

The Kanibarazan Wetland in the south of Lake Urmia and north of Mahabad County has the high potential for ecotourism. Developing tourism in this wetland and its peripheral areas, observing its environmental regulations as a wildlife refuge, can create sustained revenues for management and conservation of wetland. Moreover, this Issue can associate local communities to the wetland more than the past. Certainly, the dependence of rural people and local communities on the wetland through tourism development, at first, reduces their harvesting of wetland production, destruction and threats, and secondly, increases the incentives for wetland conservation in a participatory manner indirectly.

Limited resources require us to use the available facilities in an optimal manner and to make the best use of the funds. Lack of proper use of capital not only loses opportunities for investors, but may also face them with irreparable losses. One of the most effective ways to optimum use the available facilities and prevent possible losses is to have enough information to predict the results of the investment and determine the factors affecting the profitability of the project.

Feasibility studies carry out to examine the feasibility of implementing investment projects from a variety of aspects, especially technical studies, market studies, and cost benefit analysis. The results of these studies, while identifying the best options and investment scenarios with regard to the various project risks, can also suggest suitable methods for financing the project. In fact, the outcomes of such a study, in the form of a roadmap, determine what part of a general project should be implemented to maximize economic returns as well as provide financing to cover the investment costs of subsequent phases. Preparing economic execution schedules, investment packages by projects, financing plan, and different participation scenarios for negotiating with investors are important outcomes of economic studies.

Based on what has been mentioned above, the subject of this project is the feasibility studies including the technical aspects of the project and considering the suitability of land uses with environmental features as well as the most appropriate use of peripheral potentials of wetland and possible facilities for development with the aim to utilize the most suitable returns. Accordingly, this project seeks to link the environment and economic development based on the sustainability logic of development in order to provide a satisfactory answer to the subject of project, due to the general and specific studies of the land and its peripheral areas. To achieve

this and deal rationally and optimally with problems, the main goal of the project is as follows:

Sustainable development of the wetland and its peripheral areas with emphasis on the synergy of economic efficiency and environmental sustainability

According to the above, the mission of this study is to prepare a comprehensive tourism development plan for the Kanibarazan International Wetland. Considering the strengths, weaknesses, opportunities and threats of the wetland and the surrounding villages of it, as well as considering market conditions and financing, this project will determine the land uses of the wetland peripheral areas in the form of projects and define projects investment package for the projects.

This report is the first part of the study and the preparation of the comprehensive tourism development plan for the Kanibarazan International Wetland, entitled "Basic Studies and Physical Spatial Planning". In this report, the strategic plan document (mission, goals and strategies), and the physical-spatial plan document (functions and land use areas) will be prepared by analyzing the status of the project in the national and regional documents, identifying and analyzing the status of the land in different fields and Identify the client's points of view and expectations.