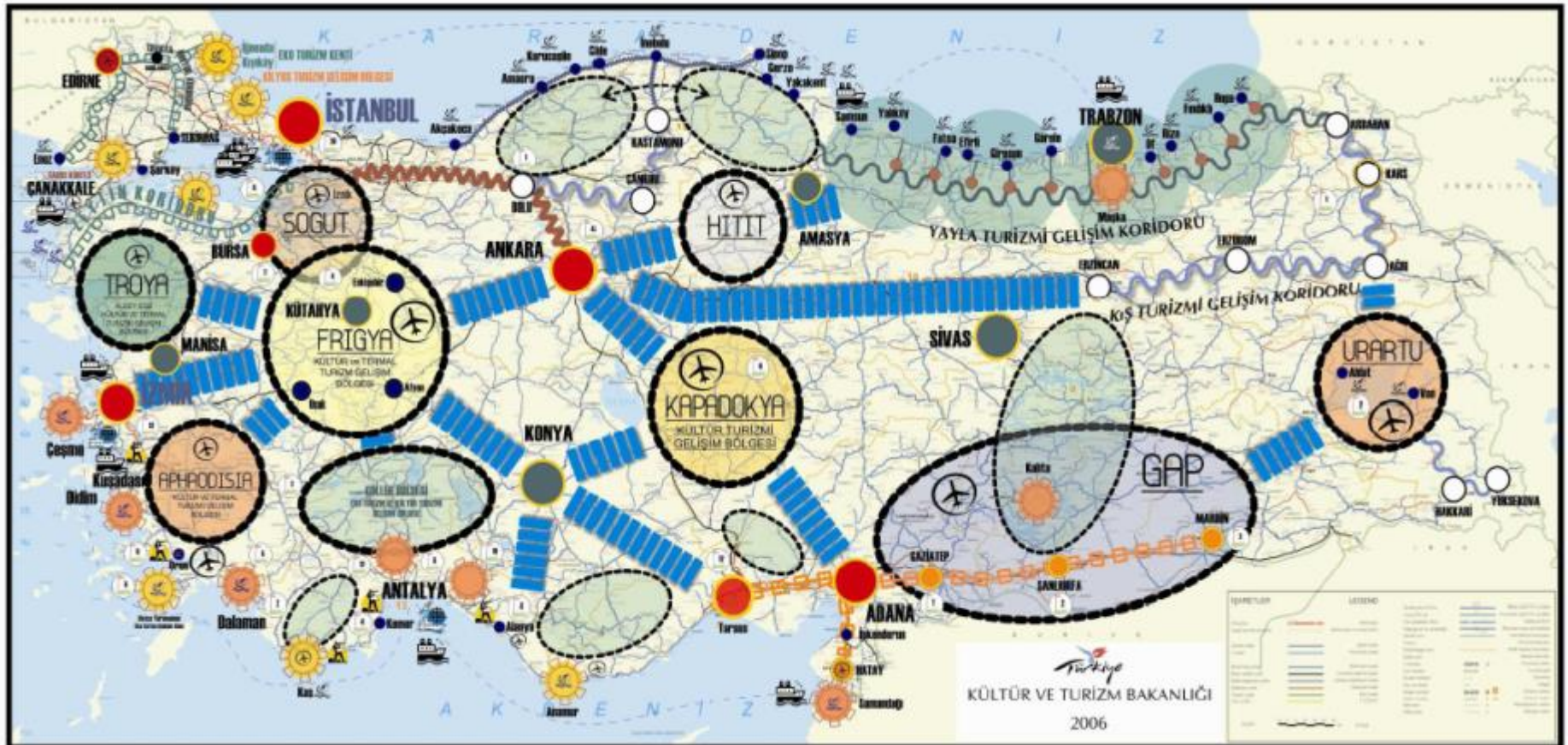


ESKİŐEHİR / KIZILINLER THERMAL-TOURISM CENTER



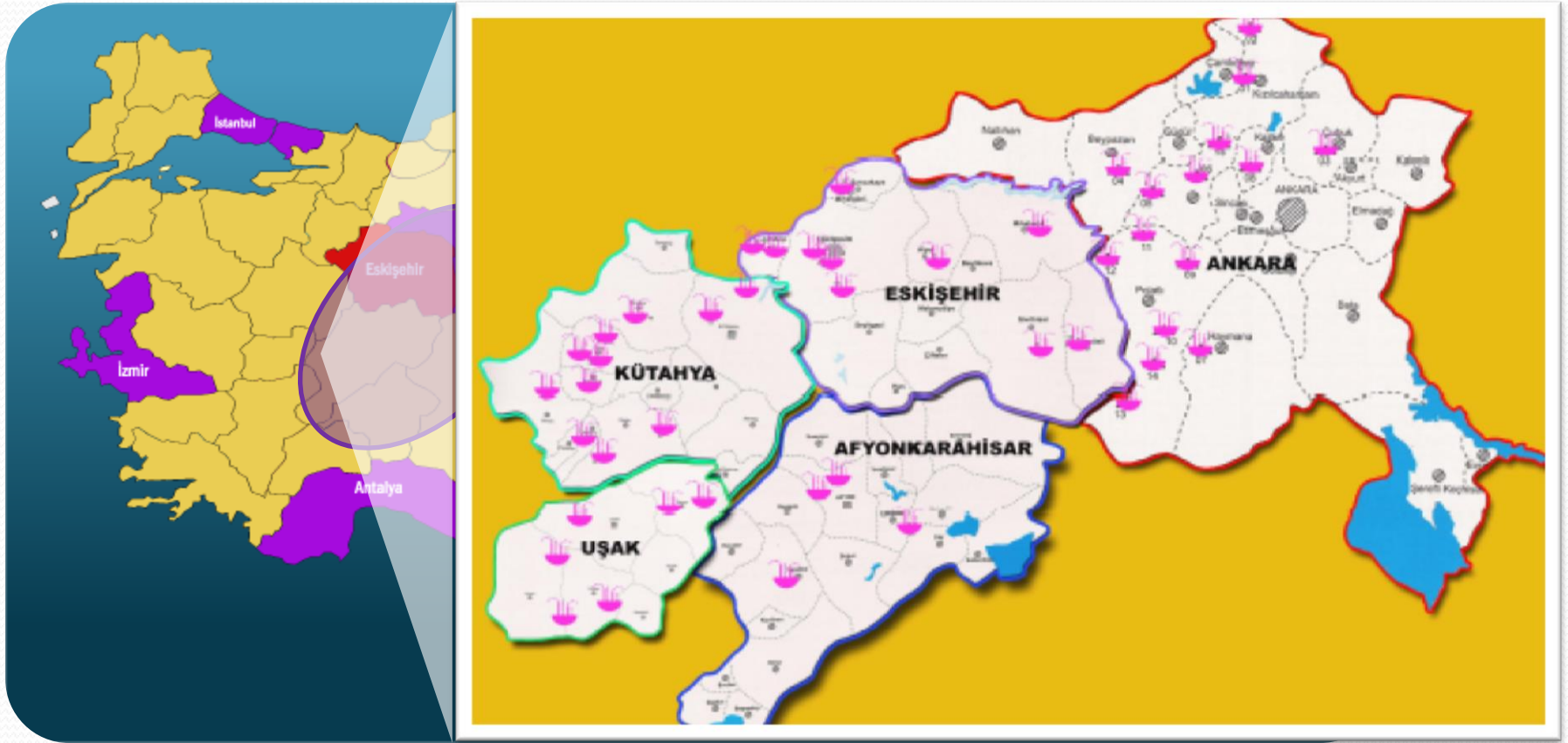
Tourism Strategy of Turkey-Conceptual Plan of Action



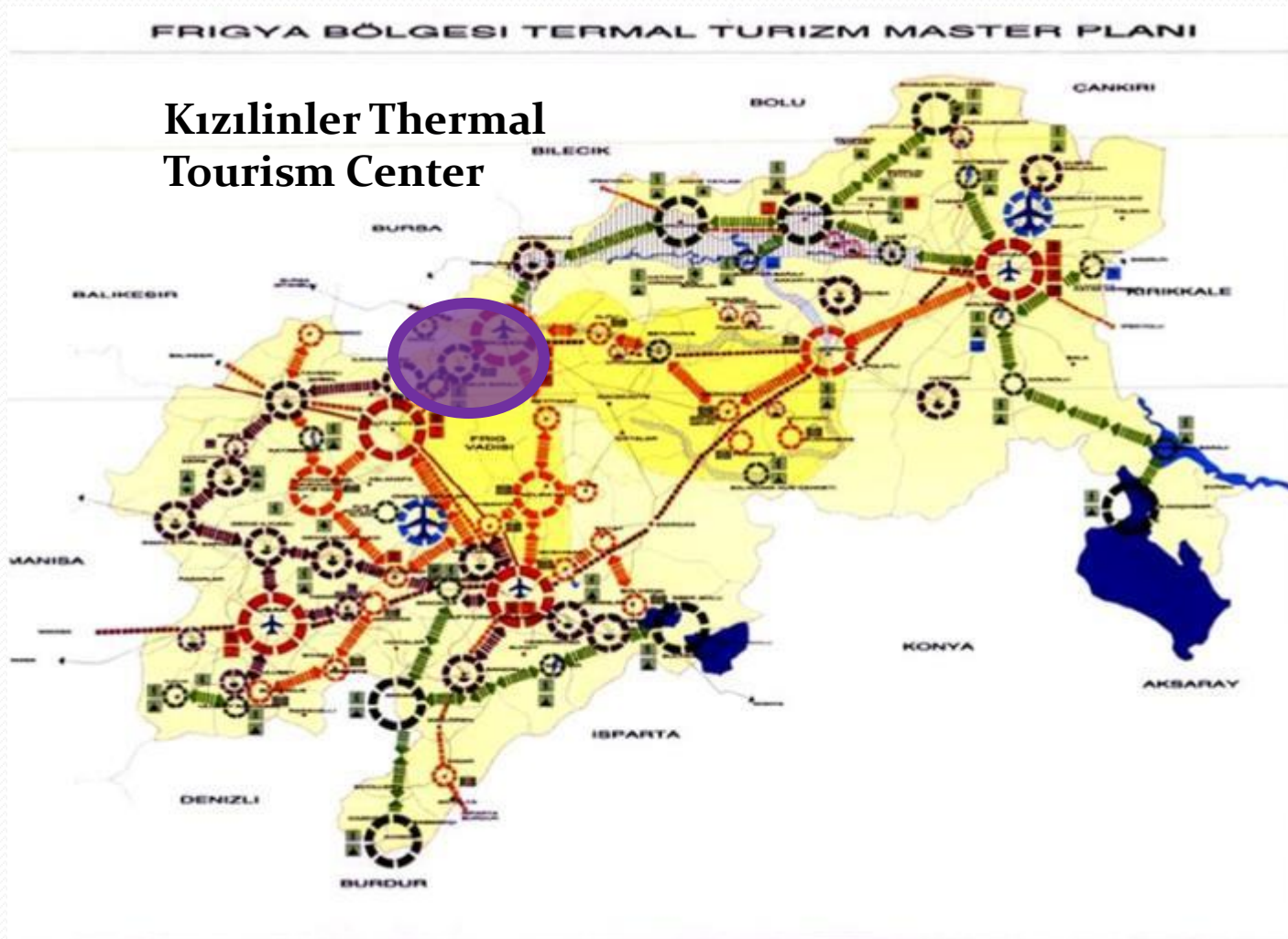
Thermal Tourism Regions



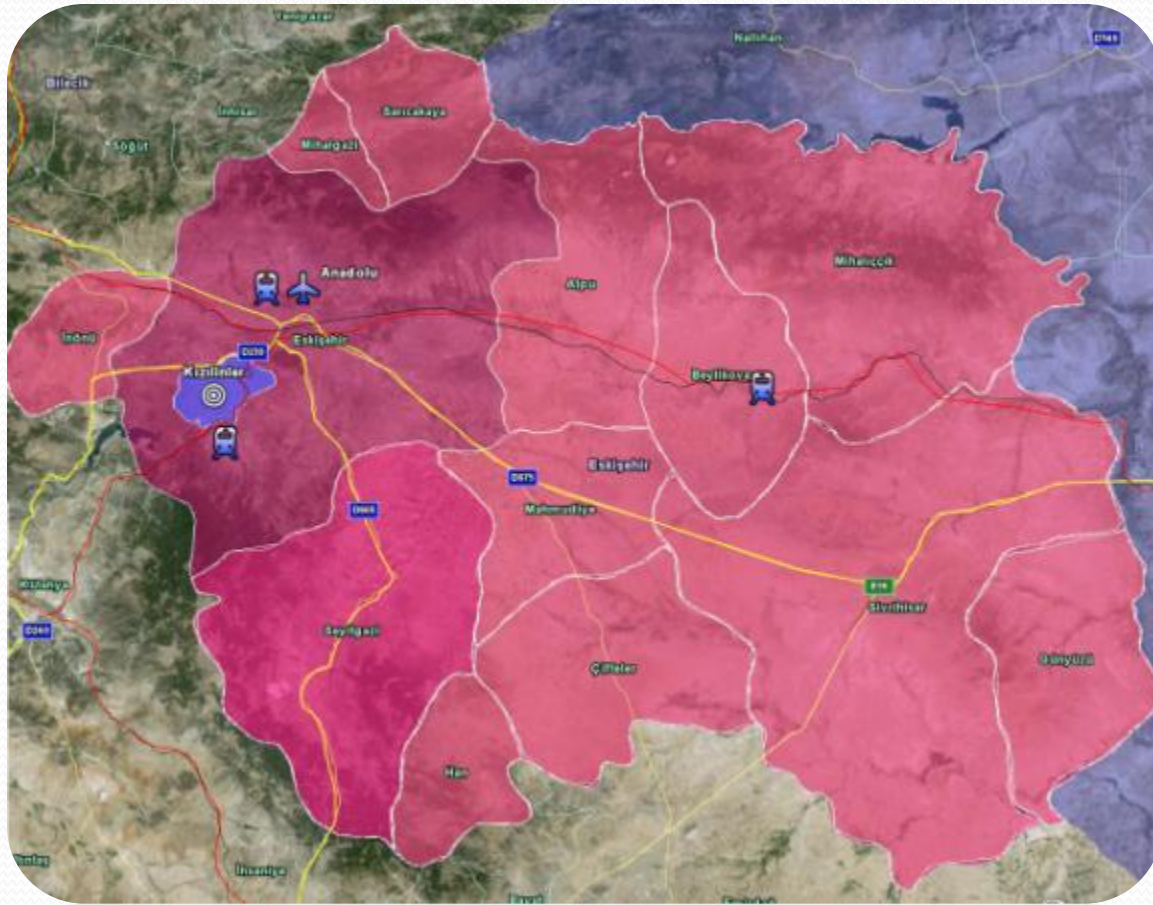
Phrygian Region (Eskişehir / Kütahya / Afyon / Uşak/Ankara)



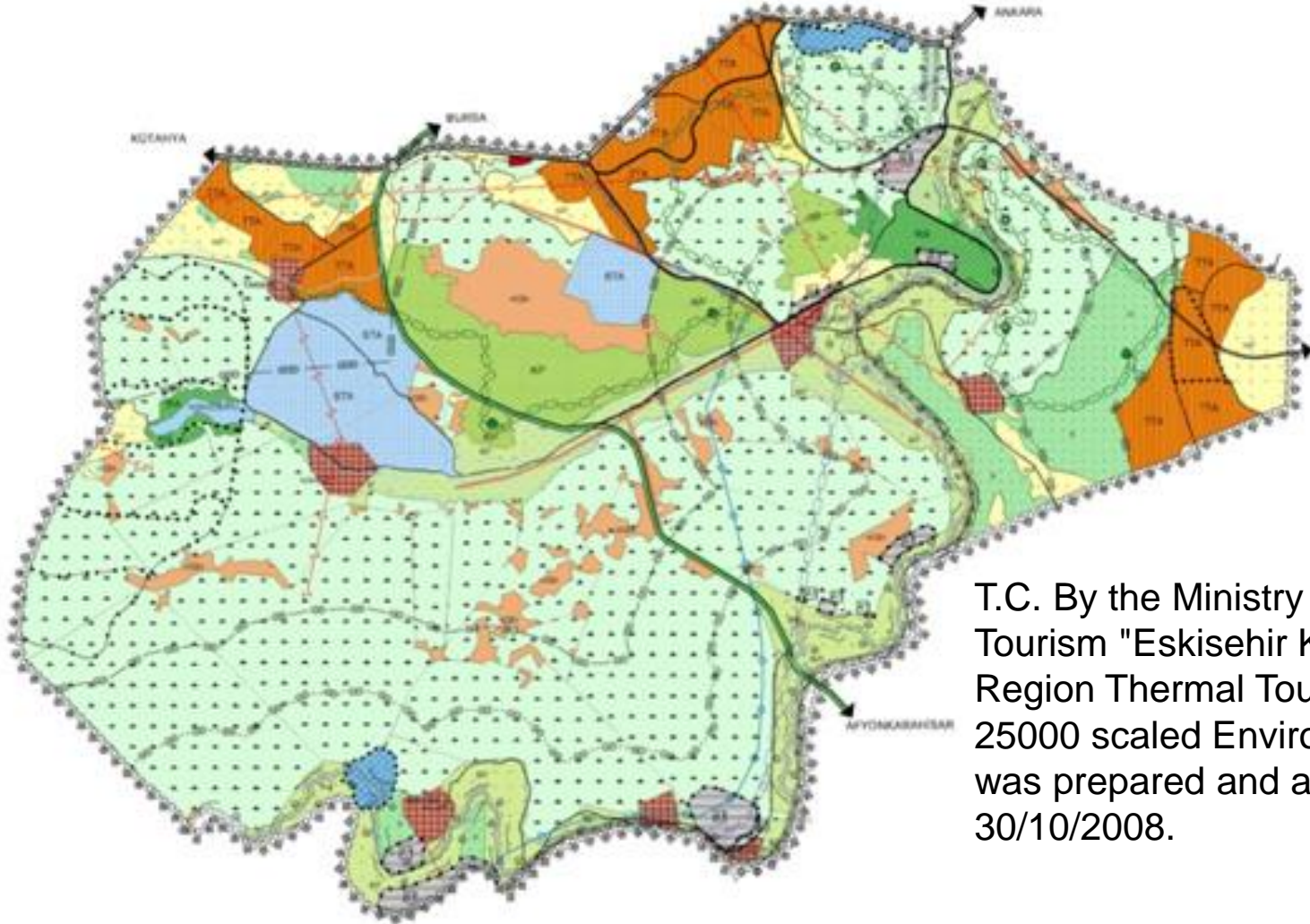
Phrygian Region Thermal Tourism Master Plan



Kızılınler Thermal Tourism Center



1 / 25000 scaled Environmental Plan Kızilinler Thermal Tourism Center



T.C. By the Ministry of Culture and Tourism "Eskişehir Kızilinler Region Thermal Tourism Center 1 / 25000 scaled Environmental Plan was prepared and approved on 30/10/2008.

Aim of the Project

- The aim of the project is to develop and integrate the thermal tourism with health, golf, nature tourism, water sports, and other types of alternative tourism as well as link with Cultural and Natural Values of the other nearby surroundings and make this region a new Thermal Destination.

Advanced Life Center



- Life Offices and Units
- FTR Treatment Units
- GTR Maintenance Treatment
- GTR Advanced Intensive Care Units
- Maintenance Personnel Training
- Occupational therapy
- Adaptation Survival Training with Perkinson Alzheimer
- Polyclinics
- Department of Physical Therapy
- Sosyal Tesisler
- Fitness
- Social Facilities
- Fitness
- Outdoor / Indoor pool
- TV Salons
- Card room
- Theater
- Cinema
- Auditorium
- Art Gallery
- Restaurant and Café
- Greenhouse
- Open Courses
- Shopping Units
- Library
- All hotel / housekeeping
- Nursery
- Advanced Life Center hotel

Eskişehir Kızılınler Thermal Tourism Center

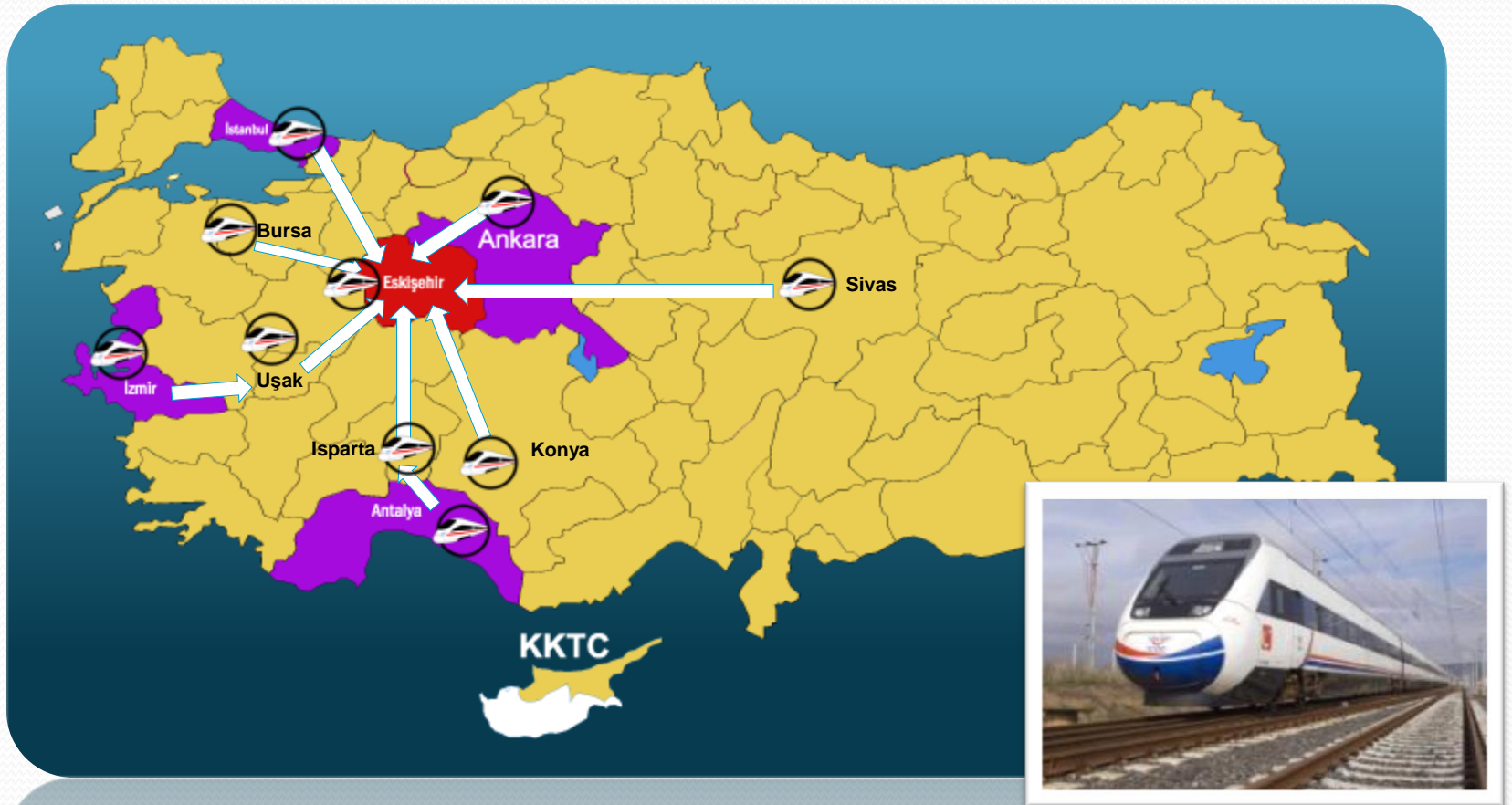
Turkey / Eskişehir



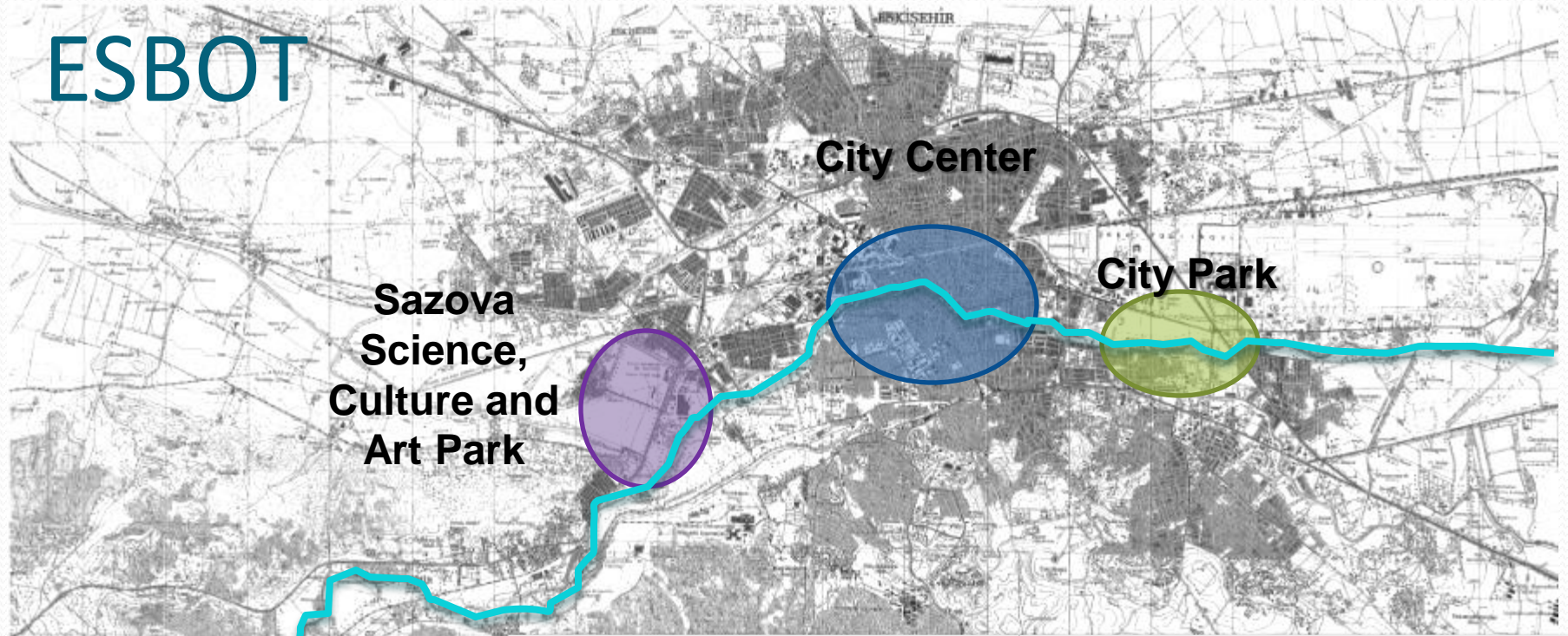
Eskişehir Train/ Air Transport



Eskişehir High-Speed Train Transport



Eskişehir Intracity Transportation- ESBOT



**Kızılınler
Thermal
Tourism
Center**

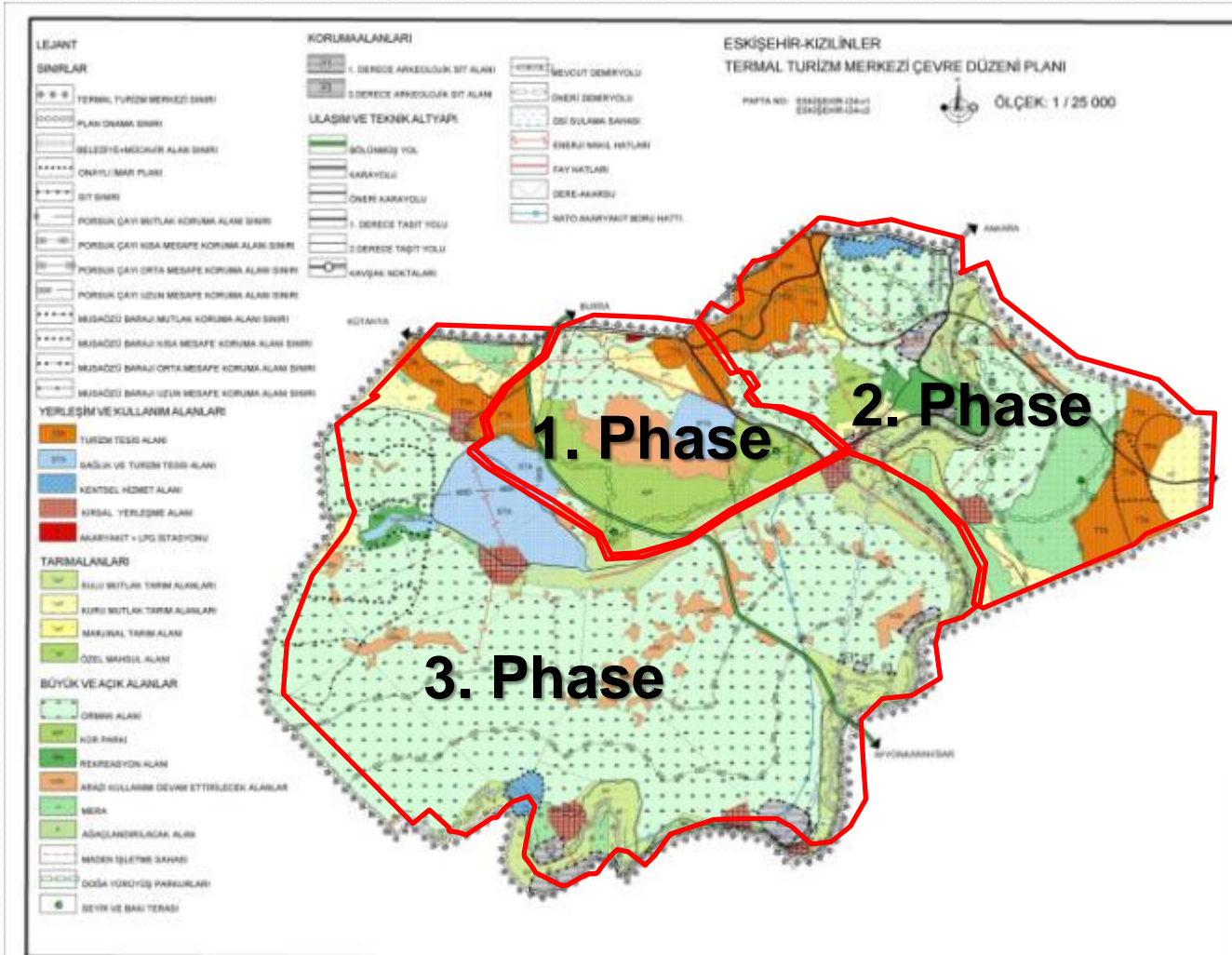


Eskişehir / Kızılınler Location

- Kızılınler is located in Tepebaşı town, the south-west of the city of Eskişehir. Thermal sources Kızılınler distance from the city center about 11 km.
- It covers the area of 11.275 ha between Turgutlarboyacıođlu and Uluçayır settlements in North-South line, and Karacaşehir and Mollaođlu settlements in east-west direction.



Eskişehir / Kızılınler- Phases



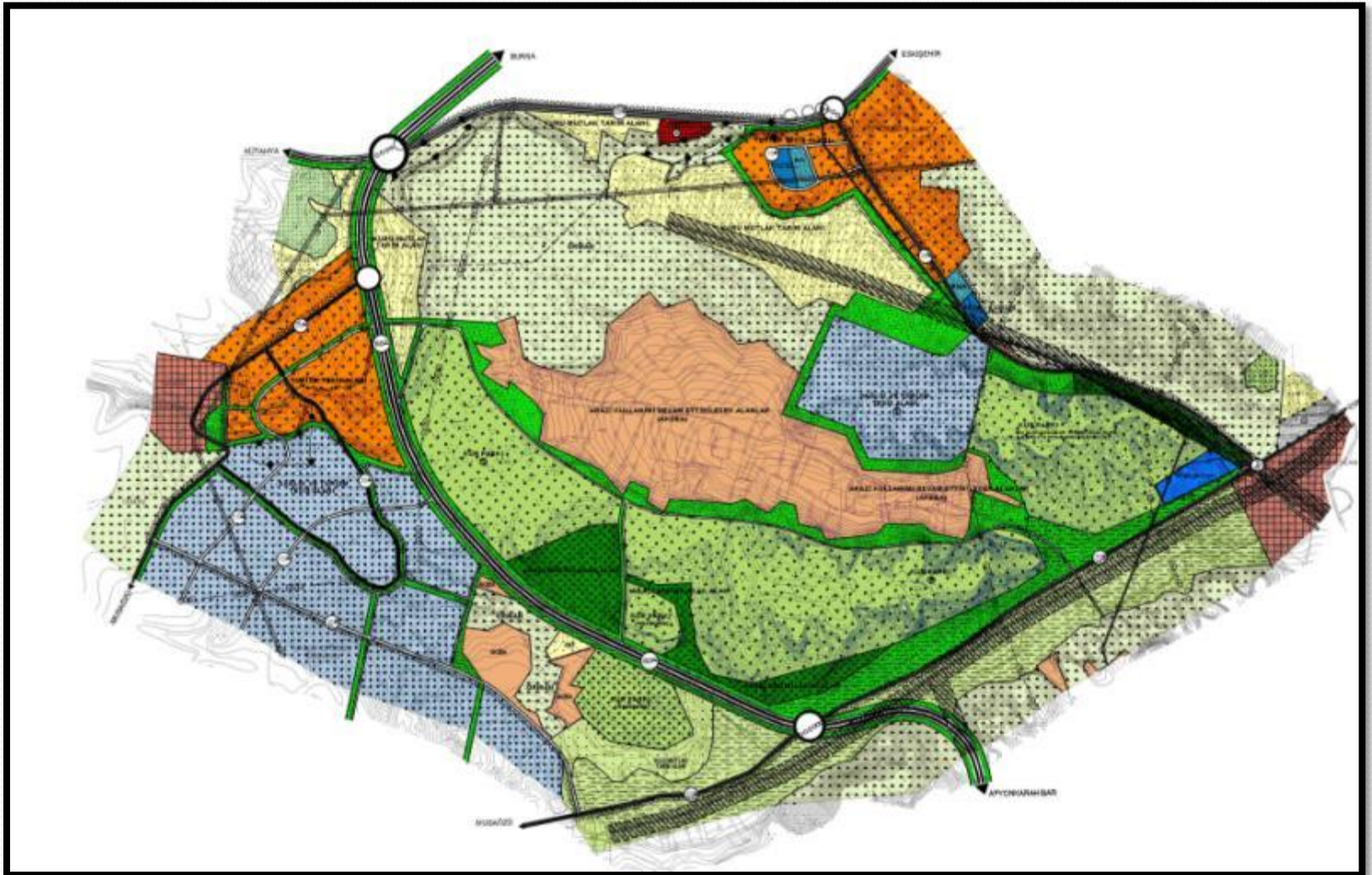
Planning Process

- Base maps for planning studies have been prepared.
- The required correspondences with official agencies and organizations have been done.
- Ownership structure of the field has been outlined.
- Land use and other field work and investigations have been performed.

Feedbacks from Institutions

- PROVINCIAL DIRECTORATE OF PUBLIC WORKS AND SETTLEMENT
- BOTAS
- ESKİŞEHİR FOREST DISTRICT OFFICE
- GENERAL DIRECTORATE of STATE HYDRAULIC WORKS
- ESKİŞEHİR WATER AND SEWER AUTHORITY
- PROVINCIAL DIRECTORATE OF ENVIRONMENT AND FORESTS
- DIRECTORATE OF CULTURE AND TOURISM
- ESKİŞEHİR SPECIAL PROVINCIAL ADMINISTRATION
- CITY OF AGRICULTURE DIRECTORATE
- GENERAL DIRECTORATE of MINE WORKS
- OSMANGAZI ELECTRICITY DISTRIBUTION INC.
- TEİAŞ
- DIRECTORATE FOR 4th REGIONAL HIGHWAY

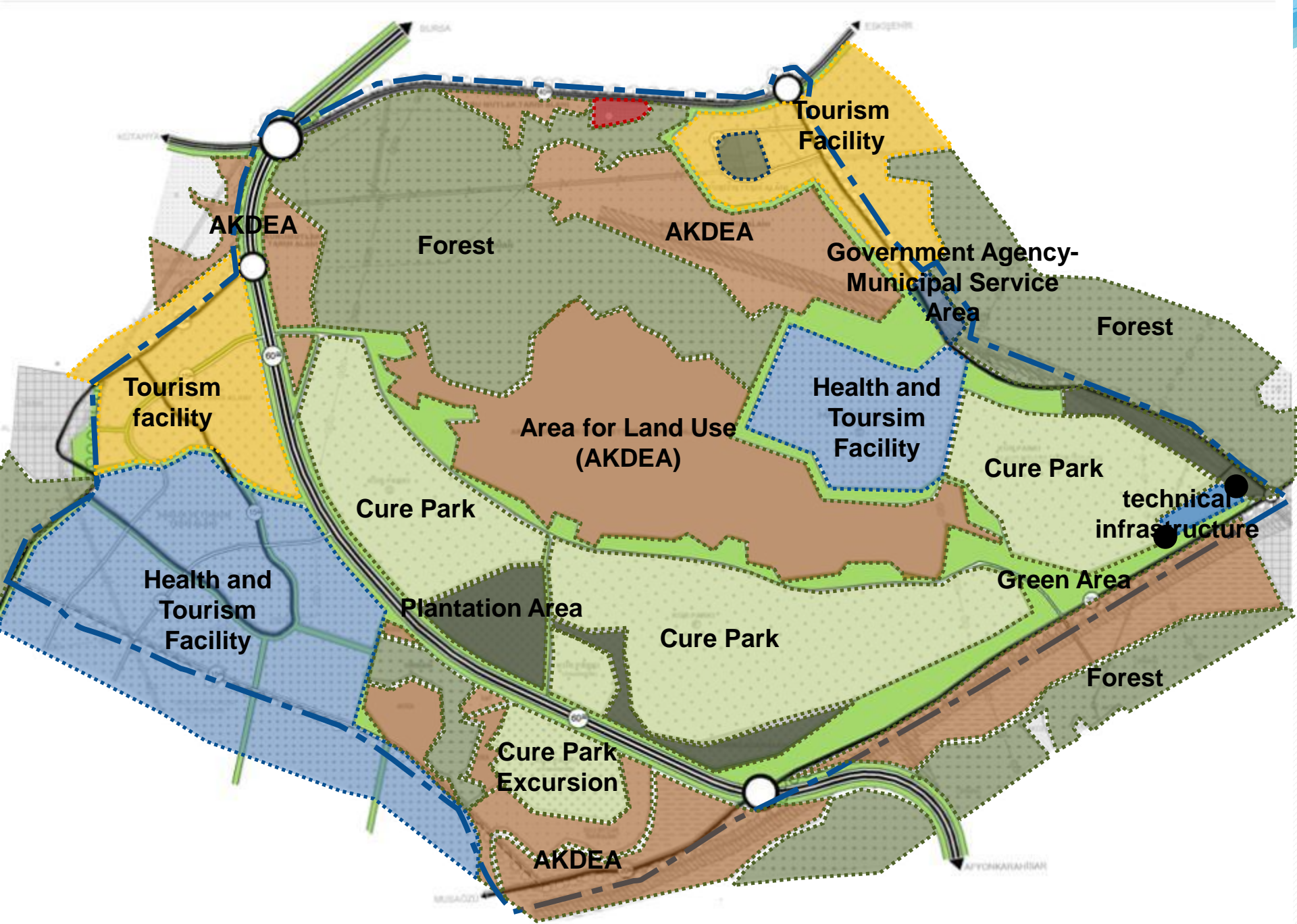
I. Phase 1/5000 scaled “Kızilinler Thermal Tourism Center(Draft) Regulatory Development Plan”



Objectives



- Target Destination Countries' Health Care, International Health Insurance Strategy for Moving Together Funds were followed through research. Regarding 69% of the European continent by 2018 will be over the age of 72, Advanced Life Center is designed to appeal to this target group.
- Advanced Life Centers are considered as a new destination in Thermal Tourism Field in future.
- In order to accomplish these identified facilities, central implementation is envisioned especially in some regions.
 - Exclusive Practice Areas are marked as "One Big Piece Areas" by bringing very low road and the Green Belt Areas Proposal in order to increase flexibility of the Ministry
- The required fields are allocated for local government (Provincial Administration, Tepebaşı Municipality) to carry out Official and Social-Cultural Activities
 - Exclusive Practice Areas are marked as "One Big Piece Areas" by bringing very low road and the Green Belt Areas Proposal in order to increase flexibility of the Ministry
- The required fields are allocated for local government (Provincial Administration, Tepebaşı Municipality) to carry out Official and Social-Cultural Activities



Advanced Life Center Area Sizes

	Description	Use	M ² (Approximately)
Health and Tourism Facility Area	<p>The principal areas of accommodation facilities, cure centers, hospitals, health care facilities, advanced life center, health and rehabilitation of thermal, therapy, education, nursing, geriatrics, physical therapy, sports centers and so on. can be built. E: 0.30, Hmax: 16.50 (5 times). The conditions for tourist resort area will be valid for privately owned parcels in this field. Central implementation will be applied to (T) marked areas. The total construction area is 528,000 m²</p>	<p>600 Single Beds 30-38 m²</p> <p>1200 Double Beds 45-52 m²</p> <p>Total capacity of 3000 beds in nursing homes;</p>	80.400-72.000
		<p>Advanced Life Center Service Units</p> <ul style="list-style-type: none"> Physical Therapy Unit with a capacity of 350 beds Geriatrics Unit with a capacity of 350 beds Outpatient and Emergency Service Other service units with a capacity of 80-100 beds 	40.000
		<p>Hotel with a capacity of 300 rooms, 600 bed for the needs of individuals living in the facilities for overnight guests and visitors</p>	30.000
		<p>Cure Center</p>	15.000
		<p>8000–10000 m² Covered Turkish Bazaar</p>	8.000-10.000
		<p>Bungalows consisting of 1000 units</p>	25.000
		<p>5000 m² of greenhouse open space to commune with nature,</p>	5.000
Cure Park	<p>Cure Park consists of open spaces and green areas including sports grounds, water games, games, golf fields, the disabled camps, theme parks, entertainment, day spa facility space (public), sunbathing, and recreational swimming pools with recreational activities increasing the quality and the function of the thermal facility, unlike cure pools. The conditions for agricultural area will be valid for privately owned parcels if exists in these areas. M: 0.05 Hmax. Central implementation will be applied to (T) marked areas. Total construction area: 138,500 m²</p>	<p>Multi-Purpose Hall for Cinema, Theatre, Congress and Seminars</p>	10.000
		<p>Indoors Sports Area</p>	1.500
		<p>Open and Covered Recreative Pools</p>	5.000
		<p>The disabled camps</p>	5.000
		<p>Indoors Sports Area</p>	10.000
		<p>Golf Open-space Area with 18 holes 950.000 m²</p>	5.000
		<p>Indoors Sports Area</p>	10.000

Project Use Areas

Title	Field Size (Ha)	%
Tourism Facility Area	75,16	5,21
Health and Tourism Facility Area	236,01	16,37
Municipal Service Field	3,6	0,25
Governmental Agency	3,99	0,28
Residential Area	0,16	0,01
Forest Area	211,98	14,7
Plantation Area	51,2	3,55
Green Area	149,68	10,38
Cure Park Area	312,93	21,7
Area for Land Use	192,64	13,36
Agricultural Area	139,65	9,69



Planning Decisions



- I. **Phase 1/5000 Scaled Eskişehir Kızılınler Thermal Facility Center(Draft)**, in the scope of Regulatory Development Plan;
- Planning decisions are taken in an environmentally sensitive and sustainable framework,
 - **Agricultural and Forest Areas are protected,**
 - Conservation conditions are set out in Resource Conservation Areas,
 - The control and surveillance of resources are provided by the Municipal Service Areas and Proposed Official Institution
 - Tourism Center and the new routes with the use of existing local and regional transport links have improved and developed,
 - **In the scope of Advanced Life Center;** The construction of Cure Parks including variety of recreational activities, sports , accommodation facilities are made available ,
 - 1/5000 scaled planning studies are prepared considering the opinion of the Institution.

IYM – Hotel / Apartments



- 600 Single Beds 30-38 m²
- 1200 Double Beds 45-52 m²
- Total capacity of 3000 beds in nursing homes;



8000-10000 m²
Covered Turkish
Bazaar



Bungolaws with 1000
units

Hotel with a capacity of 300 rooms, 600 bed for the needs of individuals living in the facilities for overnight guests and visitors



IYM – Greenhouse



Communing with nature in 5000 m² covered
area



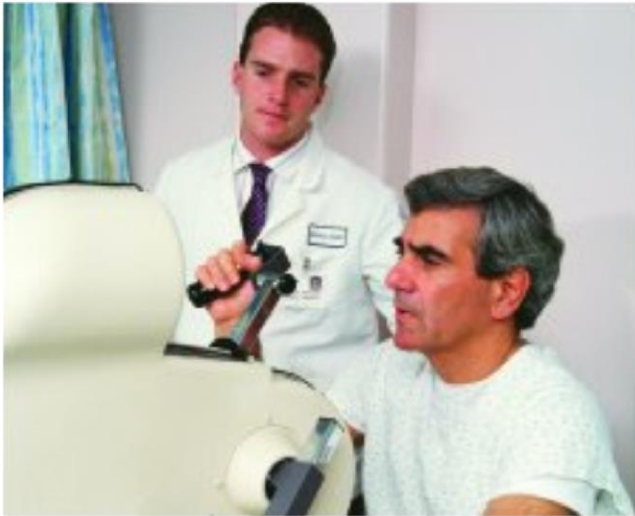
IYM – Multi-Purpose Halls



10,000 m² Multi-Purpose Hall for Cinema, Theater, Congress and Seminars



IYM – Hospital/ Polyclinic



Physical Therapy
Unit with a capacity
of 350 beds

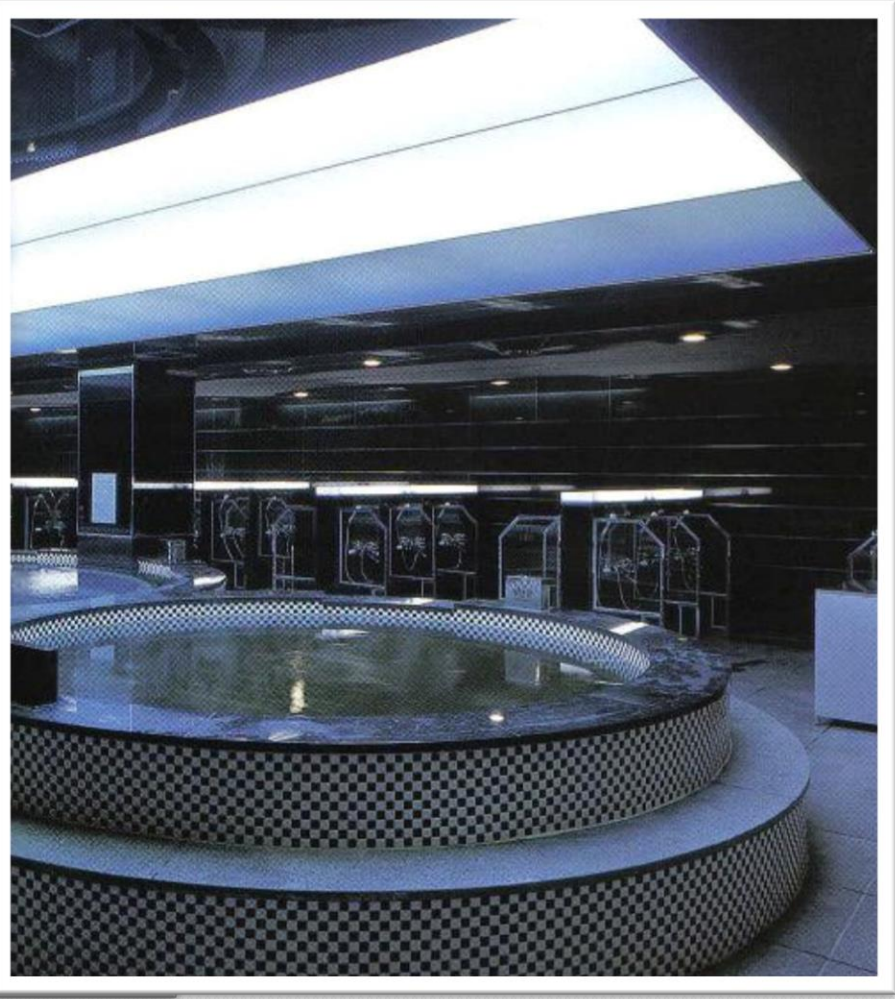


Outpatient and
Emergency
Department with a
capacity of 80-100
beds



Geriatrics Unit with a
capacity of 350 beds

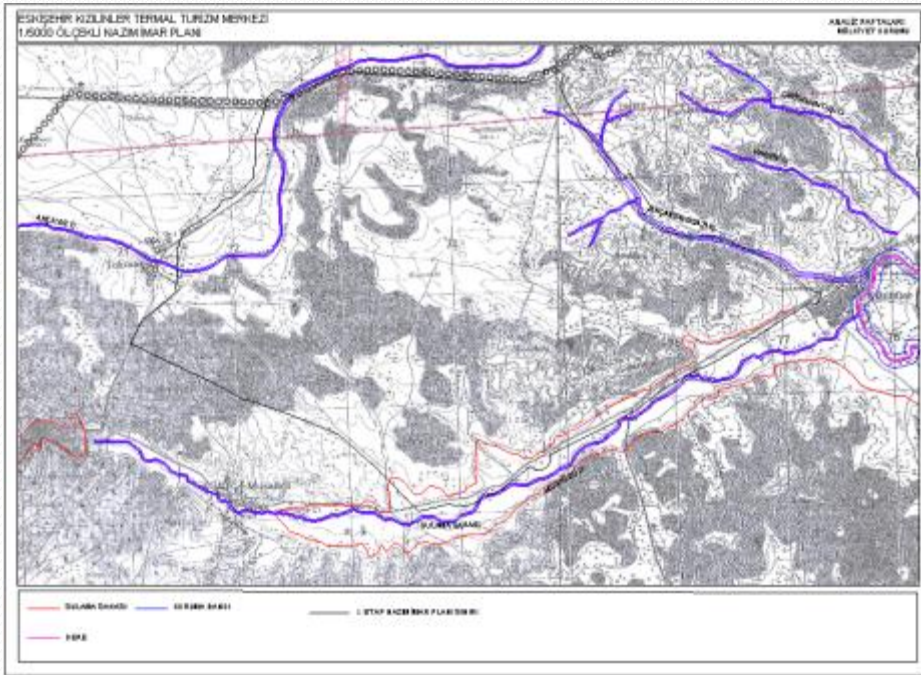
Day Spa Area



17.700 m² Day Spa Facility Area



General Directorate of State Hydraulic Works



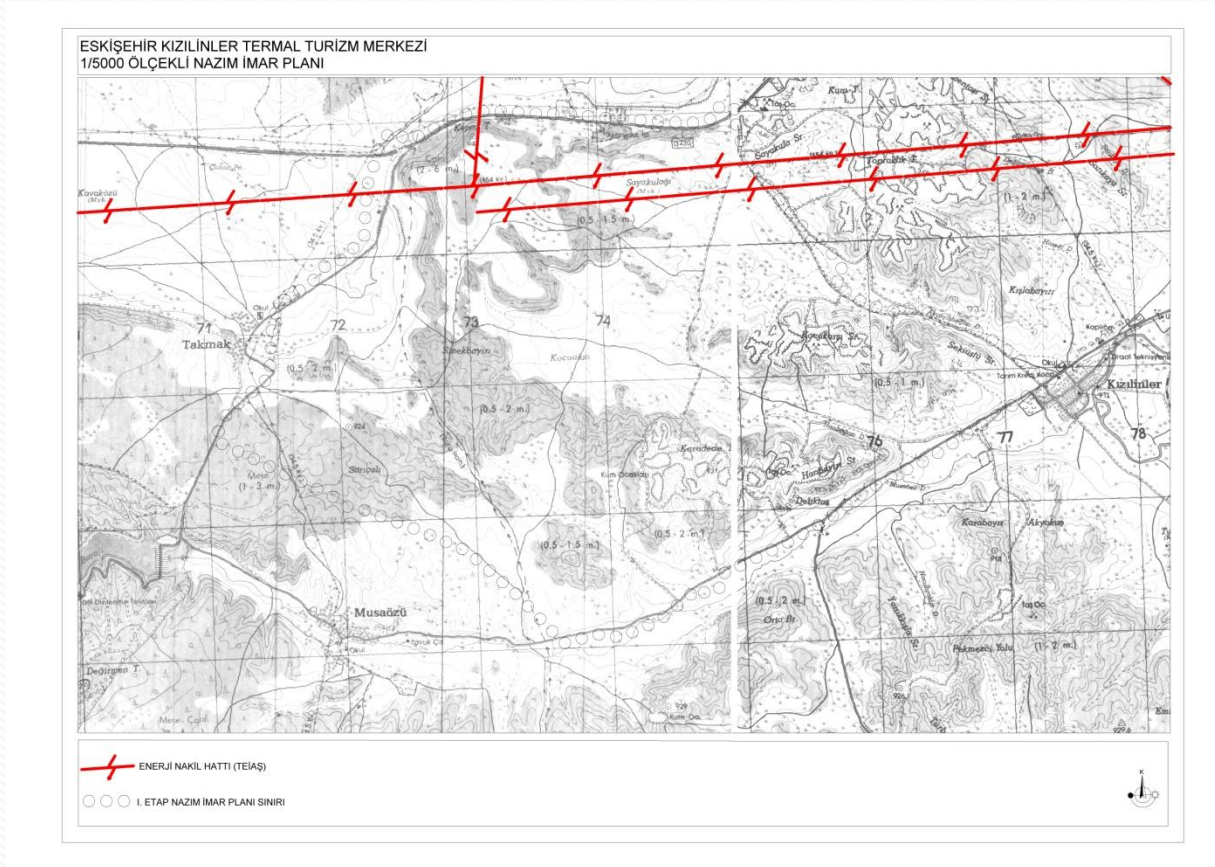
- Musaözü River irrigation area is drawn out and this place should be left out of settlement. the existing stream beds in Akçayır and the part between the beginning of the stream of irrigation area and reservoir should be maintained and a width of 10.00 of roadway with continuity should be allocated for the possible maintenance and repair of the coastlines of these rivers in future.

- The riverbed profile of Akçayırboğazi River, Barracks stream, Soguksu River and Zeki River are inadequate. The basic line of the rivers is drawn and starting from the basic line, the 20-meter protection strip line in both sides of the river should be allocated and construction within this protection line should be allowed.



TEİAŞ

Adding this phrase in the plan notes, "according to the distances specified in the regulation of EKATE, there will be no implementation without consulting TEİAŞ "



Osmangazi Electricity Distribution Inc.

ESKİŞEHİR KIZILINLER THERMAL TURİZM MERKEZİ
1/5000 ÖLÇEKLİ NAZIM İMAR PLANI



- ○ ○ I. ETAP NAZIM İMAR PLANI SINIRI
- ENERJİ NAKİL HATTI (OSMANGAZI ELEKT)



Provincial Directorate of Environment and Forestry

ESKİŞEHİR KIZILINLER TERMAL TURİZM MERKEZİ
1/5000 ÖLÇEKLİ NAZIM İMAR PLANI

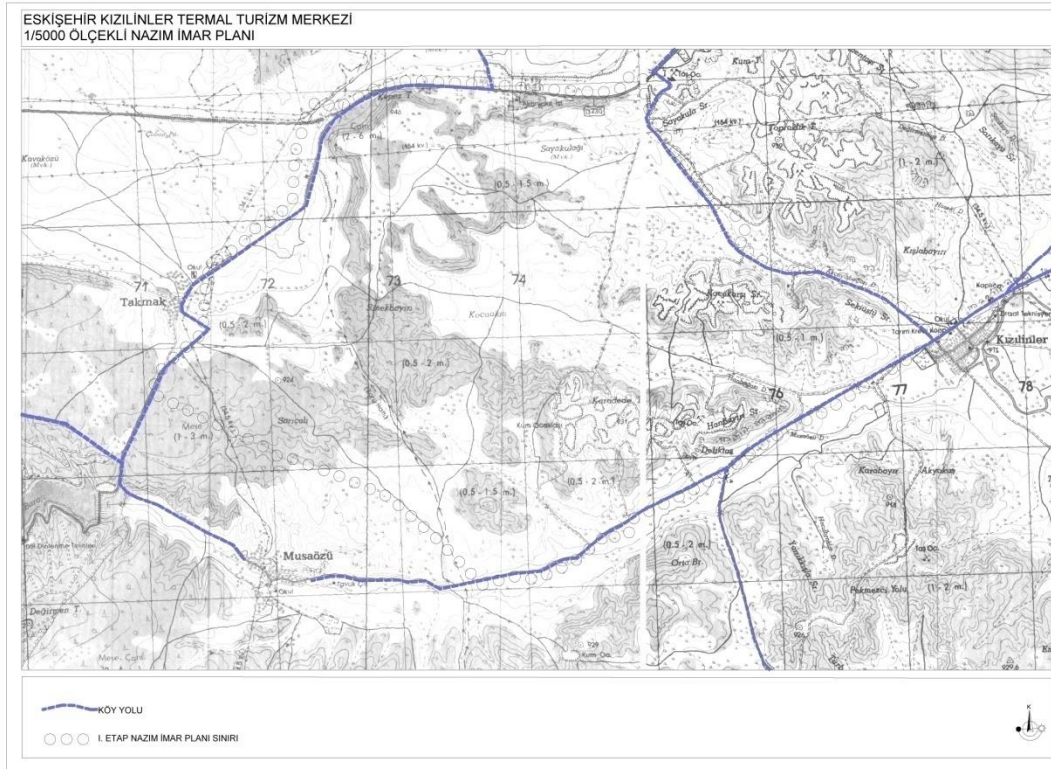


— OZEL AĞAÇLANDIRMA — OZEL MÜLKİYET ○ ○ ○ I. ETAP NAZIM İMAR PLANI SINIRI
— İMHOOA SAHASI — AĞAÇLANDIRMA SAHASI



Special Provincial Administration of Eskisehir

- “Considering the future development of the region, the width of the existing village road within the area, should be taken as 25 meter.”



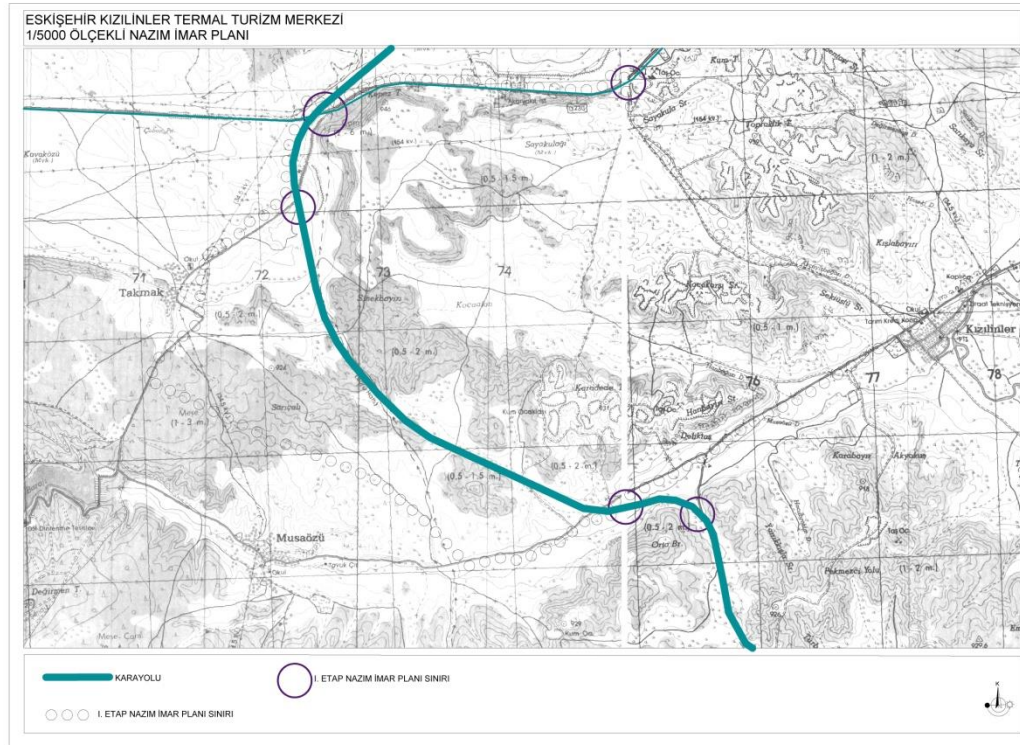
General Directorate of Mining Affairs

"ER: 1149358, er: 1153036, er: 1068262, er: 2417765, er: 2417771, ER: No. 1027417 with mining licenses: 3106691, er: 3106691, er: 3106693, er: 3230943, er: 3155692, ER: 3155693, er: 3106674, er: 3105970, er: 3204449, er: 3204450, er: 3229707, er: 3238830, er: 3239783, er: 3239877, er: 3168335, er: 3122521, er: 3158937, er: 3122555.3122559, and ER: No. 3132772 the exploration license areas are detected and shows the location of each license and the area planned to be announced as Kızılınler Thermal Tourism Center. The license information and drawing details are sent in the attachment. The license, given by our General Directorate for the area for Kızılınler Thermal Tourism Center and the rights according to the law and legislation are required to be protected. In the event of declaration of the area as Thermal Tourism Center, in order to be processed as a Special Area, the finalized coordinates of the Area in concordance with 1/25.000 sheet , based on the UTM 6 degrees (ed-50). should be sent to the General Directorate.



Directorate for 4th Region Highways

“Thermal tourism field, the entry and exits of Thermal Tourism Field from the main road should be provided with crossways in the project.”



Eskişehir
KIZILINLER
TERMAL TURİZM MERKEZİ
TASLAK NAZIM İMAR PLANI
(TEPEBAŞI BELEDİYESİNCE HAZIRLANMIŞTIR)



ÖLÇEK : 1 / 5 000

SINIRLAR

- PLAN ONAMA SINIRI
- SİT SINIRI
- PORSUK ÇAYI KISA MESAFE KORUMA ALANI SINIRI
- PORSUK ÇAYI ORTA MESAFE KORUMA ALANI SINIRI
- PORSUK ÇAYI UZUN MESAFE KORUMA ALANI SINIRI

ÖZEL KOŞULLU ALAN SINIRI

- TARIM İL MÜDÜRLÜĞÜ'NDEN GÖRÜŞ ALINACAK ALANLAR
BU ALANLARDA YAPILACAK PLANLARI TARIM İL MÜDÜRLÜĞÜNÜN UYGUN GÖRÜŞÜLE YÜRÜLTÜLEBİLİR.

- MERA SINIRI
BU ALANLARDA PLAN NOTUNA UYULACAKTIR.
- AĞAÇLANDIRMA PROJE ALAN SINIRI
AĞAÇLANDIRMA PROJESİ ÇALIŞMA ALANLARI İLE AĞAÇLANDIRMA ÇALIŞMALARI İÇİN KULLANILAN ALANLARIN ÜRETİM VE TOKUM BAKIYESİ ALANLARIN ÇEVRE VE ORMAN MÜDÜRLÜĞÜ GÖRÜŞÜ ALINMADAN UYGULANMAYACAKTIR.
- MADEN İŞLETME SAHA SINIRI

YERLEŞİM VE KULLANIM ALANLARI

- TURİZM TESİS ALANI
- SAĞLIK VE TURİZM TESİS ALANI
- KIRSAL YERLEŞME ALANI
- AKARYAKIT + LPG İSTASYONU
- BELEDİYE HİZMET ALANI
- RESMİ KURUM

TARIM ALANLARI

- SULU MUTLAK TARIM ALANLARI
- KURU MUTLAK TARIM ALANLARI
- ÖZEL MAHSUL ALANI

BÜYÜK VE AÇIK ALANLAR

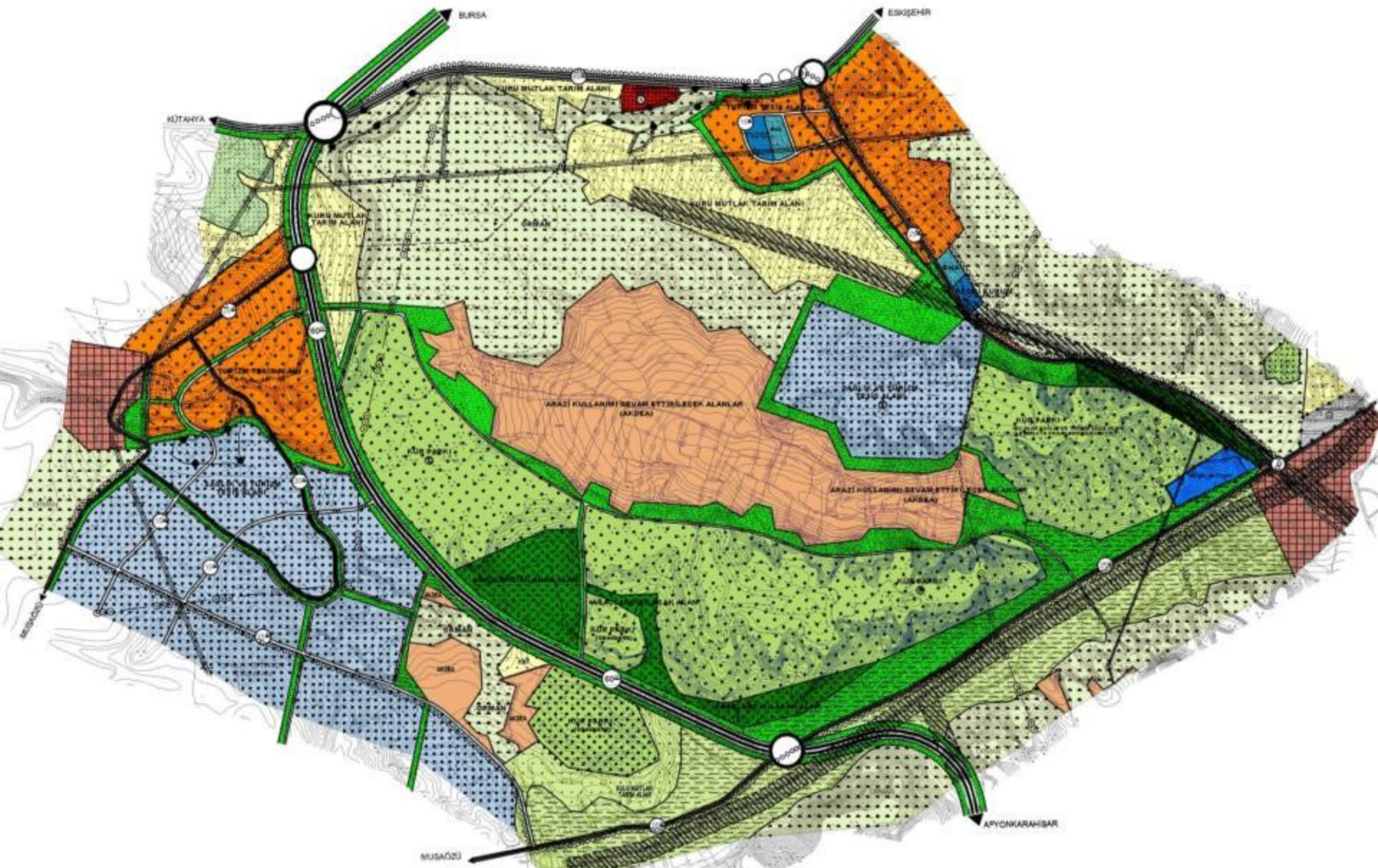
- ORMAN ALANI
- KÜR PARKI
- ARAZİ KULLANIMI DEVAM ETTİRİLECEK ALANLAR
- MERA
- AĞAÇLANDIRILACAK ALAN
- YEŞİL ALAN

KORUMA ALANLARI

1. DEREDE ARKEOLOJİK SİT ALANI

ULAŞIM VE TEKNİK ALTYAPI

- 60 METRE YOL
- 40 METRE YOL
- 25 METRE YOL
- 20 METRE YOL
- 15 METRE YOL
- YAYA YOLU
- KAVŞAK NOKTALARI
- DSI SULAMA SAHASI
- ENERJİ NAKİL HATLARI
- FAY HATLARI
- YAPI YASAĞI (JEOLOJİK SAKINCAI ALAN)
- NATO AKARYAKIT BORU HATTI
- SICAK SULAR SONDAJ YERİ
- DIĞER**
- BU ALANLARDA TEK ELDEN UYGULAMA YAPILACAKTIR.



Property

