

MSc Programme in Urban Management and Development

Rotterdam, the Netherlands

September 2020

The Economic and socio-cultural impact of Cultural Heritage and Urban Development (CHUD) projects on the community well-being in the historic city of Tyre, South Lebanon

Name: Nabil Dbouk

Supervisor: Carolina Lunetta, Jean-Paul Corten

Specialisation: Urban Strategies and Planning (USP)

Country: Lebanon

Report number: 1401

UMD 16

Summary

Lebanon is famously known for its cultural heritage and historic sites inherited through several civilizations that have resided on its territory. Central to the growing industry of tourism specifically in the historic cores of the MENA region, preserving these assets and highlighting their power in promoting local and regional economies has triggered the attraction of various development initiatives. Among these initiatives was the Cultural Heritage and Urban Development projects (CHUD). CHUD projects were introduced in Lebanon in 2003 to help restore and conserve the cultural heritage of its five main historic cores namely Baalbek, Jbeil, Saida, Tripoli and Tyre. Their main objective was to lay the conditions for promoting economic development and promoted quality of life for host communities. This being achieved through revitalized historic cores with an enhanced attractive power to house more visitors. In order to validate whether these developments have succeeded or failed in their contribution, this research takes into focus the impact of CHUD projects between 2009 and 2017 on Tyre's local community as a case study. It articulates both socio-cultural and economic impact on the Community Well-Being (CWB) of local residents, an essential domain in the quality of life studies.

Through the use of extensive literature, the research utilizes "Satisfaction" as the main measure of impact on community well-being. Thus, being studied subjectively through the lens of perceptions and experiences of local residents. The analysis of the impact follows the Community Capitals Framework suggested by Emery and Flora (2006). Accordingly, the CWB was subdivided into four capitals Financial, Social, Cultural and Built. For reliability and validity purposes, the research adopts a mixed method approach with the use of both qualitative (interviews-desk research) and quantitative methods (survey). Semi-structured interviews were conducted with three main stakeholder groups, namely government and project officials, urban professional's and local residents. These interviews were exploratory in nature to acquire a more solid insight on both objective project outcomes and subjective perception of the developments from different community stakeholders. Surveys were the main method of this research. It was used to perform statistical frequency analysis to understand how the priority beneficiaries of this development – the local residents – have perceived the impact on their community.

Based on the above analysis, the research has found that the intended community well-being gains and promoting economic prosperity for the vulnerable groups of the historic core might have not been achieved. A clear discontent between the distribution of the benefits was realized between two main groups, (1) residents and businesses owners of the historic core (Al Bawaba), and (2) residents of the peripheral coastal zones of the city (Al Kharab, Mina and western boulevards). Central to the coastal areas, residents might have perceived these developments positively. The increase in tourist rates and H&T services following the infrastructural rehabilitation and increased preservation of archaeological sites has promoted accessibility to more job opportunities. People showed satisfaction in accessing tourism generated jobs and diversifying their income. The activities were perceived as an incentive for residents to promote their neighbourhood conditions. This aspect was responsible as well in promoting space re-appropriation local confidence and pride, and strengthen the regional reputation of the city.

However, major negative implications were realized by the vulnerable groups of the old district. Closer proximity to the interventions was linked to higher levels of negative impact perceptions. Spatial changes and infrastructural activities done in the historic district were seen as responsible to the degraded traditional character of the historic core, thus affecting daily conventional economic and social transactions. Accordingly, strong dissatisfaction with the impact on community capitals was realized within this group. Lack of government transparency and participatory approaches were indicated as factors influencing resident's negative perception towards the impact, thus degrading support towards future tourism development.

Central to the findings of the research and the negative impacts highlighted, four main recommendations were suggested to embrace the concept of sustainable tourism development and the future way-forward: (1) Preserving traditional modes of life, (2) strategic process driven developments, (3) promoting knowledge of tourism development, and (4) supporting community participation in the process of tourism development.

Keywords

Tourism Development, historic core revitalization, community well-being, economic impact, socio-cultural impact.

Acknowledgements

This research was a product of appreciation and a modest contribution to my hometown, Tyre city. It is dedicated first and foremost to the dear citizens of the Tyrian community. The community that keeps on fascinating me and has shaped the person I am today through its people and beloved ones.

Fulfilling my affection and aspiration to contribute would have been non-existent if it wasn't for the efforts of the IHS family. The institution that gave me the chance to be part of the Urban Management and Development program and was central in achieving this goal. Warm regards to all the IHS lecturers specifically the Urban Strategies and Planning (USP) specialization and many thanks for the expertise and academic knowledge you have provided through this period. It was a blend of professional guidance and interactive pleasure that were both extremely helpful in my research process. Finally, a special gratitude to my supervisors Carolina Lunetta and Jean-Paul Corten for their continuous support and motivation throughout my thesis. Your guidance, feedback and tolerance were essential to maintain my focus on the aspects that are central to fulfilling the requirements of my thesis.

Many thanks as well to all the people who collaborated in this research process. To the mayor of Tyre city Mr. Hassan Dbouk who put me in contact with key project officials that were key stakeholders in this research. To Dr. Jala Makhzoumi and architect Abdul-Halim Jabr for their continuous support and professional advice. Special thanks to "Sada Sour" and "TyreYouth" for being a major help in distributing my survey, and to all friends and family who showed their willingness to assist.

Leaving my country Lebanon and my previous job to pursue the master's program was a big step for me that needed a lot of courage from my side. This decision was a result of constant support from close friends and family. To them, to my mother and father who continuously urged me to take this move and strengthened my determination to do that, bless you and thank you so much for everything.

Foreword

Historic urban cores are vital areas portraying a city's culture and traditional identity. Preservation and development initiatives have always faced the difficulty in approaching such a context. From one hand, preserving cultural identities and traditional economic markets, and on the other hand consolidating these assets with today's progressive contemporary life. In this discourse, tourism has been considered as the leading industry that is approached to create a balance between preservation activities and community development.

This thesis takes into account the Cultural Heritage and Urban Development (CHUD) projects that has been introduced to the historic city of Tyre, South Lebanon in 2003 as an approach to promote economic prosperity through tourism development. The development objectives have been implemented yet the strategy is still on-going. However, major negative impacts on the existing fabric have been reported. These impacts might have permanent modifications on both heritage and traditional value of the city. It is then important to look deeply into the impact of this revitalization approach in order to highlight wrong practices as a strategy to mitigate them and achieve a more sustainable form of tourism development. Hence, this thesis is central to this aspiration. It adopts a mixed method approach investigating both economic and socio-cultural impact of CHUD projects on the local Community Well-Being in the historic city of Tyre. It continues to recommend future sustainable development measures that will help embrace heritage and tourism development in the city and would provide as well guidance to other heritage cities in Lebanon.

Abbreviations

IHS	Institute for Housing and Urban Development Studies
CDR	Council for Development and Reconstruction, Lebanon
CRI	Consultation and Research Institute
CWB	Community Well-Being
DGA	Directorate General of Antiquities
H&T	Hospitality and Tourism
ICR	Implementation and Completion Results report
IDAL	Investment Development Authority of Lebanon
MENA	Middle East and North Africa
PPAR	Project Performance Assessment Report
QOL	Quality of Life
SOUKS	Bazaar – Local market place
UNESCO	United Nations Educational, Scientific, and Cultural Organization
UNWTO	United Nations World Tourism Organization

Table of Contents

Summary.....	ii
Keywords	iii
Acknowledgements	iv
Foreword.....	v
Abbreviations	v
List of Figures.....	viii
List of Tables	viii
Chapter 1: Introduction	1
1.1 Overview	1
1.2 Background information and Problem Statement.....	1
1.3 Relevance of the research topic	4
1.4 Research Objectives	4
1.5 Research Question	4
Chapter 2: Literature review/theory.....	5
2.1 Community Well-Being	5
2.1.1 Well-Being Overview and Relation to Community	5
2.1.2 Community Well-Being	6
2.1.3 Community Capital Framework.....	7
2.2 Tourism Development Impacts.....	9
2.2.1 Tourism Development in Developing Countries.....	9
2.2.2 Economic impact of tourism development.....	10
2.2.3 Socio-cultural impact of tourism development	11
2.3 Conceptual Framework.....	13
Chapter 3: Research design, methods and limitations	14
3.1 Operationalization	14
3.2 Research Strategy and Approach.....	17
3.3 Data Collection Methods	17
3.4 Sample Size and Selection.....	18
3.5 Data Analysis.....	20
3.6 Validity and Reliability	20
3.7 Expected Challenges and Limitations	20
Chapter 4: Presentation of data and analysis.....	22
4.1 CHUD Projects in Tyre	22
4.2 Economic and Socio-Cultural Outcomes of CHUD.....	25
4.2.1 Archaeological Preservations - Increase in Cultural Tourism Rates	25
4.2.2 Increased Tourist Rates - Infrastructure & Public space area enhancement.....	28
4.2.3 Rehabilitated Structures - Accessibility to new businesses vs old businesses	33
4.2.4 Participatory decision-making vs top-heavy project implementation	39
4.2.5 Increasing property price – Increase in H&T businesses and employment.....	41
4.3 Synthesis of Overall Outcomes	44
4.3 Impact on Community Well-Being	47
4.3.1 Impact on Financial Capital	48
4.3.2 Impact on Social Capital	51
4.3.3 Impact on Cultural Capital	55
4.3.4 Impact on Built Capital	57
4.3.5 Overall impact on Community Well-Being	59

Chapter 5: Conclusions	62
5.1 Brief summary of the findings answering sub-research questions	62
5.1.1 Positive and Negative Economic outcome of CHUD	62
5.1.2 Positive and Negative Socio-Cultural outcome of CHUD	63
5.1.3 Impact on Community Well Being	64
5.2 Lessons Learned	66
5.3 Future Recommendations	67
Bibliography	69
Annex 1: Interviewee List	76
Annex 2: Interview Questions – Project Officials.....	77
Annex 3: Interview Questions – Urban Professionals	78
Annex 4: Interview Questions – Local Residents.....	79
Annex 5: Survey Questionnaire – English version	1
Annex 6: Survey Questionnaire – Arabic version.....	7
Annex 7: SPSS Output.....	11
Annex 8: IHS copyright form	13

List of Figures

Figure 01: Map of Lebanon showing location of Tyre relative the capital city Beirut.....	2
Figure 02: Aerial Image showing Phases I-II-III of the CHUD projects.....	3
Figure 03: Conceptual framework proposed for impact evaluation on well-being through satisfaction	6
Figure 04: Community Capitals Framework	8
Figure 05: Conceptual Framework	13
Figure 06: CHUD project components as approved by the World Bank (World Bank Group, 2017.....	15
Figure 07: Aerial image showing CHUD project limit relative to the overall sampling area (Administrative Tyre)....	19
Figure 08: Images showing local protest demanding to open back Al-Jamal road entrance.....	21
Figure 09: a-CHUD framework in Tyre	22
Figure 10: Tourist visitation in Tyre between 2002-2015	26
Figure 11: Rehabilitated buildings in Tyre Before/After.....	27
Figure 12: Cultural Promenade pathway in Tyre Before/After CHUD	27
Figure 13: Archaeological sites in Tyre housing concerts (Al Bass site).....	29
Figure 14: a-Al Kharab area works-2012.....	31
Figure 15: a-Al Bawaba Area prior to CHUD interventions – 2009 (showing main parking area and bus stops)	32
Figure 16: a-Port area 2008, before CHUD	33
Figure 17: Christian neighborhood (inner alleyways) before and after CHUD pavement – neighborhood initiative....	35
Figure 18: a- Al Bawaba Area 2007 before CHUD projects –.....	38
Figure 19: Evolution of H&T Enterprises in Tyre between 2009-2016.....	43
Figure 20: Annual events, (The Food Space) and religious gatherings at Al Qasam Square following interventions...53	

List of Tables

Table 01: Summery of tourism development economic and socio-cultural impact relative to literature review:.....	12
Table 02: Operationalization of Dependent and Independent variables.....	16
Table 3: Tourist numbers (in thousands) to cultural sites in Tyre between 2009-2015	25
Table 04: Residential unit price evolution between 2009 and 2016 in all CHUD cities USD / Square meter	41
Table 05: Business unit price evolution between 2009 and 2016 in all CHUD cities USD / Square meter	42
Table 06: Synthesis of outcomes through research findings and assumed impact on local CWB.....	46
Table 07: Respondents Profile	48
Table 08: Satisfaction with Financial Capital.....	48
Table 09: Increase in Living Cost.....	49
Table 10: High rentals as an incentive to leave.....	49
Table 11: Aspects affecting income change.....	50
Table 12: Cross tabulation: Working in Souks (Al Bawaba) vs Aspects affecting income change	50
Table 13: Summary of items for Social Capital construct.....	52
Table 14: Area of living vs. Discontent between beneficiaries.....	53
Table 15: Local participation in decision making.....	54
Table 16: Cultural Capital construct	55
Table 17: Reasons for dissatisfaction with archaeological works.	56
Table 18: Participation vs perceived change in unfavorable image.....	57

Table 19: Satisfaction with Built Capital	57
Table 20: Impact of infrastructural rehabilitations on living conditions vs area of living	58
Table 21: Synthesis of impact on community capitals.	60

Chapter 1: Introduction

1.1 Overview

Tourism today is considered to be the fastest growing sector in the global economy. According to the World Tourism Organization, the industry is estimated to increase by 60% between 2013 and 2030, thus acquiring an average of 1.8 billion international tourist arrivals in specific host cities (UNWTO, 2017). The growing character of this sector, has made it the economic backbone in both developed and developing countries, especially in cities inherited as “*World Heritage*” and “*Historic*” sites. Along with the enormous employment opportunities and generated income the sector can offer, tourism development is leading the urban regeneration and development paradigm, thus ensuring an on-going source of economic profit (Giriwati et al., 2013). Tourism being promoted, can attract both local and regional investments, create various niches of commercial conveniences, along with promoting the social and cultural reputation of the host city, as a step forward to compete at the global tourism platform. Having such an economic power locally, both regionally and globally, made the sector a key driver to a massive increase in tourism-driven developments.

A major purpose for tourism development is to promote the quality of life (QOL) of the host community in its various domains. From a development perspective, specifically central to World Heritage Sites in the “MENA” region (Middle-East & North Africa), tourism is being promoted as a development tool and a mechanism to enhance the well-being of host communities through the use of their cultural heritage assets. Cultural heritage has been referenced in the international agenda for development and for its importance in determining the distinctiveness of communities and promoting their local and regional competitiveness (Guzman et al., 2017). It was addressed by UNESCO (2011) that cultural heritage attains a wider dimension than the cultural aspect, yet it is “*an economic asset and a social good, a product and a dynamic process that undergoes continuous change*” (UNESCO, 2011). Accordingly, communities now are turning into resource beneficiary hubs that are used to attract the tourism industry. This being done without giving much attention to context related characteristics and what development type would be the best for a specific community. Which in turn, beyond the positive outcome acquired, might affect negatively the local community.

Studies have confirmed that tourism development in a cultural heritage context is a contributor to both positive impacts on a community’s well-being such as generating more job opportunities, and negative impacts that range from economic, environmental, to socio-cultural ones (Moscardo, 2008). This thesis will focus on the impact of tourism development projects in Tyre-South Lebanon on the local community’s well-being. It is examined through the “*Community Capitals Framework (CCF)*” advised by Emery and Flora (2006), focusing on four capitals central to the studied context: Social, Cultural, Financial and Built capital.

1.2 Background information and Problem Statement

Located 83km to the south of Lebanon’s capital city Beirut, Tyre city exists as one of the oldest Phoenician metropolises and one of Lebanon’s major coastal/port cities (Fig01). Throughout history, Tyre hosted several stages of civilisations, namely Roman, Ottoman, Crusaders (UN-HABITAT, 2017). In 1984, Tyre was inscribed in the UNESCO’s World Heritage Sites list, given its rich cultural and heritage platform and a growing international interest (UN-HABITAT, 2017).

With a popular coastal line and a close proximity to heritage and biblical/archaeological sites, the city became a favourable destination for various types of tourism, mainly coastal, cultural and leisure. Today, 40% of the developments and business establishments in Tyre are tourism related (CRI et al., 2015).



Figure 01: Map of Lebanon showing location of Tyre relative the capital city Beirut,
Source: Author, 2020



Figure 01: Key map showing Lebanon's location in the Middle-East
Source: Google Images-Highlighted by Author, 2020

In 2009, the Cultural Heritage and Urban Development Project co-funded by the World Bank, Italian government and Lebanese Government, was introduced in Tyre, following four different historic Lebanese cities namely: Baalbek, Byblos, Saida and Tripoli. The CHUD's central objective was to increase local economic rates and enhance the quality of life for people living in historic centers (World Bank et al., 2019). The booming tourism market was the center for this approach, with an assumption that physical enhancement will increase local economic income opportunities by "widening the tourism playing field and enhancing touristic facilities" (World Bank et al., 2019).

After revising the World Bank 2019 Project Performance Assessment Report (PPAR) (World Bank et al., 2019), the CHUD projects have shown effectiveness in many aspects related to the community's wellbeing. They strengthened the institutional capacity of the DGA in protecting, supporting and restoring cultural heritage sites. The physical developments made, including connectors and tourist services, contributed to the expansion of both cultural and coastal tourism in Tyre, thus doubling the total number of Lebanese visitors who reside in different regions from 20% in 2009 to 40% in 2013 (CRI et al., 2015).

“The CHUD project will re-organize the port space in the harbor area and rehabilitate its facades. It will protect and upgrade the coast zone, create a cultural promenade by rehabilitating key historical monuments facing the seaside archeological site, re-organize the market area and finally connect both archeological sites by upgrading key streets in between.

The project therefore will enhance Tyre’s mixed assets’ basis of history, culture and recreation in order to attract increasing number of tourists and visitors and improve the living condition of its population”.
Source Appendix CHUD

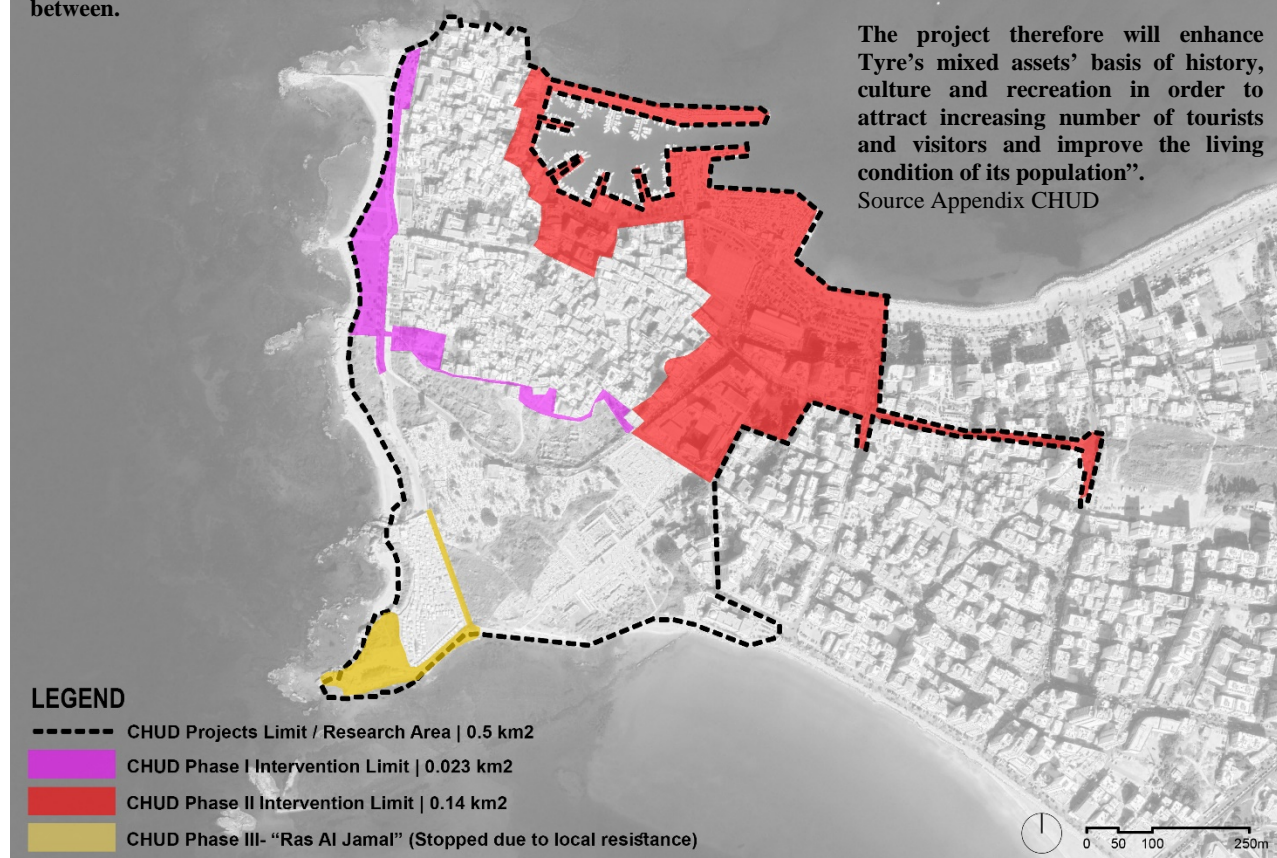


Figure 02: Aerial Image showing Phases I-II-III of the CHUD projects

Source: Author, 2020 – Following *Cultural Heritage and Urban Development Projects* Reports

However, supposed to be initiated in January 2020, Phase III of these projects, mainly assigned for “Ras Al Jamal” waterfront area (Fig02) and rehabilitation of Old Souk buildings was stopped. On one hand, due to massive local demonstration expressing high dissatisfaction with the previous two phases, and the potential impact on the city’s waterfront archeology raised by the Directorate General of Antiquities (DGA), on another. The assessment considered only the built nature of the project rather than the perceived economic and socio-cultural impact through the lens of local inhabitants. The developments in most cases were implemented at the expense of local, traditional livelihoods, leading to certain levels of local resistance. Thus the “tourism development phobia” started to be a concern expressed by business owners and some residents of the city: *“The message is clear. They want this area to become touristic. It is not for commercial activities that service the residents of Tyre. It is a matter of time that we leave. They should compensate us, and we will go away”*.-Souk Business Owner-Tyre (World Bank et al., 2019). These aspects mentioned, raise many questions about the degree of impact of these projects on the local community. How have the local residents perceived the change in their community’s well-being prior to these interventions? Why is there a level of dissatisfaction? and what changes in the local community’s well-being might have led to a level of resistance to future developments, given that the physical and visual transformation of the city was assumed successful? This being studied relative to a life span of 8 years between 2009 and 2017, representing the start point of the project and the end part of Phase II.

1.3 Relevance of the research topic

Tourism in Lebanon, is considered as a priority industry attracting major developments given its rich geographical and heritage background. With a total contribution of 19.1% to the country's GDP in 2018, and an estimation of 10.4 billion USD, thus being the second highest ratio in the Middles East after Jordan (IDAL, 2019). Given a context with such a fragile cultural and social environment, bound to individual connectivity to land and authentic local identity and pride, investigating the economic and socio-cultural impact of these developments is essential. Accordingly, evaluate impacts on living conditions, values and norms, financial status and job opportunities altered by these developments (Doğan, 1989).

Although there have been several studies on tourism development impact, the majority was central to examination in rural areas. Urban destinations were relatively less highlighted upon, and yet less attention was specified to urban historic cores with rich cultural heritage resources (Lepp, 2007; McGehee and Andereck, 2004). Understanding the socio-cultural and economic impact of such development projects on the host community's well-being (CWB) in this context, is a major field of interest relative to research, the tourism sector itself and public institutions (PiuChan et al., 2018). The importance of studying tourism impacts and CWB is manifold. First, helping researchers examine resident's support to these developments and their policies (Perdue et al., 1990). Second, identifying resident's satisfaction and responses towards the effects of tourism development on their well-being. Third, highlighting the major salient elements of CWB impacts from tourism developments on the host community. Accordingly, serving as a step forward to develop an equilibrium between resident's quality of life and tourist satisfaction, and mitigating the negative effects of these developments.

1.4 Research Objectives

The main objectives of this research is to examine the impact of Cultural Heritage and Urban Development projects (CHUD) on Tyre's community well-being between 2009 and 2017. This being done by understanding the main objectives of the CHUD projects, and examining to what extent these objectives were met as an outcome impacting the local community. Accordingly, assessing this impact from both an economic and socio-cultural perspective, through investigating dimensions and impacted capitals that had an influence on the community's well-being throughout the process (2009-2017). The study aims to help local and regional tourism managers and developers in identifying important aspects of tourism development impacts on community well-being. Thus, define recommendations for future tourism development and most specifically CHUD initiatives.

1.5 Research Question

For achieving the aim and objective of the article, the main research question was formulated as follows: *To what extent had the "Cultural Heritage and Urban Development" projects (CHUD) impacted community well-being in the historic city of Tyre during the period 2009-2017?* Three different sub-questions can help answer the main research question:

1. What are the positive and negative socio-cultural outcome of CHUD?
2. What are the positive and negative economic outcome of CHUD?
3. How have these outcomes impacted the community well-being of the local residents?

Chapter 2: Literature review/theory

The following chapter discussed the research concepts, theories and perspectives that highlight the relationship between the main variables discussed in the research question through academic and theoretical discussions. The final part of the chapter will discuss the conceptual framework of the research.

2.1 Community Well-Being

2.1.1 Well-Being Overview and Relation to Community

Considered to be an interdisciplinary and multidimensional concept, “Well-Being” has been studied in economic (Oswald, 1997), social (Sirgy, M. Joseph et al., 2006) and health sciences (Armstrong and Caldwell, 2004). It relates to either groups, individuals (women/men, workers, children/grownups) or a specific geographical entity (community, nation). Researchers from planning, sociology, health and tourism backgrounds might differ in interpreting the concept.

Well-being is studied either from a scientific perspective or a philosophical one. Diener and Suh (1997) identified three major philosophical lenses relative to well-being. Social well-being (a good life is attained when following normative beliefs), Economic well-being (a good life is attained when acquiring desired possessions) and subjective well-being (a good life is attained if experienced as such).

Scientifically speaking, the study of well-being is done using both ‘subjective’ and ‘objective’ measuring instruments. Accordingly, it represents two perspectives, *“either how well human needs are met or the extent to which individuals or groups perceive satisfaction or dissatisfaction in various life domains”* (Costanza et al., 2007). The statement describes the dual character of well-being studies. To measure *“how well human needs are met”*, researchers use social indicators, or in other words, objective measuring instruments. Diener and Suh (1997) argue that social indicators are ‘quantitative data’ that “reflect people’s objective circumstances in a given cultural or demographic unit” (Diener and Suh, 1997).

Perception on the other hand, relative to satisfaction or dissatisfaction is examined in ‘subjective well-being’ research. Accordingly, is measured through a subjective approach, that *“directly measures the individual’s cognitive and affective reactions to her or his whole life, as well as to specific domains of life”* (Diener and Suh, 1997). In other words, measuring subjective well-being (SWB) is processed through directly asking how individuals perceive their own lives. This being done by administering a set of questions related to personal satisfaction with the overall construct (life satisfaction) or specific to certain well-being domains (fig03) (Diener, 2000).

This thesis addresses a more scientific approach to well-being, thus it focuses on the subjective nature of the well-being concept and the extent to which the local community is satisfied with the CHUD projects in the city of Tyre-South Lebanon. Accordingly, to acquire a more specific measuring unit for analysis, the Community Well-Being domain (CWB) was selected to examine the impact of the selected projects on the destination community, given its essential role in the contribution to the overall OQL.

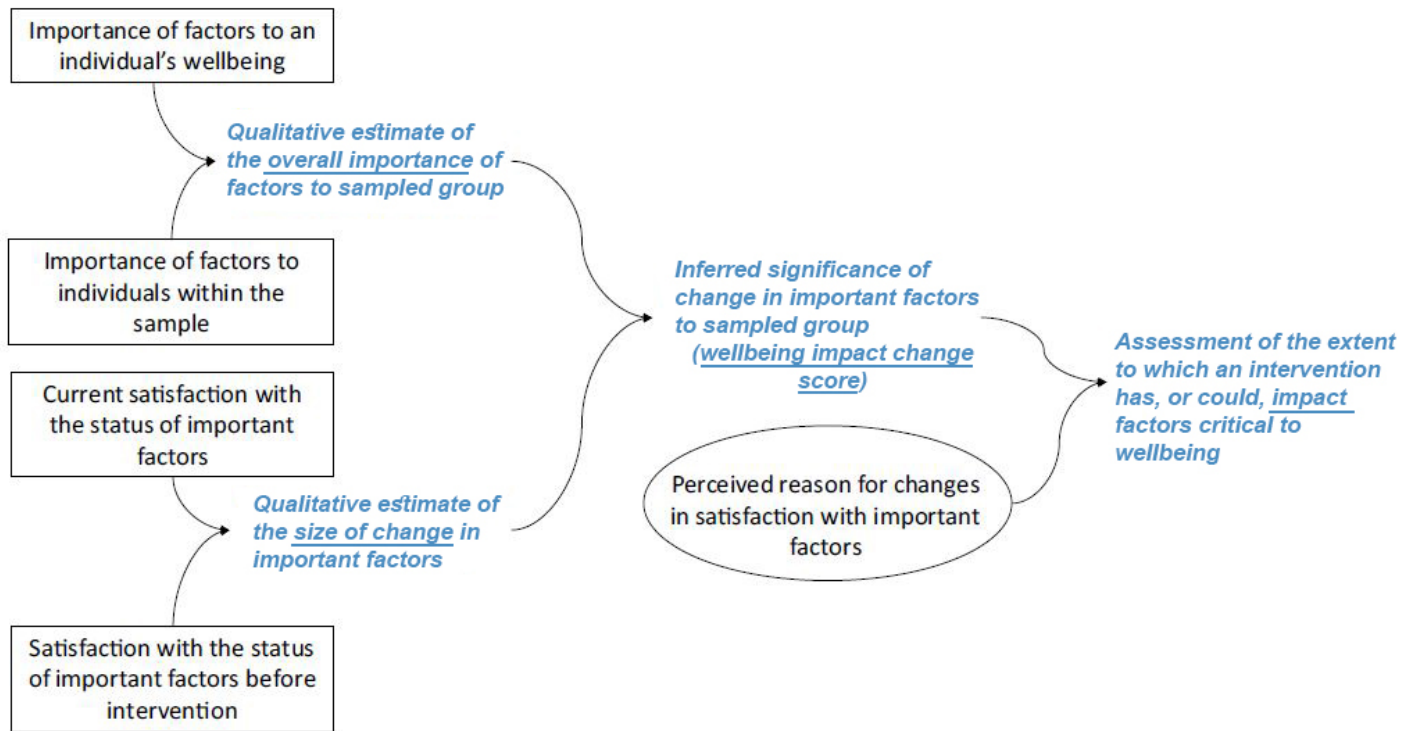


Figure 03: Conceptual framework proposed for impact evaluation on well-being through satisfaction

Source: Larson, 2019; *Using Measures of Wellbeing for Impact Evaluation*

2.1.2 Community Well-Being

The definition of community well-being as a concept is multidimensional and highlights a variety of community aspects. Michalos (2007) proposes a definition influenced by the ‘Systems Theory’ that inherits three dimensions of well-being namely: “Quality of Environment”, “Quality of Performance”, and “Quality of Result’ and accordingly defines community well-being as follows,

“Community well-being is a concept that encompasses three integral dimensions: external conditions of residents’ life, resident’s response to these conditions and the subjective evaluation of these conditions by residents” (Michalos, 2007).

On the other hand, Wiseman and Brasher (2008) argue that ‘any definition of community wellbeing needs to be contextualised within communities of population and interest as well as of place’. Accordingly, a broader definition was proposed elaborating on social connectedness and local voice as key measures, this being adopted as convenient research definition:

“Community wellbeing is the combination of social, economic, environmental, cultural, and political conditions identified by individuals and their communities as essential for them to flourish and fulfil their potential” (Wiseman and Brasher, 2008).

Prior to these definitions along many others, understanding of the community and realizing the desires and needs of its residents are central to community well-being (CWB). The variety of approaches relative to CWB is dependent on the local context, yet there are some communal aspects that are emphasized when measuring CWB.

Cummins (2000) argued that the overall satisfaction with the concept of community-wellbeing is ensured when local residents are satisfied with the neighbourhood, facilities and services, education, social relation and social life.

Within the interdisciplinary realm of well-being, research has revealed that approaching community well-being holistically should consolidate both subjective and objective measures of the concept (Costanza et al., 2007; King and Stewart, 1996).

As mentioned before, only subjective measures are taken into consideration in this thesis. Subjective measures of community well-being include “one’s assessment of their personal well-being and cultural within their community” (Sung and Phillips, 2018). Sirgy et al. (2010) were among the researchers who focused on the subjective nature of community well-being. They argued that the more residents are satisfied with community services and other conditions, the greater is their satisfaction with life within a community. In addition, more resident satisfaction towards their own community, is more likely to contribute to better satisfaction with their personal well-being (Sirgy, M. et al., 2010).

Hence, this positive personal perception is believed to enhance the overall community wellbeing. While many definitions of community well-being inherit the overall satisfaction of residents with social, physical and environmental community conditions, studies also address that it is more than a summation of individuals’ life satisfaction. The study of community well-being highly depends on the definition of ‘community’ and how it is utilized as a normative or aspirational term. Signifying that it is made of a group of people/neighbours who live, work and carry out daily activities together, accordingly they are compassionate about one another and to a certain extent dependent on one another.

2.1.3 Community Capital Framework

The “Community Capitals” framework identifies community well-being as encompassing different types of community related capitals that have to be promoted central to a community’s progress (Emery and Flora, 2006). The “Community Capitals” framework encompasses the following:

- Cultural Capital: includes values, traditions and cultural heritage assets,
- Natural Capital: mainly highlights the community’s natural environment,
- Social Capital: connections and networks between people and institutions within a community as well as the outer context (bonding and bridging),
- Built Capital: includes the community’s public facilities, services and infrastructure,
- Financial Capital: financial resources acquired for community development,
- Political Capital: resident’s degree of influencing and engaging in decisions affecting their community.

Argued by Emery & Flora (2006), the framework (fig04) is a guiding tool for practitioners and researchers to *“analyze community and economic development efforts from a systems perspective by identifying the assets in each capital, the types of capitals invested, the integration among capitals and the resulting impacts among specific capital”* (Emery and Flora, 2006). It is a framework that has been employed by community development researchers and practitioners as a measuring and monitoring method for initiatives of community development and the resulting influences in community well-being (Montes et al., 2009).



Figure 04: Community Capitals Framework

Source: Emery & Flora (2006)

Emery and Flora (2006) argue the interlinkage between capitals of the framework. A positive change or investment in one capital may create positive changes in another, and alternatively, a loss/decrease in one capital may lead to negative change in other types of capital. This being as well empirically tested by Stofferhan (2012), Keating, Pigg, Martin and Apaliyah (2013) in their analysis of community development projects among 20 communities in the United States (Pigg et al., 2013).

From a tourism development perspective, the Community Capitals framework has been applied to assess tourism development impact on communities. Tourism development impacts on community well-being relative to this framework are highlighted as consequences of development that are adding up or alleviating community capitals (Moscardo and Murphy, 2016). For example, McGehee (2013) examined tourism development potential for promoting social capital in the host community. Carson and Northcote (2004) on the other hand, analyze the links between tourism development and social, financial and cultural capital. They also outlined specific strategies for using community capitals as a guiding tool to determine whether a specific community is ready for such development or not. Thus, through theoretical foundation and empirical testing, the Community Capitals framework has been evidently useful as a tool to assess tourism development impact on community well-being.

2.2 Tourism Development Impacts

2.2.1 Tourism Development in Developing Countries

“Tourism development seeks economic health, optimum satisfaction of guest requirements, healthy culture, unspoiled nature/protection of resources, and perceived increased well-being of the local population” (Gezid, 2006). Following recent years, the tourism industry received an increasing attention as being a major driver for economy in various contexts, particularly in developing countries. Central to this context, tourism has been recognized to foster both community well-being and economic growth (Choi and Sirakaya, 2005). In reference to literature on tourism economics, Sinclair (1998) found that developments in the tourism sector, were the perfect alternative for economic growth in developing countries (Sinclair, 1998), given the decline in conventional industries including agriculture and manufacturing.

Tourism development, compared to many economic aspects, exerts a positive impact on the host community. It offers a major opportunity in the context of developing countries to diversify the economic platform, fight poverty, and promote pro-poor policies such as community growth and social inclusion strategies (Dillimono and Dickinson, 2015). Ramzy et al. (2013) stated that tourism development will lead to poverty reduction in developing countries, this being aided by the reduction in local unemployment rates, and the attraction of both local and foreign investment in tourism related projects (Ramzy et al., 2013).

Among the other advantages of the sector, tourism enriches cultural diversification and connecting with other cultures, promoting both regional and local pride, and enhancing local resource protection (Saufi et al., 2014). Thereby generating a sense of local attachment associated with culture and heritage, and contributing to the rehabilitation and restoration of traditional buildings and historic sites and transforming old building uses into new ones (Ramchander, 2004). From the wider perspective of the cultural sector that includes historic heritage, the cultural heritage and urban development projects can be justified as an urban development driver (Bille and Schulze, 2006). Cultural and heritage resources have been utilized in tourism development and city marketing to promote urban attractiveness. The role of cultural capital in urban areas has been increasingly being seen as a tool for introducing new business niches, with an expectation that these heritage and cultural assets will serve as elements of value for both residents and visitors, accordingly promoting consumption and stand out as a magnet for investments (Jones and Wilks-Heeg, 2004). According to Landry (2000), it is when cities trade on authentic values, one of which is culture, that will drive place distinctiveness and local identity. Cultural capital and historic cores will serve as the corner stone for setting the promotion of a city’s attractiveness to all its users whether residents, visitors, businesses and investors.

Tourism development on the other hand, might have negative effects on the host community. In fragile contexts, specifically culturally rich ones, tourism development could destroy people, culture, heritage and social authenticity (Linton, 1987). Telfer and Sharpley (2008) highlighted the concept of “trade-offs” to elaborate on the difficulty achieving economic, environmental, political and socio-cultural aims simultaneously through utilizing the tourism sector (Scheyvens, 2010). Tourism in some contexts was characterized by external control rather than local, absence of community representation and participation and consequently having minimal effect on the socioeconomic development of indigenous groups.

Thus, native people have faced major barriers that prevented them from realizing economic opportunities promoted by tourism development (Akama and Kieti, 2007). This being due the centralized power dominating developments in most developing countries, where local participation is precluded. Local people then, are rarely included in the supply of profitable development and its related services.

2.2.2 Economic impact of tourism development

The economic impact is considered as one of the most powerful impacts of tourism development. This impact is vital not only for the local economy, but also for the regional and the national one (Mason, 2008).

Among the positive economic impacts of tourism development, are the generation of more job and employment opportunities. Meaning more income possibilities for the local residents and the neighbouring regions. Promotion of living standards also, is an indirect positive outcome of tourism development due to enhanced infrastructural services and public facilities (Andereck, Kathleen L. and Nyaupane, 2011). Even though the realized benefits of the economic impact might be dominating its costs, the negative impacts still need to be highlighted upon as a measure of mitigating them prior to future developments.

Positive Economic Impact

The economic benefits and realized value of tourism development can be categorized as follows: personal economic benefit, regional economic benefit, indirect benefit and direct benefit. As mentioned before and based on empirical research, the generation of more job opportunities and alleviation of employment constraints are major positive economic outcomes. Ross (1992) argues the importance of tourism development in improving the host community's well-being through promoting the financial capital of its local residents (Ross, 1992). Financial capital is enhanced by the diversification of investments and improved facilities introduced by tourism development that aid the local businesses as well (Liu, J. C. and Var, 1986). Given that the tourism industry is leading the economic platform especially in developing countries (UNWTO, 2017), it has the power to stimulate development of different industries, namely the hotel industry, commerce and recreation industry. Accordingly, tourism development is considered as a comprehensive product, with an economic benefit that cannot be underrated.

Negative Economic Impact

Tourism development on the other hand, can bring major problems to the local community such as tourist oriented facilities and services. These facilities indirectly might be the cause of inflation and land price increase (Weaver and Lawton, 2007). Empirical studies confirm the relation between tourism development and increased prices.

Chen (2011) and Tosun (2002) report similar results arguing local residents' negative perception on the impact of tourism development on increasing land prices. This being related as well to the overall beautification programs and developments of host communities that might incorporate infrastructural and rehabilitation works (Chen, 2011; Tosun, Cevat, 2002).

A major reason behind the negative outcome of tourism development, is believed to be the high concentration on tourists and local culture as an economic asset, accordingly neglecting the needs and desires of local residents.

Upon rapid urban change addressed by tourism development as an aim of economic growth, many historic buildings and quarters lost their authentic function, accordingly might face the problem of being obsolete on the long run (Jie, H. et al., 2017).

The functional diversity of a specific area is usually used by tourism-led revitalization programs to change or boost its economic base. As a result, these developments may completely replace the traditional local activities and uses. Hence, local business owners might be obligated to re-locate to different areas for better work opportunities, or might carry out the burden of maintaining with less income given the lack of acquiring different skills and abilities to work in different business niches.

2.2.3 Socio-cultural impact of tourism development

Recent studies have shown that the socio-cultural impact of tourism is much broader and profound than the economic and the environmental impacts. Socio-Cultural impacts of tourism development can be characterized as follows: *“a change in the residents’ values, the influence on neighbour and family relationships, the transformation of local norms and community identity, the influence of community attachment, a change in religious beliefs, and the influence on the traditional culture and lifestyle”* (Cooper et al., 2008). Vast literature has documented both negative and positive sociocultural impacts of tourism development, thus cannot be immediately identified and can be both direct and indirect ones (Cooper et al., 2008).

Positive Socio-Cultural Impact

Positive socio-cultural impacts were divided into seven aspects by Zaei and Zaei (2013). These aspects included improvement of infrastructure and local facilities, conserving local culture and identity, and promoting local living conditions (Zaei and Zaei, 2013). When socially-responsive, tourism development can highlight old business and traditional local rituals that add to the uniqueness of the host community. The uniqueness of place is central to both bringing economic prosperity and promoting the sense of pride among the local residents contributing to enhanced community attachment.

In World Heritage Sites (WHS's), tourism development is a major contributor to protecting local cultural heritage and historical antiquities (Liu, J. C. and Var, 1986). As mentioned before, many benefits can be gained through delicately utilizing traditional crafts and cultures. Hence, these traditional values might redeem the attention to both local people and governments, and generate funds to preserve culture and heritage. Zamani-Farhani and Musa (2012) noted that tourism development has not only improved the infrastructural facilities and the regional reputation of host areas, but also helped in enhancing the quality of life of the natives (Zamani-Farahani and Musaa, 2012). The latter being through promoting cultural and entertainment activities such as concerts and public artistry, and improving the overall public service construct (Keogh, 1990).

Negative Socio-Cultural Impact

Negative socio-cultural impact of tourism development can be characterized by a change in the cultural morphology and changes in local norms and activities of the host community. Mbaiwa (2005) for example, who investigated the impacts of tourism development in Botswana, specifically Okavango Delta, argued that beyond the positive effects of these developments, they had a negative socio-cultural impact on the local community that threatened the quality of

life of the natives. Among these impacts were, displacement of traditional communities, and reforming the urban identity.

Among the major negative socio-cultural impact of tourism development is “Commodification” that could destroy traditional authentic cultures and local relations (King and Stewart, 1996). Sharpley (1994), explains authenticity in tourism as “*traditional culture and its origin, and the sense of reality and uniqueness of place*” (Sharpley, 1994). As destinations become more commercialized as an asset for tourism development, the authenticity of this place becomes gradually obliterated. This aspect may be of high importance to both locals and tourists who conceive it as part of the place attractiveness.

However, local residents acquire a unique passion towards heritage and cultural sites given that they have lived there and all have different experiences using these spaces (Sun et al., 2017). Weakened authenticity in turn, may negatively impact their feelings of community attachment. Also, the inequalities that might emerge due to this commercialized aspect may also create conflicting gap between people who are benefiting from these developments and the ones who aren't. On the longer run this will create discontent between the community residents itself and between the tourists and the locals (Ramchander, 2004). All of these impacts, mainly insensitive to the context underdevelopment, will result in high rates of local dissatisfaction and hinder local support for future tourism development (Sánchez et al., 2016). This being part of what was realized in Tyre, thus leading to local demand to stop Phase III of the ‘CHUD’ projects that was allocated to rehabilitated “Al Jamal” waterfront.

Prior to the mentioned above, a table summarizing the impact of tourism development can be deducted as follows (table 01):

Dimension	Tourism Development Impact as per Existing Literature
Economic Impact	Positive Impact
	Promoting employment opportunities Increase individual income / direct beneficiaries Diversify economy / new business niches
	Negative Impact
	Increased prices for services and goods Replacing traditional jobs Diverting funds from priority economic development projects
Socio-Cultural Impact	Positive Impact
	Enhanced public spaces and recreational facilities Increased community pride Rehabilitation of infrastructure and public services Increased community attachment / togetherness Revitalized local traditions Preservation of cultural heritage
	Negative Impact
	Discontent between beneficiaries Degradation of social ethics Changes in daily lifestyles Reforming social morphology Losing place authenticity Vulgarization of local culture / decreased community attachment

Table 01: Summary of tourism development economic and socio-cultural impact relative to literature review:

Source: Author, 2020, Synthesis of theoretical evidence

2.3 Conceptual Framework

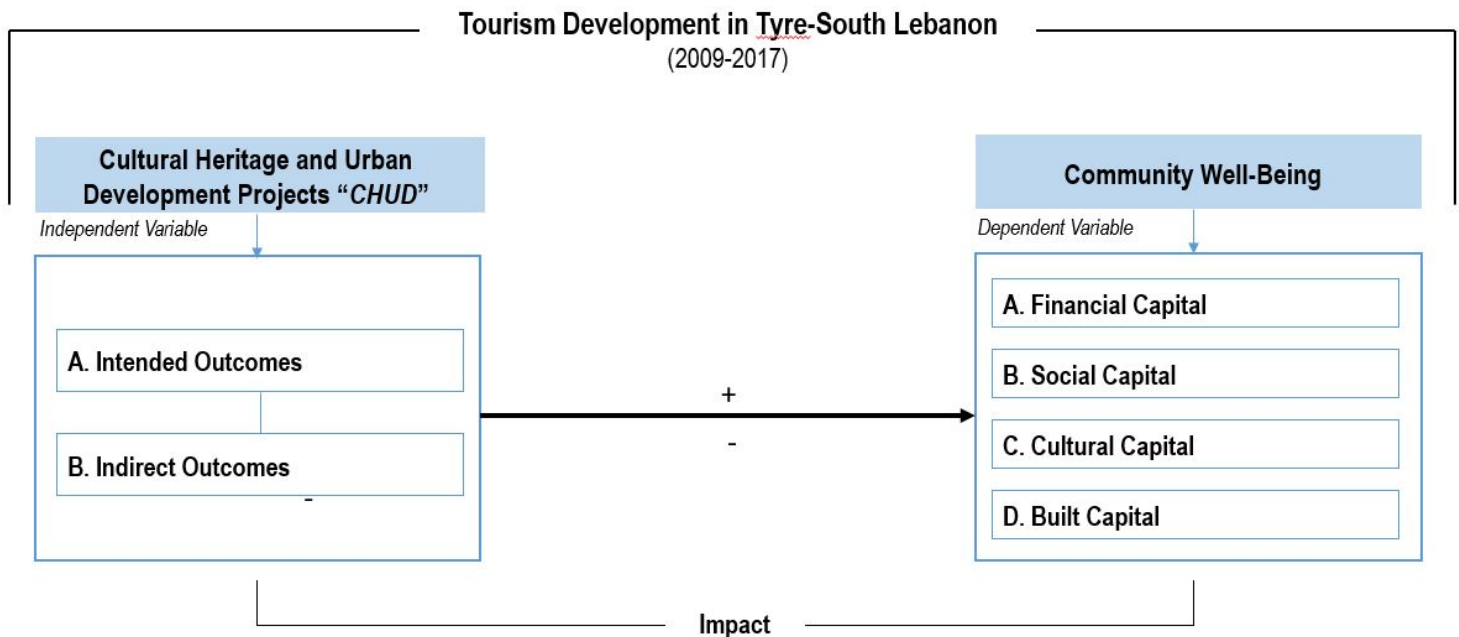


Figure 05: Conceptual Framework

Source: Author, 2020

Following the literature discussed, the above conceptual framework synthesizes the relation between Cultural Heritage and Urban Development (CHUD) projects and Community Well-Being (CWB) in the context if tourism development is Tyre, South Lebanon. It highlights the direct impact of projects' economic and cultural value on the community well-being following four capitals central to the study and most relevant to local community namely Financial, Social, Cultural and Built capitals. The latter being based on the Community Capitals framework addressed by Emely & Flora (2006).

Dependent and Independent Variables

The "Dependent" variable in the suggested framework is Community Well-Being. Central to this research it is the main domain being directly impacted by the outcomes of these developments. It is measured through satisfaction rates that capture the subjective nature of the response (Larson, 2019). Relative to the community capitals framework, four capitals were central to the case understudy (Financial, social, cultural and built). They are mostly relevant to the aspect of the studied community, thus directly affected by the various dimensions of development namely Economic and Cultural. Prior to synthesis of various aspects related to tourism development, the thesis narrows down to one of the most recent initiatives relative to this domain that are ongoing in the city of Tyre. Cultural Heritage and Urban Development projects (CHUD) were assigned as the "Independent" variable affecting Community Well-Being. Relative to Cooper et. al (2008), outcomes and impacts are both direct and indirect reflecting short term and long term community modifications. Accordingly, through literature and consolidating various reports central to the objectives of the CHUD projects, this variable has been broken down into two categories: (1) intended outcomes and (2) indirect outcomes. Both being measured objectively through numbers, rates and statistics. Their indicators as well are explained in literature and will be elaborated upon in the operationalization of *Chapter 3*.

Chapter 3: Research design, methods and limitations

The following chapter discusses the necessary information related to the research design, data collection and analysis methods assigned to fulfil the main research objective. This being to examine the economic and socio-cultural impact of CHUD on the Community Well-Being through the lens of local residents of Tyre city.

3.1 Operationalization

As elaborated upon in the conceptual framework of Chapter Two, the thesis discussed the impact of Cultural Heritage and Urban Development (CHUD) projects on Community Well-Being (CWB) in the context of tourism development in Tyre. Relative to the Community Capitals framework developed by Emely & Flora (2006), and through examining vast literature on topics of tourism development, community well-being and community development initiatives, specific indicators and dimensions were deducted. These indicators are most relevant to the case under study and consolidate the state of art nature of Tyre's local context.

Cultural Heritage and Urban Development project (CHUD):

The 'CHUD' project was a partnering initiative between the government of Lebanon and the World Bank, introduced in 2003 to the five historic cities of Lebanon: Byblos, Baalbek, Saida, Tripoli, and Tyre. Central to the World Bank, the 'CHUD' objectives were *"to create the conditions for increased local economic development and enhanced quality of life in the historic centers of five main secondary cities, and to improve the conservation and management of Lebanon's built cultural heritage"* (World Bank et al., 2019). Key performance indicators assigned for the success of the projects in achieving their intended and unintended objectives in promoting local economic prosperity and enhancing residents' quality of life were indicated as follows (Throsby, David, 2012):

- a) *Existence of conditions for increased economic development, seats and cafes and restaurants, in numbers;*
- b) *Existence of conditions for enhanced quality of life, area of pedestrian public spaces, in square meters;*
- c) *Existence of conditions for enhanced quality of life, area of facades of historic buildings rehabilitated, in square meters;*
- d) *Improvement in conservation and management of built cultural heritage, approval of landmark conservation laws; and*
- e) *Increased rehabilitation activities in historic urban cores in compliance with approved regulations, in numbers.*

In Tyre, the projects intended to harness the potential of urban regeneration in historic centre and the development of the city at large, thus focusing on "tourism promotion vs quality of life" in project preparation (World Bank Group, 2017). Accordingly, the project was addressed to *"enhance Tyre's mixed assets basis of history, culture and recreation in order to attract an increasing number of visitors and improve the living conditions of its population"* (ELARD, 2009). Three key components that articulated the projects as approved by the World Bank are illustrated in (fig06).

Component	Description
1. Rehabilitation of Historic City Centers and Urban Infrastructure Improvements	This component included: (1) Upgrading and improvements of public spaces; (2) Conservation and adaptive reuse of monuments and historic buildings; (3) Support to cultural heritage related productive and commercial activities; (4) Support to the rehabilitation of the heritage housing stock; (5) Enforcement of city center zoning regulations; (6) Traffic and parking improvements for historic centers; (7) Protection and landscaping of coastal and green areas; and (8) Studies for urban redevelopment adjacent to historical cores. ¹³
2. Archeological Sites Conservation and Management	This component included: (1) Research and documentation; (2) Conservation of surfaces and structures; (3) Site presentation to visitors; (4) Site management; and (5) Further archaeological studies. These activities took place primarily in Baalbek and Tyre, both inscribed on the UNESCO World Heritage list. Additional activities took place in Tripoli, Byblos, and Saida.
3. Institutional Strengthening and Project Management	This component included: (1) Management of historic centers by Municipalities and DGA; (2) Strengthening municipal support to local economic development and communication; (3) Reform of the cultural heritage institutional and regulatory framework; (4) Restructuring and strengthening of DGA; and (5) CDR project management.

Figure 06: CHUD project components as approved by the World Bank (World Bank Group, 2017)

Relative to the above, the operationalization of the CHUD project outcomes was subdivided between intended ones following the main objectives of the projects and indirect ones that related to the unintended and long run outcomes. This as well comes in line with the what has been argued in Chapter Two by Weaver and Lawton (2007), and Chen (2011) about the indirect outcomes of tourism development and rehabilitated facilities to the host community. Community Well-Being on the other hand was subdivided following the Community Capitals Framework by Emely and Flora (2006), with the indicators consolidating the subjective measure of local satisfaction as the main measure of local CWB as argued by Diener (2000) and compiled from various studies and researches on the topic of quality of life and community well-being.

Independent Variable				
Concept	Dimensions	Indicators	Value	Method
Cultural Heritage and Urban Development Projects (CHUD)	Intended Outcome (Economic and Socio-Cultural)	1) Number of added businesses (job creation before/after projects) 2) No. of individuals employed in tourism sector (before/after projects) 3) Number of rehabilitated historical monuments in the historic center 4) Increase in tourist rates (percentage) 5) Area of improved infrastructure and public facilities (roads, port, sidewalks, parking spaces)(overall area) 6) Area of public spaces and squares (m2) (before/after projects) 7) Number of historic building assigned for adaptive re-use 8) Archeological site conservation activities (area of rehabilitated structure and surfaces) 9) People participating in decision making process	Assessment of intended outcomes central to projects objectives and aims	Desk Research/ Interviews
	Indirect Outcomes (Economic and Socio-Cultural)	1) Increase in housing prices (ownership/rental before/after projects) 2) Increase in tourist accommodations (bnb, Airbnb) 3) Decrease in traditional businesses (formal-informal)	Assessment of unintended project outcomes	Desk Research/ Interviews
Dependent Variable				
Concept	Dimensions	Indicators	Value	Method
Community Well-Being	Financial Capital	1) Satisfaction with living costs 2) Satisfaction with individual income 3) Satisfaction with job accessibility and diversification 4) Satisfaction with rental prices	Overall satisfaction with financial capital	Questionnaire / Interview
	Social Capital	1) Satisfaction in opportunities for social interaction 2) Preference to live in the community 3) Perceived trust between locals-government 4) Satisfaction with social activities	Satisfaction with social capital	Questionnaire/ Interview
	Cultural Capital	1) Satisfaction with cultural preservation and heritage amenities 2) Satisfaction with community cultural pride and local confidence 3) Perceived revitalization of local traditional businesses 4) Perceived commercialization of local culture 5) Perceived promotion of regional image and local identity	Satisfaction with community identity	Questionnaire/ Interview
	Built Capital	1) Satisfaction with infrastructural services and conditions 2) Satisfaction with public squares and spaces 3) Perceived change in connectivity to outer context	Satisfaction with Facilities and Services and overall construct	Questionnaire/ Interview

Table 02: Operationalization of Dependent and Independent variables

Source: Author, 2020

3.2 Research Strategy and Approach

Given that the main objective of the research is to examine the impact of implemented projects of Cultural Heritage and Urban development (CHUD), the 'Case Study' approach is considered the most convenient for my research. The case discussed in my research highlights a contextual condition encompassing the impact on community wellbeing prior to the implementation of CHUD projects, thus conducting an assessment and examining changes in the studied context relative to its initial condition in 2009 before the implementation of the project started. Van Thiel (2014) argues that a case study approach is considered ideal when tackling a real-life setting and investigating a contextual phenomena (Thiel, 2014). To analyse the impact of Cultural Heritage and Urban Development projects in Tyre spanning over eight years (2009 till 2017), a single case study was adopted. The reasons for choosing Tyre as the case for this research were: (1) the booming yet on-going tourism development framework in the city on one hand, (2) between the five cities of the CHUD framework, Tyre is located in South Lebanon and being among the mostly affected cities following post war reconstruction and development initiatives, and (3) the author's personal contribution to highlight the impact of such developments on the residents of his hometown and place of origin. Given that case studies highly depend on large bodies of gathered data and evidence, and one method alone is not enough to validate the findings (Thiel, 2014), a mixed method approach will be conducted for data collection. Both qualitative and quantitative data will be adopted for the thesis. This will aid in the use of multiple resources to best answering the research questions, thus ensure data triangulation, a central approach ensuring validity and reliability of case studies. Interviews were more exploratory in nature to gain insight on the objective figures of the research and the perceived impact from a subjective perspective relative to different groups of the community (project officials, professional and residents), and surveys were used to provide boarder capability of studying the impact from the resident's perspective and help validate the impact subjectively on the overall community.

3.3 Data Collection Methods

Primary and secondary quantitative and qualitative were utilized for this research. Given that satisfaction with life domains highly depends on the residents' self-evaluation and reporting specific to some community aspects or the overall construct, the 'Survey' was chosen for primary quantitative data collection. Van Theil (2014), highlights the use of 'Surveys' to collect data related to opinions of residents and their attitudes towards specific subjects.

An important advantage of using a 'survey' for this study, is its reliability for being large-scale approach with high level of standardization, accordingly acquiring a higher value of external validity (Thiel, 2014). Thus, it is considered suitable for deductive approaches that carry explanatory objectives highlighting causal-effect and influential relationships.

A pre-test for the survey was done to validate the items of the questionnaire and to test whether they measure exactly the intention of the study. Accordingly, revised for the final version before distribution. The questionnaire was translated into Arabic and sent to be tested by eight local residents categorized as follows: (1) Three business owners at the Souks, (2) Two Urban Designers living in Tyre, (3) Three of the local residents. The main intention of this pre-test was to examine the time needed to finish all the questions, whether residents will tolerate spending time on all the questions, and to examine the language difficulty or ease to comprehend the full survey. Upon their feedback, the survey was minimized to acquire less questions given most of the residents raised the issue of it being too long and time consuming (44 questions) and people might be hesitant to finish it.

After the first draft revision, the questionnaires were sent back to the advisors on an excel sheet, each question relative to its indicator category.

Upon that, the advisors questioned the validity of some of the questions, whether related to the topic or irrelevant. Some items were either revised or deleted, others were combined to formulate a single question. The final questionnaire in English version was sent again for the final approval from the advisors before distributing the survey. The final outcome was a questionnaire acquiring 24 questions sub-divided as following the Community Capitals Framework (CCF) addressed in Chapter 2.

A self-administered questionnaire will be the main tool for the survey (Annex3-Questionnaire). The questions in turn, articulate satisfaction scores and yes/no questions relative to the indicators relative to CHUD and impact on community well-being suggested in the operationalization table (table02). Semi-structured interviews on the other hand will be adopted for primary qualitative data. This type of interview was utilized to answer specific topics related to the operationalization yet keep a margin of flexibility to comment on the interviewees' feedback and gain more insight on other topics. The interviews will address issues related to the quality of implemented projects, main objective relative to quality of life and impact on the local community well-being derived from the operationalization table (Annex2-Interview Questions).

The questionnaires and the interviews were complemented with the use of a secondary data gathered from official municipal documentations, World Bank, CDR (Council for Development and Reconstruction) for maps, statistical analysis and records on economic and socio-cultural changes. This will also save time in acquiring mapped changes over time, whether spatial, social characteristics or economic statistics and responses.

3.4 Sample Size and Selection

The 'CHUD' projects consisted of various urban interventions varying from infrastructural to tourism facilities and rehabilitation for various zones of the city. The works done in phases I & II articulated three main zones namely: Al Bawaba, Jaafraieh and Al Hamra zones (check fig02). To establish a population sample that can articulate all of the zones that were directly and indirectly affected by the projects yet with a close proximity to the interventions implemented along with Phase III perimeter, the administrative area of Tyre housing the administrative municipality was taken into consideration. The latter having a total area of 1.15 square kilometres and an estimated population of 17,250 inhabitants (fig07) (UN-HABITAT, 2017). To avoid any bias in personal subjectivity to choosing the respondents, and given that CHUD projects were central to the overall community of Tyre, simple random sampling was adopted to ensure maximum heterogeneity of respondents living in the city.

A total number of 376 questionnaires (95% confidence, 5% margin error) should have been distributed to encompass the representative sample of the survey. However, due to the corona pandemic and the lockdown the city was facing along with the economic crisis Lebanon was passing through during the data collection phase, residents were less engaged to answering the questionnaires. Accordingly, 130 questionnaires were distributed following a 90% confidence and 7% margin error, thus being smaller than the needed sample. A lower sample size might carry less reliability in the research findings along with less response rates, however this limitation was overcome by the use of interviews and desk research findings and triangulating data.

For the random sample selection, a local organization named Sada Sour (Voice Of Tyre) that deals with Tyre's social, political and economic issues helped spread a softcopy version of the survey through google docs on WhatsApp groups of local residents (followers of FB page, subscribers to news page and visitors of their website). After a specific amount, and when the responses started to reach a stop, a contact was made with Shabab Sour (Tyre's Youth), a Facebook group that deal with Tyre's daily news, to help spread the survey on their page. Accordingly, the total was 104 responses all from the Tyrian community with varying backgrounds. Central to the semi-structured interviews, purposive sampling was carried out in choosing the respondents. Ten interviewees were divided following three subgroups namely: Municipal representatives and CHUD executives, Professionals in the urban development domain and key community personals (Check Annex1). The selection was specific to capturing qualitative data from different community stakeholders, thus getting professional feedback from urban developers and planners who are familiar with the context of Tyre. The latter can be used as well for future development recommendations in the last chapter prior to professional feedback.

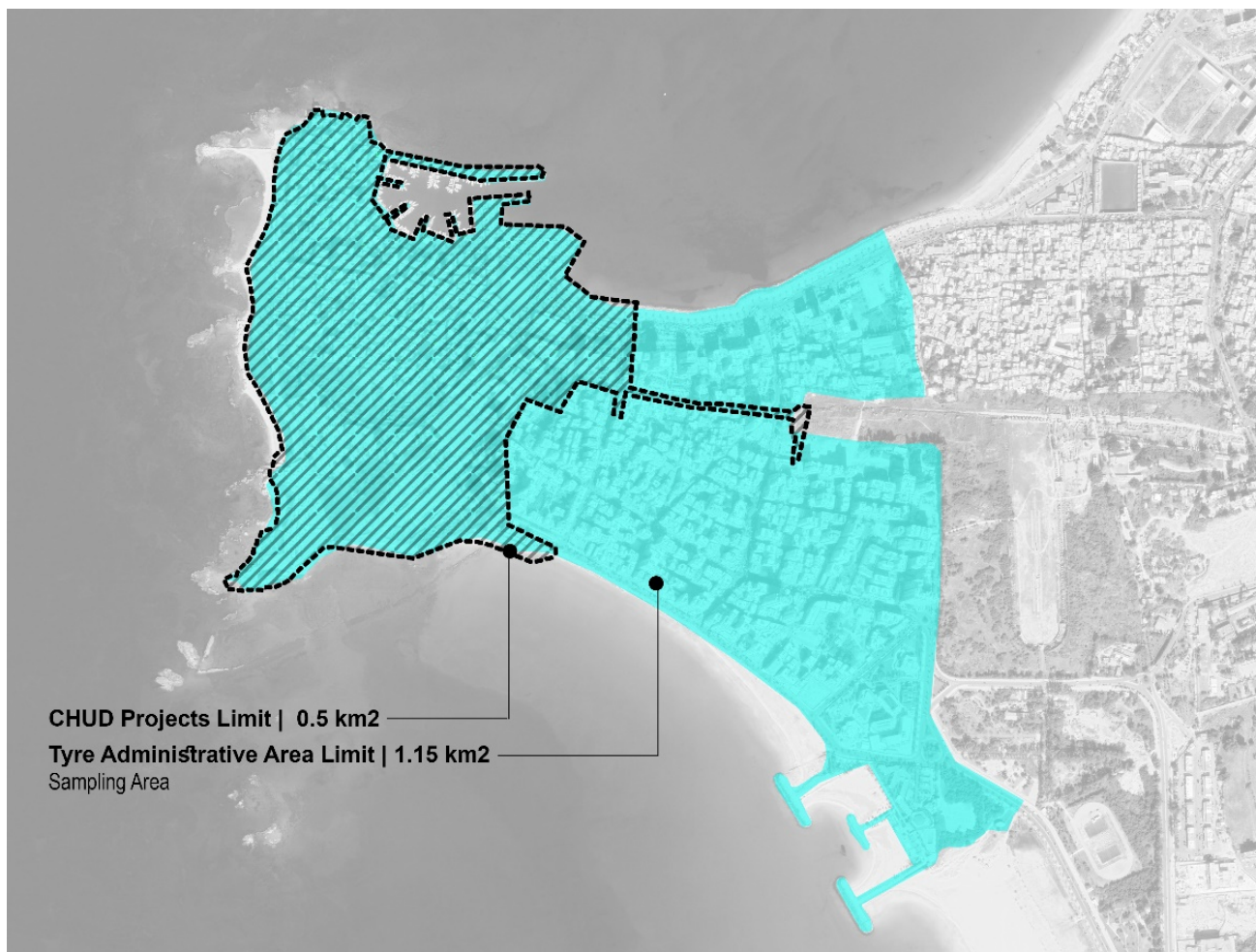


Figure 07: Aerial image showing CHUD project limit relative to the overall sampling area (Administrative Tyre)

Source: Author, 2020 relative to (UN-HABITAT, 2017)

3.5 Data Analysis

The collected data from the survey will be processed and analysed using STATA statistical software. The questionnaires will be formulated following five point Likert scale ranging from strongly dissatisfied to strongly satisfied. Descriptive analysis will be used to transform the acquired data into a more interpretive measures that can be easily studied. Following the literature of Chapter Two, the main measure of impact on CWB was the “Satisfaction” rate. Accordingly, the Likert Scale was advised to measure the satisfaction with the CHUD impact on the community well-being capitals. Frequency analysis was utilized to help examine the degree of satisfaction central to specific indicators from the residents’ perspective, and draw conclusions concerning the impact.

Atlas Ti will be employed to analyse the qualitative data acquired by the interviews and secondary data collected. The data will be coded following both CHUD indicators and CWB indicators. This will guide through identifying what dimension of the independent variable had what impact on specific dimensions of the dependant variable. The coding will also follow scoring rates that can be quantified relative to each interview category, and their feedback on both economic and social dimensions. The final step will be an interpretation of the scores and tables acquired by Atlas.

3.6 Validity and Reliability

Validity and reliability were two important measures that have to be taken into considerations to attain maximum credibility of the research understudy. Reliability deals more with consistency. To what extent similar measures might produce similar results in another study or research. Validity on the other hand deals with effectiveness, and to what extent has the researcher’s results met what he/she intended to initially measure (Thiel, 2014). For validity of the research and the measurement instruments, the questionnaire used was in both Arabic and English. It was pre-tested by professionals in the urban development domain in Lebanon to check their relativity to the topic understudy. Accordingly, were reexamined and restructured as per their feedback. For secondary data, only official governmental and certified world organization reports will be used to complementing the variables of the study. Thus, only indicators relative to the variables discussed will be used to acquire a valid connection with research questions suggested.

As mentioned, a mixed method approach was utilized to ensure triangulation of data, ensuring the validity and reliability of the case study. This was utilized to triangulate the results from the interviews and the CHUD reports with the ones of the survey developed for this research.

3.7 Expected Challenges and Limitations

From a political perspective, local residents might show reluctance to answering the questionnaires due to a level of political inconvenience. Tyre lies under the political jurisdiction of “Harakat Amal” (Amal Movement), a major political party in Lebanon. Part of the interventions of the CHUD implemented by the CDR (Council for Development and Reconstruction) was the main public square namely “Sahat Al Qasm” (Square of Oath) in Al Bawaba area, a public square dedicated to the founder of Amal Movement, Imam Moussa Al Sadr. Thus, the projects carry a major political sensitivity that might create a level of reluctance to answering the survey. This being related to the residents’ misconception that answering the surveys might cause some tension between them and their political leaders.

Accordingly, a contact with the municipality president Mr. Hassan Dbouk was done explaining the objectives of the research and its importance for academic use only. Prior to agreement, a note was attached to the questionnaires highlighting the municipality's confirmation to distributing the survey and full approval from municipal officials. This approach helped facilitate the local's decision in answering the questionnaires and encouraged "Sada Sour" to distribute the survey through their platform. A brief explanation on the intention of the questionnaire was attached to the survey, highlighting full confidentiality of the answers and ensuring anonymity of the respondent.

Another challenge was the drastic economic situation that is facing Lebanon today and the increasing rates of protests and riot all over the country, with people overwhelmed with their economic condition. Adding up to that and mentioned before, Phase III of the projects assigned to 'Al Jamal' area that was stopped in January 2020 is assumed to be re-initiated soon. Accordingly, on 5 June 2020, the municipality has blocked the roads to the area with concrete blocks and street barriers. The thing that caused a level of disruption, hence local residents started a protest demanding for opening back the area (fig08). Having this in mind, some responses might be subject to negativity in responding given this newly shown level of discontent between the residents and the local government.



Figure 08: Images showing local protest demanding to open back Al-Jamal road entrance.

Source: Megaphone online platform, June 05 2020

Another limitation was the incomplete sample size. Even with a lower confidence level and higher margin error, the researcher failed to reach the adjusted sample size of 130 questionnaires, thus only 104 responses were valid. This was major drawback to the survey findings and analysis given it cannot be generalized to the overall population in the city. Given constraint of the thesis timeline, the researcher had to accept this as a limitation. However, this survey as discussed above, was complimented with findings from interviews and reports to help triangulate and validate the analyzed data.

Chapter 4: Presentation of data and analysis

4.1 CHUD Projects in Tyre

Located in South Lebanon, Tyre stands out as one of the historic coastal cities of the Mediterranean Sea being one of the most iconic cities rich in culture, history and heritage. Tyre houses one of the major ports of Lebanon and is located almost 80 kilometres south of the capital city Beirut. Inscribed as one of the UNESCO World Heritage List, the old antique city witnessed Phoenician, Roman and Greek towns being implemented on its premises within different historic periods. It has two main archaeological sites, which were acquired in the scope of CHUD, Al Bass and Al Mina. Among the major active nodes of the cities, and considered to be one the vital economic arteries in the town, Tyre houses a traditional fishing port along with an active and vibrant souks area which in turn were highlighted in the scope of CHUD as major attractions and activities to the city. The old city is known for its authentic traditional fabric dating back to Ottoman and Mamelouks period, that is divided among Christian and Muslim neighbourhoods living together ever since, with most of its residents originally Tyrians (Throsby, D. and Petetskaya, 2016).

Prior to the beginning of the CHUD project, the city was heavily affected by the destructions caused by the civil war, the Lebanese-Israeli conflict and illegal constructions and violations in land uses, and has been struggling ever since to regain its picturesque and authentic traditional harbor-town image. In 2001, Tyre's population was estimated around 3,600 inhabitants mostly falling under the category of low-income groups, upon which the percentage of the working class having a monthly income less than 500US\$ was 85%. The community of fishermen constituted 25% of the inhabitants of the old city. Yet, this industry was facing severe degradation and was characterized by serious poverty (Throsby, D. and Petetskaya, 2016)



Figure 09: a-CHUD framework in Tyre

Source: Economic Impact Report – CDR 2016

The CHUD projects that were accomplished in Tyre, have included major conservation works or heritage monuments, infrastructural works to the old city and surroundings, promotion of public facilities and services, along with management and preservation of archeological sites. The CHUD list of works in Tyre are advised as follows (fig 09a-b) (World Bank Group, 2017)

- *Conservation and presentation of the El Bass and the old city archaeological sites.*
- *Adaptive re-use of historical buildings at the cultural promenade (properties of the Directorate General of Antiquities).*
- *Upgrades to Cultural Promenade, at the interface of the archaeological and historical core of the city.*
- *Upgrades to public spaces and street frontage improvements in Hamra Street and Hammam Square.*
- *Upgrades to Bawabah Square and the construction of a new market.*
- *Upgrades to the public spaces of the fishing port and coastal zone protection*
- *Construction of new facilities for the usage of the fishermen (auction market, workshops, storage, syndicate office and coffee shop).*
- *Upgrades to the fishing port waterfront.*
- *Upgrades to the Tyre archaeological city site retaining Sea Wall.*
- *Infrastructure upgrades in all upgraded urban spaces.*
- *Construction of a new parking area next to the El Bass archaeological site.*
- *Support to housing rehabilitation.*
- *Facades rehabilitation and upgrades to public spaces in the souks.*
- *Extension of Coastal Promenade (Ras el Jamal).*

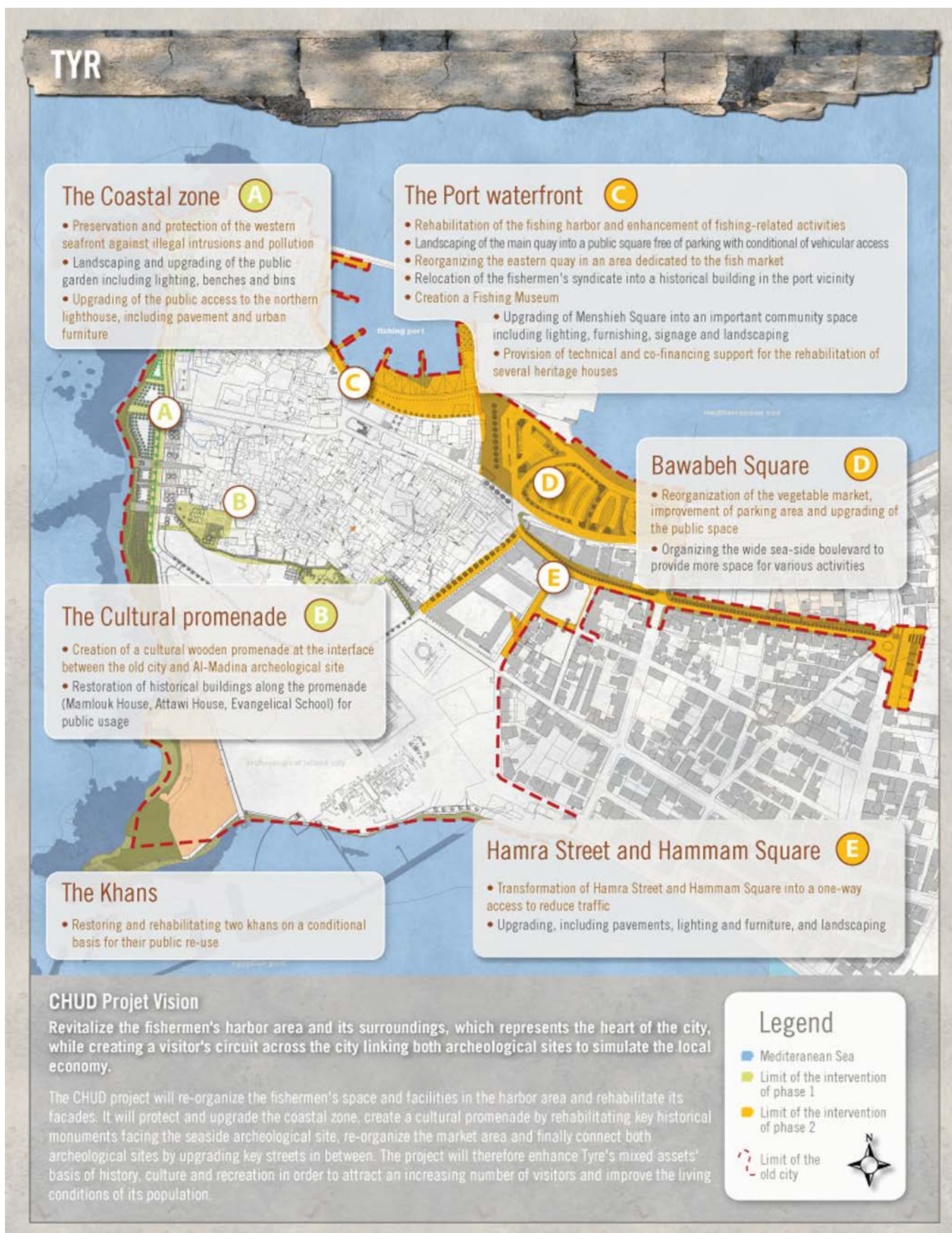


Figure 09- b-CHUD framework in Tyre

Source: Economic Impact Report – CDR 2016

4.2 Economic and Socio-Cultural Outcomes of CHUD

Central to the direct and indirect outcomes of the CHUD projects mentioned previously in the operationalization of Chapter 3, the following findings illustrate a synthesis of different governmental and official CHUD outcome reports namely, Project Performance Assessment Report (World Bank et al., 2019), CDR Final Report (Throsby, D. and Petetskaya, 2016), CHUD Wave IV Impact assessment (CRI, 2016) and Implementation Completion Report (World Bank Group, 2017). These findings will be a contribution to the negative and positive economic and socio-cultural outcomes of CHUD projects suggested in sub-questions 1 and 2:

What are the positive and negative socio-cultural outcome of CHUD?

What are the positive and negative economic outcome of CHUD?

Taking into consideration the spatial area of the CHUD projects in Tyre along with the changing economic and socio-cultural character of the city, validating whether the projects are directly or indirectly responsible for these outcomes will be consolidated with interviews from both local and professional contexts.

4.2.1 Archaeological Preservations - Increase in Cultural Tourism Rates

Creating the conditions for promoted local economic development and promoting the local community's well-being especially in historic centres, was central to the main objectives of the CHUD projects. The projects were designed to acquire an improved management of the heritage sector, urban regeneration through participatory approaches, employment creation through stimulating businesses start-ups and investing in vulnerable neighbourhoods. This was supported through capitalizing on the discourse of a promoted touristic city character that is considered the cornerstone for an increased number of individuals working in the sectors of tourism, culture, and local heritage related businesses (World Bank Group, 2017).

The Economic Impact Report 2016 advised by the Council for Development and Reconstruction in Lebanon (CDR) acquired an analysis reporting the possible impact of CHUD projects on tourist rates and expenditures, employment opportunities and new businesses created. The report also acquired a micro analysis of Byblos and Tyre articulating economic, social and cultural impacts both direct and indirect. The data represented is collected between 2009 and 2015, some are assigned with the "with-project" notation to represent actual numbers following the projects. It is necessary to highlight that the decreasing numbers between 2010-2015 period reflect the external shocks that have faced Lebanon during this period (Syrian war, sectarian and political tensions) (Throsby, D. and Petetskaya, 2016).

Visitors per site	2009	2010	2011	2012	2013	2014	2015
Tyre site							
With the project (actual data)	10.6	15.7	10.1	6.8	5.7	8.4	11.9
Without the project (modelled from 2010)	10.6	6.0	4.9	4.2	3.7	3.5	3.3

Table 3: Tourist numbers (in thousands) to cultural sites in Tyre between 2009-2015

Source: Economic Impact Assessment of CHUD projects – CDR 2016

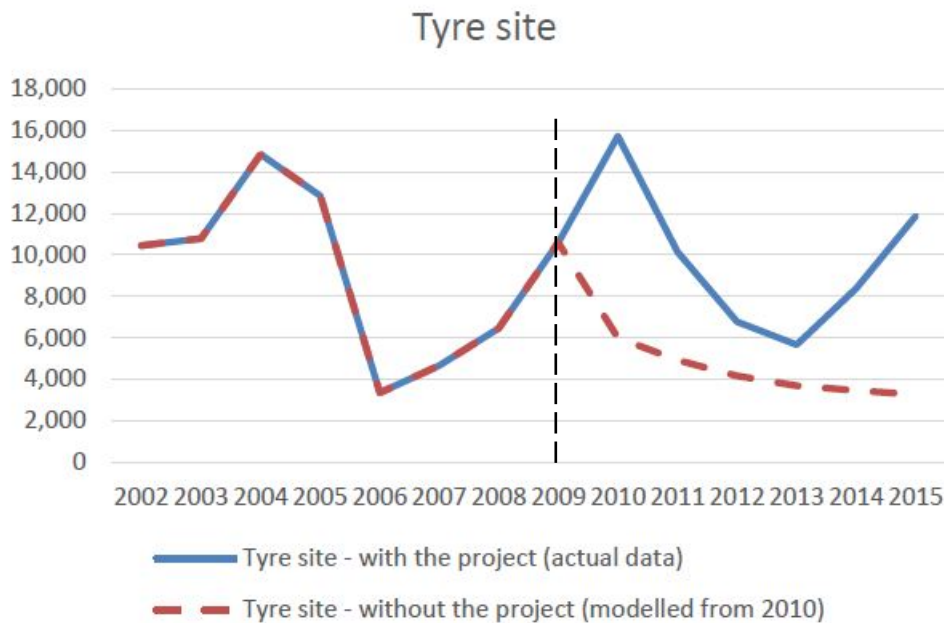


Figure 10: Tourist visitation in Tyre between 2002-2015

Source: Economic Impact Assessment of CHUD projects – CDR 2016

In table03 and Fig10, the CDR illustrates the power of the CHUD projects in redeeming the stability of touristic visitations to the city following the economic crisis that affected Lebanon between 2010 and 2014 with the neighbouring external shocks and sectarian instabilities. Prior to the beginning of the projects in 2009, the average annual number of tourist visitations was indicated 10,600 visitors. In 2015, a slight increase (12%) in the number of visitations was reported being 11,900 visitors.

However, the report indicates an estimation of 3,300 visitors if the projects were non-existent. Given that this study was central to visitors of cultural heritage sites only, the CDR highlights the power of heritage-led revitalizations namely both archaeological sites (Al Bass and Al Mina (fig 09) and the cultural promenade connecting the periphery of the old district, thus directly relating the maintained yet slightly increasing number of cultural tourists and visitors whose interest is to visit those sites, to the CHUD projects and the activities related to them.

When taking to the interviewees from the municipality and CHUD representative side, both confirmed the above numbers. They capitalized on the importance of the archaeological and heritage activities done not only in attracting visitors specifically to these sites, but also promoting the conditions for visitors from different backgrounds to experience the authenticity of the old city through the rehabilitated historic alleyways (Cultural Promenade- Component B-Fig3a) and historic monuments.

Following an interview with respondent D7, general director of the DGA (Directorate General of Antiquities) in Tyre and among the key personnel's monitoring the projects since first discussed in 2003, the respondent confirmed the fact the archaeological and heritage revitalizations done by the CHUD projects directly affected the increasing number of cultural tourists and the longer term increase in local and regional visitors due to the promoted reputation of city following these interventions. Central to the rehabilitation of Al Mamluk House (iconic traditional monument), a set of traditional buildings of the old city which are estimated to be 30% of the existing ones with mostly façade rehabilitation (fig11) (World Bank et al., 2019), rehabilitation of both archaeological sites mentioned, renovation of the seaside Northern Lighthouse, and finally rehabilitation of the cultural promenade (fig12) connecting the heritage nodes of the city, he as the presenter of the DGA has reported an average of 14,000 visiting heritage sites in Tyre in 2018, showing an increasing pace of visitors since 2015.

He confirms that although Lebanon was passing through some economic difficulties in that time, yet the tourism aspect of the city was still able to maintain and develop because of the CHUD projects.



Figure 11: Rehabilitated buildings in Tyre Before/After

Source: ICR report 2017



Figure 12: Cultural Promenade pathway in Tyre Before/After CHUD

Source: ICR report 2017

“Our report summarized to some extent part of this outcome. I can give you the number of visitors coming into the archeological sites in Tyre, it was 14,000 in 2018. And I think the same study should be down to the old hara in the city, we are only responsible for the archeological sites. And if you look at the economic position of Lebanon in 2010, you realize that it was not the best situation economically, yet the tourism sector in Tyre was the most dynamic.”

Interviewee D7 – General Director of DGA- CHUD monitoring

Given that the above numbers only indicate an increase of visitors to cultural sites only, it was necessary to look at the overall number of tourists visiting different nodes of the city, thus directly affected by the CHUD projects. Upon that, an interview with the CDR's CHUD representative in Tyre (interviewee D2) was conducted. The interviewee the fact that the infrastructural improvements along with the cultural initiative of the CHUD projects played a major role in offering the visitors a promoted pedestrianized aspect to experience the city and was a step forward for promoting the regional reputation of the city. This being translated through the physical upgrades done specifically in the old district of Tyre and its peripheral context. Namely, the widening of the sidewalks, rehabilitations of the streets connecting the center to the outer context, new paving to the inner alleyways and the rehabilitated area of public space (Al Mina, Al Qasam, Al Kharab Coastal Area).

Beyond the fact that the archeological preservation and monument rehabilitation activities done by the CHUD have contributed to an increase in the number of visitors to the heritage sites in Tyre, namely Al Bass archeological site and Al Mina, however, local responses have raised some concerns central to this aspect. Responses from both interviewees D6 and D8 (local residents and professionals in the urban planning scenario in Tyre) capitalized on the fact that these interventions were irresponsible to the original authentic identity of the buildings and the archeology. When speaking about heritage tourism, a major component in the objectives of the CHUD, it is important to highlight past experiences through the original beauty of historic buildings, this being as well a privilege not only for cultural identity of the local residents, but also for visitor experience seeking this kind of tourism. The two interviewees complained about how these structures were deformed just to create a refined image of the existing archeology to attract more visitors, without giving much attention to the authentic historical identity that carries much importance to the cultural values of the local community. The latter being as well confirmed by the interviews with urban planning professional who are familiar with fragile socio-cultural aspect of the city.

“They rehabilitated some of them at the souk but they didn’t reserve the style of architecture, ignoring the authentic style of the main facade components and identity by using different materials not related to the face of the old Tyre city” Interviewee D6 – NBS Doctor- Urban Design Professional – Local Resident

“Sour must be preserved as it is with its Phoenician, historical, archaeological and ancient identity, not adding modern touches.... The other matter is taking into account the people of the city and their interests, and the cultural heritage project is the exact opposite of that and it has become clear that it is alienating the people of the city and driving them to abandon their identity and the city itself”. Local resident-Survey Commentary

We can say that the value of these structures to the local community is much more than the power of its beauty to attract visitors as seen by government representatives. This major aspect was validated by all of the local community and professional interviewees. To some extent, we can realize that the CHUD initiative along with the local municipality have exploited this cultural asset for its competitive advantage in the local economy. This being highly concentrating on attracting more tourists to heritage sites in the historic core. Ford (1978) argues that besides the economic value existing heritages hold, they carry a socio-psychological significance to the local community by linking present, past and future. Accordingly, they allow modern local and foreign users nostalgic to the past to experience the authentic identity of the place. However, when subject to the abuse of commercialization that targets tourist catering, local residents might perceive this as a destruction not only for their original identity and the collective memory these structures reflect, but also to the overall authentic beauty of their historic community (Ashworth and Tunbridge, 2000)

4.2.2 Increased Tourist Rates - Infrastructure & Public space area enhancement

After reviewing the CHUD reports, there was no statistical data central to the infrastructural area and public space coverage revitalized by the projects to each city, thus an overall estimation for the revitalized area central to the five cities of Lebanon together. As documented by both ICR and PPAR, the projects have succeeded in increasing the pedestrian and public space coverage in all of the five cities from 9,900 sqm to 275,000 sqm (World Bank et al., 2019; World Bank Group, 2017).

Central to Tyre, deputy mayor Mr. Salah Sabrawi emphasized in an interview with “The Daily Star” the importance of these projects in attracting more visitors to Tyre. The latter gradually increasing in percentages every year. It emphasized how these projects opened up a new promoted touristic discourse to the city that was non-existent before. This being clearly noticed by the local population given the misconceptions associated with the city for being a danger zone neighbouring Israeli borders. Archaeological sites in Tyre today are a destination for cultural tourism and a hub for annual events like concerts and national celebrations (fig13). The number of visitors to these events in the city was estimated an average of 10,000 on weekends only (Zaatari, 2018)

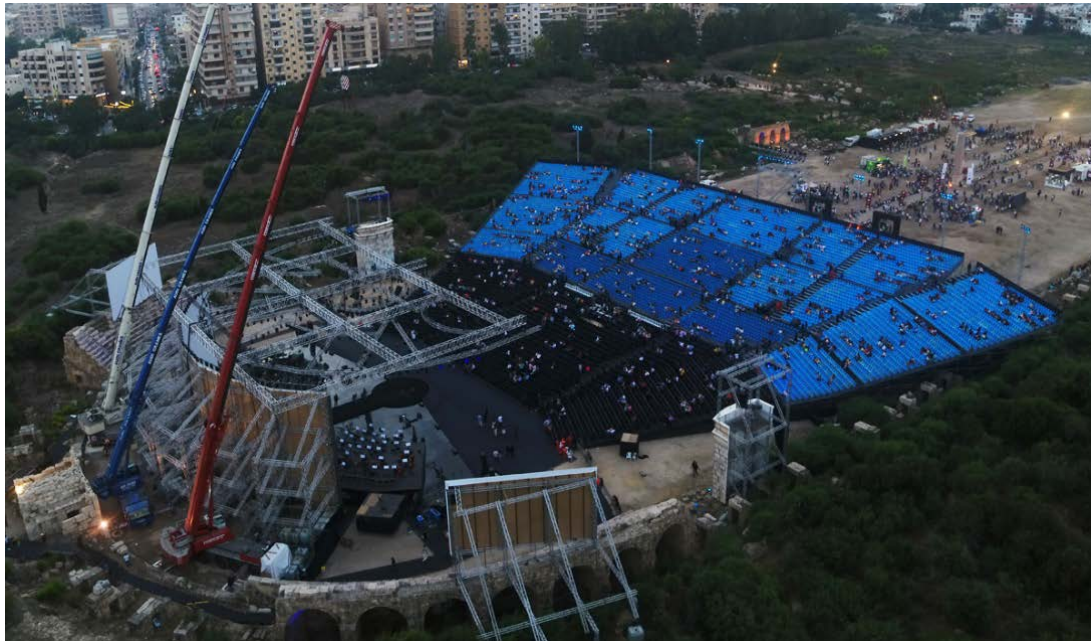


Figure 13: Archaeological sites in Tyre housing concerts (Al Bass site)
Source: Google image-2018

The promoted beautification value through these infrastructural improvements, was a cornerstone for a major increase in coastal visitations on one hand, promoted local social cohesion through the number of revitalized public space and an increase in investment specifically in restaurants and café's along with Airbnb accommodations in the old neighborhoods that created an increase number of jobs for the local residents. Both, interviewee D2 (CDR's CHUD representative in Tyre) and Mr Salah Sabrawi confirmed the increase in tourist visitations to coastal areas in summer specifically on peak weekend days was an average of 15,000 visitor, an aspect that was not found before the CHUD projects.

“To add to that, when we talk about the power of attraction this development has acquired, and relative to municipal statistics, more than 15,000 visitors were recorded on weekend basis last year 2019. I don't claim that all of these positive outcomes were a consequence of CHUD, but CHUD on the other hand was a major milestone in this development.” interviewee D2 (CDR's CHUD representative in Tyre)

“Since the start of the season, Tyre has seen beachgoers from all over Lebanon coming in record numbers, over 3,500 cars at the southern coast only (Ramel Area-Sandy Shore) were recorded by the municipality through parking lot tickets, all hotels and restaurants are fully booked, there isn't a single room available.” Tyre's Deputy Mayor Mr. Salah Sabrawi-The Daily Star 2018

What has been seen by government and CHUD representatives as a vital regeneration project that was effectively responsible for attracting more visitors, thus promoting an increase in employment rates and accessibility to more jobs that were created following these projects specifically the new niches of businesses of resto's and cafes, was to some extent opposed when interviewing the local residents.

First and foremost, two of the interviewees (D6-D8) who are urban professionals and local residents as well, objected against the statement that CHUD projects being responsible for the increase in tourist rates. From their perspective, one major component was addressed being central to this increase in tourism rates. The post-war reconstruction of the expressway that connects the capital city Beirut directly to Naqoura (neighboring city to Tyre), was among the major factors that contributed in easing the accessibility to Tyre, yet giving the city a strategic location among neighboring villages given the bus stops that were located at the entrances of Tyre housing all the busses going to and coming from Saida and Beirut. The expressway was central to creating a much safer direct drive in less time from all nodes in Lebanon to Tyre. Accordingly, and given the reputation of Tyre's sandy coast that isn't found elsewhere in Lebanon, this expressway has directly affected the increasing number of visitors specifically to coastal areas as mentioned by government and CHUD representatives.

What has been agreed on by the majority of the interviewees, was that the infrastructural improvements and rehabilitation of sidewalks and public spaces specifically the periphery of the Al Bawaba Area (Coastal periphery) were central to promoting social cohesion and adapting to a space that can be used by local residents to carry daily activities (handing out, sports, meeting friends) and social gatherings on one hand, along with creating much flexible manoeuvre routes for visitors and local residents to experience a stronger connection between various nodes in the city around the central historic core. This was confirmed by respondents D6 and D2, a local resident and a CHUD representative. They argued how one of the interventions of phase I, namely Al Kharab (fig14) coastal line had a major positive effect on the social capital of residents of the western part of the old city "Al Hara" (The Alleys). The infrastructure improvements (pavements, sidewalks) and preserving this area as a public space, has given them the opportunity for social interaction and practicing daily social activities like sports, biking, walking... People have positively perceived this place as their own get-away, it was used as a hangout area for them to spend time with friends and family, an aspect that has served in increasing social ties. On the other hand, people showed satisfaction in use and quality, in both connectivity to other nodes in the city and the beatification value the improvements have added to their neighbourhood specifically central to the interventions done at the peripheral coastal zones (Fig14).

"Phase 1 , the goals were correct and clear especially to Hara residents, some places were planned to have a revival plan like the zone of evangelical school and the corniche zone on the sandy beach area. It has "freshened up" the area, residents are using spaces on daily basis and every one is using it as he desires, walk, talk, bike, sell..." Interviewee D6 – NBS Doctor- Urban Design Professional – Local Resident



Figure 14: a- Al Kharab area works-2012
Source: YaSour – WARD Projects in Tyre



Figure 14: b- Social gatherings at Al Kharab area
Source: YaSour.org



Figure 14: d- Top view of Al Kharab Area after CHUD revitalization works - 2008



Figure 14: c- Social activities and a connection route
Sources: WARD PROJECTS Tyre, Yasour.org, Google



Figure 14: e- Street vendors

However, among the biggest controversies of the project approaches was the deformed spatial character of Al Bawaba Area (The Gateway) (fig15), the vital central space of the historic core housing the main parking area for the souks, the administrative zone and the old business hub of the city. The CHUD initiative here has not given much attention to the fragile urban fabric of the historic core and underestimated the complexity of approaching this type of socially and economically sensitive areas of urban cores. This being stated having in mind that Al Bawaba area houses 40% of residents falling under the category of low-income groups mainly working as fishermen or in old business niches (snack shops, mini markets, novelty shops, crafts, ...) (World Bank Group, 2017). Central to this area, the interventions articulated between replacing the main parking space with a grand square namely Al Qasam Square (Oath Square), displacing the souk vendors and vegetable markets into a newly built market place outside the souks, improvement of inner pathways and sidewalks along with rehabilitation of the neighbouring fishing port. This being done to promote the conditions of fishermen and old market owners in the souks with a much more flexible and wider space for them to work and peruse their daily activities on one hand, and on the other hand create a refined beatification image for the entrance of the old city to attract more tourists and investment to open up for more job opportunities through new businesses created.



Figure 15: a-Al Bawaba Area prior to CHUD interventions – 2009 (showing main parking area and bus stops)
Sources: Google Earth, edited by Author 2020

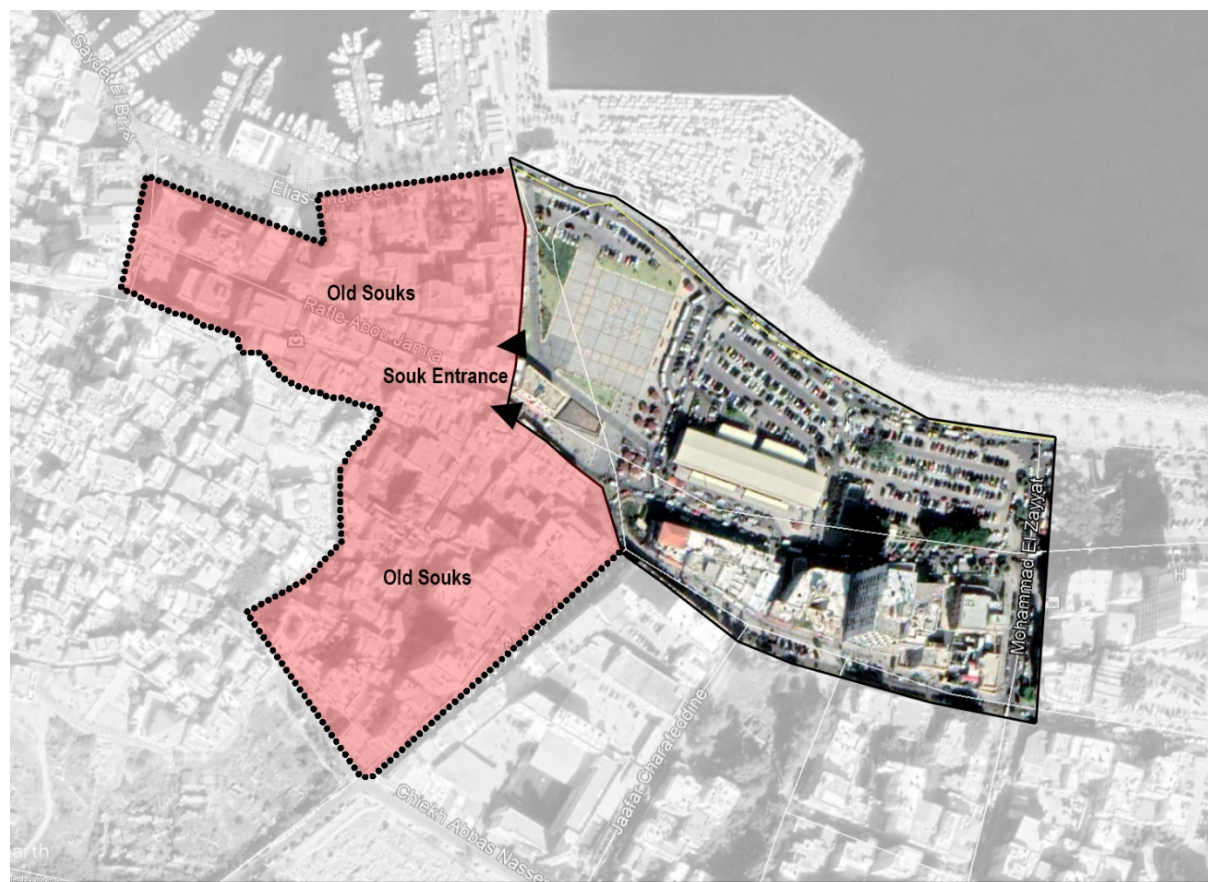


Figure 15: b- Al Bawaba Area following CHUD interventions–2016 Oath Square replacing old parking spaces & adding new market.
Sources: Google Earth

4.2.3 Rehabilitated Structures - Accessibility to new businesses vs old businesses

Central to fishermen and given the limited financial resources that these groups have been acquiring from the previous conditions of the fishing port, interviewees agreed on the success of CHUD in promoting both their financial and social capital. The project has ensured replacing the old port building acquiring all the fishing facilities like selling points, maintenance, storage, café and fishermen union, which were all included in one building with drastic conditions obstructing the port view as well, with a new rehabilitated structure in both service and supply, directly affecting both fishermen, visitors and local residents. The relocation of storage and maintenance areas into 13 newly adapted structures near the industrial port have helped, along with the docks and spaces added to the fishing port were vital to explore the potential of the area. Although there were no statistical data or survey central to the conditions of fishermen in this research, yet statements from interviewees were in line with the ICR findings (Implementation Completion Report) following the fishing port interventions. On the other hand, the docks added has helped increase the capacity of the fishing port and acquire tourist boats as well, the thing that was non-existent before the projects. Accordingly, it was an opportunity for both residents and fishermen to diversify their income. Fishing boats today are having tours as well for tourists to explore the city, the thing that has directly affected the local community's pride and community attachment given the increase of tourist footfall and promoted image of the city (fig16 a,b).



Figure 16: a-Port area 2008, before CHUD
Source: World Bank – ICR 2017

“In the fishing port now (Fig 13 b), there are tourist boats, a thing we didn’t see before, you can have a boat ride to see all the features of the city around the coastal area. Small seafood restaurants and pubs as well have opened in the port area, meaning people are investing in both the cultural and tourism asset the projects have promoted, which directly promotes their income living conditions and community pride” Interviewee D2, CHUD representative in Tyre-CDR.



Figure 16: b- Port area rehabilitated after CHUD project

Source: World Bank – ICR 2017

The attempts done have succeeded in supporting production of local goods and promoting traditional industries, specifically the fishing industry in Tyre. The rehabilitation of the port area, has been seen by both professionals in the urban planning domain and municipal representatives as a positive impact on the livelihoods of the city's fishermen. Accordingly, the activities done at this area were seen as activities to strengthen both community identity and pride, along with reclaiming the economic prosperity of the old city through its traditional port city character. This has created the foundation for the possibility of generating future benefits (tourism boats, port restaurants, fishing services,) and establishing a basis for an on-going financial output for both fishermen families and the local government following the increase tourist visitations. From another perspective, efforts done to rehabilitate the basic infrastructure to "Hara" areas (Alleyways) has been seen as positive outcome of the CHUD activities. It was agreed among all interviewees that the improved conditions of roads and creating wider sidewalks, along with acquiring a more pedestrian friendly character of the inner alleyways where cars were no longer allowed to access, was central to promoting visitor experience in the old alleyways of the city, accordingly promoting the social and financial capitals for the local users and residents of these areas. This being showcased in the Christian neighbourhood of the old city.

The revitalized spatial quality of the old city and the physical enhancements were believed to have been an incentive to local residents to invest in both business diversification and promoting their own conditions aside from the government capacity to aid. It has promoted a neighbourhood initiative to re-claim the identity they want for their community and how they wanted it to be portrayed. This impact has been reflected on both levels of cultural and social capital. It has enhanced the ties between residents, promoted their volunteerism to work for their community and increased their pride in their own city. These infrastructural enhancements laid down the foundations for people to invest in Airbnb accommodations and guest houses, increasing their income and enhancing their quality of living.

Accordingly showing an important relation between built, sociocultural and financial capital. Residents painted the facades and rehabilitated the conditions of their houses all along the neighbourhood, thus started investing in Airbnb accommodations. The Christian neighbourhood in the inner alleyways was an example of how the physical change has indirectly affected social and financial capitals of the inhabitants (fig17). Before the projects, there was Al Fanar restaurant and guest house in this area, today more than 14 Airbnb accommodations along with pubs and guest houses are acquired in this single neighbourhood, yet being one of the most iconic areas noticed in Lebanon. It has promoted the regional image and reputation of the city, and increased the local pride and the confidence of the local residents in their living status and community condition. An impact that was identified by CHUD representatives and confirmed by urban professionals and local residents as space re-appropriation.



Figure 17: Christian neighborhood (inner alleyways) before and after CHUD pavement – neighborhood initiative
Source: Yasour.org

“CHUD has opened a new discourse of development discussion, and empowered people to reclaim their cultural heritage and how to use it as an asset to promote the identity of their city. When we did the revitalization of Hara pavement, people noticed an improved footfall, accordingly they had the initiative to paint their own house facades and promote the conditions and the overall look of their neighborhoods. It was pride, and the incentive to promote the regional image of their city. It’s when we talk about re-appropriation of space”. Interviewee D2, CHUD representative in Tyre-CDR.

“No infrastructural enhancement is superficial, it doesn’t only relate to the beautification value, rather it targets the social and spatial fabric of the addressed community on a longer term. The Christian alleyway was a family based approached where neighbors helped each other to help promote their own city and their living conditions, and take pride in doing so”
Interviewee D3 – Ecological Planning and Heritage Landscape Doctor, American University of Beirut- Urban Design Expert – Consultant on one of the interventions in CHUD Tripoli.

The above comes in line with what was argued by Sotiropoulou (2007) about the relation between tourism development and place re-appropriation. An important aspect of successful tourism development, is when it triggers emotional and social local willpower to contribute. Local residents will once again appreciate their homeland and re-claim their right to participate and intervene in the development of their city. This being done by either by the protection and the promotion of its traditional character (natural, social, architectural, etc...) or with the intention of making a profit or investing in the newly adapted tourism businesses.

They desire to preserve the unalterable image of their city as fixed in their collective memories, and seek through their contribution and participation, authentic and meaningful interaction between people, thus promoting their own livelihoods (Sotiropoulou, 2007).

Beyond the positive outcomes of the infrastructural rehabilitations at the port area and along the peripheral coastal zones and neighbouring alleyways, Al Bawaba Area - the central hub of the city - didn't seem to have achieved much of the socio-economic ambitions advised by the CHUD. Contrary, it was perceived as a deteriorated image of the city by local residents and urban planning professionals given that it was detached from its connective tissue. It was indicated by CHUD representatives that the positive impacts of the activities central to this area have outweighed the minimal negative ones. Interviewees representing CHUD and local government have confirmed the fact that the physical upgrading and management of the designated space has promoted economic revitalization and socio-cultural status of the city. To them the projects were a cornerstone to attracting more investment that helped in diversifying the current business market and promoted both the financial and social capital of the local residents. This being aided by the re-management and beautification initiative in the Souks (Bazar-Old Market) with the rehabilitated public spaces and infrastructural enhancement of the inner pathways. Given that the Souks are one of the most important aspects in the urban fabric of the old city yet with limited resources and poor conditions, the new legal framework and spatial management advised by the CHUD to that area has helped promote the local income and living conditions of the local shop owners. As advised by the CHUD representatives, there was a hygiene and health concern given the coexistence of both service and food related businesses.

“One important aspect was health and hygiene, with this as well, you are indirectly, promoting this part of the city in an economic, social and legal form. As you know in the souks before, there was the butcher was near the mechanic, the carpenter was near the diner, so there existed a big issue relative to lack of health measures”. Interviewee D7– DGA- CHUD monitoring

And, due to the fact that it was an old corridor typology with outdated drainage and supply measures, fluids from foods and meat preparation were not well drained, yet creating bad odors all over the souks. Accordingly, the new provisions in infrastructure to the inner corridors with revitalized drainage and water supply systems, yet with preserving the traditional pavements and rehabilitation of the facades, along with relocating vegetable and food supply to an outer market has helped promote an increase in hygiene and health measures – an indicator that was not mentioned in the suggested operationalization - thus enhancing the social capital of the local shop owners, and attracting more visitors to the souks given the revitalized conditions and gravitational power it now attains.

However, local perception was far more negative given these interventions were dealing with one of the socially and economically busiest zone in the city. Yet, didn't take into consideration the complexity and sensitivity in working with such fragile contexts. Interviews with local residents and urban professionals confirmed that the beautification value done through the infrastructural improvements, relocation of old tenants to a more modernized market, and replacement of the vibrant centre with a public space were most crucial in reflecting negative impacts. It was mentioned that through these enhancement, the government has cut down the main artery for local economy to all residents. People were dissatisfied with how a vibrant city centre has been transformed into a deserted area, that doesn't meet the old business character of the city (fig18). Traditional crafts and businesses like carpentry, souvenir shops, novelty shops and local snack restos have either disappeared or affected badly by the decreased income because of the degraded footfall, thus forcing them to move to neighbouring areas.

The new connective routes, sidewalks and pedestrianizing important streets have disconnected the heart of the city from its outer periphery. Government and project representatives indicated that the erasure of traditional businesses was not an outcome of the CHUD projects, rather an expected outcome due to the changing economic and business platform all over the world. They argued that modern trends have consolidated the necessity for bigger showrooms and display spaces like malls and shopping centers rather than small shops, these are considered a one-stop shop where you can find all your requirements. It had a direct negative impact on both social and financial capital, thus forcing them to leave the city.

The changing economic platform and business trends were mostly in charge of this negative impact, rather than the CHUD taking full responsibility as he mentioned. Their arguments were also supported by the fact that in the time “Abu Deeb” started degrading (a local active street before CHUD project directly connected to Al Bawaba Area), the parallel coastal boulevard with rehabilitated sidewalks and building facades, have a massive increase in the number of cafes and restaurants, creating employment opportunities that enhanced the residents' living conditions and individual incomes on one hand and promoted their living preference and the city's regional image on another.

“You can't separate Tyre, in the vast era of economic and societal change and during the times where popular traditional streets of Tyre were closing, also very important streets in Beirut like Barboor and Hamra were closing as well. By credible argument, yes AbuDeeb street has died, there were no businesses and hubs that were worthy of visiting, but in contrast, the parallel street, the western coastal boulevard, was largely revitalized. The number of employees working there has increased significantly and many families have promoted their living conditions and social networks” Interviewee D7 – DGA- CHUD monitoring

What has been evident as a pattern of repetitive discussion is the governments and representative debate to re-direct the negative outcomes of the projects away from any of the activities done by the CHUD in the city, this being contradictory to what has been advised by the locals and urban professionals working in the city.

Central to the public spaces implemented in Al Bawaba area - Al Qasam (Oath Square-Fig18) - it was advised their use was only limited for political and religious events. People were dissatisfied with the quality it acquired and the service it has delivered. Local residents missed the opportunity to use these spaces for social events and daily activities given the lack of the services needed to do that (benches, shelters, trees...).



Figure 18: a- Al Bawaba Area 2007 before CHUD projects – parking spaces, drop off area – gathering zone facing the souks entry
 Source: Yasour.org



Figure 18: b- Al Bawaba Area 2015 after CHUD projects – Al Qasam public space – new vegetable and food market – new routes for vehicular paths. Source: Yasour.org

It has affected both social and financial capital negatively, given that it has erased the active value of the area and degrading the living standards and income levels central to business owners in the souks. These spaces as argued by the interviewee were implemented on the expense of the old parking spaces for the city centre that service the souks, the taxi and buss drop offs and the main vibrant space that affected negatively the business owners of the souks and the neighbouring residents both financially and socially.

“To sum it up, they took the concept of tourism and economic development, and with the intention to acquire a beautification and cleansing approach, they have cut down the main artery for local economy, the main business center” Interviewee D8 – Urban design professional – Local Resident.

“You don’t transform the busiest zone of the city into a public space, at least not in the way it was approached. For sure it was drastic for the souk businesses, they lost costumers, they business turnover was affected. Around 500 families make a living from this area, and the CHUD initiative has not only failed to capitalize on their business and living conditions but also degraded them”. Interviewee D6 – NBS Doctor- Urban Design Professional – Local Resident

Following the above, we can confirm once again the failure of the CHUD projects in dealing with the sensitive context of the city's historic urban core, thus lacking the proper strategic planning approach for the urban upgrading process for the spatial character and the physical status of the city. Although the activities done were central to promote the connective tissue between the historic core and the neighbouring heritage and cultural sites, however, what has been implemented on ground has created a clear disconnect between the city's central node and its vital connections. The infrastructural-led rehabilitation urban activities were seen as centralized to tourists rather than driven by local aspirations to bring citizens together and promote their social and economic conditions. Wider sidewalks, removal of parking spaces, relocation of inner markets and creating an abandoned central plaza as seen by the local interviewees, were centralized to cater tourist attraction nodes in an economically and socially dense area owned and used by local residents, consumers and shop owners to conduct daily economic and social transactions. Accordingly, following these interventions, the status of the city centre namely Al Bawaba, has been degrading in economic status, one of the reasons that triggered social resistance against newly adapted CHUD initiatives.

“The project was not designed for the people of Tyre. They narrowed the roads and killed the market. They created a big plaza only used for their festivals by removing the parking spaces. They left us with unmanaged traffic congestion. No matter why everyone is leaving”

Local resident – Survey Commentary

4.2.4 Participatory decision-making vs top-heavy project implementation

Central to the CHUD project objectives highlighting the promotion of the city's infrastructure and its support to housing upgrading in the old city, we can realize the absence of local priority to what is at stake and focusing mainly on the touristic platform. The initiative was addressed to promote residential and business unit upgrades through participatory design processes honouring local resident's aspirations and desires. Thus creating efforts to empower decision making of the local community most specifically the urban poor and vulnerable groups. (World Bank Group, 2017) However, what has been implemented on ground and as advised by the local and professional representatives showcased that participatory and local decision making was non-existent, yet urged for the lack of transparency and the top-heavy approaches the CHUD and the local municipality carried. Interviews with professionals and local residents revealed that there was a strong demand for housing and business unit upgrading specifically in the seminars and the workshops done by the CHUD management in the city. Residents addressed that the houses in the historic district mainly the souks, were facing drastic conditions in terms of insulation and piping, thus were on high expectations following tourism development in the city.

“All the households raised the issue of housing restoration, the CHUD objectives should have been involved in the interest of this poor level of citizens who does not have the ability to restore, and improve their standard of living”. Interviewee D6 – NBS Doctor- Urban Design Professional – Local Resident

When asked about the absence of participatory decision making approaches, interviewees from the municipal side held local residents responsible for not showing interest in participating, along with urging the lack of knowledge locals have in such a holistic development.

“They were mostly tenants with old rents who did not show interest in participating, and didn't feel the ownership of the place they live in.” Interviewee D7 – DGA- CHUD monitoring

Contrary to the above, when it came to locals and professionals there was a repetitive mention for the top-heavy decision making process along with lack of transparency central to the actual developments in the city from the municipal side.

“First of all, lack of transparency, the project wasn’t fully discussed and exhibited enough to public. The municipality has already agreed on the projects, given that a fund is already being granted.” Interviewee D1 – Urban design professional – Collaborated to works on Public spaces in Tyre.

The project, as advised by most of the interviewees was dictated by the CDR (Council for Development and Reconstruction) to the local municipality given it is the main representative of the local residents. There was no clear showcase of the projects’ objectives and implementations to the public, leaving residents with false expectations about the future of their city. This being one of the main prospects creating a disconnect between the local residents and local government, an important reason for perceiving negative impacts of tourism development on the local community’s well-being and a trigger for social exclusion in the city.

“It was a top-heavy development, and that was the main problem of CHUD, CDR dictates. There was no consultation with the local community nor the street vendors. So to some extent people felt excluded. Not in a sense of proper exclusion, but they had no chance to address their proper needs, and feel the empowerment of having their voices heard.” Interviewee D3 – Ecological Planning and Heritage Landscape Doctor, American University of Beirut- Urban Design Expert – Consultant on one of the interventions in CHUD Tripoli.

The above as well come in line with what has been argued by Tosun and Timothy (2003). They discussed how the experience of local participation as a source of social representation in tourism development will influence their perceived attitudes and perceptions about future developments. Liu (2000) argued the importance of an integrative approach and the involvement of local communities in all stages of tourism development, addressing their desires given that they represent the priority beneficiaries. Accordingly, minimizing various socio-cultural and economic conflicts and maximizing the benefits. However, in top-heavy scenarios where participatory approaches are non-existent, governments are held responsible for all development decisions and receive cynicism from unsatisfied groups. This creates a negative proximity between the residents and their local government.

Lack of transparency in such scenarios, creates stigma between local people and tourism development leading to low levels of trust in government authorities and their decisions. In the context of the tourism, low trust does not only compromise public trust in local government, but it would consequently lead to a lack of support for future tourism development (Dorantes et al., 2009)

Once again, the above highlight the fact that the projects were highly concentrated on the stonework with a disregard to local needs. The CHUD infrastructural and heritage-led development was seen as centralized for attracting tourists and foreign footfall. The interventions have succeeded in attracting foreign and local investment to some parts of the city. This was a step forward to promoting the economic conditions of Tyre through creating more job opportunities and contributing to poverty reduction. However, the rehabilitations done and the attracted investment opened up to a new discourse of business niches in the city namely H&T (Hospitality and Tourism), degrading traditional businesses and increasing land property prices. Accordingly, leading to certain values of commercial and residential gentrification and forcing people to re-locate elsewhere.

4.2.5 Increasing property price – Increase in H&T businesses and employment

Heritage-led urban regeneration projects are well-known to the possibility of contributing to property price increase causing local communities to displace through gentrification (World Bank et al., 2019). Gentrification can be imputed to an increase in living costs and property values, contributing to an unequal distribution of economic and employment opportunities. The CHUD Project Appraisal Document 2014 (PAD) identified these rising values as one of its key indicators around the historic cores of the city, thus assigned the rehabilitation works of CHUD and the activities done as possible risks of gentrification (World Bank, 2014).

Relative to the 2016 economic impact assessment report advised by the Council for Development and Reconstruction in Lebanon (CDR), three aspects were indicated to have been affected by the CHUD projects, namely residential units rent and sale prices, business units rent and sale prices, and the increase of H&T (Hospitality & Tourism) services which has almost doubled in Tyre. The Consultation and Research Institution CRI has monitored the evolution of 15 residential and business unit price change per square meter (RU & BU) in each of the target cities between 2009 and 2016, after the completion of Phase II of CHUD works. Central to residential units (RU) in Tyre, the reports indicated a modest decrease in sales prices, yet with a minimal increase in rent prices (mf=1.2) being the lowest among the five cities (Table 04).

	Residential									
	Baalbek		Saida		Sour		Byblos		Tripoli	
In 2009	Sale	Rent	Sale	Rent	Sale	Rent	Sale	Rent	Sale	Rent
RU1	400	20	500	24	600	40	2,000	80	350	17
RU2	470	38	400	20	1,000	50	1,000	40	250	20
RU3	600	30	450	20	1,000	51	700	24	250	18
RU4	430	24	550	35	1,000	51	700	35	250	20
RU5	530	24	562	28	800	39	500	50	350	18
RU6	410	23	450	17	1,500	47	1,500	56	225	20
RU7	300	14	400	14	600	36	2,000	120	150	14
Average 2009	449	25	473	23	929	45	1200	58	261	18
In 2016	Sale	Rent	Sale	Rent	Sale	Rent	Sale	Rent	Sale	Rent
RU1	700	32	658	43	483	55	5,500	173	548	30
RU2	733	40	650	40	392	68	2,000	133	653	37
RU3	533	40	950	43	583	65	1,867	104	544	29
RU4	900	37	967	51	517	48	1,167	61	681	38
RU5	917	43	950	39	183	44	1,133	66	485	23
RU6	633	22	783	30	2,333	71	1,333	100	847	50
RU7	600	20	817	28	1,167	40	1,033	58	1,167	56
Average 2016	717	33	825	39	808	56	2,005	99	703	38
Multiplication factor	1.6	1.4	1.7	1.7	0.9	1.2	1.7	1.7	2.7	2.1

Table 04: Residential unit price evolution between 2009 and 2016 in all CHUD cities | USD / Square meter

Source: Final Report-CHUD-WaveIV – CRI 2016

On the other hand, business units (BU) were reported to have witnessed a decrease in sales prices from an average of 7,406\$/sqm in 2009 to 5,500\$/sqm in 2016, yet with the highest increase in business unit rental prices among the five cities, with 261\$/sqm in 2009 reaching to 638\$/sqm in 2016 (Table 05) (Throsby, D. and Petetskaya, 2016).

	Business									
	Baalbek		Saida		Sour		Byblos		Tripoli	
In 2009	Sale	Rent	Sale	Rent	Sale	Rent	Sale	Rent	Sale	Rent
BU1	4,200	200	7,000	86	3,250	160	1,500	210	450	300
BU2	5,000	300	5,000	150	3,000	270	2,500	220	300	300
BU3	4,400	270	4,000	150	9,000	400	2,800	340	240	225
BU4	1,700	120	4,000	90	9,000	340	1,000	180	250	180
BU5	2,400	170	7,000	333	8,000	187	800	120	230	195
BU6	1,500	80	4,500	250	15,000	300	2,000	110	300	100
BU7	1,800	80	4,500	150	10,000	310	1,500	60	230	80
BU8	1,000	80	5,000	300	2,000	120	2,000	180	300	130
Average 2009	2,750	163	5,125	189	7,406	261	1,763	178	288	189
	Baalbek		Saida		Sour		Byblos		Tripoli	
	Sale	Rent	Sale	Rent	Sale	Rent	Sale	Rent	Sale	Rent
In 2016										
BU1	1,400	167	2,833	85	3,500	165	5,500	490	8,833	250
BU2	1,500	288	6,167	280	7,167	340	5,333	440	26,190	771
BU3	1,333	489	6,000	238	6,333	493	1,308	449	13,958	425
BU4	1,500	272	2,833	50	5,333	1,160	1,267	253	12,167	360
BU5	1,167	114	7,167	313	5,417	600	483	193	12,500	350
BU6	650	149	1,290	258	7,000	667	5,333	213	6,583	210
BU7	1,000	120	2,350	282	5,333	826	1,767	353	10,222	373
BU8	500	100	3,167	198	3,917	850	6,000	360	8,267	232
Average 2016	1,131	212	3,976	213	5,500	638	3,374	344	12,340	371
Multiplication factor	0.4	1.3	0.8	1.1	0.7	2.4	1.9	1.9	42.9	2.0

Table 05: Business unit price evolution between 2009 and 2016 in all CHUD cities | USD / Square meter
Source: Final Report-CHUD-WaveIV – CRI 2016

Relative to the 2016 economic impact assessment report advised by the Council for Development and Reconstruction in Lebanon (CDR). The above values, specifically business unit price increase, were seen as a consequence of the revitalization activities and infrastructural rehabilitation done by the CHUD by both local residents and project representatives. From a government perspective, the increase in values was a sign for success of the rehabilitation activities in attracting local and foreign investment that were in charge of increasing land values (residential complexes, office buildings, restaurants ...) on one hand, and generating more job opportunities and locals working in the tourism sector on another. For them it was an opportunity to generate extra revenues to both government and local businesses. The attractiveness of the city attracted investments that were necessary to revitalize the local economy, however on the long run, it was an indirect cause of property price increase. It opened up a new discourse of business niches in the city mainly H&T (Hospitality and Tourism) and B'nB (Bed and Breakfast) that changed the economic character of the city.

The Consultation and Research Institute (CRI) reported a drastic change in the distribution of local enterprises between H&T related ones and other undertaking different form of economic activity between 2009 and 2016 following the CHUD interventions. It was clearly noticeable that the share of tourism related businesses has almost doubled in percentage, advising more jobs for local residents in the tourism industry (fig19) (CRI, 2016). The above was also advised by an interview with the CHUD representative in Tyre, that highlighted the fact that the activities done have diversified the job market in the city, acquiring a promoted access for more job opportunities and financial resources. The debate as well was confirmed by the increasing number of residents investing in Airbnb and guest house accommodations in the city. As advised previously, an aspect that was non-existent before the CHUD projects, and as advised previously.

Today more than 14 Airbnb accommodations exist in a single neighbourhood, opening up more economic opportunists and accessibility to financial resources to local residents. As presented, government representatives agreed on the fact that the projects opened up a new discourse of businesses opportunities in the city, confirming the socio-economic success of the projects and the investments done in generating employment and income. Following a study done by the World Bank in 2015, as estimated number of 10,000 residents (60% of Tyre's administrative residents) noticed availability of employment opportunities in the tourism sector (World Bank Group, 2017).

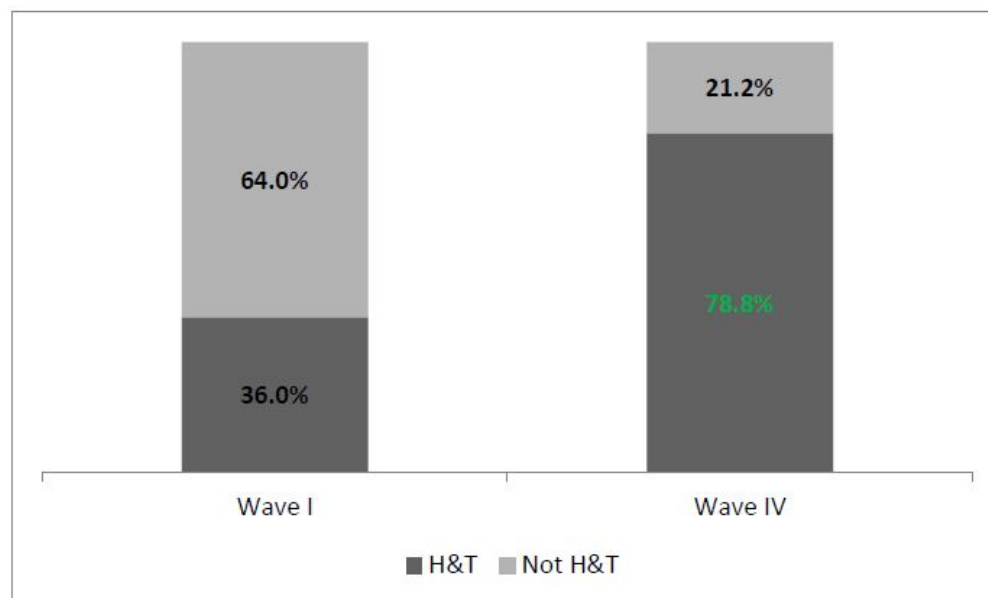


Figure 19: Evolution of H&T Enterprises in Tyre between 2009-2016

Source: Final Report-CHUD-WaveIV – CRI 2016

Accordingly, it was reported that the rate of individuals working in the tourism sector has increased dramatically exceeding the target values of the projects by 125% specifically from 665 individuals to 1,575. This being followed by a 21.4% increase of individuals investing in business development (World Bank Group, 2017). This success in business diversification and creation of employment opportunities was seen by local interviewees as limited to the surrounding coastal areas of the city. It was advised that when the CHUD might have been a cornerstone for acquiring this increase business investment rates, it was as well responsible for property price increase and marginalizing more the vulnerable groups in the old district rather than promoting their living conditions. Local responses were central to highlight repetitively the disconnect that have struck the city centre from all of its vital connections, forcing traditional business re-locate and degrading the economically vibrant city core. The top-heavy policies of implementation and decision making was central to achieving the aspiration of local government and capable investors in economic gains by promoting the touristic character of the city rather than creating the intended outcome of social inclusion and financial prosperity for the targeted vulnerable groups of the city.

“Low income local families live in the souks with low renting prices, so they came and did their renovation increasing the rental prices, and indirectly expropriated the people living there, and now the souk is abandoned. At the end, when we talk about satisfaction, satisfaction comes from the people not from the improved stone work.” Interviewee D8 – Urban design professional – Local Resident.

These findings validate what has been mentioned in Chapter Two and what has been reported by Weaver and Lawton (2007), Chen (2011) and Tosun (2002). Tourism development might put a high burden on the local community, specifically to the low-income people situated in the historic cores of heritage areas. The new niches of businesses introduced and the diversification of old ones following the rehabilitation of infrastructure and increased beautification value to attract visitors and investment, might indirectly cause price increase and inflation that forces low-income groups out. The question to who were these projects designed for and who has benefited from the was raised by the majority of the local interviewees. Following this scenario, we can assume that the newly added businesses and the economic gains that might have been introduced to the surrounding areas of the city's core, might have caused a certain level of destructive value to the socio-economic character of the old city centre. Given the complexity of working in heritage environments, especially through tourism oriented developments, CHUD activities have been capitalized on attracting more tourists and investments rather than the needs local residents. Economic growth and tourist attraction might have been realized through these urban regeneration projects. However, the long term impact was translated through the loss of traditional businesses and the essence of daily local life activities and transactions, along with the authentic city identity. The thing that might have led to the loss of the original function of the historic city core, and carried so many negative implications on the local community's well-being in terms of degraded financial stability and social exclusion. This comes in line which was argued by Tiesdell et al., 1996. Tourism development adopts physical and economic revitalizations to regenerate active economic use of historic urban areas. With an aim to promote economic growth in these areas, tourism development reuses current physical fabrics under the umbrella of heritage-led processes of place-marketing. Accordingly, tourism-led revitalizations and the restructuring methods of common modes of economy in historic cores, tends to change the economic base of the area. As a result, tourism development might completely replace traditional activities and local uses, vandalizing both the social and economic context in historic cores (Tiesdell et al., 1996). An aspect that was advised as an outcome of CHUD projects through economic revitalization leading to the economic and social disconnect between the city's core and its surrounding context, with an unequal distribution of financial and social gains throughout the city.

4.3 Synthesis of Overall Outcomes

The above project outcomes and analysis reveals to some extent the discrepancy relative to possible impacts on the local community of Tyre as seen from two different perspectives, the locals and project representatives. Interviews with professionals and residents revealed that the holistic outcomes of economic growth and social inclusion were seen as too ambitious, yet did not achieve the main intended community gains. Beyond the fact that projects were confirmed from both sides in their contribution to adding business and economic opportunities namely in H&T sector and added to the number of local residents employed in the tourism sector, however, it was also confirmed by the locals that the infrastructural and heritage led revitalization activities were much centralized on attracting visitors rather than on promoting the conditions of the local users. The long term outcomes as seen by most of the interviewees, were the degraded traditional character of the city in both business and social aspect that was responsible for negatively impacting the livelihoods of local residents. It has been realized that local residents agreed on the fact that the economic and social benefits specifically to the vulnerable groups of the historic core have not been achieved. Thus, the change in spatial character advised by infrastructural improvements and preservation of cultural and historical monuments, has disconnected the vibrant city core from its surrounding nodes.

Indirectly, promoting the conditions of the surrounding context and suppressing the conditions of the centre. An aspect that contradicts with the main objectives of the projects. When it comes to the initial project objectives and implemented aspects, government lack of transparency was seen among the unfavourable actions with a negative overall impact on the local community. Residents and local professionals confirmed that they not only missed the chance to address their needs and desires for their own city through participation, but also found a major gap between what has been discussed by project officials and what has been implemented on ground.

Table06 presents a synthesis for the findings of this part, demonstrated by both project officials and local resident representatives. It addressed the possible impacts as seen from their perspective along with highlighting major possible implications (whether positive or negative) on the local community's well-being.

Outcome		Outcome Status and Possible Impact		
Synthesis of outcomes		Project Officials	Local Representatives	Impact on CWB
Economic	Increase in cultural and coastal tourist rates	Seen as a positive outcome of CHUD projects, result of archeological site rehabilitation and improved infrastructure namely at coastal zones	Advised as a result of postwar re-construction of regional expressways (not CHUD related). Compliments the CHUD output in relation to increase of tourists in heritage sites.	Opportunity to increase investment in personal businesses and promote local livelihoods - Incentive for space re-appropriation and revitalizing local pride and living preference
	Increase in employment and job opportunities (H&T)	Result of infrastructural revitalization of inner and coastal zones and the promoted power of attraction. Promoted connectivity between outer context and inner nodes following rehabilitation of roads and pathways	Seen as centralized at coastal peripheries and alleyways with a disregard to the traditional businesses in the historic core. Wider sidewalks and traffic reorientation has transformed the active part of the city from the center to the peripheral zones	Seen by officials as a promoted accessibility to financial resources and diversifying income strategies. Seen by locals as unequal distribution of benefits and excluding the old center from economic promotion
	Promoting local investment and development in property (Airbnb, Guesthouses)	Indirect outcome of CHUD projects, result of physical readjustments and alleyway rehabilitation		Job diversification - promoted income. Promoted local identity and community pride
	Replacement of traditional businesses	Relative to the vast changing platform of commercial businesses in Lebanon. Quest for different criteria in the hospitality sector (bigger showrooms, malls, restaurants ...)	Indicated as a long term outcome of CHUD projects. Attracting investment and re-directing the market to H&T services replacing old ones.	Perceived lower levels of income, preference to leave the city, socio-economic exclusion of residents of the historic core (Al Bawaba)
	Increase in property value (specifically rent)	Seen as success of CHUD projects in attracting investment. Opportunity to generate revenues to both government and residents.	Following infrastructural rehabilitation activities and the promoted power of attraction. Developer and foreign investment in H&T sector were in charge of raising property price.	Increased living cost for people living in the city. Degraded living preference and possibility to leave to neighboring contexts.

Socio-Cultural	Improvement of infrastructure (roads, connectors (alleyways), wider pedestrian sidewalks, reorientation of traffic, port area)	Success of the CHUD projects in revitalizing the physical structure of the city, promoting the conditions for better accessibility, connectivity and performing daily tasks.	The success of this aspect of the projects was bound to the coast peripheries and alleyways. Was a reason for disconnecting the historical core from its neighboring context and highlighting on tourist facilities.	Perceived social-exclusion given no actions taken to housing upgrades. Degraded economic and social character of the city center, meaning less accessibility to financial and social transactions. Perceived promotion of conditions of the peripheral context (access to jobs, access to public spaces)
	Promoted conditions and increase in public space area	Increase in public space area was seen as a successful contribution by CHUD to promote accesses to social interaction and activities, thus creating conditions enhancing local livelihoods.	Success of these public spaces in promoting social cohesion in peripheral part of the city (places to interact and perform social activities). Was seen a failure in Al Banaba area given that it replaced the main parking space of the old markets, thus degraded and destructed the vibrancy of the old city core	Increase in opportunity for social interaction and social activities nearby coastal areas (ex. Al Kharab). Incentive for entrepreneurial promotion to locals renting public spaces for vendor businesses. Decrease in opportunity for social interaction in old district and hurting existing businesses
	Promoted pedestrian accessibility and safety	Wider sidewalks to promote pedestrian friendly pathways. Promoting walkable connections between center and neighbouring areas in the city	Seen as a failure by majority of community representatives. Narrower spaces for car manoeuvre in a busy area. Decreases accessibility to essential areas in the city.	Congestion due wider sidewalks affected daily living conditions of locals. Triggered dissatisfaction with rehabilitated roads and sidewalks with degraded connectivity with the old core negatively affecting existing businesses and personal income.
	Rehabilitation of existing monuments and archeological structures	Successful in attracting tourists to cultural sites and generating revenue from cultural events and annual festivals in archeological sites	Though succeeded in attracting visitors to cultural and heritage sites, thus have failed in preserving the authentic charm of the original structure and destructive of the traditional identity of these monuments	Dissatisfaction with cultural and archeological preservation. Thus seen as a commercialization of local culture to attract tourist for more revenues with a disregard to local identity.
	Participatory decision making Local Empowerment	CDR decisions were directed to the local municipality given that it was represented of local residents. Lack of participation was seen by local municipality as an "un-interest" by locals given they were old tenants	Was indicated as a top-heavy approach by local residents. The desires and aspirations of locals weren't addresses thus the projects was catered for government and tourist aspirations. Lack of transparency by local officials and discrepancy between what was presented by the projects and what implemented.	Degraded trust with local government. Promoted social exclusion and discontent between project beneficiaries. Negative attitudes towards future developments

Table 06: Synthesis of outcomes through research findings and assumed impact on local CWB

Source: Author 2020

Comparing the two sides, we can conclude that the majority of the residents might have been negatively impacted by the social and the economic outcomes of the CHUD projects. This being dependent on who the local supporters/opposers are. We can assume that peripheral residents (surrounding the historic core) might have realized more economic gains than the users of the old district. This being advised through the increased number of café's, restaurants and hospitality domains newly adapted following the CHUD rehabilitations.

However, given the spatial change that have struck the vibrant centre of the city, and where the daily transactions used to take place, we can as well predict that the impact on the local community's well-being has been perceived as negative. Specifically, by the users of the old district, given the total replacement of traditional economic and social modes, an aspect that is embedded in the collective memory of local residents. To them, absence of participation, loss of authentic identity, increased land prices, and degraded traditional economic activities are major reasons to negatively perceive the impacts of the CHUD projects on their community well-being. We can also assume the righteousness of the latter, given that the share of local residents supporting the CHUD projects might have decreased due to the negative impacts perceived that have affected the majority of their local community's capitals. An assumption that also explains the reasons behind the social resistance to implementing phase III of the CHUD projects. Thus, the impacts on the local community's well-being from a local perspective will be further elaborated and explained in the following paragraph.

4.3 Impact on Community Well-Being

The following data represents responses central to the perceived impact of the CHUD projects on the local community's well-being. Thus being conducted from a local perspective only. The analysis will contribute to answering sub-question 3:

How have these outcomes impacted the community well-being of the local residents?

Relative to what has been analysed and repeatedly mentioned before, we have realized that among the major aspects intervening in the local perception of the impact was the disconnect of the vibrant city centre (Souks Area-Al Bawaba) from its neighbouring context. Accordingly, to either confirm or contradict this theory, the socio-demographic status of respondents was included articulating both living or working in the souks area. A total of 104 valid questionnaires were acquired reaching almost 80% response rate (out of 130 questionnaire). The following table (07) explains more the distribution and respondent profiles.

Category		Frequency	Percent	Valid Percent	Cumulative Percent
Gender Respondant					
Valid	male	65	62.5	68.4	68.4
	female	30	28.8	31.6	100.0
	Total	95	91.3	100.0	
Missing	NR	9	8.7		
Total		104	100.0		
Age of Respondant					
Valid	< 20	3	2.9	2.9	2.9
	21thro30	23	22.1	22.1	25.0
	31thro40	52	50.0	50.0	75.0
	41thro50	15	14.4	14.4	89.4
	50 <	11	10.6	10.6	100.0
	Total	104	100.0	100.0	
Education Level					
Valid	secondary	10	9.6	10.5	10.5
	university	83	79.8	87.4	97.9
	technical	2	1.9	2.1	100.0
	Total	95	91.3	100.0	
Missing	NR	9	8.7		
Total		104	100.0		

Living in Souks					
Valid	No	46	44.2	44.2	44.2
	Yes	58	55.8	55.8	100.0
	Total	104	100.0	100.0	
Working in Souks					
Valid	No	67	64.4	65.7	65.7
	Yes	35	33.7	34.3	100.0
	Total	102	98.1	100.0	
Missing	System	2	1.9		
Total		104	100.0		
CHUD of Knowledge					
Valid	No	11	10.6	10.6	10.6
	Yes	93	89.4	89.4	100.0
	Total	104	100.0	100.0	

Table 07: Respondents Profile

Source: Author, 2020 – Through SPSS Statistics 25

Resident Responses to Impact on Community Capitals

In the survey, respondents were asked to answer the questions following a 1-5 Likert Scale ranging from Strongly Disagree to Strongly Agree, along with Yes/No questions. The questions relative to the Community Well Being were subdivided into four categories following the Community Well-Being Framework as mentioned through Financial, Social, Cultural and Built Capitals. These questions were central to capture the local perception and satisfaction with the outcomes of CHUD projects.

4.3.1 Impact on Financial Capital

Five items were proposed to measure the impact on financial capital, some of which correlate with the impact on living preference (ex. Higher rentals), thus might carry an indirect impact on Social Capital. As mentioned in Chapter II and through its translation in the operationalization table02, residents' perception of the impact was measured following the 'satisfaction' rate from a subjective point of view. The items that were taken into consideration to measure the construct of Financial Capital (table08) were: perceived increase in living cost (rent, food, transport,...), satisfaction with living costs, satisfaction with change in individual income, job accessibility to new businesses, high rentals and living preference.

Satisfaction with Financial Capital								
	Valid						Missing	Total
	Strongly Dissatisfied	Dissatisfied	Neutral	Satisfied	Strongly Satisfied	Total	NR	
Satisfaction with Living Cost	19 (22.4%)	3 (3.5%)	30 (35.3%)	22 (25.9%)	11 (12.9%)	85	19	104
Satisfaction with Change in Personal Income	29 (28.2%)	23 (22.3%)	33 (32%)	14 (13.6%)	4 (3.9%)	103	1	104
Satisfaction with accessibility to new businesses	22 (21.2%)	9 (8.7%)	14 (13.5%)	27 (26%)	32 (30.8%)	104	0	104

Table 08: Satisfaction with Financial Capital

Source: Author, 2020 – Through SPSS Statistics 25

After being asked about their perception of an increase in living cost following the CHUD interventions, the majority of residents (67%) agreed on the fact that they have perceived this change in living value namely rentals, food, transport and other daily necessities (table09).

Did you perceive an increase in living costs (rent, food, transport, daily necessities..) following the projects:					
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	No	34	33	33	33
	Yes	69	66	67	100
	Total	103	99	100	
Missing	NR	1	1		
Total		104	100		

Table 09: Increase in Living Cost

Source: Author, 2020 – Through SPSS Statistics 25

Interestingly, responses central to local satisfaction with this increase were almost neutral thus more leaning for satisfaction. Accordingly, the increase in daily life expense cost was to some extent tolerable to the local community. However, when asked about the implications of increasing rental prices as advised through the findings of tables 04 and 05, local residents confirmed that this increase is an incentive for them to leave the city (table10) thus negatively affecting both financial capital as adding a burden on their living costs and social capital in their declined preference to live in the city, with the possibility to re-locate elsewhere. The latter being strongly agreed upon by 50% of the respondents.

Do you think high rentals are an incentive for you to leave					
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	strongly disagree	11	11	11	11
	disagree	6	6	6	17
	neutral	11	11	11	27
	agree	23	22	22	50
	strongly agree	52	50	50	100
	Total	103	99	100	
Missing	NR	1	1		
Total		104	100		

Table 10: High rentals as an incentive to leave.

Source: Author, 2020 – Through SPSS Statistics 25

The above numbers confirm what has been interpreted by urban professional interviewees that the infrastructural activities done and the power of attraction for investment has increased property price and negatively affected vulnerable groups in the city, thus expropriating them and forcing them to re-locate elsewhere. Confirming as well what has been argued by Weaver and Lawton (2007), Chen (2011) and Tosun (2002). *“Rehabilitation of infrastructure and increased beautification value to attract visitors and investment, might indirectly cause price increase and inflation that forces low-income groups out”*.

Another negative implication indicated by local residents, was strong dissatisfaction relative to change in individual income. 28% and 22% of the local responses indicated a level of dissatisfaction when it comes to personal income, thus highlighting a decrease in income values following the projects. Decrease or dissatisfaction with personal income and be interpreted as a degraded business character relative to specific areas of the city. This comes in line with what was mentioned by local residents and professional interviewees about the disconnect of the city centre (Al Bawaba) and the degraded traditional businesses that were replaced by the new businesses niches.

Introducing a new business discourse to the city mainly H&T and other commercial services (malls, complexes,...) has put a burden on the local traditional businesses (vendors, novelties, diners,...) leaving them with the inability to compete along with a limited financial capacity to open up new businesses that might consolidate with the changing trends. This factor along with the increased rental prices, would have negatively affected individual income, showing local dissatisfaction central to this decrease. We can also assume, that these groups are business owners in the souks area (Al Bawaba), with the majority of traditional businesses located there. This also comes in line with the local perception about tourism development implications on traditional businesses (table11).

Major aspect affecting income change					
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	tourism development degraded trad.businesses	59	57	59	59
	inability to compete new businesses	16	15	16	75
	tourism development promoted trad.businesses	15	14	15	90
	working more than one job	10	10	10	100
	Total	100	96	100	
Missing	NR	4	4		
Total		104	100		

Table 11: Aspects affecting income change

Source: Author, 2020 – Through SPSS Statistics 25

59% of the local responses have perceived tourism development in Tyre as responsible for the degradation of traditional businesses, thus addressed their inability to compete with the new ones (16%).

Confirming once again the disconnect that might have struck the central core of the city as an indirect outcome following the infrastructural and beatification activities of CHUD. Table 12 consolidates the interpretation that business owners in the souks have had the majority of negative implications on personal income due to the degraded traditional business character following CHUD activities.

Major aspect affecting income change						
		tourism development degraded trad.business	inability to compete new businesses	tourism development promoted trad.businesses	working more than one job	Total
Working in Souks	No	15	5	4	8	32
	Yes	42	11	11	2	66
Total		57	16	15	10	98

Table 12: Cross tabulation: Working in Souks (Al Bawaba) vs Aspects affecting income change

Source: Author, 2020 – Through SPSS Statistics 25

This tourist oriented approach to attract more visitors through promoting the services needed for them to experience the city, has disconnected Al Bawaba area from its neighboring context and capitalized on the loop around the perimeter of the coastal line to ease the manouver of visitors. Accordingly, businesses, specifically small ones in the old district, have realized a decrease in footfall from both locals and vistors as well, given the parking spaces were also replaced by the public plazas, and people were more oriented to visit the newly adpated trends like café's, resto's, pubs and other facilities.

“With the intention to acquire a beautification and cleansing approach, they have cut down the main artery for local economy, the main business center. And most importantly the traditional business in the old souks, were you had direct access before to that area. Yet, no new footfall was introduced from both investors or visitors”. ” Interviewee D8 – Urban design professional – Local Resident.

Surprisingly, and beyond the fact that the activities done might have degraded traditional businesses in the city, thus negatively affecting individual income with less revenue acquired by these groups, local responses were mostly satisfactory when it comes to the accessibility to new businesses created following the CHUD interventions. While the central core of city might have been economically disturbed, other locations like “Al Kharab” and “Mina” alleyways (peripheral areas) were being revitalized. As aspect that comes in line with what has been argued by both project officials and local representatives. Thus, being confirmed by the increased number of H&T and commercial services (fig19).

Accessibility to these new businesses was perceived as satisfactory by most of the respondents (31% strongly satisfied, 26% satisfied) confirming the fact that the new businesses added following CHUD have promoted the financial condition with a stability in personal income for local residents specifically for youth groups living in the city, and for local residents with the capability to invest in small business related to H&T. An aspect that also has a direct effect in promoting the living preference in the city and the choice of not leaving, promoting in turn residents’ social capital. This was also confirmed by both interviewee groups (locals and officials). Interviewees argued the success of CHUD in promoting the economic conditions for the peripheral zones of the city through revitalized infrastructures and attractive power.

However, the latter was being highlighted by local residents and professional interviewees as done at the expense of individuals working and living in the central core (Al Bawaba). Excluding them as well from both the economic and social opportunities advised by the projects. Thus, making them the groups mostly dissatisfied about the new businesses and the interventions done, with a perception of economic exclusion and missing the share of accessibility to economic prosperity. They were not the direct beneficiaries of the projects contradictory to what was the main objective of the projects.

4.3.2 Impact on Social Capital

For the impact on social capital, seven items were taken into consideration to measure the overall construct. The items are: perceived higher numbers of people using public spaces, quality use of these spaces (used in Built Capital as well), opportunity for social interaction, living preference, trust in local government, perceived change in social ties and discontent between project beneficiaries.

Table 13 summarizes the suggested items needed to measure the necessary indicators to assess the impact on social capital from a subjective point of view as stated in the operationalization table of Chapter III. This being central as well to the satisfaction rates with CHUD outcomes and perceived change.

Satisfaction with Social Capital						
	Valid					
	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total
Perceived higher number of people in public space for social activities	42 (40.4%)	16 (15.4%)	11 (10.6%)	21 (20.2%)	14 (13.5%)	104
CHUD created discontent between local beneficiaries (unequal distribution of opportunity)	7 (6.7%)	12 (11.2%)	30 (28.8%)	20 (19.2%)	33 (31.7%)	102
	Strongly Dissatisfied	Dissatisfied	Neutral	Satisfied	Strongly Satisfied	Total
Satisfaction with opportunity for social interaction in revitalized public spaces	45 (43.3%)	20 (19.2%)	19 (18.3%)	14 (13.5%)	6 (5.8%)	104
Satisfaction with loc. Gov after CHUD (trust to do what is right)	50 (48.1%)	18 (17.3%)	16 (15.5%)	6 (5.8%)	13 (12.6%)	103
Satisfaction with quality and use of public space	29 (28.4%)	25 (24.5%)	21 (20.6%)	18 (17.6%)	9 (8.8%)	102
	No		Yes			Total
Perceived change in social ties	66 (64.1%)		37 (35.9%)			103
You prefer living in the city following CHUD	56 (54.4%)		47 (45.6%)			103

Table 13: Summary of items for Social Capital construct

Source: Author, 2020 – Through SPSS Statistics 25

Based on the above summary, the figures come contradictory to the objectives of the CHUD projects and what has been advised by the project representatives about rehabilitating public spaces (Mina, Qasam, Kharab) to promote accessibility to social activity and interaction. Local responses were mostly dissatisfied when asked about the use of these spaces and the promoted opportunity for social interaction. 43.3% indicated their dissatisfaction with the opportunity for social interaction in the revitalized public spaces following the interventions and 28.4% were dissatisfied with their quality and use. Thus, 40.4% indicated that they did not perceive any increase in the number of residents using these spaces for social activities. By analysing the above figures we can assume a strong decrease in the character of public spaces following the activities done given the majority of responses were dissatisfactory. This comes in line with what has been advised by local and professional interviewees central to the old vibrant character of these spaces. These revitalizations might have succeeded in the peripheral area “Al Kharab”, however critical spaces like the city core “Al Qasam” and “Al Mina” were mostly advised as cleansing infrastructural activities to promote the beautification value of the area rather than the actual use of the space. On one hand the physical form of the area might have been promoted, but the old use and service might have degraded.

The spaces lacked the primary services (benches, shelters, trees...) for people to pursue daily routine activities and social events, like meeting friends, hanging out or even a space were taxi and bus drivers spending the day waiting for visitors to and from the souks as it was before. The spaces instead were oriented to house political and religious events, along with festival events that happen once a year like “The Food Space” which is mainly done in summer and targeted for tourists. Thus, local citizens showed high dissatisfaction with the new use of these spaces (fig20).



Figure 20: Annual events, (The Food Space) and religious gatherings at Al Qasam Square following interventions
Source: Sada Sour

“For me, it is right that there was a rendering value of the space. But as a functional and vibrant space, it is functional as before? For sure not.” Interviewee D8 – Urban design professional – Local Resident.

On the other hand, among the major draw backs of these spaces that negatively impacted both social and financial capitals, was implementing these spaces at the expense of existing parking facilities. This was deducted from the commentary section of the survey. A lot of people showed their dissatisfaction with the change in transportation routine they were accustomed to before the projects, especially the business owners of the souks were they had a direct access. Residents raised the issue of dealing with daily congestion ever since, accordingly adding a burden on local residents to perform their daily activities and obligating some of the business owners to re-locate to other areas more accessible by the visitors.

“They have replaced the main parking space in the city with Al Qasam square, look at the congestion now, we didn’t see that before. Plus, tourism development, you don’t want to expect to house more cars? more cars are in now, yet there is no place for them to park, which is leading to more congestion as well.” Local respondent feedback from survey.

Central to Al Bawaba area, the central core of the city, responses confirmed the assumption that residents of this area were being excluded from the benefits of the projects. The interventions have indirectly revitalized the peripheral areas of the city with a disregard to the vulnerable groups of the souks area. People might have sensed a feeling of exclusion given their share of social and economical benefits was disregarded and their needs for housing upgrades was not taken into consideration. This disconnect between the core of the city and its surroundings might have created a level of tension between residents who have benefited from the projects and others who didn’t. This being confirmed by the majority of responses (31.7%) strongly agreeing with the statement that CHUD projects created a level of discontent between project beneficiaries. Table 14 highlights how the majority of responses (22 response) central to this disconnect was advised by residents living in the souks. Highlighting again the failure of the CHUD initiative to promote the conditions of vulnerable groups in the city, thus creating a level of social exclusion with a lack of accessibility to goods and services by the groups.

CHUD was responsible in the discontent between beneficiaries (unequal distribution of opportunity)							
		Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total
Living in Souks	No	2	7	17	7	11	44
	Yes	5	5	13	13	22	58
Total		7	12	30	20	33	102

Table 14: Area of living vs. Discontent between beneficiaries
Source: Author, 2020 – Through SPSS Statistics 25

Previously mentioned in the analyzed outcomes of the CHUD projects, specifically the topic of participation, “Lack of Transparency” was repeatedly mentioned by local and professional interviewees as drawback in the projects’ decision making process. This having major negative implications on the local support for future developments and a destruction in the social relations between local residents and their municipal representatives. 48.1% of the local responses indicated their dissatisfaction with the local government following the CHUD projects. Thus indicating a high level of mistrust between the two parties. This comes in line with the argument mentioned by local interviewees concerning the discrepancy between what has been discussed by project officials and what has been implemented on ground. People have not perceived an improvement in their housing and business conditions as they desired, along with the fact that they might have witnessed a level of destruction to the social and economic character of the historic core of the city. All these factors have led to local resistance against the implementation of Phase III of the projects.

Contradictory to what has been mentioned by project officials, 80.8% of the respondents indicated that they have missed the opportunity to participate in the decision making process (table15). Local residents did not have the chance to address their aspirations and desires for their community.

Have you participated in CHUD decision making process					
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	No	84	80.8	81.6	81.6
	Yes	19	18.3	18.4	100.0
	Total	103	99.0	100.0	
Missing	NR	1	1.0		
Total		104	100.0		

Table 15: Local participation in decision making

Source: Author, 2020 – Through SPSS Statistics 25

However, projects were implemented as dictated by the CDR, leaving locals with a sense of exclusion. Accordingly, creating a level of discontent between government officials and local residents, and adding up to the level of destruction between local relationships. Hence, lack of participation in the decision making process, created negative perceptions about the impact of these developments and promotes the lack of support and negative attitudes towards future ones.

Surprisingly, although a degraded level of trust between locals and the local government might have negatively affected the social relations in the community, along with a level of discontent between project beneficiaries, social ties and living preferences were not much affected. 64% of the respondents indicated that they have perceived no change in social ties. We can assume that the activities done did not alter any of the local relationships and connections among the local community. Accordingly, given it’s a small community with such similarities in group characteristic, thus culturally bound in small proximity, social ties are resilient facing change and development. An aspect that comes in line with the theory of Cater and Jones (1989) for small communities that participate the same social activities and are conscious of their common identity (Cater and Jones, 1989).

Living preference as well had a neutral divide between locals who prefer to live in the city and others who don’t. 54.4% indicated that they don’t, which compliments the values analyzed in the financial capital. This proving how degraded traditional business character and higher rent values are motivating people to leave the city.

4.3.3 Impact on Cultural Capital

Three items were taken into consideration for analysis the construct of Cultural Capital, namely: Satisfaction with preservation works done, perceived change in the unfavourable image of Tyre, and the promoted regional reputation (table16). These indicators consolidate both related literature to community well-being impact and the impact of CHUD projects. Accordingly, these items were used to analyse the perceived impact on cultural capital.

Satisfaction with Cultural Capital						
	Valid					
	Strongly Dissatisfied	Dissatisfied	Neutral	Satisfied	Strongly Satisfied	Total
Satisfaction with preservation works (archeological, monuments, facades)	34 (32.7%)	18 (17.3%)	34 (32.7%)	5 (4.8%)	13 (12.5%)	104
	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total
Perceived promotion of regional reputation	24 (23.1%)	12 (11.5%)	22 (21.2%)	29 (27.9%)	17 (16.3%)	104
Perceived change of unfavorable image (dangerous to safe)	30 (28.8%)	12 (11.5)	29 (27.9%)	19 (18.3%)	14 (13.5%)	104

Table 16: Cultural Capital construct

Source: Author, 2020 – Through SPSS Statistics 25

Central to the archaeological site preservation works along with monuments and building facades, local responses have varied between neutrality and strong dissatisfaction. 32.7% of the responses (34 response) carried a neutral attitude toward preservation works. Neutral attitudes towards preservation activities can be related to residents who didn't perceive these changes in their neighbourhoods (peripheral zone) and were this kind of activity didn't take place, thus might be conservative about the actual impact whether negative or positive. However, the other majority (32.7%) were strongly dissatisfied about these preservation works. Strong dissatisfaction comes in line with what was argued by local resident and professional interviewees about the irresponsiveness of these activities to the authentic and original identity of the structures. Archeological works and refinements done to the monumental buildings and historical sites of the city were not strategically approached to redeem the authentic identity of Tyre. The original beauty of buildings and historical sites was not reflected following these interventions. Accordingly, these activities were seen as only refinements to attract cultural tourists to archeological sites, creating a loss in the genuine identity of traditional buildings and negatively affecting the cultural pride of the local community.

“they rehabilitated some of it at the souk but they didn't reserve the style of architecture , ignoring the main facade components and identity by using different materials note related to the face of the old tyre city”. Interviewee D6 – NBS Doctor- Urban Design Professional – Local Resident

“the municipality of Tyre didn't respect the historical identity of the city, and did not take into account the environmental and spatial character of the old city. A proper historical assessment should be done prior to these interventions, not just painting structures to attract people”. Local resident through survey commentary.

The above interpretation was also confirmed following the responses central to the reason of dissatisfaction in preservation works (table17). 41% indicated their dissatisfaction with the preservation works done due to their irresponsiveness of the traditional cultural identity. This carried negative implications on the local cultural capital.

It has degraded local confidence with original structures and contributed to an erasure of the city's authentic architectural style and building identities which carry a historical and traditional essence in the collective memory of local residents.

Reason for dissatisfaction in preservation works					
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	irresponsiveness to traditional cultural identity	43	41.3	44.3	44.3
	change in authentic local style	18	17.3	18.6	62.9
	options 1 and 2	6	5.8	6.2	69.1
	other	30	28.8	30.9	100.0
	Total	97	93.3	100.0	
Missing	NR	7	6.7		
Total		104	100.0		

Table 17: Reasons for dissatisfaction with archaeological works.

Source: Author, 2020 – Through SPSS Statistics 25

Interestingly, responses were more lenient to show positive feedbacks when asked about the impact of the CHUD projects on both the regional reputation of the city. 27.9% of the respondents agreed to the statement that Tyre's regional reputation is stronger than before. However, 21.2% indicated neutrality and 23.1% indicated their strong disagreement. The above results can be also interpreted through the interviews both professionals and CHUD representatives. It was advised that the infrastructural works done might have affected the old district negatively through indirectly reforming both spatial and business character of the area. On the other hand, street improvements, rehabilitated sidewalks, safety measures and improvements in the built facilities such as public spaces and monuments, has succeeded in attracting an increased amount of visitors, thus promoting the regional image of Tyre. This can be confirmed by the increased number of visitors argued as a positive outcome of the activities done.

Contrary to the impact on the promoted regional reputation of the city, results have varied between strong dissatisfaction and neutrality. As mentioned before, neutrality can reflect conservatism towards the actual impact on such an aspect that might have not been felt or wasn't affected by the CHUD interventions. From a local perspective, and given that the city has been through a series of conflicts with the Israelis, residents might perceive this as a strictly political issue not related to an aspect the CHUD is responsible for managing. Accordingly, might indicate neutrality and conservatism in response. Less satisfaction however, might be related to a negative attitude towards tourism development. As mentioned before, the absence of participation in the decision making process thus leaving local residents without addressing their priority aspiration and desires for their community might lead to negative perceptions and opposition towards the impact of these developments. This comes in line with the results of table 18, showing the majority of residents who didn't participate are less satisfied with the impact of the interventions on positively changing the unfavourable image of the city.

Perceived change in the unfavorable image of Tyre				
		Participated in CHUD decision making		Total
		No	Yes	
Perceived change in the unfavorable image of Tyre	strongly disagree	26	4	29
	disagree	8	4	12
	same	25	3	29
	agree	18	1	19
	strongly agree	7	7	14
Total		84	19	103

Table 18: Participation vs perceived change in unfavorable image.

Source: Author, 2020 – Through SPSS Statistics 25

4.3.4 Impact on Built Capital

Four items were taken into consideration for analysis the construct of Built Capital, namely: Satisfaction with infrastructural rehabilitation, impact of rehabilitation on living conditions, quality of public spaces, connectedness of city centre (table19). Relative to the satisfaction measure mentioned in chapter two, these indicators come in line with the objectives of the CHUD projects to promote both economic and social conditions of the local community through the revitalization of infrastructure.

Satisfaction with Built Capital						
	Valid					
	Strongly Dissatisfied	Dissatisfied	Neutral	Satisfied	Strongly Satisfied	Total
Satisfaction with infrastructural rehabilitation (streets, sidewalks, alleyways)	30 (29.4%)	21 (20.6%)	22 (21.6%)	15 (14.7%)	14 (13.7%)	102
Satisfaction with impact of infrastructure on living conditions (accessibility, safety, transport, housing)	38 (36.9%)	18 (17.5%)	18 (17.5%)	18 (17.5%)	11 (10.7%)	103
Satisfaction with quality and use of public space	29 (28.4%)	25 (24.5%)	21 (20.6%)	18 (17.6%)	9 (8.8%)	102
Satisfaction with connectedness between city center and peripheral context (pedestrian alleyways & paths)	22 (21.6%)	18 (17.6%)	33 (32.4%)	14 (13.7%)	15 (14.7%)	102

Table 19: Satisfaction with Built Capital

Source: Author, 2020 – Through SPSS Statistics 25

High dissatisfaction rates were reported when asked about satisfaction with the impact of infrastructural rehabilitations on the local living conditions central to accessibility, safety and transport. 36.9% of the responses indicated their strong dissatisfaction with these activities, and other responses fluctuated at a rate of 17.5% between dissatisfaction, neutrality and satisfaction. The above results come in line about the impact of these interventions (wider sidewalks, reorientation of traffic and removal of parking spaces) on increasing the level of congestion and declining accessibility to the old core of the city which was much more accessible before. This impact didn't only affect the daily activities of people residing in the old district, but also degraded their economic conditions due to less footfall as result of re-orientation of traffic and implementing public spaces at the expense of essential parking spaces in the city. It confirms the statements from both local and professional representatives about how the activities done disregarded the old fabric of the city and was central to promote safer and attractive infrastructure for tourists to experience the city.

“The project was not designed for the people of Tyre. They narrowed the roads and killed the market. They created a big plaza only used for their festivals by removing the parking spaces. They left us with unmanaged traffic congestion. No matter why everyone is leaving” Local resident – Survey Commentary

On the other hand, people didn’t have the chance to experience housing upgrades as they were aspiring from the interventions from CHUD. Accordingly, showing negative perception concerning the impact on their living conditions. This being central to people living in the old core of the city, “Al Bawaba” area. The analysis is also confirmed in table20. The majority of people strongly dissatisfied with the impact of infrastructural rehabilitations on their living conditions are mostly residents living in the souks area (Al Bawaba). Indicating the negative change these residents have perceived in their daily transactions following the activities done.

Perceived positive impact of infr. rehabilitations on living conditions				
		Living in Souks		Total
		No	Yes	
Satisfaction with impact of infr. rehabilitations on living conditions	strongly disagree	14	24	38
	disagree	8	10	18
	same	12	6	18
	agree	10	8	18
	strongly agree	1	10	11
Total		45	58	103

Table 20: Impact of infrastructural rehabilitations on living conditions vs area of living

Source: Author, 2020 – Through SPSS Statistics 25

The perceived negative impact of these interventions on the daily activities of local residents was also translated in strong dissatisfaction with both infrastructural rehabilitation works and revitalization of public space. Local residents were mostly deviated to less satisfaction when asked about these two aspects. 29.4% (strongly dissatisfied) and 20.6% (dissatisfied) indicated their dissatisfaction with infrastructural works and as mentioned before, 28.4% (strongly dissatisfied) and 24.5% (dissatisfied) were dissatisfied with the quality and use of public spaces revitalized given its negative impact on the social and financial capital discussed above (4.3.1 and 4.3.2). The above confirm the discussion with local and professional interviewees about the indirect impact of disconnecting the old core of the city (traffic accessibility and local footfall) leading to a less active space as it was before the interventions and degrading both economic and social transactions in the area. Following what was mentioned before, there is a clear overall dissatisfaction with how the CHUD projects have impacts the old district of the city. As stated, the main business hub of Tyre. Accordingly, it might be contradictory to the argument by the CHUD representatives to be a “dissatisfaction due to nostalgia”. And through what was advised in the commentary section of the survey, this nostalgia might be a reality that is repeatedly confirmed by interviewees from both professional and local resident level.

On one hand, the interventions have destructed the vibrant nature of the city centre, thus targeting mostly the biggest vulnerable groups of the city and degrading the both their living standards and businesses, and on the other it was dissatisfactory for the residents of that area to witness rehabilitation of structures and surfaces, while what they have been desiring the most was housing and business units upgrading. Thus, this item might be a major aspect intervening in the overall impact perception of the CHUD projects.

Although the rehabilitation of inner pathways and connective alleyways was considered an outcome that might have positively impacted both financial and social conditions of local residents (space re-appropriation and investing in Airbnb accommodations), responses were mostly neutral. 32.4% of the residents indicated their neutrality in responding to satisfaction with alleyways and pathways connecting central core to the outer periphery.

Given that the majority of attitudes towards the infrastructural rehabilitation activities were negatively perceived thus negatively affecting the local community, residents might show hesitancy to support the positive impacts of the interventions. Satisfaction on the other hand, that fluctuated at an average rate of 14% between “satisfied” and “strongly satisfied” can be analysed as related to people residing in the peripheral alleyways. The infrastructural activities and the rehabilitation of the inner connectors was an incentive for them to promote their conditions by investing in accommodation and hospitality businesses and promoting their accessibility to variant sources of income thus strengthening their confidence in their local community (check fig.17). It comes in line with the argument from both professional and project official interviewees about the impact on space appropriation and accessibility to different methods of investment.

“No infrastructural enhancement is superficial, it doesn’t only relate to the beautification value, rather it targets the social and spatial fabric of the addressed community”. “Its when household living conditions are promoted, local shops as well will improve following this intervention, and its an incentive for other families to also rehabilitate their family houses as heritage and promote the identity of the city”. Interviewee D3 – Ecological Planning and Heritage Landscape Doctor, American University of Beirut- Urban Design Expert – Consultant on one of the interventions in CHUD Tripoli.

However, 21.6% of the respondents indicated their strong dissatisfaction with the rehabilitated connectors and the overall connection with the central core of the city. Strong dissatisfaction can be interpreted as mentioned before by the disconnect felt by people living in Al Bawaba area that negatively affected both financial and social capitals. This aspect of failure of the CHUD activities, being a major implication on the city’s social and spatial fabric may affect the overall perception and satisfaction with the infrastructural works done, especially by people using the central core of the city.

4.3.5 Overall impact on Community Well-Being

Generally speaking, the main objectives of the CHUD interventions in revitalizing economic prosperity and promoting social cohesion for vulnerable groups in the city might have not been perceived by the local community. The majority of the project impacts were seen as central to the promotion of the tourism industry at the expense of the existing local and spatial fabric. To a big extent, the high concentration on attracting visitors and promoting a more beautified image of the city through infrastructural led activities might have misaligned the original intention of the interventions. To the local community, benefits and opportunity were perceived as limited to peripheral areas of the city mainly coastal zones and neighbourhoods (Al Kharab area), the activities done indirectly promoted the conditions of different parts of the city rather than the priority heritage and traditional zones. Accordingly, and through local feedback, this might have reduced the effectiveness of development outcomes and degraded the conditions of vital areas in the city, namely “Al Bawab” area. Table 21 summarizes the impacts of the CHUD on the community well-being capitals as advised by local responses.

From a financial perspective, people were mostly dissatisfied with the decrease in personal income that was accompanied with an increase in rental prices. The degraded traditional businesses character that was replaced by new businesses niches specifically H&T, has negatively affected the income of traditional business owners working in the city center. This, along with the increasing prices has forced some to relocate to different areas of the city. On one hand due their inability to compete with the newly adapted ones, and due to lack in financial resources to invest in other businesses on another hand. However, there was an overall satisfaction with accessibility to new businesses.

As advised, the promoted H&T industry and the increase in tourist numbers and footfall, has provoked the opportunity for employment for different residents mainly youth groups who either got employed in café's / restaurants, or took the initiative to invest in Airbnb or guest house accommodations.

Community Capital	Category	Satisfaction / Impact
Financial Capital	Business accessibility	Increased in peripheral areas with H&T businesses
		Less opportunity in central core
	Personal income	Strong dissatisfaction due to decreased traditional business character
	Living costs	Neutrality in overall increase
		Dissatisfaction with increased rentals
Social Capital	Public space users	Dissatisfaction with public space use
		Less opportunity for social interaction
		Neutrality assumed related to peripheral public space enhancement (Al Kharab) that was agreed by all as a success
		Decrease in public space users
	Social relations	Discontent between beneficiaries (central areas vs peripheral zones)
		Degraded trust between local government and residents due to lack of transparency
		Exclusion due to lack of participatory approaches
		No effect on social ties (families, friends, neighbors)
	Living preference	Dissatisfaction with increase rentals and degraded traditional businesses triggered thoughts of relocation
Cultural Capital	Monuments and archeological conservation	Dissatisfaction due to lack of responsiveness to original authentic styles
	Regional reputation	Fluctuated between satisfaction and strong dissatisfaction
	City's Image	Fluctuated between neutrality and strong dissatisfaction
Built Capital	Infrastructural rehabilitation	Strong dissatisfaction perceived as catering for tourists rather than local needs
	Impact on living condition	Strong dissatisfaction due to increasing congestion and difficulty in accessibility to old souks
	Public space quality	Strong dissatisfaction perceived as only improved to cater for political and annual tourist events
	Pedestrian connectors (inner alleyways)	Leaning to neutrality

Table 21: Synthesis of impact on community capitals.

Source: Author, 2020 – Through SPSS Statistics 25

Relative to the social capital, the revitalization activities of infrastructure along with the lack of transparency about the implementation process has triggered major dissatisfaction rates. The interventions have altered the spatial character of the city forcing a major transformation

between what the city was before the projects and what the current status is. Public space revitalization was done at the expense of vibrant areas namely parking spaces and important nodes leaving people dissatisfied with the accessibility and quality of these spaces. They were perceived as being central to political and annual tourist events rather than leisure spaces for local users.

On the other hand, trust relations between the local municipality and local residents was negatively affected. Residents showed dissatisfaction with the governments lack of transparency, thus were dissatisfied with the governments performance in these projects. Accordingly, promoted their lack of support to future developments of CHUD that ended up with social resistance towards phase III of the projects. Culturally, local residents were mostly dissatisfied with how heritage and archaeological structures have been conserved. The conservation activities done were seen as irresponsible of the traditional authentic look of these structures, thus didn't reflect their original style. The works were perceived as embellishments to attract foreign visitors rather than revive the authentic history these structures carry.

However, residents showed more levels of satisfaction when it comes to regional reputation. This indicates that locals have perceived the success of these interventions in attracting people to the city and refining the overall touristic position of the city in Lebanon. The latter also carried a level of promotion in place identity and local confidence for the local residents in their city. It was seen as an incentive for space re-appropriation and a motive for locals to invest and develop their neighbourhoods the way they aspire. Given that the projects were mostly infrastructural activities done to revitalize the old structure of the city, people might have missed the opportunity to perceive the positive impact of these activities. Thus, leading to some extent of failure in promoting the old conditions. Residents showed strong dissatisfaction with how the activities were done at the expense of vibrant and busy nodes. Rather than promoting living conditions, residents perceived an increase in congestion and difficulty in accessibility central to the old core "Al Bawaba" which affected both existing businesses and daily social activities, altering the norms and traditions local residents were used to before the CHUD projects. Wider sidewalks rehabilitated pathways with a reorientation in traffic rules was seen as central to catering touristic needs in commuting in the city.

Beyond the fact that the rehabilitation of inner corridors that connect pedestrian pathways to the central area of the city might have succeeded in promoting the social and financial conditions of specific groups of local residents, however, an overall dissatisfaction was perceived with the infrastructural activities done. The main factor influencing this resentment, was perceived as the split that struck the local fabric between the old centre (Al Bawaba) of the city and its neighbouring context (coastal periphery) contributing to an unequal distribution of opportunity and promoted conditions of vulnerable groups residing in the old district.

Chapter 5: Conclusions

The following chapter will summarize key findings needed to answer the main research question. The studied research used both quantitative and qualitative approaches to examine the socio-cultural and economic impact of Cultural Heritage and Urban Development projects (CHUD) on the community well-being in Tyre, South Lebanon. The chapter will also discuss the contributions of this research to discourse of tourism development central to heritage site along with pointing out the limitations of the study done. The final part of the chapter will be key recommendations for sustainable tourism development based on mitigating the negative impacts deducted from the empirical case studied and highlighting the key aspects that reflect resident attitudes towards tourism development.

5.1 Brief summary of the findings answering sub-research questions

As mentioned before, the study was utilized to investigate the impact of CHUD projects on community well-being in the city of Tyre. The study was supported by theoretical models central to both positive and negative tourism development impacts from an economic and socio-cultural perspective, along with the community well-being context using the Community Capitals Framework developed by Emery and Flora (2006). The study focused mainly on the residents of Tyre through a survey indicating the extent to which they were affected by the projects on four main levels, Financial, Social, Cultural and Built capitals. Thus all of the findings were necessary to answer the main three subquestions advised:

1. What are the positive and negative economic outcome of CHUD?
2. What are the positive and negative socio-cultural outcome of CHUD?
3. How have these outcomes impacted the community well-being of the local residents?

5.1.1 Positive and Negative Economic outcome of CHUD

Two of the main positive economic outcomes of the CHUD projects can be subdivided between businesses and tourist rates. The projects have created a major shift in the paradigm of existing businesses found in the city on one hand, and a potential for future investment in another fostering economic growth. An aspect that was also reported by Sinclair (1998).

Following 2009, and mostly intensively started appearing after 2013, CHUD contributed to an increase in restaurants, shops, and promoted the H&T sector in the city. Advised by the discussed literature in chapter two, Ramzy et. al (2013) argued that tourism development will contribute to the addition of new business that aid in poverty reduction and promoting employment. Among the newly adapted niches of businesses, the increase of Airbnb and guest house accommodations was a clear indicator for the success of these projects in promoting economic prosperity, specifically to residents of coastal areas and the peripheral neighbourhoods. The increase in these facilities contributed to an increase in employment rates in the tourism sector. As advised by the CDR's economic impact report in 2016 (Throsby, D. and Petetskaya, 2016), it was reported by almost one third of the businesses in Tyre have witnessed an increase in employee numbers. From a heritage perspective, investing in the rehabilitating the fishing port and traditional nodes of the city (ex. Archaeology and monuments) has helped both the promoted financial conditions of local vulnerable groups (fishermen) and attracting tourists to experience the uniqueness of the local identity.

Sharpley (1994) argued that revitalizing traditional cultures can promote place attractiveness to promote both local use and foreign visitations. This was also confirmed by Landry (2000) in the argument of revitalized place distinctiveness as a driver to attract tourism visitation and investment.

However, beyond the positive outcomes, the projects have contributed to a major increase in rental prices, specifically in business units. This increase is consistent with the findings of Weaver and Lawton (2007) who argued the indirect outcome of tourism central to inflation and land price increase. This was also confirmed through empirical studies by Chen (2011) and Tosun (2002) who reported resident's negative perception on increasing land prices following infrastructural rehabilitations in the scenario of tourism development. On the other hand, the newly added business were a major reason for a degraded traditional business character in the city (ex. novelty shops, mini markets, diners ...). It had a negative impact on the financial capitals of residents of owned this type of businesses forcing them to relocate elsewhere due to a decreased footfall and their inability to compete. Tiesdell et al. (1996) confirmed this outcome in their argument that tourism development might completely replace existing businesses and traditional uses, vandalizing both economic and social contexts in the city.

Relative to the economic report of 2016 (Throsby, D. and Petetskaya, 2016) it was indicated that 65% of the traditional businesses in the city moved out following the projects. On the other hand, economic prosperity was a central aim in the CHUD objectives. This aspect might have not been realized in the historical city centre "Al Bawaba" where the majority of the vulnerable and priority groups reside. Strong concentration on the touristic value of the city has created both an economic and social disconnect between this area and its surrounding zones. As aspect that relocated important transactions and touristic footfall to neighbouring coastal peripheries. Accordingly, decreasing consumption and footfall, and affecting negatively the financial capitals of residents working and living in the area.

5.1.2 Positive and Negative Socio-Cultural outcome of CHUD

The same flux of mixed outcomes noticed in the economic aspects follows the socio-cultural outcomes of the CHUD projects. Archaeological and heritage monument site rehabilitation was seen as a successful outcome of the activities done promoting specifically the number of tourists and visitors to heritage sites. Accordingly, this highlighted the beauty of old buildings as cultural assets reflecting the heritage value of the city and promoting its reputation.

However, dealing with these fragile contexts is seen as strictly sensitive. If not managed well, these activities can alter local traditional cultural norms and community identity. An aspect that comes in line with what has been identified by Cooper et al. (2008). Capitalizing on the touristic value of these assets, and highly focusing on their power of attraction was showcased as a destruction of the historical identity of the city. Accordingly, might have negative implication on the local community's well-being central to both social and cultural capitals. Commodification of traditional cultures for economic utilization was argued by King and Stewart (1996). This was also confirmed by Sharpley (1994) who identified that the more commercialized these destinations are as assets for tourism development, the more obliterated the authenticity of this place might become. Infrastructural rehabilitation activities done were controversial.

On one hand, these activities have promoted the conditions for some groups living city namely, fishermen, residents of peripheral neighbourhoods and coastal zones. Zamani-Farhani and Musa (2012) reported that revitalized infrastructure in the discourse of tourism development, has not only promoted the living conditions for local users, but also was a corner stone for prompting the regional reputation of the area. However, local and professional interviewees discussed these activities also as a negative outcome central to the historical core of the city. The increase in public space area at the expense of vibrant central nodes and essential parking spaces at the city core, carried major negative implication on the local community. Spaces like Al Qasam (Oath Square) with a close proximity to the central core namely Al Bawaba area were a major drawback to the financial and social character of the city. Not only it had degraded the vibrancy of the area as a place to shop, hangout and perform daily activities, but also disconnected the heart of the city from its neighbouring context and altered customary social and economic transactions. This change in experience and conventional space use was also confirmed by Sun et al. (2017) who reported negative implications on host communities following infrastructural and public facility revitalizations, specifically in context responsive areas like historical cores.

As part of the CHUD objectives, empowering the local community through a participatory development approach to promote social inclusion was not addressed. Instead, top-heavy decision making was perceived by the local community and was advised as a negative outcome by all of the local and professional interviewees. Local residents were excluded from addressing their desires and priority needs from these developments. The Council for Development and Reconstruction was reported as dictating the local municipality given that it represents the local community, and excluded residents from intervening in the neither of the development phases. On the other hand, lack of transparency from the governments side concerning what the actual implementations are, was considered a major aspect that triggered social resistance towards phase III of the CHUD projects. The non-existence of these two facts of social representation – participation and transparency – were seen as factors influencing negative perceptions of the development. This comes in line with Tosun and Timothy (2003) that discussed the importance of participatory and integrative decision making approaches in influencing support and positive attitude towards the future of tourism developments. Also, reported by Dorantes et. al, (2009) who argued lack of transparency as an incentive for degraded trust between residents and local governments, thus consequently leading to lack of support of tourism development.

5.1.3 Impact on Community Well Being

Deducting a holistic impact on the overall construct of Community Well-Being (CWB) is difficult to acquire. Rather, we can conclude positive and negative implications on residents' perception of the impact relative to their community capitals. This being measured in terms of satisfaction with the delivered goods and services following the CHUD. The latter comes in line with Sirgy and Cornwell (2001) who confirmed in their study that satisfaction with the overall wellbeing in their communities is determined through satisfaction with the utilized services following a specific development. Accordingly, it was important to highlight the major impact of these developments on different community capitals following the Community Capitals Framework as advised by Emery and Flora (2006). as well as the strong interrelation between these two aspects. By revising the data collected, we can clearly recognize that the projects have had significant positive impacts specifically in accessibility to newly adapted businesses on one hand and the promotion of the regional reputation on another.

However, the positive impacts of promoting economic prosperity and social inclusion to the overall community may have been a bit ambitious yet the expected economic and socio-cultural gains may have not been perceived. From a financial perspective, beyond the fact that the infrastructural improvements have elevated tourist experience in the city and promoted both local and foreign investment that increased employment rates specifically in H&T businesses, however, local residents realized a disconnect between the city's core and its neighbouring zones which had major negative implications on both financial and social capitals. Considered to be the traditional economic artery of the city, the main transactions and activities in Al Bawaba area were relocated to peripheral coastal areas namely Mina and Kharab. Local residents have perceived higher accessibility to employment in H&T businesses in coastal zones and invested in Airbnb businesses to generate income, however the degradation of traditional businesses character that was replaced by the new businesses and decline in tourist and local footfall, has forced local businesses to relocate elsewhere, indicating their dissatisfaction with staying in the city. This validates the findings of Chen (2011) and Tosun (2002) who reported the long run negative impact of new businesses niches introduced in forcing low income groups out of the city. This was also translated as well in strong dissatisfaction with infrastructural rehabilitations.

These activities were perceived by the local community as the primary reason for changing the social and economic character of the city's central core (Al Bawaba), thus negatively impacting the original use and experience of the space and leading to loss in income for the related users. Sun et al. (2017) and Jie et al. (2017) as well confirmed this impact. In their study, they reported that rapid urban change in historical cores might hinder economic growth on the long run and affect both income and living conditions of locals residing in these areas.

Socially, following the increase in rental prices along with degraded traditional businesses that have put a lot financial burden on the local community, residents and businesses owners perceived this as incentive for them to change location. Both resident and commercial gentrification were discussed by Cocola-Gant (2016). It was reported that upon disappearance of traditional shops and local uses, residents are more encouraged to re-locate either for their inability to compete with the new businesses or their lack of financial resources to establish new ones. It was clearly recognized and repeatedly mentioned that the lack of transparency of municipal representatives along with the top-heavy policies of the CDR and absence of participatory decision making approaches with local residents was responsible for the degraded relations between the municipality and the locals, which in turn had a major negative impact on the resident's perception of the positive impacts. The desire of the locals to improve their living conditions through housing and business unit upgrades was not reflected through the projects of CHUD. It was perceived as tourist oriented infrastructural improvements to attract more visitors. This had created both, a lack of trust with the local government and its decisions, along with a level of discontent between project beneficiaries. The latter leaving residents of the city's core with a feeling of exclusion. This coming in line with both Ramchander (2004) and Sanchez et al. (2016) who reported lack of participation in as a contributor in hindering support for future developments and creating resentment that affects social relations between residents who benefited from these developments and others who didn't. Relative to public spaces use, residents showed strong dissatisfaction with the opportunity for social interaction in the revitalized spaces. Central to Al Qasam plaza in Al Bawaba area, residents perceived a major change in original space use. The rehabilitated space was seen as catering for political and tourist events rather than a vibrant social space to perform daily activities as it was before. It has affected daily social life within the community and contributed for more congestion given that the spaces were done at the expense of existing parking spaces.

This was among many others aspects that has influenced strong dissatisfaction with public space revitalization activities and the overall negative impact on social capital. This was confirmed by Kang (1999) whose study showed the implications of revitalized public facilities in influencing the overall perception of local residents towards their local community. Though these interventions failed in the city center, residents showed neutral satisfaction in use of the public spaces in peripheral coastal zones, namely Al Kharab area. Public spaces at Al Kharab were seen as more accessible for performing daily activities (sports, hangout...) on one hand, and a revitalized area that hosted local street vendors to sell their goods and increase their income on another.

Culturally, a strong sense of commercializing cultural assets was perceived by local residents. The conservation activities done were seen as tourist catering activities to attract more visitors rather than capitalizing on traditional heritages. Residents showed strong dissatisfaction with how the monuments and archaeological sites were preserved, irrespective of their original look and did not reflect the authentic identity of the city. This commodification effect was discussed by King and Stewart (1996). They reported the impact of such an effect in weakening local perception in their community's attractiveness, thus might impact local community attachment due to loss of identity. However, from a touristic perspective, these activities have successes to promote the city's regional reputation. This not only added to the value of local confidence, but also was an incentive for local residents to promote their living conditions by refining their neighbourhoods.

From a physical perspective, specifically the built capital, residents showed strong dissatisfaction with infrastructural rehabilitation works done. The infrastructural improvements done were highly capitalized on promoting tourist experience in the city. Having the bulk of infrastructural activities concentrated at the city's central core "Al Bawaba" carried a lot of negative implications on the local residents especially ones living and working in this area. These activities were seen as implemented at the expense of local livelihoods (degraded accessibility, congestion, decreases in economic character) that altered the original use of public facilities and spaces, thus changing the overall character of the area. Accordingly, negatively influencing the overall attitude and support to these developments. This impact was referred to by Pizam (1978) and Gursoy (2004). They indicated close proximity to infrastructural activities along with heavy focus on tourist experience will carry negative perceptions towards implications of tourism development.

Local residents feel concerned about their original recreational and service facilities being vanished or consequently saturated following tourism development. An aspect that would affect daily life transactions. Accordingly, Korca (1998) reported that local users of these spaces might oppose further developments, contrary to the ones living in further proximity or different areas of the city. This being reflected by the negative perception of impact for residents living in Al Bawaba area, and positive attitudes of locals residing in peripheral areas namely Al Kharab and Mina.

5.2 Lessons Learned

In historic sites, the consideration of heritage and cultural assets as an economic value should consolidate both use and non-use values. Use values representing tourist attraction and their spending rates in heritage sites, and non-use values representing their public importance and cultural significance. This significance lies in the authentic, symbolic and traditional value these assets reflect to the local residents.

Commodifying it for economic use might cause a level of cultural destruction. Hence, it should be strategically studied given not all heritage sites carry an economic value. An aspect that was not taken into consideration by the CHUD guidelines.

Public space expansion and infrastructural revitalization in vibrant historic cores requires not only spatial responsiveness but also ex ante risk analysis studies. This risk relates to the changing character of upgraded spaces and indirect local economic relocation caused by altered infrastructures and zone accessibility. The overall physical quality of these spaces might have been promoting following CHUD, however, this came at the expense of road accessibility and parking spaces that degraded the economic character of the historic core. Understanding and assessing these risks prior to any development – specifically in sensitive and economically concentrated historic cores - is central to both social and economic gains for the local community.

Residents aspirations and local needs are a priority. The top-heavy approach of the CHUD projects along with a lack of transparency as advised by local residents, was a major reason for negative perceptions of the impact and resistance towards phase III. This experiences displays the necessity for a participatory design process to achieve economic and social upgrades that honour residents' desires. An integrative approach were local residents address their ideas is a step forward to re-gain trust with the local government and ensure support for future CHUD projects.

5.3 Future Recommendations

Based on the research findings and the perceived impact of current tourism development projects namely CHUD in the city of Tyre, the following recommendations are deducted. The negative impact of the CHUD projects on the local community were highlighted mostly as economic disruption to the central core of the city and a level of loss in social and cultural values. Mitigating these impacts in any future development and achieving a holistic promotion for the local communities living in historic cores, calls the necessity for sustainable tourism development. The World Tourism Organisation defined the concept of sustainable tourism development as: *“tourism that takes full account of its current and future economic, social, and environmental impacts, to influence economic health, subjective well-being of the locals, unspoiled nature, protection of the resources, healthy culture, and optimum satisfaction of guest requirements”*. (WTO, 2005)

1- Preserving traditional modes of life

Through data analysis, it has been concluded that preservation of heritage resources and historic monuments does not mean preserving the historical district's way of life. This aspect is more difficult to preserve when essential components to the local community are relocated elsewhere (traditional businesses, gathering hubs, vibrant spaces).

By their relocation, the city will lose its original symbolic value that is an authentic attraction feature and gradually lose its function and traditional lifestyle, thus becoming much harder for the local government to maintain. Highlighting these components through strategic approaches will not only capitalize on preserving traditional ways of life, but also promote social and economic well-being for the local community, most specifically the vulnerable groups of historic cores.

2- Strategically-driven development to deliver more benefit to local residents

By reviewing the CHUD program we realize clear objectives advised by the local government for the future of the host community and its historic district. However, too much attachment to the final result of this development was showcased. Being driven by future economic gains along with high political involvement to showcase their achievements, the process itself was ignored and the result was perceived to a big extent negatively by the local community. For example, residents highlighted the issue of local annoyance towards the service of Al Qasam square, however the works were implemented and were met by major dissatisfaction when finalized. Decision makers and planners should adopt development strategies that are central to the interest of local communities and vulnerable groups in historic districts. Being strategically driven to response to fragile contexts will not only widen the scope of benefits, but also aid in regaining trust with local governments through capitalizing on activities that serve their needs and receive their support for future development.

3- Promoting knowledge of tourism development

Promoting local understanding of what is right to the city and the costs and benefits of tourism development was discussed as a necessity by all interviewees. A more knowledgeable community of tourism reflects knowledge in both economic and social aspects of the development, thus influencing their support or opposition to future ones (Andereck, K. and Valentine, 2005). Knowledge of tourism development will not only promote resident's capability to intervene in the development process, but also helps in creating pressure groups that raise local awareness towards erroneous decisions taken by local authorities and forcing them to do what is right.

4- Supporting community participation in tourism development

An integrative strategy is necessary to change resident's negative perception of the impact. Results showed that lack of trust and dissatisfaction with government achievements are important factors in influencing residents' perception. In order to regain trust, and promote support to future developments, resident opinions and desires should be welcomed. It is highly advised that bottom-up decision making approaches should be embraced to create a better understanding and harmony between different stakeholders. This approach is a step forward to achieve on one hand what is right for the city as seen by its local users, and empowering residents to participate in the development of their community on another. The overall outcome is fostering social cohesion as listed in the objectives of the projects while including local residents in resolving development conflicts.

Bibliography

- Akama, J.S. and Kieti, D., 2007. Tourism and Socio-economic Development in Developing Countries: A Case Study of Mombasa Resort in Kenya. *Journal of Sustainable Tourism*, 15(6), pp. 735-748. doi: 10.2167/jost543.0 Available at: <https://doi.org/10.2167/jost543.0> .
- Andereck, K. and Valentine, K.M., 2005. Residents' perceptions of community tourism impacts . *Annals of Tourism Research*, 32(4), pp. 1056-1076.
- Andereck, K.L. and Nyaupane, G.P., 2011. Exploring the Nature of Tourism and Quality of Life Perceptions among Residents. *Journal of Travel Research*, 50(3), pp. 248-260. doi: 10.1177/0047287510362918 Available at: <https://doi.org/10.1177/0047287510362918> .
- Armstrong, D. and Caldwell, D., 2004. Origins of the Concept of Quality of Life in Health Care: A Rhetorical Solution to a Political Problem. *Social Theory & Health*, 2pp. 361-371. doi: 10.1057/palgrave.sth.8700038 .
- Ashworth, G.J. and Tunbridge, J.E., 2000. The tourist-historic city: retrospect and prospect of managing the heritage city. Pergamon, UK: .
- Bille, T. and Schulze, G.G., 2006. Culture in Urban and Regional Development. In: Culture in Urban and Regional Development. In: Handbook of the Economics of Art and Culture. Amsterdam: Elsevier. pp. 1051-1099.
- Cater, J. and Jones, T., 1989. Social geography: an introduction to contemporary issues. *Progress in Human Geography*, 14(4), pp. 586-588. doi: 10.1177/030913259001400412 Available at: <https://doi.org/10.1177/030913259001400412> .
- Chen, S., 2011. Residents' Perceptions of the Impact of Major Annual Tourism Events in Macao: Cluster Analysis. *Journal of Convention & Event Tourism*, 12pp. 106-128. doi: 10.1080/15470148.2011.569877 .
- Choi, H.C. and Sirakaya, E., 2005. Measuring Residents' Attitude toward Sustainable Tourism: Development of Sustainable Tourism Attitude Scale. *Journal of Travel Research*, 43(4), pp. 380-394. doi: 10.1177/0047287505274651 Available at: <https://doi.org/10.1177/0047287505274651> .
- Cocola-Gant, A., 2016. Holiday Rentals: The New Gentrification Battlefront. *Sociological Research Online*, 21doi: 10.5153/sro.4071 .
- Cooper, C.P., Fletcher, J., Fyall, A., Gilbert, D. et al., 2008. Tourism principles and practice . Harlow, England: Prentice Hall Financial Times.
- Costanza, R., Fisher, B., Ali, S., Beer, C. et al., 2007. Quality of life: An approach integrating opportunities, human needs, and subjective well-being. *Ecological Economics*, 61(2), pp. 267-276. doi: 10.1016/j.ecolecon.2006.02.023 .

- CRI, 2016. Cultural Heritage and Urban Development Wave Four of Impact assessment – FINAL REPORT. Beirut, Lebanon: .
- CRI, Debs, H., ECODIT and IAURIF, 2015. ELABORATION OF A STRATEGIC SUSTAINABLE REGIONAL DEVELOPMENT PLAN (SSRDP) FOR THE CAZA OF TYRE. *Final Strategy Document*, .
- Cummins, R.A., 2000. Objective and Subjective Quality of Life: an Interactive Model. *Social Indicators Research*, 52(1), pp. 55-72. doi: 10.1023/A:1007027822521 Available at: <https://doi.org/10.1023/A:1007027822521> .
- Diener, E., 2000. Subjective Well-Being: The Science of Happiness and a Proposal for a National Index. *The American Psychologist*, 55pp. 34-43. doi: 10.1037/0003-066X.55.1.34 .
- Diener, E. and Suh, E., 1997. Measuring quality of life: Economic, social, and subjective indicators. *Social Indicators Research*, 40(1), 189-216. *Social Indicators Research*, 40pp. 189-216. doi: 10.1023/A:1006859511756 .
- Dillimono, H.D. and Dickinson, J.E., 2015. Travel, tourism, climate change, and behavioral change: travelers' perspectives from a developing country, Nigeria. *Journal of Sustainable Tourism*, 23(3), pp. 437-454. doi: 10.1080/09669582.2014.957212 Available at: <https://doi.org/10.1080/09669582.2014.957212> .
- Doğan, H.Z., 1989. Forms of adjustment: Sociocultural impacts of tourism. *Annals of Tourism Research*, 16(2), pp. 216-236. doi: 10.1016/0160-7383(89)90069-8 Available at: [http://dx.doi.org/10.1016/0160-7383\(89\)90069-8](http://dx.doi.org/10.1016/0160-7383(89)90069-8)
- T.
- Dorantes, G., Vázquez, E.L. and Bronfman, N.C., 2009. An empirical study for the direct and indirect links between trust in regulatory institutions and acceptability of hazards. *Safety Science*, 47(5), pp. 686-692. Available at: <http://dx.doi.org/10.1016/j.ssci.2008.09.006> .
- Emery, M. and Flora, C., 2006. Spiraling-Up: Mapping Community Transformation with Community Capitals Framework. *Community Development*, 37pp. 19-35. doi: 10.1080/15575330609490152 .
- Ford, L.R., 1978. Continuity and Change in Historic Cities: Bath, Chester, and Norwich. *The Geographical Review*, 4(1), pp. 211-238.
- Gezid, F., 2006. Components of sustainability - Two cases from Turkey. *Annals of Tourism Research*, 33pp. 442-455.
- Giriwati, N., Homma, R. and Iki, K., 2013. Urban tourism: Designing a tourism space in a city context for social sustainability. doi: 10.2495/SC130141 .

- Guzman, P., Pereira Roders, A. and Colenbrander, B., 2017. Measuring links between cultural heritage management and sustainable urban development: An overview of global monitoring tools. *Cities*, 60App. 192–201. doi: 10.1016/j.cities.2016.09.005 .
- IDAL, 2019. TOURISM SECTOR
IN LEBANON
2019 FACT BOOK. Investment Development Authority of Lebanon.
- Jie, H., Liangliang, W. and Kiang, H., 2017. A Long-Term Tourism Strategy within a Networked Urban Regeneration Process for Historical Quarters. *Ara: Revista De Investigación En Turismo*, Available at:
<https://www.openaire.eu/search/publication?articleId=rcubrevistes::97070f0188a54b810f2435277fed04d4> .
- Jie, H., Liangliang, W. and Kiang, H., 2017. A Long-Term Tourism Strategy within a Networked Urban Regeneration Process for Historical Quarters. *Ara: Revista De Investigación En Turismo*, .
- Jones, P. and Wilks-Heeg, S., 2004. Capitalising Culture: Liverpool 2008. *Local Economy*, 19pp. 341-360. doi: 10.1080/0269094042000286846 .
- Jurowski, C. and Gursoy, D., 2004. Distance effects on residents' attitudes toward tourism. *Annals of Tourism Research*, 31pp. 296-312. doi: 10.1016/j.annals.2003.12.005 .
- Kang, Y.S., 1999. Boomtown Tourism and Resident Quality of Life: The Marketing of Gaming to Host Community Residents. *Journal of Business Research*, 44(3), pp. 165-177. doi: [https://doi.org/10.1016/S0148-2963\(97\)00198-7](https://doi.org/10.1016/S0148-2963(97)00198-7) .
- Keogh, B., 1990. Public participation in community tourism planning. *Annals of Tourism Research*, 17(3), pp. 449-465.
- King, D.A. and Stewart, W.P., 1996. Ecotourism and commodification: protecting people and places. *Biodiversity & Conservation*, 5(3), pp. 293-305. doi: 10.1007/BF00051775
Available at: <https://doi.org/10.1007/BF00051775> .
- Korça, P., 1998. Resident perceptions of tourism in a resort town. *Null*, 20(3), pp. 193-212. doi: 10.1080/01490409809512280 Available at:
<https://doi.org/10.1080/01490409809512280> .
- Landry, C., 2000. The Creative City-A Toolkit for Urban Innovators.
- Lepp, A., 2007. Residents' attitudes towards tourism in Bigodi Village, Uganda. *Tourism Management - TOURISM MANAGE*, 28pp. 876-885. doi: 10.1016/j.tourman.2006.03.004 .
- Linton, N., 1987. Trends in tourism and development : A 'Third World' perspective. *Tourism Management*, 8(2), pp. 96-97.

- Liu, J.C. and Var, T., 1986. Resident attitudes toward tourism impacts in Hawaii. *Annals of Tourism Research*, 13(2), pp. 193-214. doi: [https://doi.org/10.1016/0160-7383\(86\)90037-X](https://doi.org/10.1016/0160-7383(86)90037-X) .
- Liu, W., 2000. Theoretical Reflections on Community Tourism Development. *Tourism Tribune*, 1(1), pp. 47-52.
- Macbeth, J., Carson, D. and Northcote, J., 2004. Social Capital, Tourism and Regional Development: SPCC as a Basis for Innovation and Sustainability. *Current Issues in Tourism*, 7doi: 10.1080/1368350050408668200 .
- Mason, P., 2008. Tourism impacts, planning and management. Amsterdam ; Boston: Elsevier/Butterworth Heinemann.
- Mbaiwa, J.E., 2005. The Socio-cultural Impacts of Tourism Development in the Okavango Delta, Botswana. *Journal of Tourism and Cultural Change*, 2(3), pp. 163-185. doi: 10.1080/14766820508668662 Available at: <https://doi.org/10.1080/14766820508668662> .
- McGehee, N.G. and Andereck, K.L., 2004. Factors Predicting Rural Residents' Support of Tourism. *Journal of Travel Research*, 43(2), pp. 131-140. doi: 10.1177/0047287504268234 Available at: <https://doi.org/10.1177/0047287504268234> .
- Michalos, A., 2007. Education, Happiness and Wellbeing. *Social Indicators Research*, 87pp. 347-366. doi: 10.1007/s11205-007-9144-0 .
- Montes, I., Emery, M. and Fernandez-Baca, E., 2009. The Sustainable Livelihoods Approach and the Community Capitals Framework: The Importance of System-Level Approaches to Community Change Efforts. *Community Development*, 40pp. 106-113. doi: 10.1080/15575330903011785 .
- Moscardo, G., 2008. Sustainable Tourism Innovation: Challenging Basic Assumptions. *Tourism and Hospitality Research*, 8(1), pp. 4-13. doi: 10.1057/thr.2008.7 Available at: <https://journals.sagepub.com/doi/abs/10.1057/thr.2008.7> .
- Moscardo, G., Konovalov, E., Murphy, L. and McGehee, N., 2013. Mobilities, community well-being and sustainable tourism. *Journal of Sustainable Tourism*, 21pp. 1-25. doi: 10.1080/09669582.2013.785556 .
- Moscardo, G. and Murphy, L., 2016. Using destination community wellbeing to assess tourist markets: A case study of Magnetic Island, Australia. *Journal of Destination Marketing & Management*, 5(1), pp. 55-64. doi: <https://doi.org/10.1016/j.jdmm.2016.01.003> .
- Oswald, A.J., 1997. Happiness and Economic Performance. *Economic Journal*, 107(445), pp. 1815-1831.
- Perdue, R.R., Long, P.T. and Allen, L., 1990. Resident support for tourism development. *Annals of Tourism Research*, 17(4), .

- Pigg, K., Gasteyer, S.P., Martin, K.E., Keating, K. et al., 2013. The Community Capitals Framework: an empirical examination of internal relationships. *Community Development*, 44(4), pp. 492-502. doi: 10.1080/15575330.2013.814698 Available at: <https://doi.org/10.1080/15575330.2013.814698> .
- PiuChan, M., Chan, C.W. and Kaale, J., 2018. Economic and socio-cultural impacts of Mainland Chinese tourists on Hong Kong residents. *Kasetsart Journal of Social Sciences*, 39(1), pp. 9-14. doi: 10.1016/j.kjss.2017.11.004 Available at: <http://hdl.handle.net/10397/78167> .
- Pizam, A., 1978. Tourism's Impacts: The Social Costs to the Destination Community as Perceived by Its Residents. *Journal of Travel Research*, 16(4), pp. 8-12. doi: 10.1177/004728757801600402 Available at: <https://doi.org/10.1177/004728757801600402> .
- Ramchander, P., 2004. Towards the responsible management of the socio-cultural impact of township tourism. University of Pretoria. Available at: <http://upetd.up.ac.za/thesis/available/etd-08262004-130507> .
- Ramzy, Y.H., Sharabassy, A.A. and Shaaban, I.A., 2013. Tourism as a tool for economic development in poor countries: the case of Comoro Islands. *African Journal of Business and Economic Research*, 8(1), pp. 127-145.
- Ross, G.F., 1992. Resident Perceptions of the Impact of Tourism on an Australian City. *Journal of Travel Research*, 30(3), pp. 13-17. doi: 10.1177/004728759203000302 Available at: <https://doi.org/10.1177/004728759203000302> .
- Sánchez, S.M., Castillo Canalejo, A.M. and Núñez Tabales, J.M., 2016. Stakeholders' perceptions of tourism development in Cape Verde, Africa. *Current Issues in Tourism*, 19(10), pp. 966-980. doi: 10.1080/13683500.2015.1008428 Available at: <https://doi.org/10.1080/13683500.2015.1008428> .
- Saufi, A., O'Brien, D. and Wilkins, H., 2014. Inhibitors to host community participation in sustainable tourism development in developing countries. *Journal of Sustainable Tourism*, 22(5), pp. 801-820. doi: 10.1080/09669582.2013.861468 Available at: <https://doi.org/10.1080/09669582.2013.861468> .
- Scheyvens, R., 2010. Tourism and Development in the Developing World. *Tourism Management*, 31(2), pp. 292-293.
- Sharpley, R., 1994. *Tourism, Tourists and Society*. Elm Publications.
- Sinclair, M.T., 1998. Tourism and economic development: A survey. *The Journal of Development Studies*, 34(5), pp. 1-51. doi: 10.1080/00220389808422535 Available at: <https://doi.org/10.1080/00220389808422535> .
- Sirgy, M.J. and Cornwell, T., 2001. Further Validation of the Sirgy et al.'s Measure of Community Quality of Life. *Social Indicators Research*, 56(2), pp. 125-143. doi: 10.1023/A:1012254826324 Available at: <https://doi.org/10.1023/A:1012254826324> .

- Sirgy, M.J., Michalos, A.C., Ferriss, A.L., Easterlin, R.A. et al., 2006. The Quality-of-Life (QOL) Research Movement: Past, Present, and Future. *Social Indicators Research*, 76(3), pp. 343-466. doi: 10.1007/s11205-005-2877-8 .
- Sirgy, M., Widgery, R., Lee, D. and Yu, G., 2010. Developing a Measure of Community Well-Being Based on Perceptions of Impact in Various Life Domains. *Social Indicators Research*, 96pp. 295-311. doi: 10.1007/s11205-009-9479-9 .
- Sotiropoulou, E.C., 2007. Tourism, Village Space And The Re-Appropriation Of Rural: Towards A New Social Organisation Of The Countryside. *University Library of Munich, Germany, MPRA Paper*, 2.
- Stofferahn, C.W., 2012. Community capitals and disaster recovery: Northwood ND recovers from an EF 4 tornado. *Community Development*, 43(5), pp. 581-598. doi: 10.1080/15575330.2012.732591 Available at: <https://doi.org/10.1080/15575330.2012.732591> .
- Sun, J., Zhou, Y. and Wang, X., 2017. Place construction in the context of world heritage tourism: the case of 'Kaiping Diaolou and Villages'. *Journal of Tourism and Cultural Change*, 17pp. 1-17. doi: 10.1080/14766825.2017.1395441 .
- Sung, H. and Phillips, R., 2018. Indicators and Community Well-Being: Exploring a Relational Framework. *International Journal of Community Well-Being*, 1doi: 10.1007/s42413-018-0006-0 .
- Thiel, S., 2014. Research methods in public administration and public management: An introduction. *Research Methods in Public Administration and Public Management: An Introduction*, pp. 1-196. doi: 10.4324/9780203078525 .
- Throsby, D. and Petetskaya, E., 2016. Assessment of the Economic Impact of the Cultural Heritage and Urban Development Project Lebanon. Sydney, Australia: Macquarie University.
- Throsby, D., 2012. Heritage Economics: a Conceptual Framework. *The Economics of Uniqueness*, .
- Tiesdell, S., Oc, Heath, T. and T, 1996. Revitalizing historic urban quarters. *Architectural Press*, .
- Tosun, C. and Timothy, D. J, 2003. Argument for Community Participation in the Tourism Development Process. *The Journal of Tourism Studies*, 14(2), .
- Tosun, C., 2002. Host perceptions of impacts: A Comparative Tourism Study. *Annals of Tourism Research*, 29(1), pp. 231-253. doi: [https://doi.org/10.1016/S0160-7383\(01\)00039-1](https://doi.org/10.1016/S0160-7383(01)00039-1) .
- UNESCO, ed., 2011. Recommendation on the historic urban landscape , Anonymous Paris; France: Available at: <https://whc.unesco.org/uploads/activities/documents/activity-638-98.pdf> .

- UN-HABITAT, 2017. TYRE CITY PROFILE . UN-HABITAT-Lebanon.
- UNWTO, 2017. UNWTO Tourism Highlights: 2017 Edition. doi:
<https://doi.org/10.18111/9789284419029> .
- Weaver, D.B. and Lawton, L.J., 2007. Twenty years on: The state of contemporary ecotourism research. *Tourism Management*, 28(5), pp. 1168-1179. doi:
<https://doi.org/10.1016/j.tourman.2007.03.004> .
- Wiseman, J. and Brasher, K., 2008. Community Wellbeing in an Unwell World: Trends, Challenges, and Possibilities. *Journal of Public Health Policy*, 29pp. 353-66. doi:
[10.1057/jphp.2008.16](https://doi.org/10.1057/jphp.2008.16) .
- World Bank, 2014. PROJECT APPRAISAL DOCUMENT. World Bank.
- World Bank Group, 2017. IMPLEMENTATION COMPLETION AND RESULTS REPORT . World Bank.
- World Bank, IFC and MIGA, 2019. PROJECT PERFORMANCE ASSESSMENT REPORT - CULTURAL HERITAGE AND URBAN DEVELOPMENT PROJECT. Lebanon: World Bank.
- WTO, 2005. MAKING TOURISM MORE SUSTAINABLE: A Guide for Policy Makers. *United Nations Environment Programme, World Tourism Organization*, .
- Zaatari, M., 2018. South Lebanon Sees Benefit of Summer Tourist Boom. *The Daily Star*, .
- Zaei, M.E. and Zaei, M.E., 2013. THE IMPACTS OF TOURISM INDUSTRY ON HOST COMMUNITY . *European Journal of Tourism Hospitality and Research*, 1(2), .
- Zamani-Farahani, H. and Musaa, G., 2012. The relationship between Islamic religiosity and residents' perceptions of socio-cultural impacts of tourism in Iran: Case studies of Sare'in and Masooleh. *Tourism Management*, 33(4), pp. 802-814. doi:
<https://doi.org/10.1016/j.tourman.2011.09.003> .

Annex 1: Interviewee List

Interviewee List		
Municipal Representatives and CHUD Executives		
Name	Position	Role
Respondent D7	Director of Archeological Sites in Tyre	Revised the assessment report prior to starting the projects
		Followed up on the total duration of the project
		Participated in projects' decision making process
		Accessibility to timeline information and stages of development
		Feedback on positive and negative impacts of the projects
Respondent D2	Representative of the CDR (Council for Development and Reconstruction)	Supervision on projects' execution / total duration of the project
		Accessibility to information relative to different stages
		Challenges and limitations of the projects
		Feedback on positive and negative impacts of the projects
Professionals in the Urban Development and Planning Domain		
Name	Position	Role
Respondent D8	Architect/Urban Designer - Local Resident Director of the Center for Civic Engagement and Community Service (CCECS) in the American University of Beirut (AUB)	Originally from Tyre / Familiar with the context
		Did his Masters degree on "Revitalizing the Old Town of Tyre"
		Professional feedback on the projects value to the community
		Professional feedback on positive and negative impacts on community well-being
		Recommendations for future strategies and phases of the projects
Respondent D3	Professor in Landscape Architecture and Ecological Planning in the American University of Beirut (AUB)	Expert in Landscape heritage conservation and development
		Participated with the CDR on the interventions of CHUD in Tripoli
		Professional feedback cultural heritage and tourism development projects
		Feedback on positive and negative impacts of such approaches
		Recommendations for future strategies
Respondent D10	Architect / Urban Planner Executive committee member in APSAD (Association for the Protection of Heritage Sites and Buildings in Lebanon)	Worked on the Strategic Development Plan of Tyre (2015)
		Familiar with the economic and socio-cultural community aspect of Tyre
		Familiar with the CHUD projects in Tyre
		Professional feedback cultural heritage and tourism development in Tyre
		Feedback on pros and cons of CHUD
Respondent D1	Founder and president of NAHNOO organization	Recommendations for future strategies
		Key figure in community development and preservation initiatives
		Familiar with the context of Tyre/ Familiar with the CHUD projects
		Worked on rehabilitating parks in Tyre (2017)
		Professional feedback on community and tourism development relative to CHUD
Local Residents and Key Community Figures		
Name	Position	Role
Respondent D6	Founder of Green Southern Organization Tyre-Local Resident	Activist in local cultural heritage conservation
		Key community member, familiar with the context of Tyre
		Familiar with the CHUD projects
		Feedback on negative and positive impact
		Familiar with local needs and desires

Annex 2: Interview Questions – Project Officials

Interview Sample Form

Proposed outline for Municipal Representatives and CHUD executives

A. Introduction

1. Personal background
2. Purpose of the study
3. Preference for interview timing
4. Request to record for future notes and analysis

B. Questions

1. Can you please elaborate on how long you been involved in the project and your position in the projects?
2. From your position as a key member involved in the CHUD projects, can you please give a brief description about the CHUD projects and their objectives?
3. How do you explain the situation in Tyre before the projects started?
4. What do you think were the biggest challenges then?
5. Can you please give a brief explanation about the timeline and list of events relative to the implemented projects?
6. By revising the CHUD reports, they are central to promoting economic development and enhancing local community conditions, to what extent do you think their impact was on the local community? Can you please elaborate why?
7. Do you believe that the objectives of the projects have been met?
8. What do you think were the positive impacts on the community? (keeping the discussion open, intervening with community well-being indicators on both levels, economic and socio-cultural)
9. What do you think were the negative impacts on the community? (keeping the discussion open, intervening with community well-being indicators on both levels, economic and socio-cultural)
10. Prior to the answers above, can you please highlight on the economic part of impact on the community? Do you believe there were access to more jobs, diversification of business, preservation of old ones?
11. Do you believe that the projects were responsible for attracting more tourists to visit and spend in the city?
12. Perceived that the projects had a positive change on the city both visually and physically, yet some local resident's express dissatisfaction about the projects outcome, how do you explain that given that Phase III as well was stopped due to local resistance? What do you believe was the change in the community that has caused this dissatisfaction?

C. Recommendations and Requests

1. Can you elaborate on any strategies taken to mitigate the negative effects?
2. Do you have any recommendations for future developments?
3. Can you please elaborate on an aspect you would change if revisiting the projects implementation?
4. You mentioned a direct economic and socio-cultural impact on the local community, do you acquire any statistical or assessment data? If yes, is it ok if I can have a copy of this data?

(Ask if the interviewee if he/she would like to add some notes, Closing the interview, thanking the interviewee)

Annex 3: Interview Questions – Urban Professionals

Interview Sample Form

Proposed outline for professionals in the Urban Management and Planning Domain

A. Introduction

1. Personal background
2. Purpose of the study
3. Preference for interview timing
4. Request to record for future notes and analysis

B. Questions

1. What part of the city do you live in? Where do you work?
2. To what extent are you familiar with the CHUD projects?
3. What changes have you perceived throughout the process? What is your opinion about the changes done prior to the CHUD projects?
4. The interventions made were aimed at bringing economic prosperity and enhancing the local community's well-being, what do you think these objectives?
5. Can you please elaborate on what you perceived as negative and positive impacts? (keep an open discussion to briefly introduce my indicators and listen to the interviewees feedback).
6. How do you think the local community have perceived the changes? Which groups do think are mostly affected?
7. What do you think were the important interventions and what were the least important ones?
8. Do you think that these interventions have led to the creation of more jobs and new business niches?
9. What do you think about the visual image attained prior to these projects? Do you think that it attracted more visitors?
10. From a social perspective, do you believe that the spaces utilized have increased sociability and connectivity between locals? What do you think about the potential discontent between the beneficiaries and non-beneficiaries?
11. As you may know, phase III was stopped and some people were dissatisfied with the outcome of the first two phases, what do you elaborate on that? What do you think are the most important aspects of change that might have led to local dissatisfaction?

C. Recommendations and Requests

1. As a local resident, what do you think future strategies should be to promote community well-being?
2. How do you think tourism should be developed in the city?
3. What comments would you like to add for future CHUD decisions?

(Ask if the interviewee if he/she would like to add some notes, Closing the interview, thanking the interviewee)

Annex 4: Interview Questions – Local Residents

Interview Sample Form

Proposed outline for local residents and key community figures

A. Introduction

1. Personal background
2. Purpose of the study
3. Preference for interview timing
4. Request to record for future notes and analysis

B. Questions

- 1.
2. Are you familiar with the CHUD projects in the city of Tyre? (if no, I will elaborate briefly on the projects and their objectives)
3. If yes, can you please elaborate on your stance relative to this kind of tourism development projects?
4. Do you believe they are the right thing to do? Why?
5. From your own professional perspective, what do you think is the relation between tourism development and local community wellbeing?
6. What do you believe are the possible positive and negative impacts on the host community? (elaborate on indicators used in the operationalization).
7. In a socio-culturally rich context like Tyre, what do you suggest are the strategies to promote community well-being? What aspects of the community should be highlighted upon as a priority?
8. What do you believe are the modifications in the community's structure that might lead to negative impacts?
9. Today cultural heritage is believed to be a valuable asset used for community development through attracting more visitors, do you believe that this is leading to commercializing and commodifying authentic local cultures? Do you believe that it is promoting economic community capitals?
10. Some residents are to some extent dissatisfied with the outcome of the projects, what do you believe might be the reasons? Do you believe that their dissatisfaction with a particular domain relative to the projects can impact their satisfaction with the overall construct?

C. Recommendations and Requests

4. Can you elaborate on any strategies taken to mitigate the negative effects?
5. Do you have any recommendations for future developments?
6. If you were in charge of the project, how would you approach this development to positively impact the local community well-being?
7. Do you suggest any similar case studies or impact assessment reports relative to community well-being that might be useful to my research? If you acquire any, is it ok if I have a copy?

(Ask if the interviewee if he/she would like to add some notes, Closing the interview, thanking the interviewee)

Annex 5: Survey Questionnaire – English version

Master's Programme in Urban Management and Development

Rotterdam, the Netherlands
September 2020

Name: Nabil Dbouk
Urban Strategies and Planning Specialisation
Country: Lebanon



Institute for Housing and
Urban Development Studies of
Erasmus University Rotterdam

To Whom It May Concern,

In an effort to improve current and future tourism services and development initiatives addressed to the city of Tyre-South Lebanon, we kindly invite you to take part of this short survey to gain insight on your perception of experience, satisfaction rate and how the discussed projects have met your expectations. This being a step forward to address local responses relative to development impact, accordingly highlighting the positive outcome and help mitigate the negative ones.

My name is Nabil Dbouk, originally from the city of Tyre. I am currently collecting data fulfilling my master's degree in Urban Management and Development in Erasmus University, Rotterdam. The study I am conducting is an examination of the impact of "Cultural Heritage and Urban Development Projects" (CHUD) on Tyre's Community Well-Being, this being assessed from an Economic and Socio-Cultural perspective. Accordingly, and as you being part of the community that was directly affected by these projects, I am interested in your experiences relative to the projects' outcome, and whether-from your personal perception- their main objectives to bring economic prosperity and enhance quality of life was met. This will be done through a questionnaire asking you kindly to respond to a set of statements and questions central to the topic under study. The questions mainly articulate satisfaction scores, yes/no questions and a small part where you can report specific problematics, recommendations or any notes of your desire that can aid in the assessment. The overall feedback will be analysed and evaluated to conclude how effects the CHUD projects were across community development and quality of life aspects.

I hereby stress out that your participation is totally voluntary, yet of much importance. Your identity and answers will be anonymous, and only for the use of study requirements. Accordingly, there is no need to enter your name, address or information on any part of the document. Your answers are of total confidentiality.

The results of the survey will be analysed collectively from various respondents of Tyre's community, thus the results will be presented for local authorities and community organizations to improve local tourism development and cultural heritage promotion initiatives, highlight the positive impacts and key desires of local residents, and an opportunity for improvement through mitigating the negative outcomes. An attached information will be posted at the end of the survey having my contact information, please feel free to contact me for any details about the study. I am looking forward to learn about your experiences central to the CHUD projects. Your feedback will be mostly appreciated.

Your feedback is mostly appreciated, feel free to contact me for further clarifications

Nabil Issam Dbouk | nabil.dbouk@hotmail.com | +961 3 679622

Respondent General Information

Name (Optional):	-----
Gender:	<input type="checkbox"/> Male <input type="checkbox"/> Female
Age:	<input type="checkbox"/> <20 <input type="checkbox"/> 20-30 <input type="checkbox"/> 30-40 <input type="checkbox"/> 40-50 <input type="checkbox"/> >50
Education Level:	<input type="checkbox"/> Elementary <input type="checkbox"/> Secondary <input type="checkbox"/> University <input type="checkbox"/> Technical <input type="checkbox"/> N/A
Current Profession:	-----
Do you reside near the “Souks” area? (Al Bawaba)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do you work in the “Souks” area? (Al Bawaba)	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are you familiar with the Cultural Heritage and Urban Development Projects (CHUD)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, how do you know about them?	<input type="checkbox"/> Local community <input type="checkbox"/> Municipality <input type="checkbox"/> Attended a seminar or a workshop <input type="checkbox"/> Other
What are the activities that you know are central to CHUD objectives?	<input type="checkbox"/> Rehabilitation of archaeological sites <input type="checkbox"/> Community beautification initiatives <input type="checkbox"/> Improvement of souks appearance <input type="checkbox"/> Addition of new parking spaces <input type="checkbox"/> Promotion of economic conditions <input type="checkbox"/> Infrastructural and public service enhancement <input type="checkbox"/> Enhanced conditions for souk business owners <input type="checkbox"/> Improvement of port area <input type="checkbox"/> Modifications for tourist attraction and tourist related services

Perceived Impact on Local Community (Financial, Social, Cultural and Built)

For the following statements, please assign to what extent you agree or disagree with mentioned arguments or the rate of your satisfaction as follows: [1=Strongly Disagree/Strongly Dissatisfied, 2=Disagree/Dissatisfied, 3=Neutral, 4=Agree/Satisfied, 5= Strongly Agree/ Strongly Satisfied]

Following CHUD projects, have you realized an increase in daily living costs (food, transport, rent, daily necessities)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, how much are you satisfied with this increase?	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
Have you realized a change in personal income in the last 5-6 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No
How do you much are you satisfied with this change?	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
Choose one aspect you see influencing this change in your income:	<input type="checkbox"/> tourism development degraded traditional businesses <input type="checkbox"/> Inability to compete new businesses <input type="checkbox"/> tourism development promoted traditional businesses <input type="checkbox"/> increased due to working more than one job
How much are you satisfied with the accessibility to new business jobs created following CHUD (ex. cafes and restaurants...)	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
Do you believe that the increase in rentals is an incentive for you to leave Tyre?	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
Do you believe that the CHUD activities were responsible for this increase in rental and land prices?	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
You have perceived higher number of residents using revitalized public spaces for social activities (Kharab, Mina, Qasam square)	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
How often do you use these spaces?	<input type="checkbox"/> never <input type="checkbox"/> once / month <input type="checkbox"/> one-three times / week <input type="checkbox"/> daily
How much are you satisfied with the opportunity for social interaction in these spaces?	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
How much are you satisfied with the use of new businesses added following CHUD?	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
Did you perceive a change in local social ties following these projects?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, How did you perceive this change?	<input type="checkbox"/> decreased due to degraded local identity <input type="checkbox"/> increase due to promoted local trust and confidence <input type="checkbox"/> change not relative to CHUD
You have perceived a level of disconnect between project beneficiaries (Bawaba and peripheral zones) due to unequal distribution of benefits	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5

You prefer living in the city following CHUD projects?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If you prefer leaving state your purpose	<input type="checkbox"/> higher living cost <input type="checkbox"/> degraded traditional businesses <input type="checkbox"/> social discontent between locals <input type="checkbox"/> better work opportunities elsewhere
Following CHUD projects, to what extent are you satisfied with local government performance (trust to do what is right)	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
Have you participated in the CHUD decision making process?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, did you perceive that your aspirations were taken into consideration?	<input type="checkbox"/> Yes <input type="checkbox"/> No
How much are you satisfied with the archaeological sites and monument rehabilitation works (mina, al bass, traditional buildings)	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
If not satisfied, please state the reason	<input type="checkbox"/> irresponsible of traditional cultural identity <input type="checkbox"/> change in authentic local style <input type="checkbox"/> options 1 and 2 <input type="checkbox"/> other
You have perceived a promotion of Tyre's regional image following CHUD projects	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
How do you agree with the statement that CHUD has changed the unfavourable image of Tyre in the local context (dangerous war area, unsafe)	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
How much are you satisfied with the infrastructural rehabilitation works done by CHUD?	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
How do you agree with the statement that these activities had a positive impact on local conditions (road conditions, commuting, housing conditions)	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
How satisfied are you with the quality and use of rehabilitated public spaces?	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
How much are you satisfied with the inner alleyway connectors rehabilitation (souks, kharab, mina)	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5

General Impact and Recommendations:

CHUD positively impacted both economic and socio-cultural aspects of the local community	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
Positive impacts of CHUD projects outweigh the negative ones:	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
Do you support future CHUD developments?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If no can you state where you stand?	<input type="checkbox"/> the projects should have never been built <input type="checkbox"/> were more strategic and context responsive <input type="checkbox"/> designed for locals not for tourists
Notes and recommendations you would like to add:	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

Annex 6: Survey Questionnaire – Arabic version

الى من يهمله الأمر.

في محاولة لتحسين الخدمات السياحية الحالية والمستقبلية والمبادرات التنموية الموجهة إلى مدينة صور - جنوب لبنان ، ندعوك للمشاركة في هذا الاستطلاع القصير حول المشاريع المطروحة في هذا البيان للاطلاع على تجربتك، ومدى تحقيق هذه المشاريع لتوقعاتك و توقعات المدينة ككل. هذه خطوة أساسية لمعالجة الاستجابات المحلية المتعلقة بتأثير التنمية ، وبالتالي تسليط الضوء على النتائج الإيجابية و السلبية لهذه المشاريع والمساعدة في التخفيف من الآثار السلبية تبعاً للمشاريع المستقبلية.

اسمي نبيل عصام دبوق ، من مدينة صور. أقوم حاليًا بجمع البيانات في إطار دراستي درجة الماجستير في "الإدارة والتنمية الحضرية" في جامعة "إيراسموس" ، روتردام-هولندا. الدراسة التي أجريها هي تقييم لتأثير مشاريع "الأرث الثقافي و التنمية المدنية" (CHUD) على مجتمع صور ، ويتم تقييم ذلك من منظور اقتصادي واجتماعي وثقافي. وبناءً على ذلك ، وبما أنك جزء من المجتمع الذي تأثر بشكل مباشر بهذه المشاريع ، فإنني مهتم بتجاربك المتعلقة بنتائج المشاريع المطروحة ، وما إذا كانت أهدافها الرئيسية - من خلال تصورك الشخصي - لتحقيق الرخاء الاقتصادي وتحسين جودة الحياة في صور قد تمت. سيتم ذلك من خلال استبيان يطلب منك التفضل بالرد على مجموعة من البيانات والأسئلة المركزية للموضوع. توضح الأسئلة بشكل أساسي درجات الرضا ، وأسئلة نعم / لا وجزء صغيرًا لإبلاغ عن مشاكل أو توصيات أو أي ملاحظات تخص هذه المشاريع يمكن أن تساعد في التقييم. سيتم تحليل وتقييم الاستبيان لاستنتاج مدى تأثير مشاريع CHUD على تنمية المجتمع وجوانب الحياة.

أؤكد هنا أن مشاركتك طوعية تمامًا ، لكنها ذات أهمية كبيرة. ستكون معلوماتك الشخصية وإجاباتك مجهولة الهوية ، فقط لاستخدام متطلبات الدراسة. وفقًا لذلك ، ليست هناك حاجة لإدخال اسمك أو عنوانك أو معلوماتك في أي جزء من المستند. إجاباتك سرية للغاية.

سيتم تحليل نتائج المسح بشكل جماعي من مختلف المستجيبين لمجتمع صور ، وبالتالي سيتم تقديم النتائج للسلطات المحلية والمنظمات المجتمعية لتحسين تنمية السياحة المحلية ومبادرات تعزيز التراث الثقافي ، وتسليط الضوء على الآثار الإيجابية والرغبات الرئيسية للسكان المحليين ، وفرصة للتحسين من خلال التخفيف من النتائج السلبية. سيتم نشر المعلومات المرفقة في نهاية الاستبيان مع معلومات الاتصال الخاصة بي ، فلا تتردد في الاتصال بي للحصول على أي تفاصيل حول الدراسة. إنني أطلع لمعرفة المزيد عن تجاربك في هذه المشاريع ، و كامل الشكر للمشاركة.

ملاحظاتكم هي في غاية الأهمية لمصلحة هذا البحث، للمزيد من التوضيحات،

نبيل عصام دبوق | +961 3 679622 | nabil.dbouk@hotmail.com

معلومات عامة عن المجيب:

الاسم (اختياري):	-----
العمر:	<input type="checkbox"/> >20 <input type="checkbox"/> 20-30 <input type="checkbox"/> 30-40 <input type="checkbox"/> 40-50 <input type="checkbox"/> <50
المستوى التعليمي:	<input type="checkbox"/> ابتدائي <input type="checkbox"/> ثانوي <input type="checkbox"/> جامعي <input type="checkbox"/> غير متوفر
المهنة:	-----
هل تقيم بالقرب من منطقة "الأسواق"؟	<input type="checkbox"/> نعم <input type="checkbox"/> كلا
هل تعمل بالقرب من منطقة "الأسواق"؟	<input type="checkbox"/> نعم <input type="checkbox"/> كلا
هل تعرف عن "مشاريع الإرث الثقافي والتنمية المدنية" في منطقة صور؟	<input type="checkbox"/> نعم <input type="checkbox"/> كلا
إذا كانت الإجابة نعم ، كيف تعرف عنها؟	<input type="checkbox"/> المجتمع محلي <input type="checkbox"/> البلدية <input type="checkbox"/> حضور ندوة أو ورشة عمل <input type="checkbox"/> آخر
ما هي الأنشطة التي تعرف أنها أهداف أساسية لمشروع الإرث الثقافي والتنمية المدنية: (يمكن اختيار أكثر من إجابة)	<input type="checkbox"/> إعادة تأهيل المواقع الأثرية <input type="checkbox"/> مبادرات تجميلية للمجتمع <input type="checkbox"/> تحسين مظهر الأسواق <input type="checkbox"/> إضافة مواقف سيارات جديدة <input type="checkbox"/> تعزيز الوضع الاقتصادي <input type="checkbox"/> تعزيز البنية التحتية والخدمة العامة <input type="checkbox"/> شروط محسنة لأصحاب الأعمال في السوق <input type="checkbox"/> تحسين منطقة الميناء <input type="checkbox"/> الجذب السياحي والخدمات المتعلقة بالسياحة

تأثير المشاريع على المجتمع المحلي (اجتماعي، حضاري، إقتصادي و بناء)

للإجابة على هذه الأسئلة، الرجاء إختيار رقم من 1 إلى 5 لتعيين درجة تأييدك للسؤال المطروح بالشكل التالي:
 [1 = لا أوافق بشدة، 2 = لا أوافق، 3 = محايد، 4 = أوافق، 5 = أوافق بشدة]

هل تعتقد أن تنفيذ هذه المشاريع زاد تكلفة المعيشة على المجتمع المحلي (طعام، تنقل، ضروريات يومية، اجارات)؟	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
هل أنت راضي على هذه الزيادة؟	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
هل لاحظت إختلاف في المدخول الشخصي تبعاً لهذه المشاريع؟	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
هل أنت راضي بهذا الإختلاف ؟	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5

<input type="checkbox"/> التنمية السياحية همشت التجارة المحلية <input type="checkbox"/> عدم القدرة على المنافسة <input type="checkbox"/> التنمية السياحية طورت التجارة المحلية <input type="checkbox"/> زاد لأنني أعمل أكثر من وظيفة	هل يمكنك إختيار ما تراه سبب لهذا التغيير؟
<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5	هل أنت راضي بفرص العمل الجديدة (مثل المتاجر والمطاعم) التي وفرتها هذه المشاريع؟
<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5	هل تعتقد أن إزدياد الأجارات هو دافع لك لترك المدينة؟
<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5	هل تعتقد أن هذه المشاريع مسؤولة عن الزيادة في أسعار الأجارات والأراضي؟
<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5	هل لاحظت أعداد أكبر من السكان تستعمل المساحات العامة التي نشطها المشروع (القسم، المينا، الخراب)؟
<input type="checkbox"/> لا استعملها <input type="checkbox"/> مرة في الشهر <input type="checkbox"/> 2-3 مرات في الأسبوع <input type="checkbox"/> يومياً	إلى أي مدى تستعمل هذه المساحات؟
<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5	هل أنت راضي عن الفرص التي وفرتها هذه المساحات لاختلاط السكان؟
<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5	كم أنت راضي عن إستعمال المحلات التجارية الجديدة التي اضافها المشروع؟
<input type="checkbox"/> نعم <input type="checkbox"/> كلا	هل لاحظت إختلاف في الروابط المحلية تبعاً لهذا المشروع؟
<input type="checkbox"/> تدهورت نتاج تدهور الهوية المحلية؟ <input type="checkbox"/> تعززت نتاج إزدياد الثقة بالمجتمع المحلي <input type="checkbox"/> أسباب غير متعلقة بالمشاريع	كيف لاحظت هذا الإختلاف؟
<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5	هل لاحظت بعض من الإستهياء بين المستفيدين و غير المستفيدين من المشروع؟
<input type="checkbox"/> نعم <input type="checkbox"/> كلا	هل تفضل عيش في المدينة أكثر من قبل؟
<input type="checkbox"/> إزدياد تكلفة المعيشة <input type="checkbox"/> تهميش التجارات المحلية <input type="checkbox"/> تدهور العلاقات الإجتماعية <input type="checkbox"/> تفنيتش على فرص عمل أخرى	إذا كلا، أنا تفضل المغادرة لأي من الأسباب؟
<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5	بعد هذه المشاريع، إلى أي مدى زادت ثقتك بقرارات البلدية المحلية؟
<input type="checkbox"/> نعم <input type="checkbox"/> كلا	هل شاركت في عملية صنع القرار في هذه المشاريع؟
<input type="checkbox"/> نعم <input type="checkbox"/> كلا	هل لاحظت أن هذه المشاريع حققت ما كنت تتمناه للمدينة؟
<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5	إلى أي مدى أنت راضي على أعمال المحافظة و الصيانة للمباني التراثية والآثار؟
<input type="checkbox"/> غير مستجيبة للهوية المحلية التقليدية <input type="checkbox"/> غيرت في ملامحها الأصلية <input type="checkbox"/> الخيارين سوياً <input type="checkbox"/> غير	إذا كنت غير راضي، هل يمكن إختيار السبب؟
<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5	هل تعتقد أن المشاريع عززت الصورة الإقليمية لمدينة صور؟
<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5	المشاريع حسنت في الصورة السلبية للمنطقة (معايير السلامة ما بعد الحرب)
<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5	حالة البنية التحتية التي أعيد تنشيطها من قبل "مشروع الإرث الثقافي والتنمية المدنية" أفضل بكثير من ذي قبل
<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5	هذه البنى التحتية ساهمت في تعزيز المعايير المعيشية للمجتمع المحلي (حال المباني، سهولة التنقل و سلامتها)

□ 1 □ 2 □ 3 □ 4 □ 5	كم أنت راضي عن جودة المساحات العامة المعززة و المنفذة؟
□ 1 □ 2 □ 3 □ 4 □ 5	كم أنت راضي عن أعمال إعادة تأهيل شوارع الأزقة (الحارات) والطرق المؤدية للسوق التجاري؟

إستطلاع عام و توصيات

□ 1 □ 2 □ 3 □ 4 □ 5	المشاريع اضافت تغيير إقتصادي و إجتماعي ايجابي للمنطقة
□ 1 □ 2 □ 3 □ 4 □ 5	ايجابيات هذه المشاريع تفوق سلبياتها
<input type="checkbox"/> نعم <input type="checkbox"/> كلا	هل تدعم هذه المشاريع مستقبلياً؟
<input type="checkbox"/> هذه المشاريع لم يكن واجب تنفيذها من الأساس <input type="checkbox"/> كانت مدروسة أكثر استراتيجياً و مصممة للمنطقة <input type="checkbox"/> يجب أن يكون هناك تركيز أكثر على السكان المحليين و ليس أولويات السائح	إذا كلا، أذكر السبب:
----- ----- ----- -----	أي ملاحظات أو توصيات تريد عن تزيدها؟

Annex 7: SPSS Output

Satisfaction with Financial Capital								
	Valid						Missing	Total
	Strongly Dissatisfied	Dissatisfied	Neutral	Satisfied	Strongly Satisfied	Total	NR	
Satisfaction with Living Cost	19	3	30	22	11	85	19	104
Satisfaction with Change in Personal Income	29	23	33	14	4	103	1	104
Satisfaction with accessibility to new businesses	22	9	14	27	32	104	0	104

Did you perceive an increase in living costs (rent, food, transport, daily necessities...) following the projects:					
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	No	34	33	33	33
	Yes	69	66	67	100
	Total	103	99	100	
Missing	NR	1	1		
Total		104	100		

Major aspect affecting income change					
		Frequency	Percent	Valid Percent	Percent
Valid	trad.business	59	57	59	59
	inability to compete new businesses	16	15	16	75
	trad.businesses	15	14	15	90
	working more than one job	10	10	10	100
	Total	100	96	100	
Missing	NR	4	4		
Total		104	100		

Do you think high rentals are an incentive for you to leave					
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	strongly disagree	11	11	11	11
	disagree	6	6	6	17
	neutral	11	11	11	27
	agree	23	22	22	50
	strongly agree	52	50	50	100
	Total	103	99	100	
Missing	NR	1	1		
Total		104	100		

Major aspect affecting income change						
		tourism development degraded trad.business	inability to compete new businesses	tourism development promoted trad.business cs	working more than one job	Total
Working in Souks	No	15	5	4	8	32
	Yes	42	11	11	2	66
Total		57	16	15	10	98

Satisfaction with Social Capital						
	Valid					
	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total
Perceived higher number of people in public space for social activities	42 (40.4%)	16 (15.4%)	11 (10.6%)	21 (20.2%)	14 (13.5%)	104
CHUD discontent between beneficiaries (unequal distribution of opportunity)	7 (6.7%)	12 (11.2%)	30 (28.8%)	20 (19.2%)	33 (31.7%)	102
	Strongly Dissatisfied	Dissatisfied	Neutral	Satisfied	Strongly Satisfied	Total
Satisfaction with opportunity for social interaction in revitalized public spaces	45 (43.3%)	20 (19.2%)	19 (18.3%)	14 (13.5%)	6 (5.8%)	104
Satisfaction with loc. Gov after CHUD (trust to do what is right)	50 (48.1%)	18 (17.3%)	16 (15.5%)	6 (5.8%)	13 (12.6%)	103
Satisfaction with quality and use of public space	29 (28.4%)	25 (24.5%)	21 (20.6%)	18 (17.6%)	9 (8.8%)	102
	No		Yes			Total
Perceived change in social ties	66 (64.1%)		37 (35.9%)			103
You prefer living in the city following CHUD	56 (54.4%)		47 (45.6%)			103

CHUD was responsible in discontent between beneficiaries (unequal distribution of opportunity)							
		Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total
Living in Souks	No	2	7	17	7	11	44
	Yes	5	5	13	13	22	58
Total		7	12	30	20	33	102

Have you participated in CIUD decision making process					
		Frequency	Percent	Valid Percent	Percent
Valid	No	84	80.8	81.6	81.6
	Yes	19	18.3	18.4	100.0
	Total	103	99.0	100.0	
Missing	NR	1	1.0		
Total		104	100.0		

Satisfaction with Cultural Capital						
	Valid					
	Strongly Dissatisfied	Dissatisfied	Neutral	Satisfied	Strongly Satisfied	Total
Satisfaction with preservation works (archeological, monuments, facades)	34 (32.7%)	18 (17.3%)	34 (32.7%)	5 (4.8%)	13 (12.5%)	104
	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total
Percieved promotion of regional reputation	24 (23.1%)	12 (11.5%)	22 (21.2%)	29 (27.9%)	17 (16.3%)	104
Percieved change of unfavorable image (dangerous to safe)	30 (28.8%)	12 (11.5%)	29 (27.9%)	19 (18.3%)	14 (13.5%)	104

Reason for dissatisfaction in preservation works					
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	irrsponsive of local cultural identity	43	41.3	44.3	44.3
	change in authentic local style	18	17.3	18.6	62.9
	options 1and2	6	5.8	6.2	69.1
	other	30	28.8	30.9	100.0
	Total	97	93.3	100.0	
Missing	NR	7	6.7		
Total		104	100.0		

Percieved change in the unfavorable image of Tyre (danger zone)				
		Participated in CIUD decision making process		Total
		No	Yes	
Percieved change in the unfavorable image of Tyre (danger zone)	strongly disagree	26	4	29
	disagree	8	4	12
	same	25	3	29
	agree	18	1	19
	strongly agree	7	7	14
Total		84	19	103

Satisfaction with Built Capital						
	Valid					
	Strongly Dissatisfied	Dissatisfied	Neutral	Satisfied	Strongly Satisfied	Total
Satisfaction with infrastructural rehabilitation (streets, sidewalks, alleyways)	30 (29.4%)	21 (20.6%)	22 (21.6%)	15 (14.7%)	14 (13.7%)	102
Satisfaction with impact of infrasture on living conditions (accessability, safety, transport)	38 (36.9%)	18 (17.5%)	18 (17.5%)	18 (17.5%)	11 (10.7%)	103
Satisfaction with quality and use of public space	29 (28.4%)	25 (24.5%)	21 (20.6%)	18 (17.6%)	9 (8.8%)	102
Satisfaction with connection between city center and peripheral context (pedestrian alleyways and paths)	22 (21.6%)	18 (17.6%)	33 (32.4%)	14 (13.7%)	15 (14.7%)	102

Percieved positive impact of infr. rehabilitations on living conditions				
		Living in Souks		Total
		No	Yes	
Satisfaction with impact of infr. rehabilitations on living conditions	strongly disagree	14	24	38
	disagree	8	10	18
	same	12	6	18
	agree	10	8	18
	strongly agree	1	10	11
Total		45	58	103

Annex 8: IHS copyright form

In order to allow the IHS Research Committee to select and publish the best UMD theses, participants need to sign and hand in this copy right form to the course bureau together with their final thesis.

Criteria for publishing:

1. A summary of 400 words should be included in the thesis.
2. The number of pages for the thesis is about 50 (without annexes).
3. The thesis should be edited

Please be aware of the length restrictions of the thesis. The Research Committee may choose not to publish very long and badly written theses.

By signing this form, you are indicating that you are the sole author(s) of the work and that you have the right to transfer copyright to IHS, except for items cited or quoted in your work that are clearly indicated.

I grant IHS, or its successors, all copyrights to the work listed above, so that IHS may publish the work in *The IHS thesis series*, on the IHS web site, in an electronic publication or in any other medium.

IHS is granted the right to approve reprinting.

The author(s) retain the rights to create derivative works and to distribute the work cited above within the institution that employs the author.

Please note that IHS copyrighted material from *The IHS thesis series* may be reproduced, up to ten copies for educational (excluding course packs purchased by students), non-commercial purposes, providing full acknowledgements and a copyright notice appear on all reproductions.

Thank you for your contribution to IHS.

Date : 16 - November -2020

Your Name(s) : Nabil Issam Dbpuk

Your Signature(s) :



Please direct this form and all questions regarding this form or IHS copyright policy to:

The Chairman, IHS Research Committee Burg. Oudlaan 50, T-Building 14 th floor, 3062 PA Rotterdam, The Netherlands	j.edelenbos@ihs.nl Tel. +31 10 4089851
--	--

