



SUS

1st Edition

11 November
2024

Cairo, Egypt

Sustainable Urbanization: Zone Development Transformation and Innovation for Future
Cities Driven by Industrial Parks

可持续城市化：产业园区驱动下的未来城市转型与创新发展的研讨会

Urban Planning Policies and Mechanisms and their Role in a Sustainable Urban Land Management in the State of Palestine

Dr. Ali Abdelhamid

Director, Urban & Regional Planning Unit
An-Najah National University,
Nablus, Palestine

Organized by:

Department of Architecture, Cairo University, Giza, Egypt
School of Architecture, Southeast University, Nanjing, China



Monday, 11 November 2024, Cairo Marriott Hotel, Zamalek, Cairo, Egypt

Topic n. & Session n.

Time:

Supported by:



Hosted by:



Sponsored by:





Contents

- ☐ Introduction.
- ☐ Background.
- ☐ Problem Statement.
- ☐ Objectives.
- ☐ Approaches & Methodology.
- ☐ Land Management & Urban Planning in OPT.
- ☐ Urban Planning Policies and Implementation Mechanisms.
- ☐ Proposals and Recommendations.
- ☐ Conclusions.



Introduction

- ❑ **Population, economy, transportation, and political factors** are identified as the **main reasons that effect urban expansion and development**, especially in developing countries (Geymen and Baz, 2008).
- ❑ **Political transformations and instability conditions** are among the most important factors effecting **social, economic, and environmental aspects** in the world, especially in the countries and regions which witnessed **wars and political problems**.



Introduction

- ❑ **Urban Planning** should be understood as a **dynamic and multi-faceted process** that, to achieve the ‘correct’ planning solution, requires a robust mixture and combination of considerations such as
 - ✓ **striking a balance between political considerations,**
 - ✓ **multiple stakeholder needs, and**
 - ✓ **spatial planning objectives and goals.**



Background

- ❑ The Palestinian territory is composed of **two enclaves**: the West Bank (WB) and Gaza Strip (GS):
 - ✓ The West Bank is bordered by Jordan to the east, and Israel to the north, south, and west (with a total land of 5,660 km²).
 - ✓ The Gaza Strip borders the Mediterranean Sea to the west, Egypt to the south, and Israel to the north and east (with a total land of 365 km²).



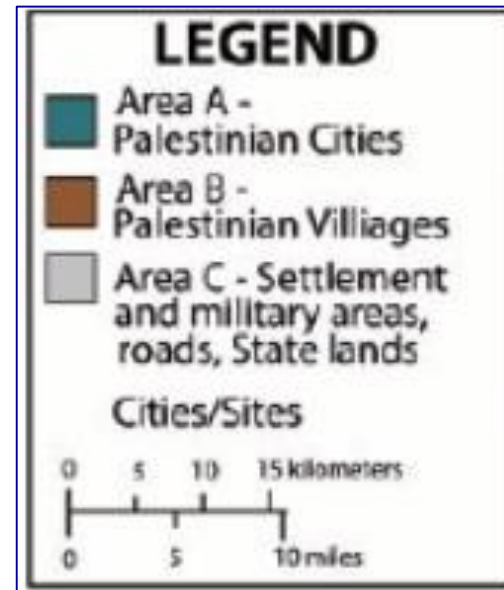


Background

- ❑ Based on population estimates prepared by the Palestinian Central Bureau of Statistics (PCBS),
 - ✓ there are about **14.8 million** Palestinians in the world in mid-2024, of whom about **5.6 million** in the OPT; **3.3 million** in the West Bank and 2.3 million in Gaza Strip.
 - ✓ Two out of five Palestinians living in Palestine are refugees, and **%96** of the refugee camps' residents is urban.
 - ✓ The urban population in Palestine today is estimated at **%77** (excluding urban refugee camps that reach **%8** of the population) and considered among the highest in the region.
 - ✓ Population density is **1,333** inhabitants per km².



- ✓ **Area A** makes up **%17.7** of the West Bank and is under Palestinian civil and security control;
- ✓ **Area B** makes up **%18.3** of the West Bank and is under Palestinian civil control and Israeli security control; and
- ✓ **Area C** makes up **%61** of the West Bank and is under Israeli civil and security control.





Problem Statement

- ❑ **Political instability** is one of the most important drivers that affect **land use change and urban expansion**, especially in areas that face **political problems and wars**.
- ❑ **Spatial planning** at its various levels (local, national, and regional levels) in Palestine has been historically influenced by **political events and systems** that have dominated it since the second half of the nineteenth century.



Problem Statement

- ❑ The **planning policies** that were practiced before the coming of the Palestinian Authority (PA) in the year 1994 were **a tool of political control to extend the life of the ruling authority.**
- ❑ Planning in Palestine not only affects the **prospects for future development and prosperity of the Palestinians,** but also affects the prospects for their **identity, independence, and their right to life** on their land.



Problem Statement

- ❑ The **limited area** of the Occupied Palestinian Territories (OPT), the **steady increase in the number of people**, and the **increasing demand for resources** (most important are **land**) require
 - ✓ a rational and sustainable organization of land uses, and
 - ✓ proper planning to develop plans and policies for development.



Objectives

□ The research aims at:

- 1) investigating the impact of political instability and conflict over land on urban development and planning in the OPT;
- 2) exploring the role of the adopted urban planning policies and mechanisms by the PA in achieving a sustainable urban land management system.



Approach & Methodology

- ❑ This research is based on **historical approach** through reviewing the studies and researches that dealt with the issue of urban planning in Palestine.
- ❑ It adopted **descriptive methodology** to understand land planning institutions and to guide and manage land supply policies.
- ❑ It also depends on the **descriptive and analytical approaches** when discussing the current status of the urban planning process and the sustainable urban land management in the State of Palestine.
- ❑ The research depends on both **the academic and practical experience of the author** in the field of urban planning.



Land Management & Urban Planning in OPT

The urban planning process in Palestine is considered a unique and distinct case in the world for two reasons (Abdelhamid and Al-Hjouj, 2015):

- 1) The first is **the specificity of the political situation and the system of government** to which Palestine has been subjected since the middle of the nineteenth century AD and **the linkage of urban planning policies and procedures with the ruling authority**.
- 2) The second is related to **the presence of two authorities (PA and the Israeli Occupation)** living in the **same place** and using the **same resources**, planning for the **same land** with **different capabilities** and the degree of control over resources.



	Strategic Development Planning	Spatial /Urban Planning
National Planning Level	<div>National Development Plans</div> <div>National Sectoral Plans</div>	<div>National Spatial Plan</div>
Regional Planning Level	<div>Development/Strategic/Spatial Plans (for Governorate or Regions)</div>	<div>Spatial Regional Plans (Regional Plan for Gaza Strip)</div>
Local Planning Level	<div>Strategic Development Plans</div> <div>Local Rural Development Plans</div>	<div>Master (Urban) Plan Phase 1: Spatial Development Framework Plan Phase 2: Land Use Plan, Buildings Regulations, & Sectoral Plans</div> <div>Detailed Plans Land Subdivision/ Parcellation Plans</div>



☐ **The prepared master plans by Palestinian experts & local authorities still do not meet the requirements of the urban development process in the OPT due to certain reasons:**

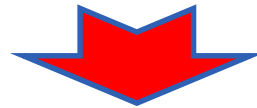


- **The existence of various inherited and old laws and legislations.**
- **The absence of the legal basis for spatial and urban planning at the national level.**
- **The absence of a comprehensive system for the settlement and registration of land, especially in rural communities.**
- **The obstacles imposed by the Israeli occupation on the process of sustainable development and planning in the Palestinian territories.**
- **Weak follow-up and accountability tools** and the lack of clarity and institutionalization of relations between the center / government and local bodies.
- **Weakness of the functional staff** in the areas of planning.
- **Limited financial and funding resources** for local authorities.



Urban Planning Policies and Implementation Mechanisms

As an attempt to overcome the challenges and obstacles facing the urban planning process in the Palestinian territories, whether challenges imposed by the Israeli occupation or those that emerged during the period of the PA, certain approaches, policies & mechanisms were adopted:



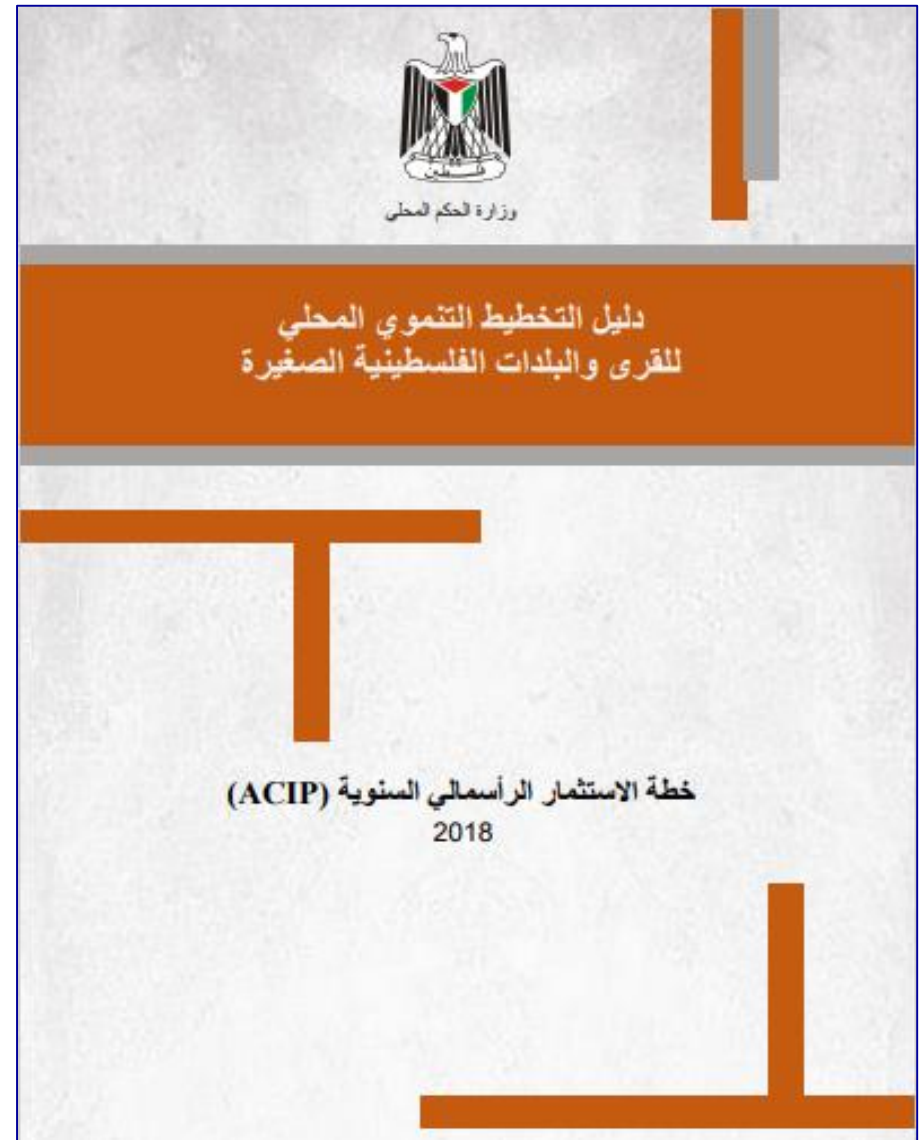


(1) Strategic Development Planning Approach:

- ❑ Given the importance of **strategic development planning**, and its being a successful tool that helps in **setting priorities and development goals for localities and communities**; the Ministry of Local Government (MoLG) considered the **necessity of clarifying and unifying** the concept and methodology of **preparing, implementing, following up and evaluating** the strategic development plans in the Palestinian local authorities.



Local Development Manual for Cities & Towns



Local Development Manual for Small Villages



- ❑ The preparation of strategic development plans within the framework of a participatory & consultative process of stakeholders at the local level, will generally precede the process of preparing master (urban) plans, as the strategic development plans will provide important guiding inputs for urban planning through the development and formulation of a vision and development goals, and the subsequent development projects and programs.
- ❑ The period of the plan is 4 years, after which it has to be updated for the next 4 years.



(2) Joint Urban Planning Approach:

- ❑ This approach to **promoting joint planning between neighboring local authorities** aims to **emphasize giving greater importance to regional and sub-regional communication and links between these bodies**, and this would provide a framework and impetus for better cooperation between these authorities towards supporting the policy of **integrating and unifying local authorities into viable agglomerations.**

Prepared Urban Planning Manuals



دولة فلسطين
وزارة الحكم المحلي

دليل التخطيط العمراني

دليل إجراءات وأدوات إعداد المخططات
الهيكليّة في الضفة الغربية وقطاع غزة

الإدارة العامة للتنظيم والتخطيط العمراني
كانون أول 2013
رام الله - فلسطين

Urban Planning Manual (UPM)



دولة فلسطين
وزارة الحكم المحلي

دليل تخطيط الطرق والمواصلات في المناطق الحضرية

«دليل معايير ومقاييس لإعداد المخططات العمرانية»

الإدارة العامة للتنظيم والتخطيط العمراني
الطبعة الأولى، حزيران 2013
رام الله - فلسطين

Roads & Transportation Planning
Manual (RTPM)



دولة فلسطين
وزارة الحكم المحلي

كتيب إعداد المخططات التفصيلية
(اعداد المخططات التفصيلية الهيكلية ومخططات التصميم العمراني)
المسودة الثانية

شباط - 2021

Details Plans Handbook (DPH)



دولة فلسطين
وزارة الحكم المحلي

كتيب إعداد المخططات التكميلية القطاعية

شباط - 2021

Complementary Sectors Plans
Handbook (CSPH)



Proposals and Recommendations

In an attempt to improve the urban planning process in the OPT and achieve its objectives, the following proposals and recommendations can be developed:

- 1) **Adopting and implementing a comprehensive system.**
- 2) **Developing and updating the legislation and laws regulating lands.**
- 3) **Applying geographic information systems.**
- 4) **Completing the land settlement and registration process.**
- 4) **Institutionalizing the land management system.**
- 5) **Reviewing and amending the master (urban) plans, and to adopt the slogan “no planning without land settlement and registration”.**



Conclusions

- 1) The Occupied Palestinian Territories (OPT) have witnessed **many political transformations and events since the occupation** by the Israeli Army of the Palestinian Land in 1967.
- 2) The Israeli–Palestinian conflict has **negatively affected all elements of the natural environment** including the quality of human life.
- 3) The **political factor and political instability** are the major driving force which affected the **urban development process and urban expansion trends** in OPT.



Conclusions

- 4) The future of the OPT is **uncertain**, restrictions on the available land and recourses will lead to more degradation in the **Palestinian environment** especially, in the urban and pre-urban areas.
- 5) **Palestinian policy makers, planners, and managers need more attention towards evaluating lands for urban expansion and development** in the urban environments under political and geopolitical impacts.
- 6) The **adopted urban planning policies and implemented mechanisms** have contributed to a large extent in **overcoming most of the imposed challenges**.



Conclusions

- 8) Despite the challenges and obstacles, **it is still possible to confront them, through a set of procedures and policies represented in developing a sustainable urban development and planning system** at the national and regional levels on the one hand, and bringing about institutional, economic, social and spatial development at the local level on the other hand.



Thanks for Your Participation

Dr. Ali Abdelhamid
Director, Urban & Regional Planning Unit
An-Najah National University,
Nablus, Palestine
Email: **abhamid@najah.edu**
Mobile: **+970599372159**