist operators visits.
9. Prepare information leaflets and other materials.
10. Improve access by foot to the site. Make it as comfortable and safe as possible.
11. Encourage shuttle service to the site, instead of buses.

Awareness – Education-Knowledge

1. Organize regular meetings with stakeholders on different issues concerning their interest and cultural heritage.
2. Consider training and public meetings to promote awareness towards the importance of the heritage (different aspects).
3. Encourage the publication of the results of all archaeological excavations – in popular and professional formats.

Research

1. Encourage the study of the less known heritage (Roman and Hellenistic), but, in principle, do not encourage large scale excavations.
2. Encourage excavations only as part of development of tourism paths.
3. Prepare long term archaeological research programme.

Administration- Finances

1. Review needs for staffing and training for the city and museum relevant units.



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2. Conduct training and workshops for city units, with links to the site (roads, infrastructure, landscaping etc.).
3. Provide clear and users' friendly information on renovations, conservations, guidelines etc. Facilitate meetings between owners and the responsible staff.
4. Look at options for financial incentives for proper conservation and maintenance of private property.
5. Use the law to enforce active maintenance – including fast confiscation of neglected historic property. Look for legal options to conserve and sell, for the use of the funds for other conservation actions.
6. Establish official agreements with the Waqif authorities regarding conservation regulations and practices.



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ANNEXES:

- **Legislation for the Conservation of Cultural and Natural Heritage.**
- **Regulations on the Substance and Procedures of the establishment and duties of the Site management and the Monuments Council and identification of Management Sites.**
- **Alanya Castle Protection purposed Development Plan decisions**
- **Master Plan.**
- **Detailed maps.**