

# East Jerusalem

## IPCC Community and Advocacy Planning

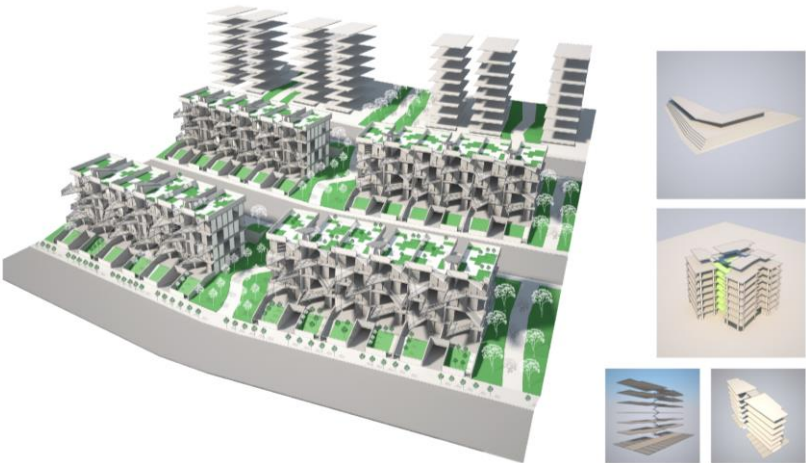




# Urban Planning Intervention :

East Jerusalem

- Reduce Conflict and introduce development tools
- Freeze home demolition-
- Expansion and development- detailed plans for sub neighborhoods
- Planning New neighborhood

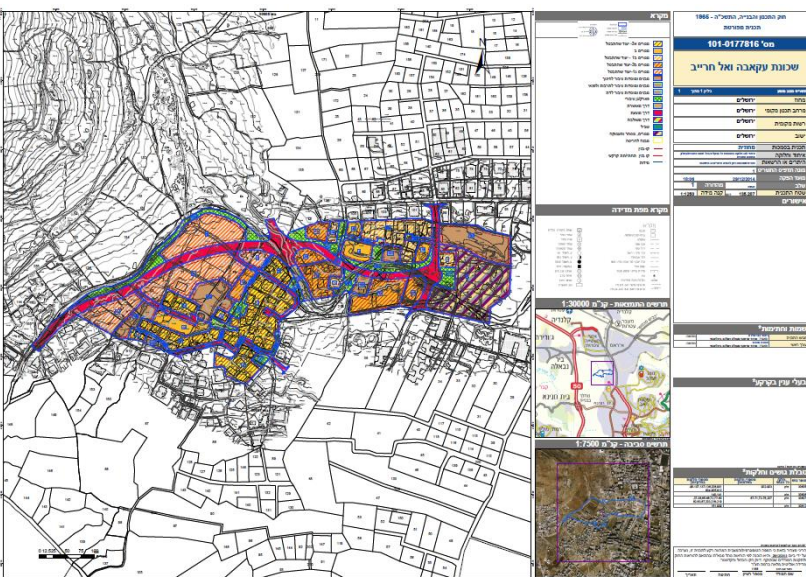
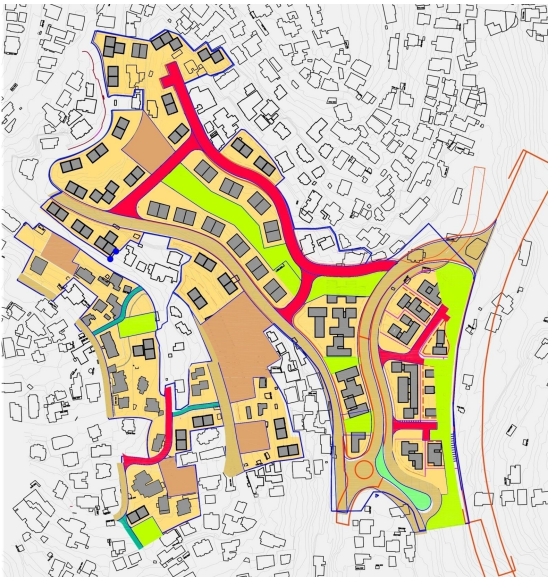


Wadi Qaddum

No. of Existing Units: 19  
No. of Proposed Units: 79  
No. of Proposed Apartments : 750  
Avg No. of Floors : 4-5 Floors

- Proposed Roads
- Approved Roads
- Public Buildings
- Green Layer
- Green Paths

Building Appendix

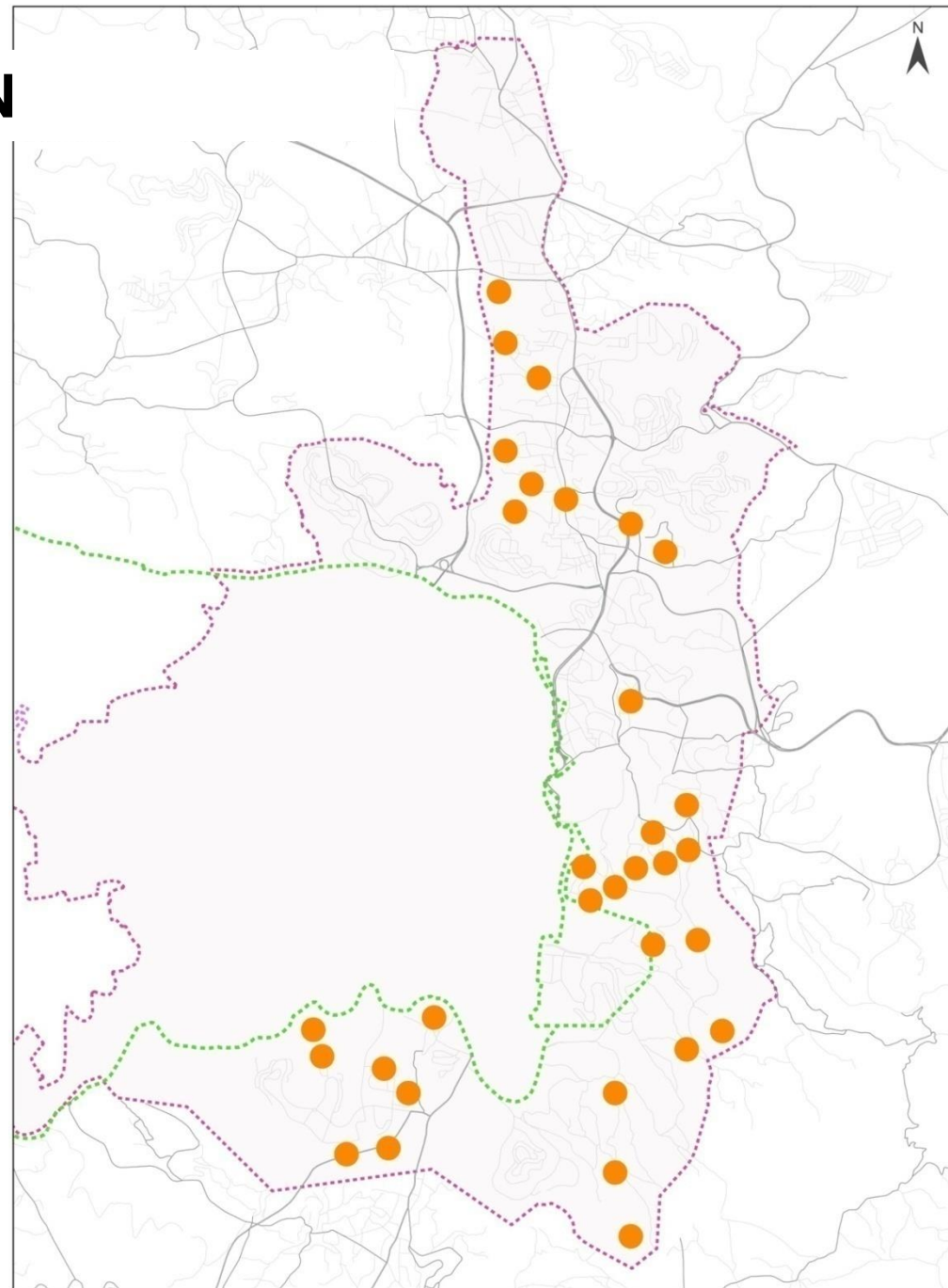


# IPCC: Urban Planning INTERVENTION

2007 - 2018

Urban Planning Support Program for Palestinian  
Communities in East Jerusalem

Supported by UK, EU, and Belgium



# IPCC: PLANNING INTERVENTION

## Ten Planning Programmes

- Qalandia
- Addasseh
- As Sahel
- Ash Shayyah
- Hai Sweh
- Ein a Loze
- Wadi Qaddum (Fouqa)
- Wadi Qaddum (Tahta)
- Jabal al Mukabber
- Deir al Amud and Al Mintar

## • Nine Outline Plans

- Qalandia
- Addasseh
- Hai Sweh
- Ash Shayyah
- Deir al Amud and Al Mintar
- Ein a Loze
- Jabal Mukabber
- Asahel (At Tur)
- Tal El Fol

## Ten Detailed Plans

- Addasseh
- Ashkareyeh
- Ash Shayyah
- Ein a Loze
- Deir al Amud and Al Mintar
- Jabal Mukabber
- Wadi Qaddum
- Ashkareyeh
- Asahel(At Tur)
- Tal el Fol



Demolition Freeze

4,900

unlicensed housing units protected against demolition

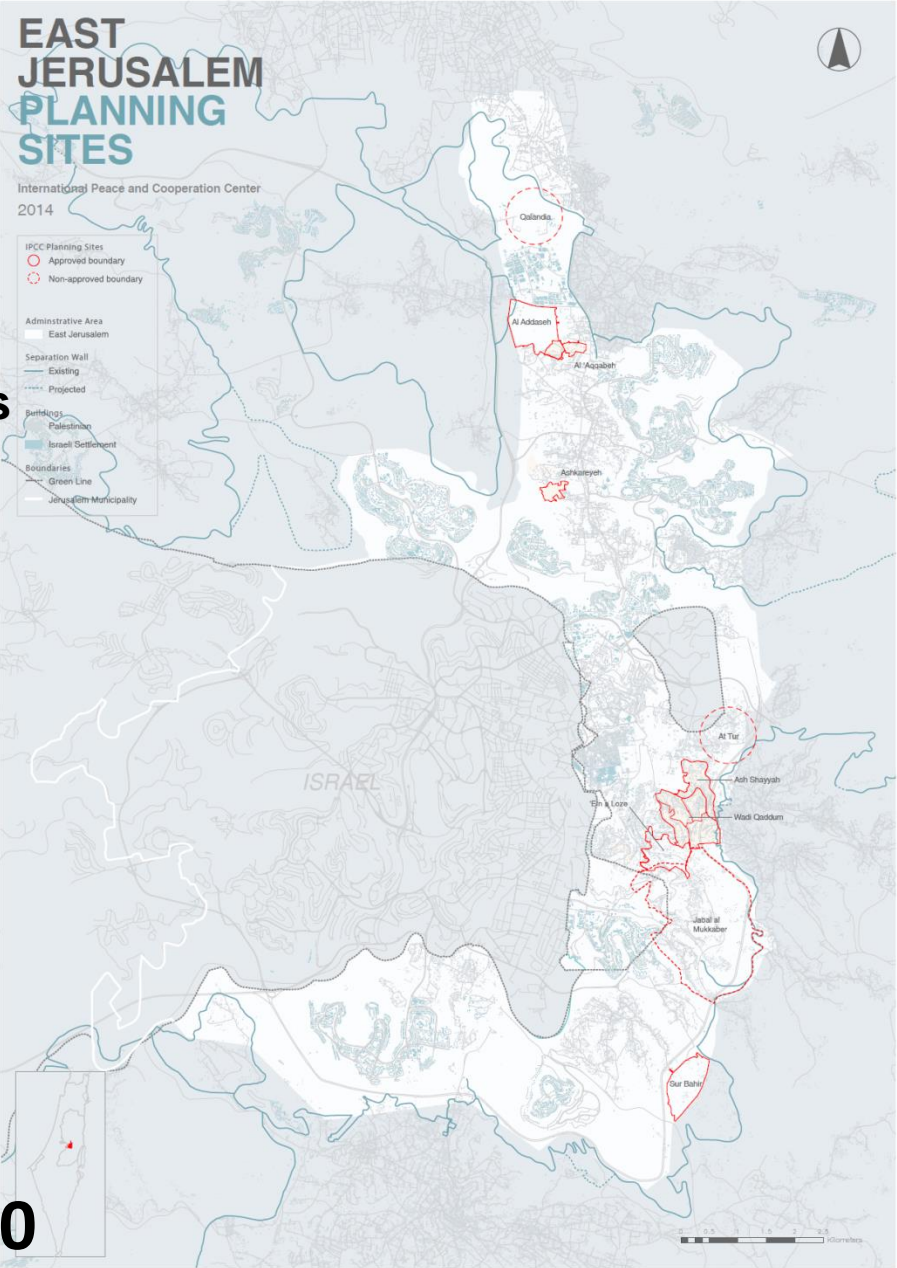
Neighborhood

Unlicensed Units

Ashkareyeh	64
Ash Shayyah	1000
Hai Sweih	400
Qalandia	153
Ein a Loze	450
Deir al Amud and Al Mintar	90
Addasseh (inc. Aqabbah)	114
AthThuri	1500
Khillet Ellien	800
Wadi Qaddum	334
Jabal Mukabber	64
Asahel	81
Tal El Fol	300

Total

4,900



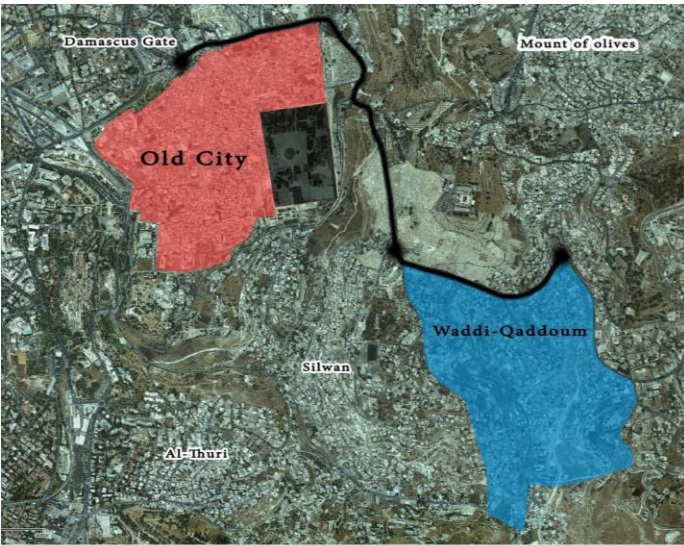
# Main indicators

- **Totals**
- **3.50 km<sup>2</sup>** planned at Outline or Detailed level
- **8,900** new housing units planned for development
- **5,800** existing housing units incorporated in plans
- **30,300** inhabitants live currently in area under planning

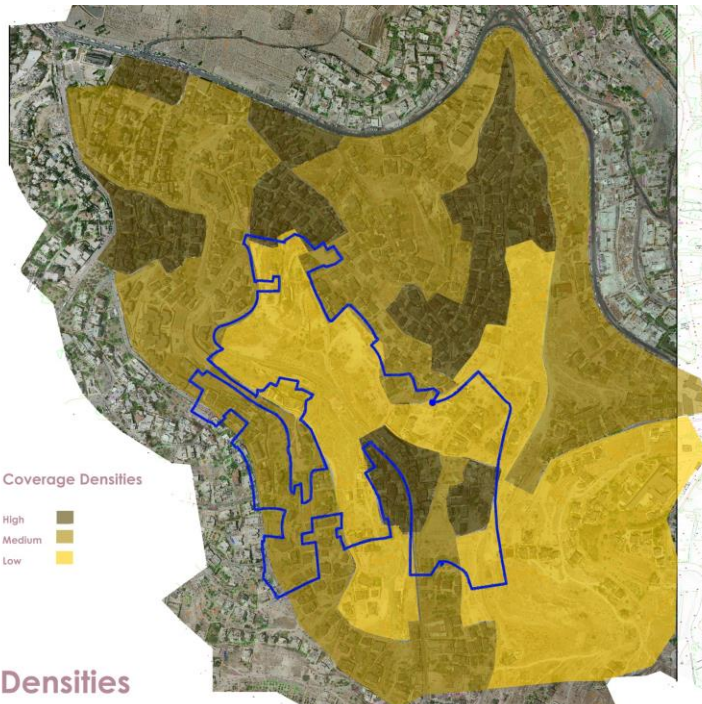
# Six Pillars

- Advocacy : Freeze home demolition  
**30,300 housing unit (4,900 direct threat)**
- Increasing Densities  
**From 6-25% to 160- 240% building rights**
- Fill in: expansion  
**Increase building rights from (0 - 50%) to 120-180%**
- Development of public space  
**More than 3,000 Dunums allocated for public use and green areas**
- Urban economy  
**1,000 Dunums allocated for commercial and economic use**
- New Neighborhood  
**750 Dunnums , 2500 housing units. First new Neighborhood since 1967**

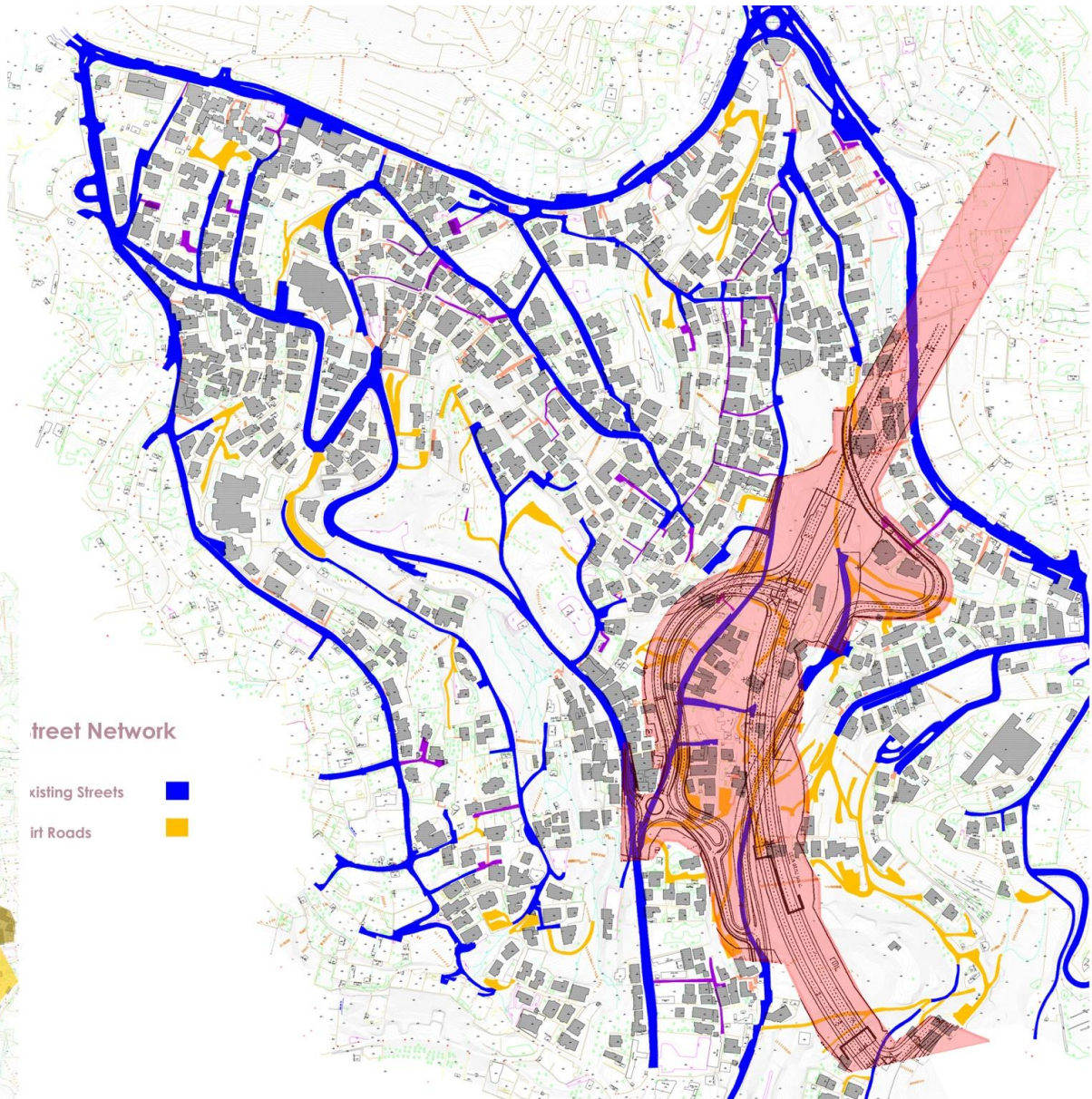




Location



Densities



Existing Street Network & Ring Road





# *Current conditions*



**Crowded neighborhood**



**Informal buildings**



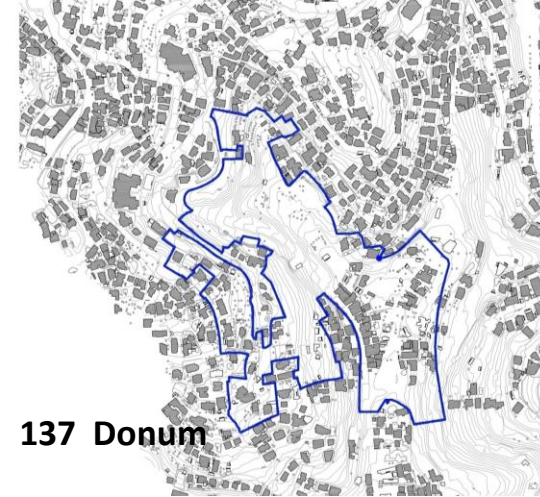
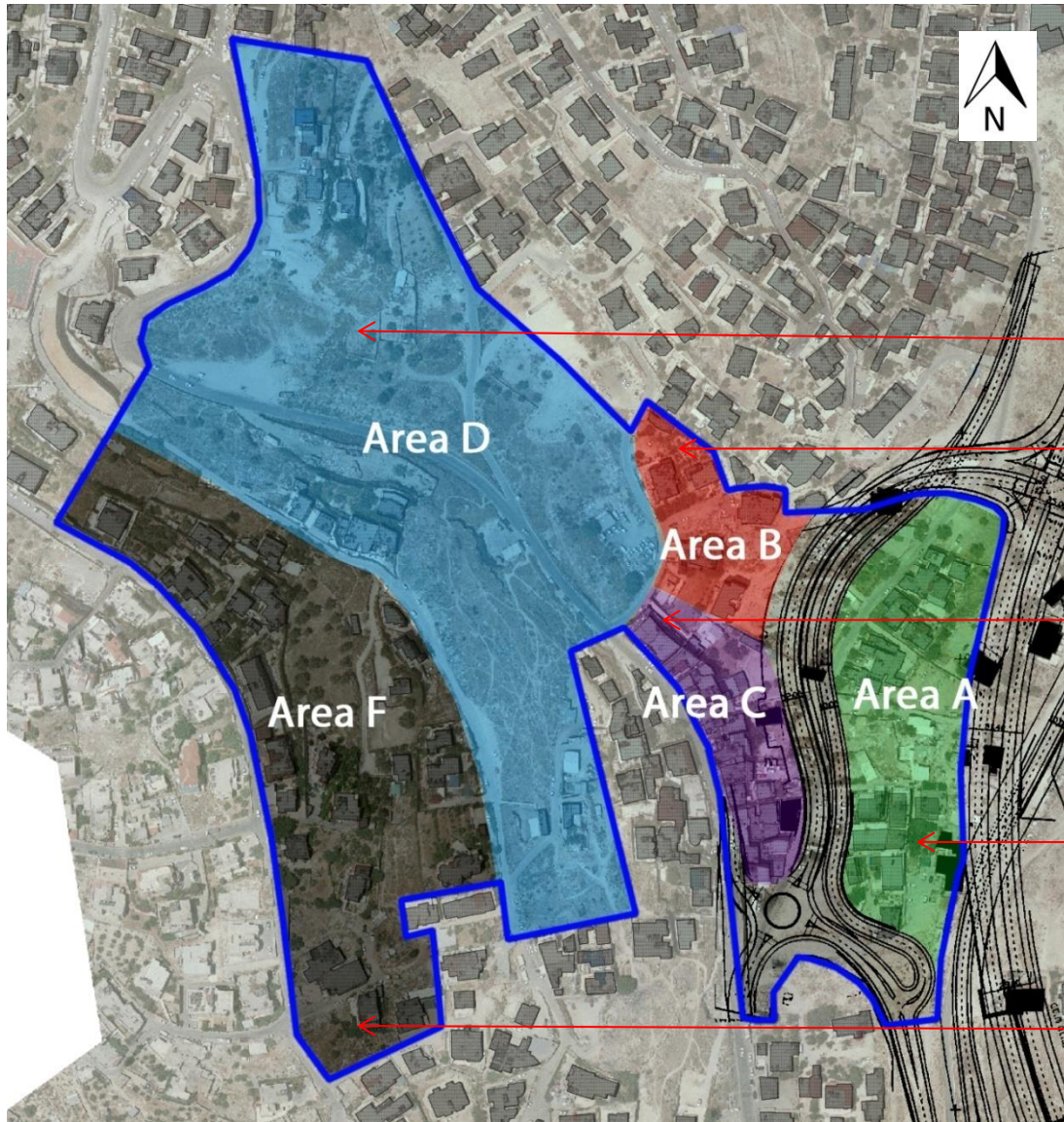
**Narrow unpaved roads**

Narrow and Unpaved Roads





# Area Classification



137 Donum

**Area A:** located between the ring road. Height of buildings

**Area B:** No building permits. Problem with service road.

**Area C:** does not allow the expansion of the Bethlehem street. Over crowded 100 families per 7 dunums. Same family.

**Area D:** potential development. Vacant lands. Ownership and Steep topography.

**Area F:** more building permits with low building percentage.





# *Community awareness and participation*



Example of the Detailed Survey Table:

Building plot no.

Ownership

Size of Plot

Building Area

No of Floors

No. of Units

Total Built up Area

Building Percentage

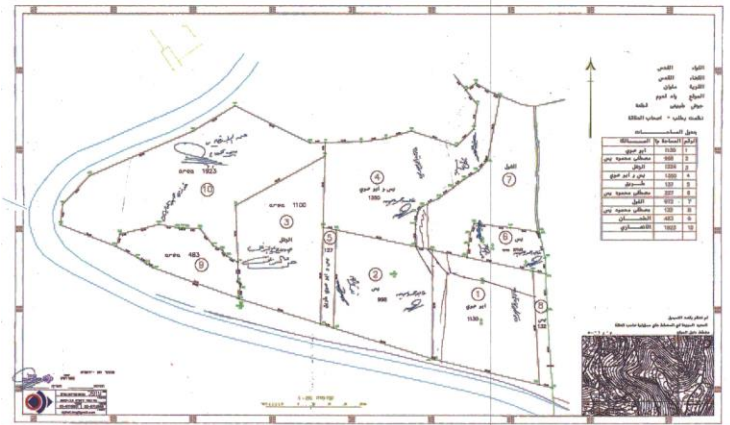
Housing Condition

Detailed Survey & Calculations

Waddi Qaddum - Built up area percentage								
Building plot no	Owner	No of Area	size of plot	Building area	No of floors	No of Units	Total built up area	Building %
1	Abu Yahya Salymeh	A	370	157	3	3	471	127%
2	Marwan Salymeh	A	450	268	4	6	1072	238%
3	Sae'e'd Maswadeh	A	160	100	1	1	100	63%
4	Antaar Salymeh	A	350	186	4	4	744	213%
5	Abed Alwaleed Salymeh	A	140	100	3	3	300	214%
6	Sae'e'd Salymeh	A	350	200	4	4	800	229%
7	Azzez Salymeh	A	900	182	3	4	550	61%
8	Hussein Ghoul	A	600	183	3	2	414	69%
9	Thabet Abu Snieneh	A	650	225	1	2	225	35%
10	Abu Rubin Salaymeh	A	530	96	1	1	96	18%
11	Abu Kamel Abu Sway	A	380	256	1	2	256	67%
12	Abu Daoud Shwaiki	A	330	155	1	1	155	47%
13	Abu Hamad, Burkan, Abu Snieneh	A	550	346	1	2	346	63%
14	Abu Haytham Jaber	A	240	140	2	1	280	117%
15	Abu Rawhi Jaber	A	370	200	3	1	600	162%
16	Abu Mustafa Dandees	A	380	100	3	1	300	79%
17	Abu Ahmad Jaber	A	315	140	1	1	140	44%
18		A	190	80	1	1	80	42%
Total	12500						6929	
Building Percentage							55.4%	

Building plot no	Owner	No of Area	size of plot	Building area	No of floors	No of Units	Total built up area	Building %	%
19	Abu Wajeeh Abu Ramouz	C	520	100	1	4	400	77%	240%
20	Mahmoud Abu Ramouz	C		145+65	4		500	96%	
21		C		150	4		150	29%	
22	Zakaria Abu Ramouz	C	520	100	2	4	200	38%	
700	Mohammad Fahmi Salymeh	C	700	110	3	4	330	47%	145%
29	Mohammad Fahmi Salymeh	C		120	2		240	34%	
30	Mohammad Fahmi Salymeh	C		115	2		230	33%	
31	Mohammad Fahmi Salymeh	C		110	2		220	31%	
32	Abu Hisham Salymeh	C	1000	105	1	3	105	11%	77%
33	Abu Hisham Salymeh	C		113	3		339	34%	
34	Abu Hisham Salymeh	C		107	3		321	32%	
35	Abu Nabil Salymeh	C		112	4	3	448	136%	
36	Abu Basem Salymeh	C	330	80	4		320	97%	315%
37	Amjad Salymeh	C		90	3		270	82%	
38	Maheer Salymeh	C		120	1		120	12%	
39	Abu Ziad Salymeh	C	600	45	3	5	135	23%	144%
40	Abu Ammar Salymeh	C		60	3		180	30%	
41	Atwan Salymeh	C		45	3		135	23%	
42	Abu Asraf Salymeh	C		110	2		220	37%	
43	Abu Wael Salymeh	C		65	3		195	33%	
44	Abu Kayed Salymeh	C		160	1	5	160	8%	75%
45	Abu Atwan Salymeh	C		65	1		65	3%	
46	Abu Amar Salymeh	C		160	3		480	24%	
47	Abu Atwan Salymeh	C		115	3		345	17%	
48	Abu Atwan Salymeh	C	2000	75*4+160	4		460	23%	
49	Abu Ziyad Abu Khamis	C	1000	170*3+115	3	2	625	63%	155%
50	Ziyad Abu Khamis	C	1000	230	4	2	920	92%	
51	Abu Isam Salymeh	C	700	200	2	2	400	57%	104%
52	Abu Isam Salymeh	C		165	2		330	47%	
Total		8721					8843		
Building Percentage							101%		

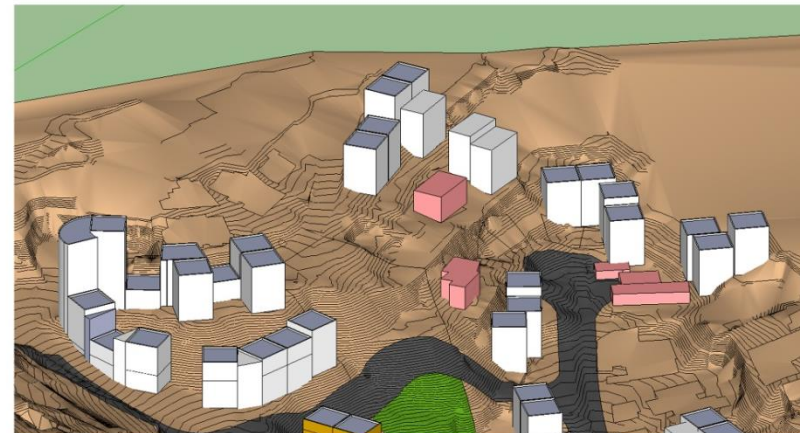
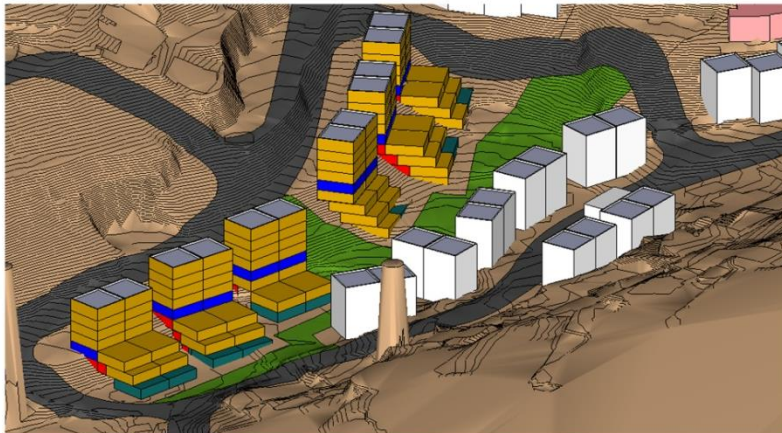
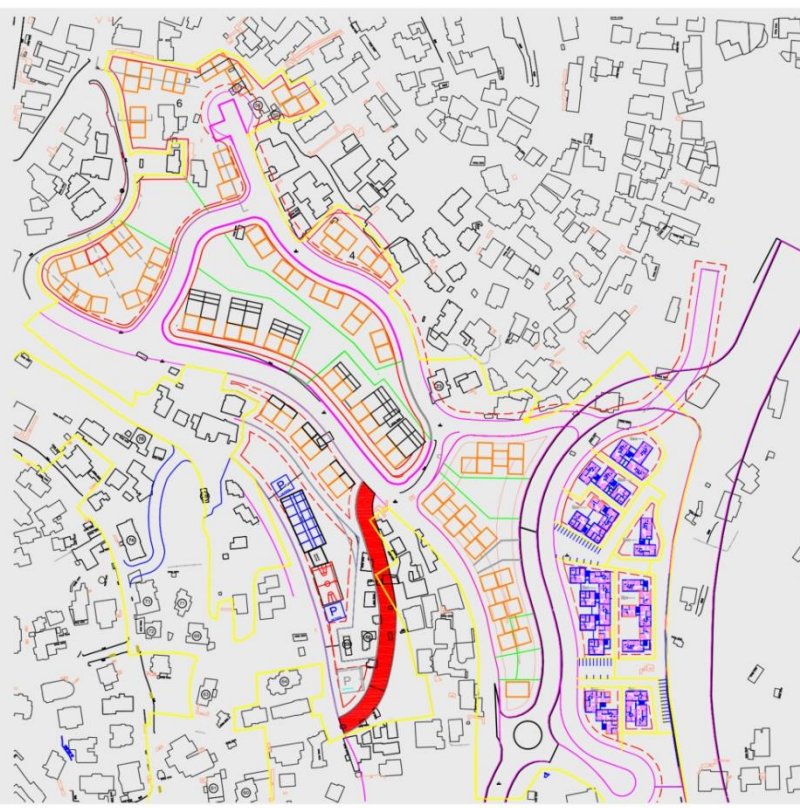
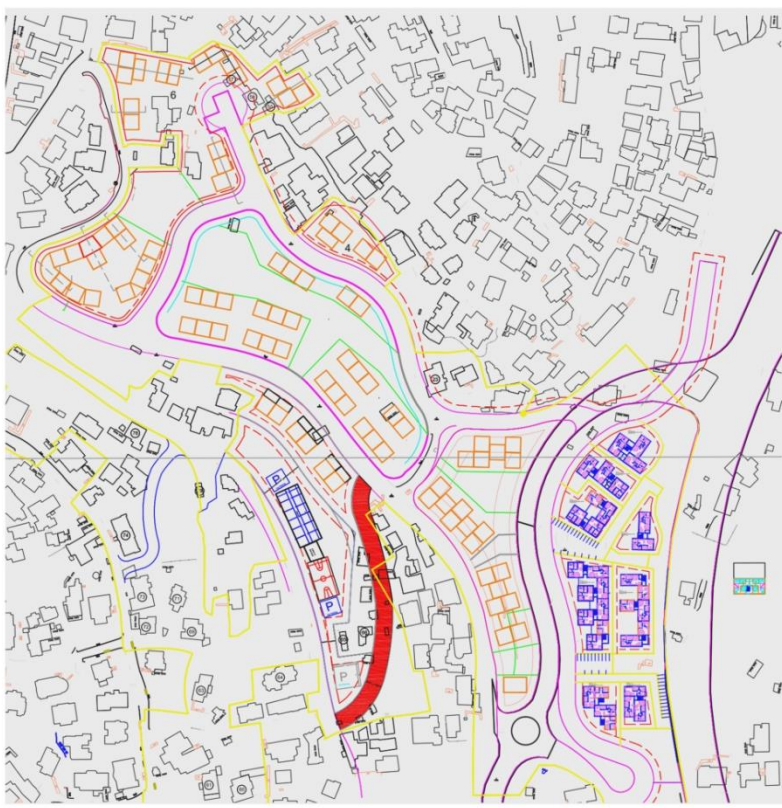




Landuse Alternatives

Alternative 1			Alternative 2		
	Area	Percentage		Area	Percentage
Residential	80,705.07	58.78%	Residential	73,935.85	53.80%
Green	10,820.95	7.8%	Green	16,859.81	12.27%
Mix	5479.54	3.9%	Mix	-	-
Public	6731.81	4.9%	Public	9476.7	6.9%
Roads	-	-	Roads	-	-
Total	13,7281.66	100%	Total	13,7325.49	100%





Building typologies Alternatives

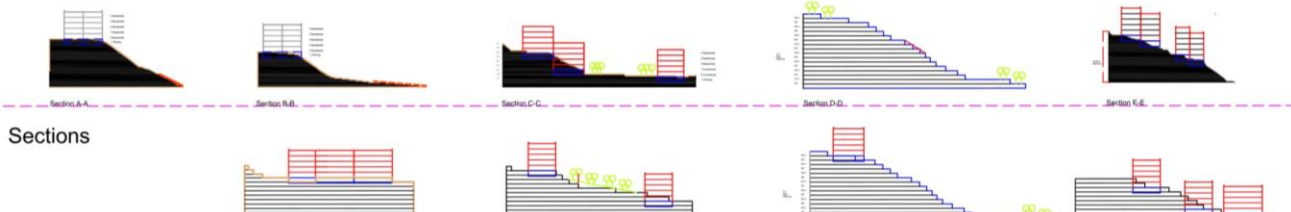
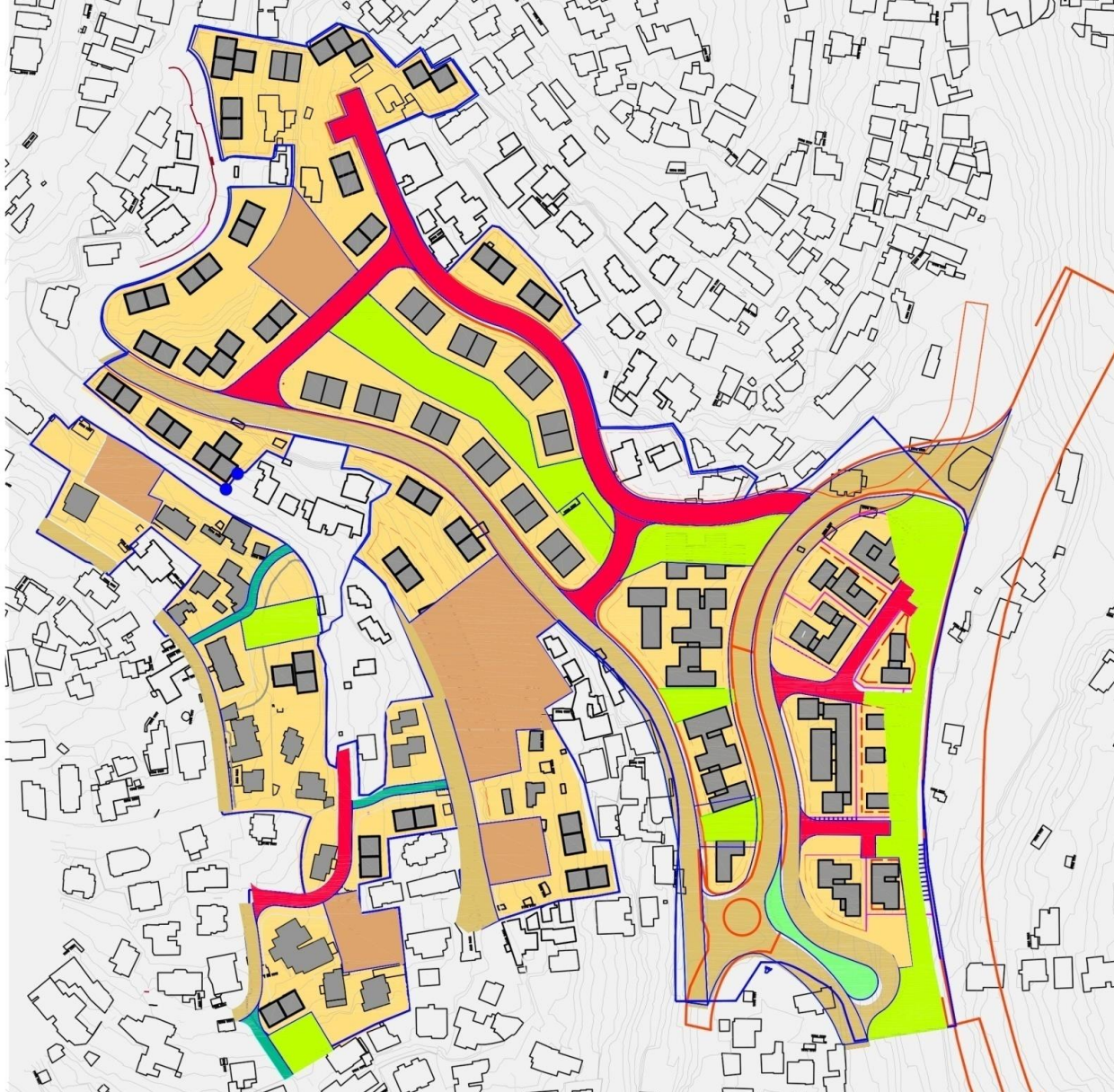


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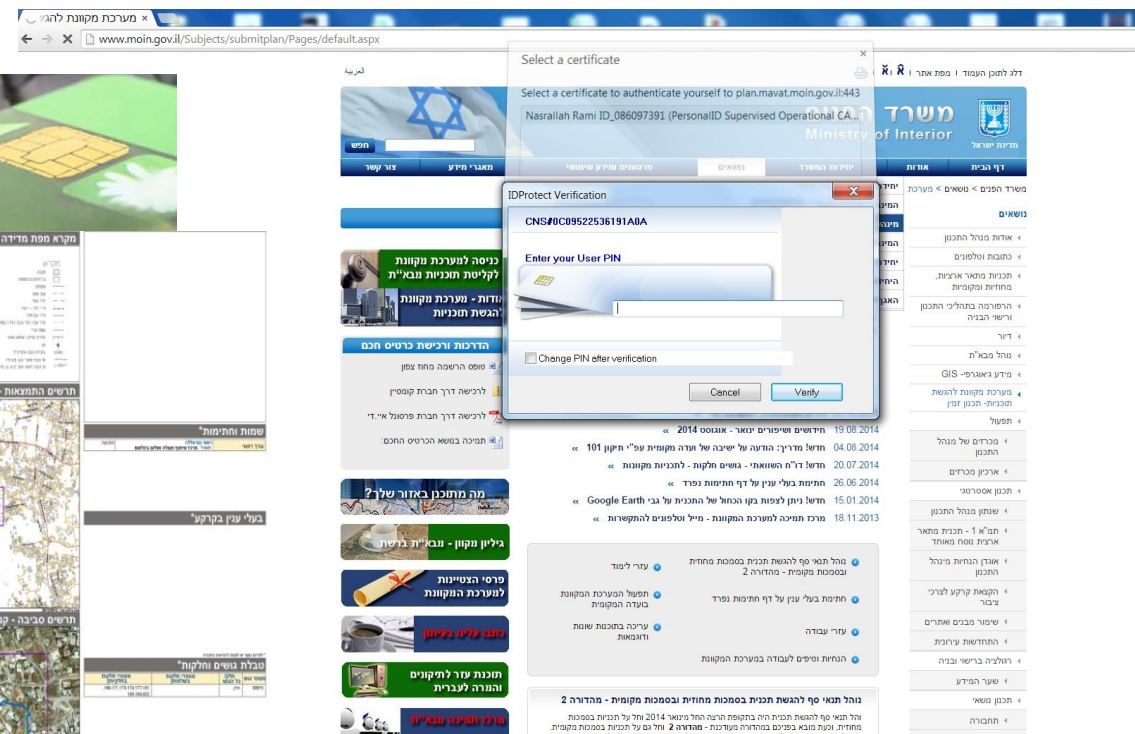
## Building Appendix



# Opening a file



# מערכת מקוונת



## 22 meetings with the Municipality from January 2013 till January 2015

Sep. 2013 - al Aqabbah neighbourhood (101-0177816)

Mar. 2014 - al Ashkareyeh Center(101-0211078)

Sep. 2014 - al Ashkareyeh South (101-0260208)

Sep. 2014 - Wadi Qaddum (101-0260224)

Apr. 2015 - ash Shayyah (101-0317115)