

Planning Area C A Tool To Create Facts On The Ground

June 2019

Planning Levels

Localities and clusters

Detailed regulatory planning

Sub-Regional

Strategic functional integration

1

OUTLINE PLANNING

Outline Plans

78 plans covering 30 km²

Current:

60000 persons

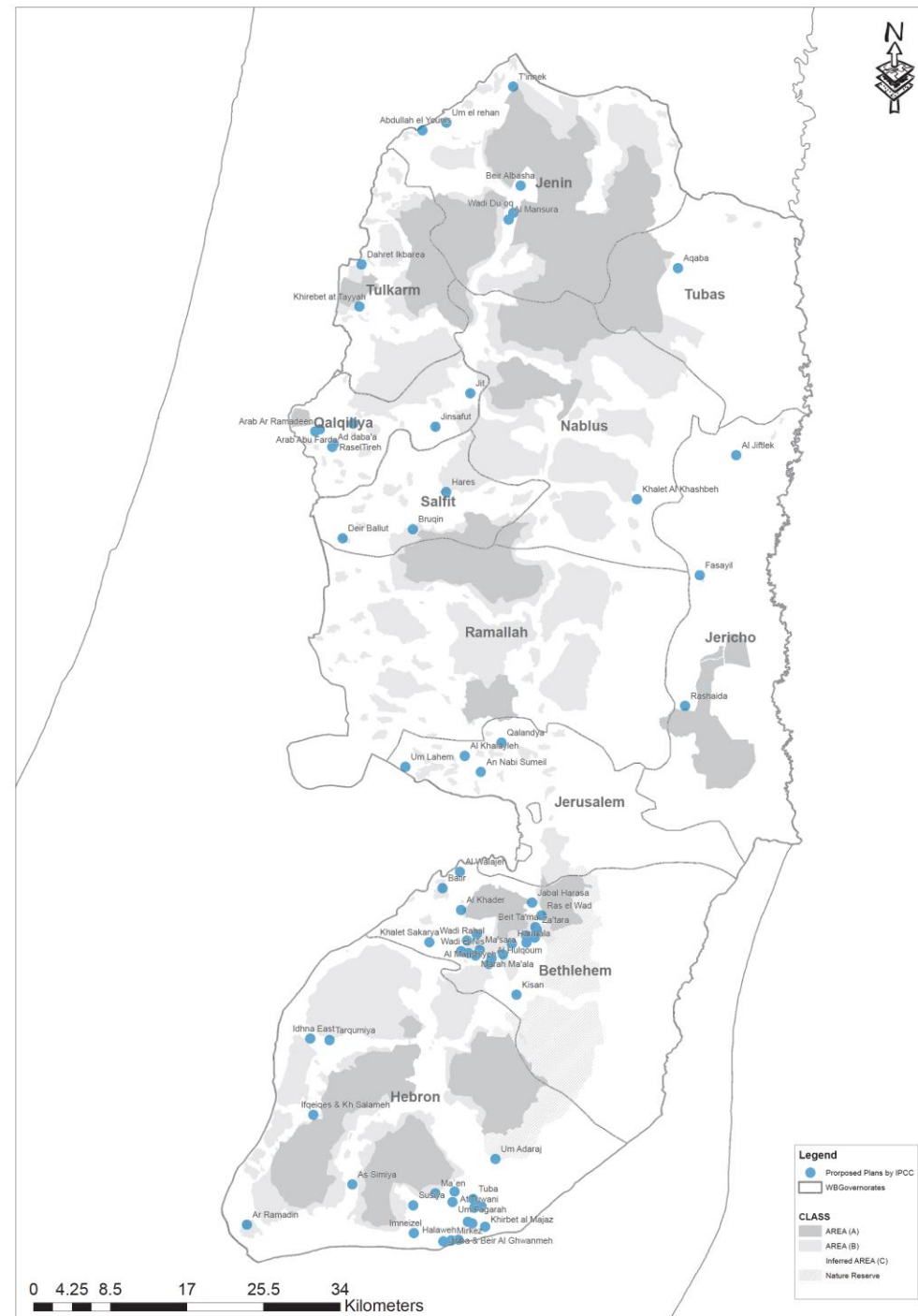
10000 buildings

Projected(2040):

120000 persons

Plans for 6 localities fully approved

Plans for 10 localities in advanced stage



Outcomes

- 1. Prioritisation of projects for implementation**
- 2. Strategic site identification (feasibility + accessibility)**
- 3. Legal protection against demolition**
- 4. Regulation of development (endorsed by community)**
- 5. Strengthening of local capacity**

CASE STUDY

Daba'a & Ras al Tireh

2 localities

21 hectares

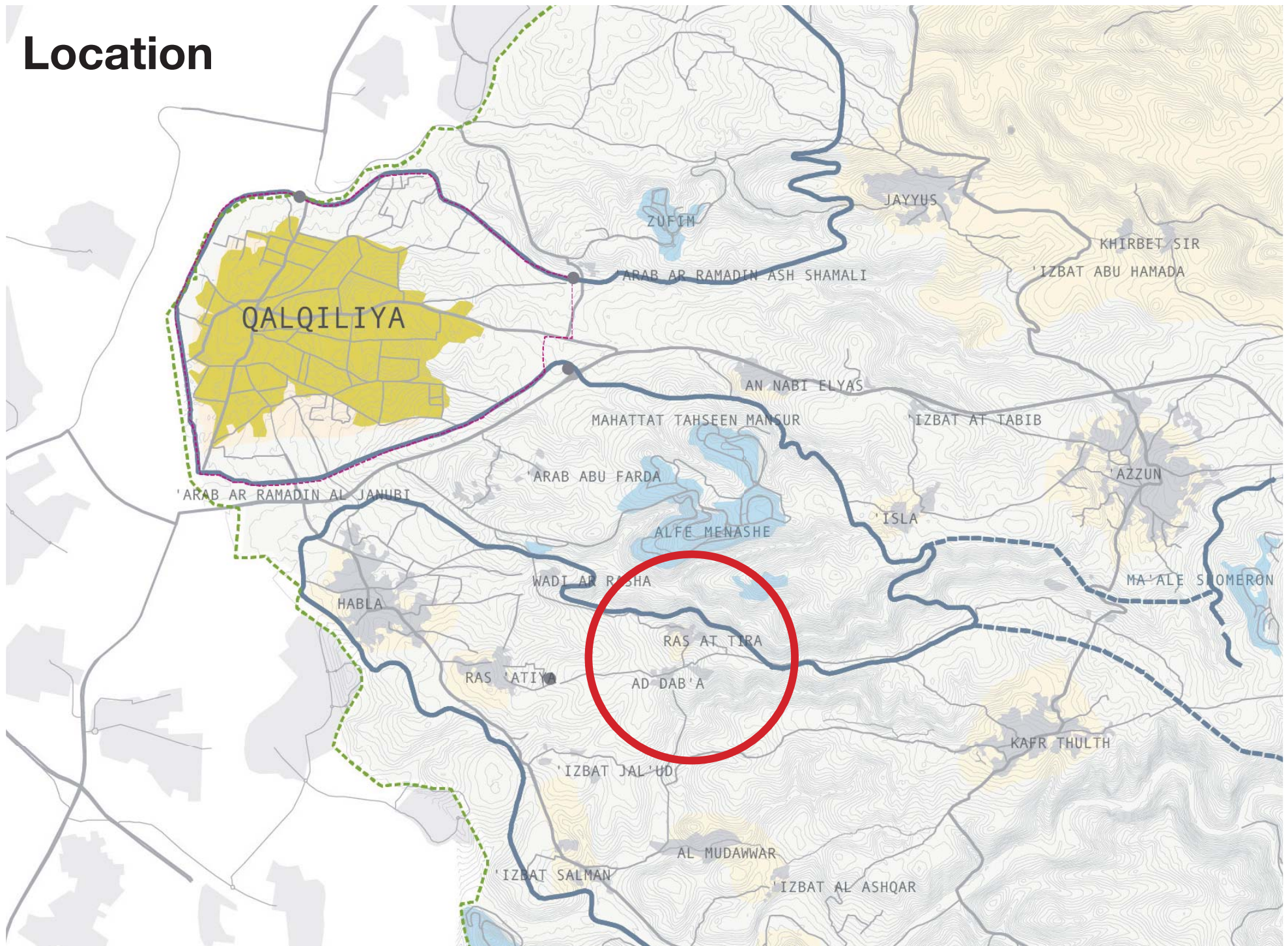
740 persons (2014)

1500 persons (2030)



Daba'a, Qalqiliya

Location



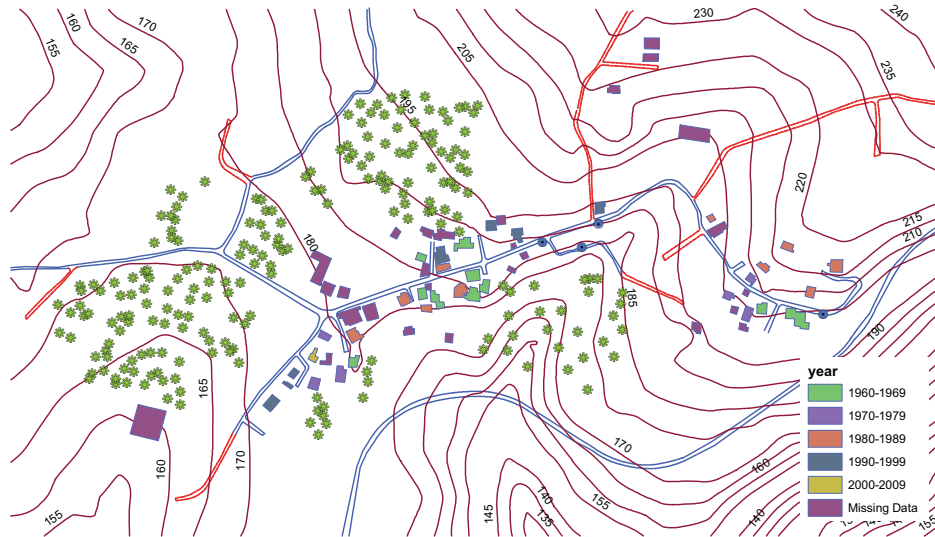
1. Site Surveys



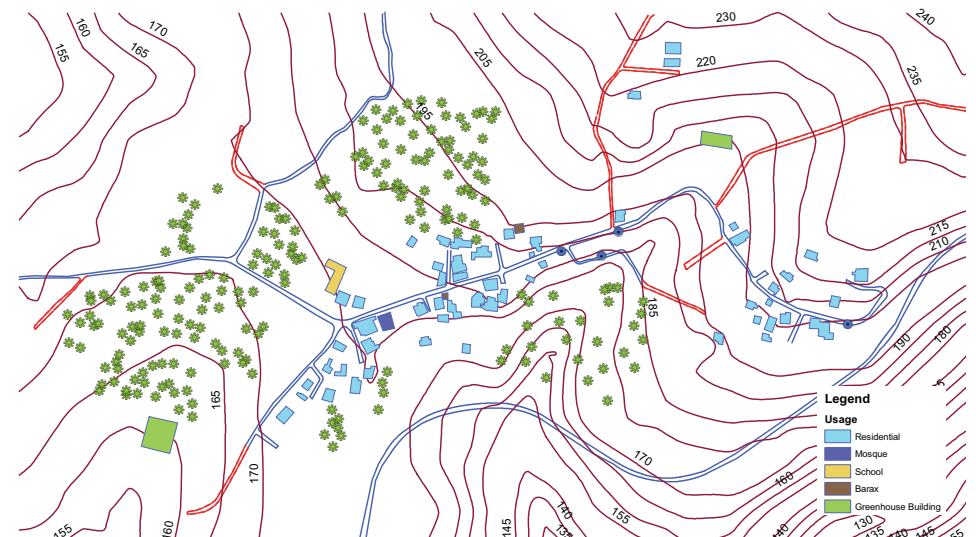
List of surveys:

- Existing land use
- Infrastructure (incl. public transport, type of service, number of users)
- Household (family size, ownership, employment, income)
- Building (estimated age, condition, size, use, materials)
- Health (services, size of building, number of patients)
- Education (size of building, number of students/staff, classrooms)
- Religious/Cultural buildings (type, number of users, size, age)
- Industrial and Commercial (sector, turnover, number of employees)

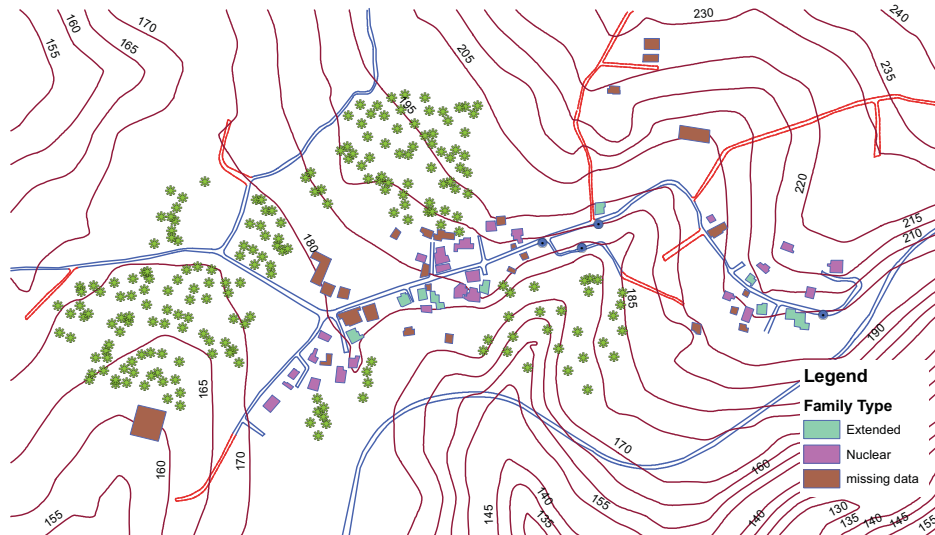
2. GIS Analysis



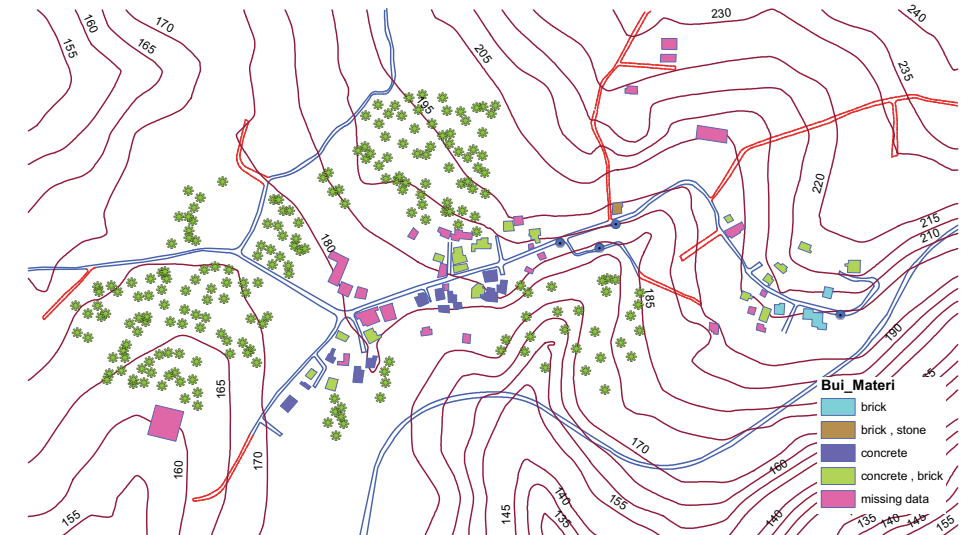
Year of Construction



Building Use



Family Type



Building Material

3. Training Community Leaders



4. Planning with the community



5. Planning Programme

Population 2014 = 750

Projected Population 2035 = 1500

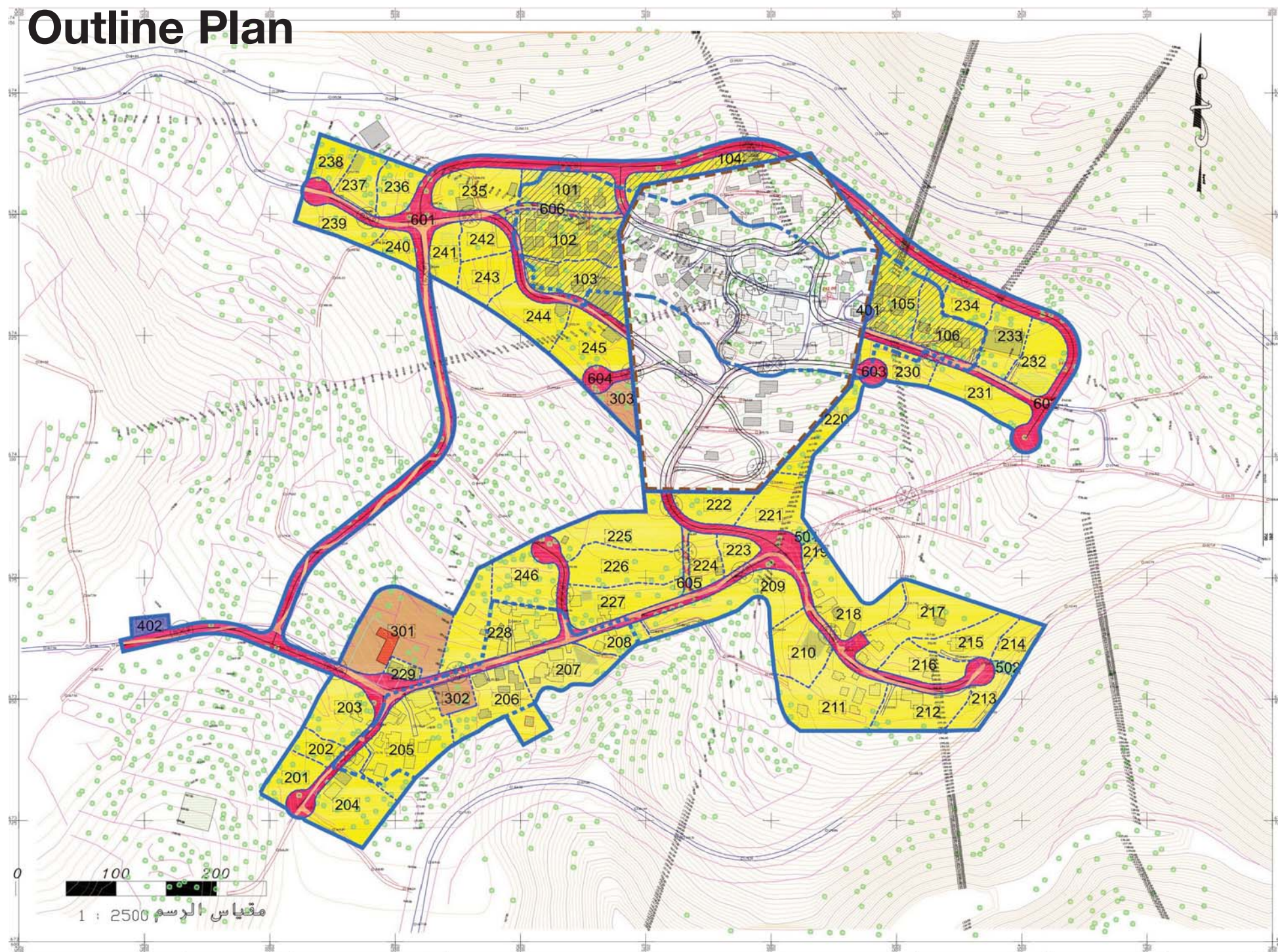
Projected households 2035 = 336

Plan Area 211.3 Dunum

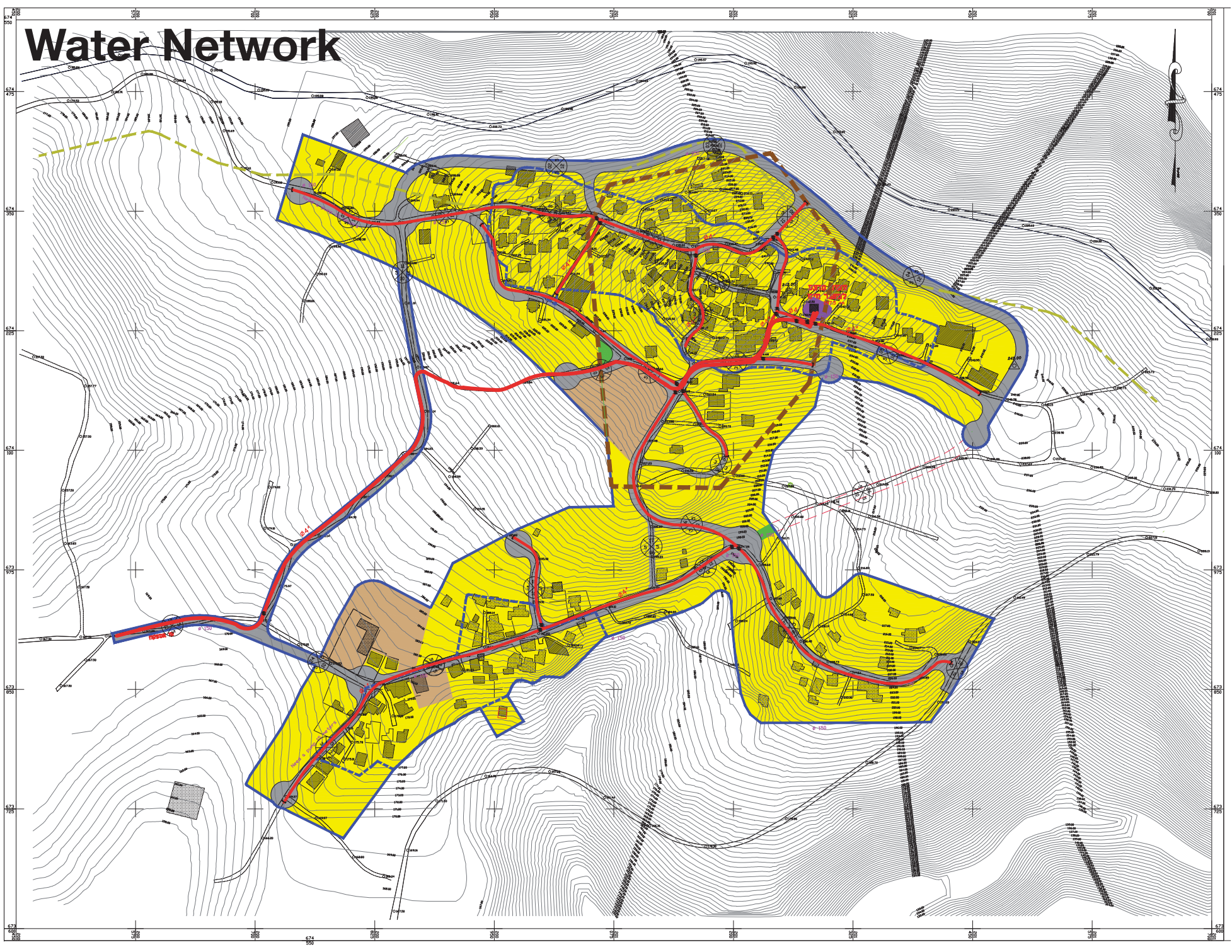
Planned area for residential = 156.2 Dunum

Planned Capacity = 588 housing units (4 units per dunum)

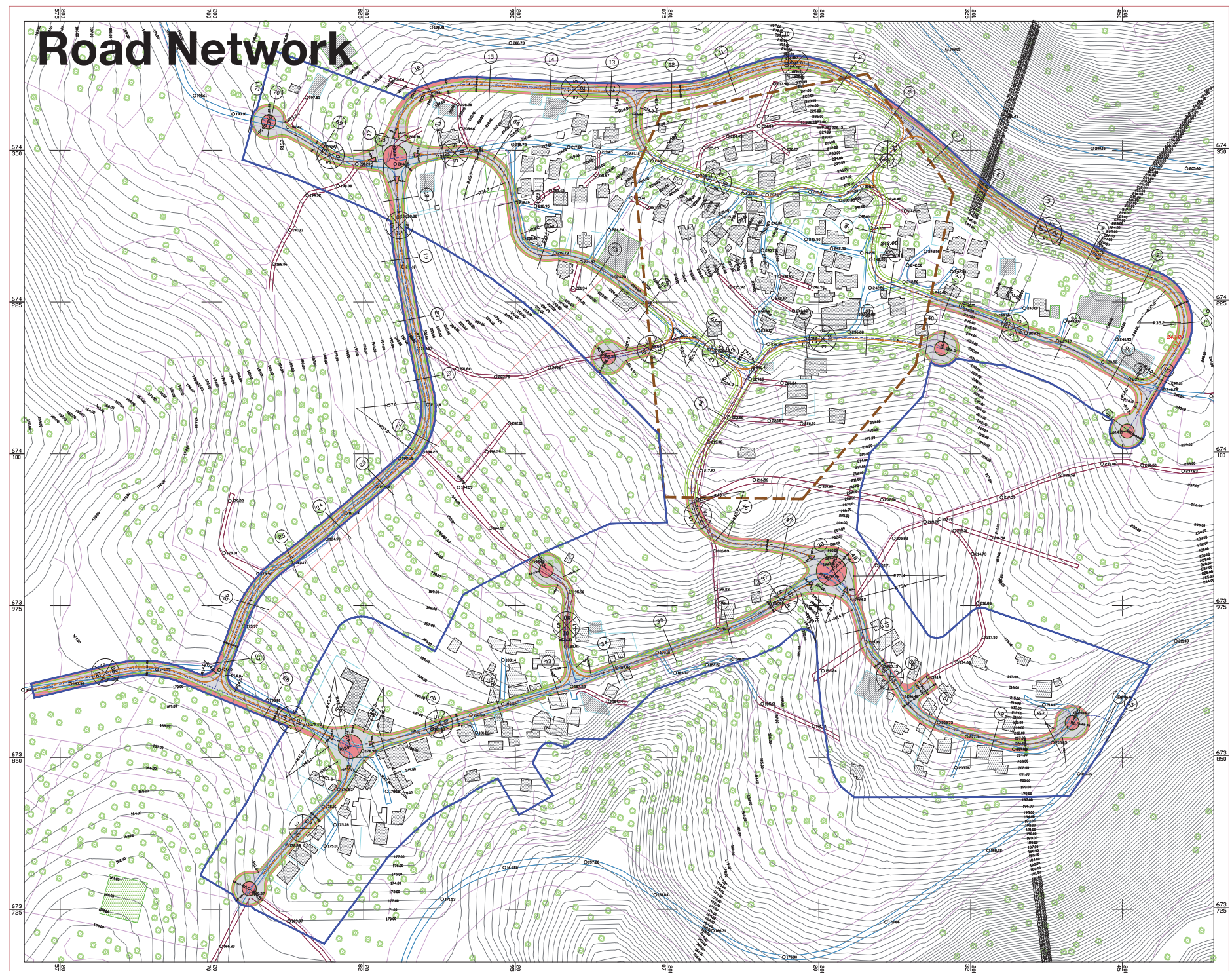
Outline Plan



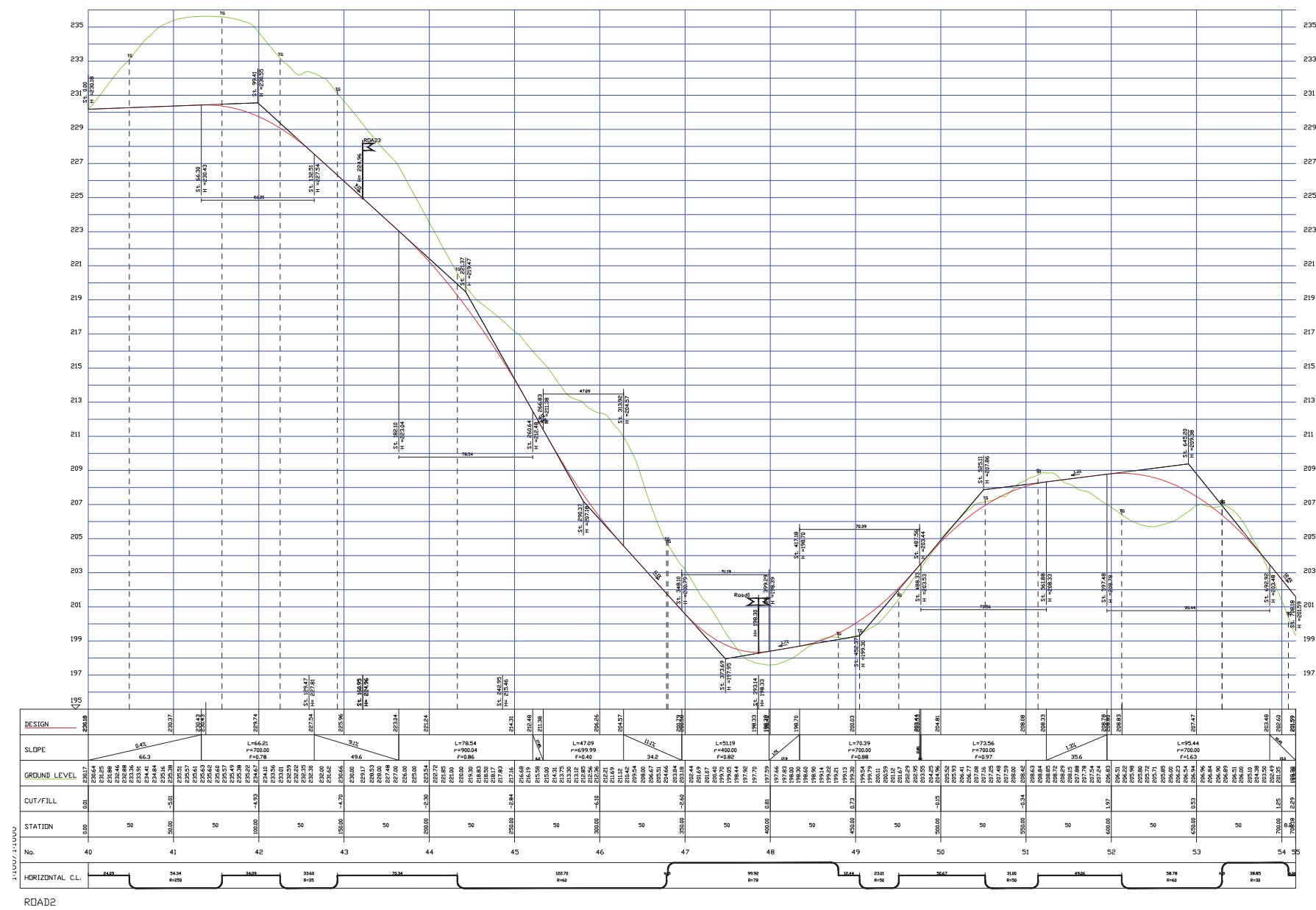
Water Network



Road Network



Road 'Cut & Fill' Diagrams



2

IMPLEMENTATION PLANNING

1. Planning

Action Plans

(Ras al Tireh and Ad Daba)

Public Facilities

Local Infrastructure Networks

No.	No. of land on the plan*	Land Usage	Existing Built Up Area (dunum)	Proposed built Up Area (dunum) include the existing	No. of beneficiaries	Description of needs
1	1	Kindergarten	0	0.5	30	Propose a new Kindergarten
2	4	Local council Daba'a	0.15	0.15	All	Needs walls
3	4	Wastewater Network	0	4 km	All	Proposewastewater network and two pumps (the network proposed to connect with Habla locality)
4		Roads	2 km	4.2 km include the existing	All	Planned roads need to be open and paved, Existing roads are currently need repaving after the water and wastewater networks done
5	2	School (elementary)	0	2	180	Propose a new school (1st - 6th grade)
6		School (secondary)	2	2	360	No need for expansion. Just need some equipment's.
7	4	Clinic	0.15	0.15	All	No need for expansion. Just need some equipment's.
8	3	Water Network, water tank and artesian well	2.5 km	4 kminclude the existing	All	Rehabilitation for the current water network and (Already there is a water tank but they need a better pump).
9		Playground	0	0.5	All	Propose a playground; RasTira council will buy for it a land.
10	5	Women association	0.17	0.17	All	No need for expansion. Just need some equipment's.(current area 90 m ² as the first floor of the building)

* see the attached plan

Ras Tira and Daba'a Cost Estimate

No.	No. of land on the plan*	Land Usage	Item	Units	Quantity	Intial cost estimate			Reviewed cost estimate		
						Price/Unit (Euro)	Price/ Item (Euro)	Total Price (Euro)	Unit Price (Unit)	Price/ Item (Euro)	Total Price (Euro)
1	1	Kindergarten	Excavation	m ³	1000	8	8000	75,000	6	6000	64,000
			Building	m ²	150	340	51000		280	42000	
			Playground	m ²	300	40	12000		40	12000	
			Equipment	room	1	4000	4000		4000	4000	
2	4&5	Local councils and Ras Tira & Daba'a	Rehabilitation	lump sum	2	5000	10000	10,000	5000	10000	10,000
3		Wastewater Network	Sewage line (6")	km	6	100000	600000	750,000	65000	390000	550,000
			Manholes	Manhole	100	900	90000		1000	100000	
			2 pumps	pump	2	30000	60000		30000	60000	
4		Roads	Excavation 2 m in avarage (35% of the roads length)	km	1.4	160000	224000	1,302,000	100000	140000	854,000
			Returning walls (35% of the roads length)	m	1400	200	280000		150	210000	
			Pavement (10m width in average)	km	4.2	190000	798000		120000	504000	
5	1	School (elementary)	Excavation	m ³	2500	8	20000	236,000	6	15000	197,000
			Building	m ²	400	340	136000		280	112000	
			Playground	m ²	1000	40	40000		40	40000	
			Equipment	room	10	4000	40000		3000	30000	
6	2	School (secondary)	Equipment	lump sum	1	10000	10000	10,000	10000	10000	10,000
7	4	Clinic	Equipment	lump sum	1	10000	10000	10,000	10000	10000	10,000
8	3	Water Network and artesian well	Water line (4")	km	2	70000	140000	297,000	50000	100000	220,000
			Manholes	Manhole	30	900	27000		1000	30000	
			pump	pump	2	40000	80000		20000	40000	
			Excavation	well	1	50000	50000		50000	50000	
9		Playground	Excavation	m ³	1000	8	8000	58,000	6	6000	56,000
			Playground	m ²	1000	40	40000		40	40000	
			Equipment	lump sum	1	10000	10000		10000	10000	
10		Women association	Equipment	lump sum	1	10000	10000	10,000	10000	10000	10,000
Total						2,758,000			1,981,000		
Reduction (%)									28		

* see the attached plan

Imneizel

Location: Hebron

Population: 450

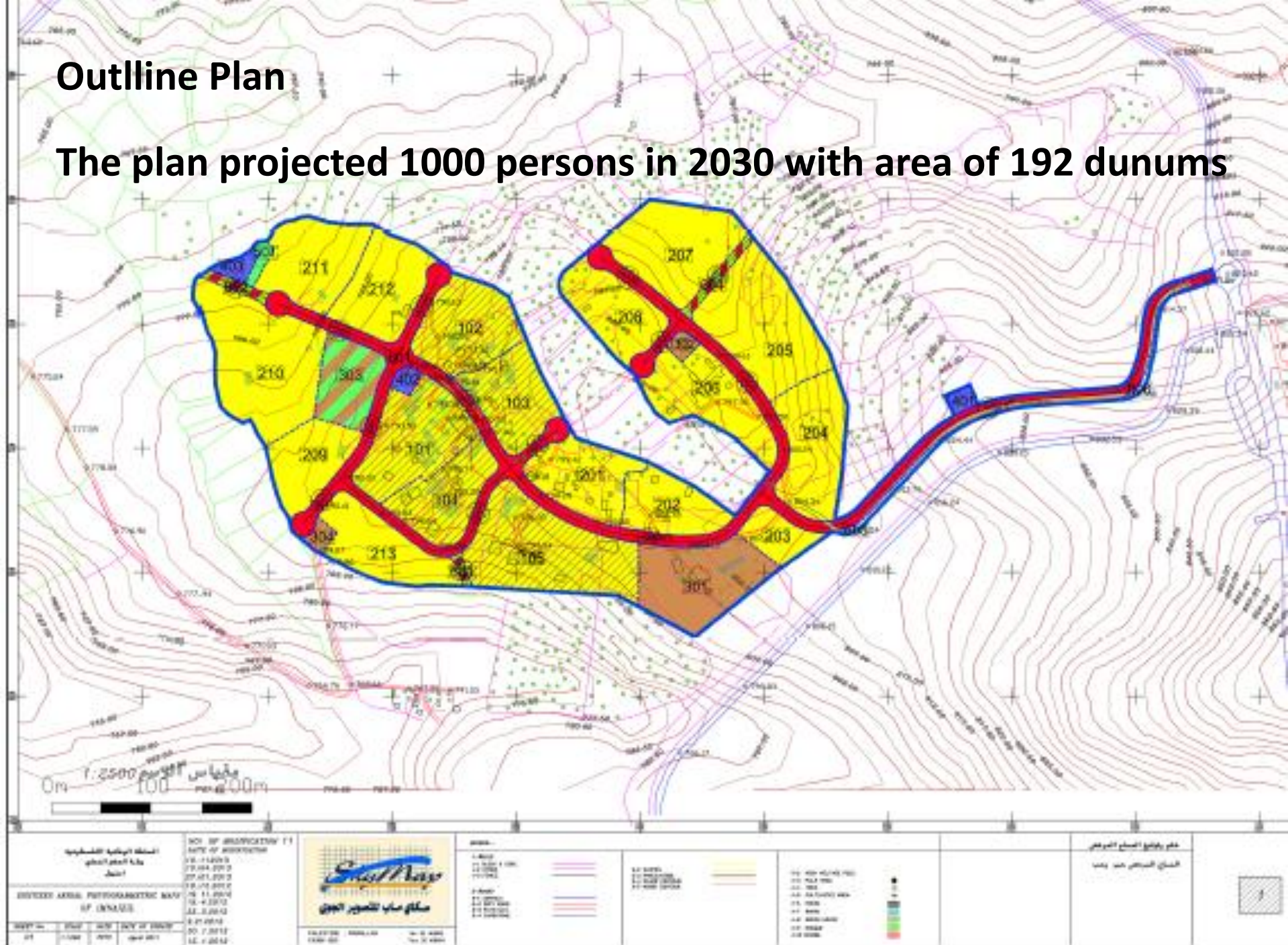


Current Situation

450 persons, 60 housing units, 50 dunums built up areas, no infrastructure services



The plan projected 1000 persons in 2030 with area of 192 dunums



3

SUB-REGIONAL & HINTERLAND PLANNING

- 1. Expansion and development**
- 2. Urban Hierarchy and regional network**
- 3. Industry and employment areas**
- 4. Agriculture**
- 5. Nature Reserves**
- 6. Water Resources**
- 7. Infrastructure: Roads, Water, Waste Water**
- 8. Joint Planning Committees**

Ras al Tireh & ad Daba'

Legend

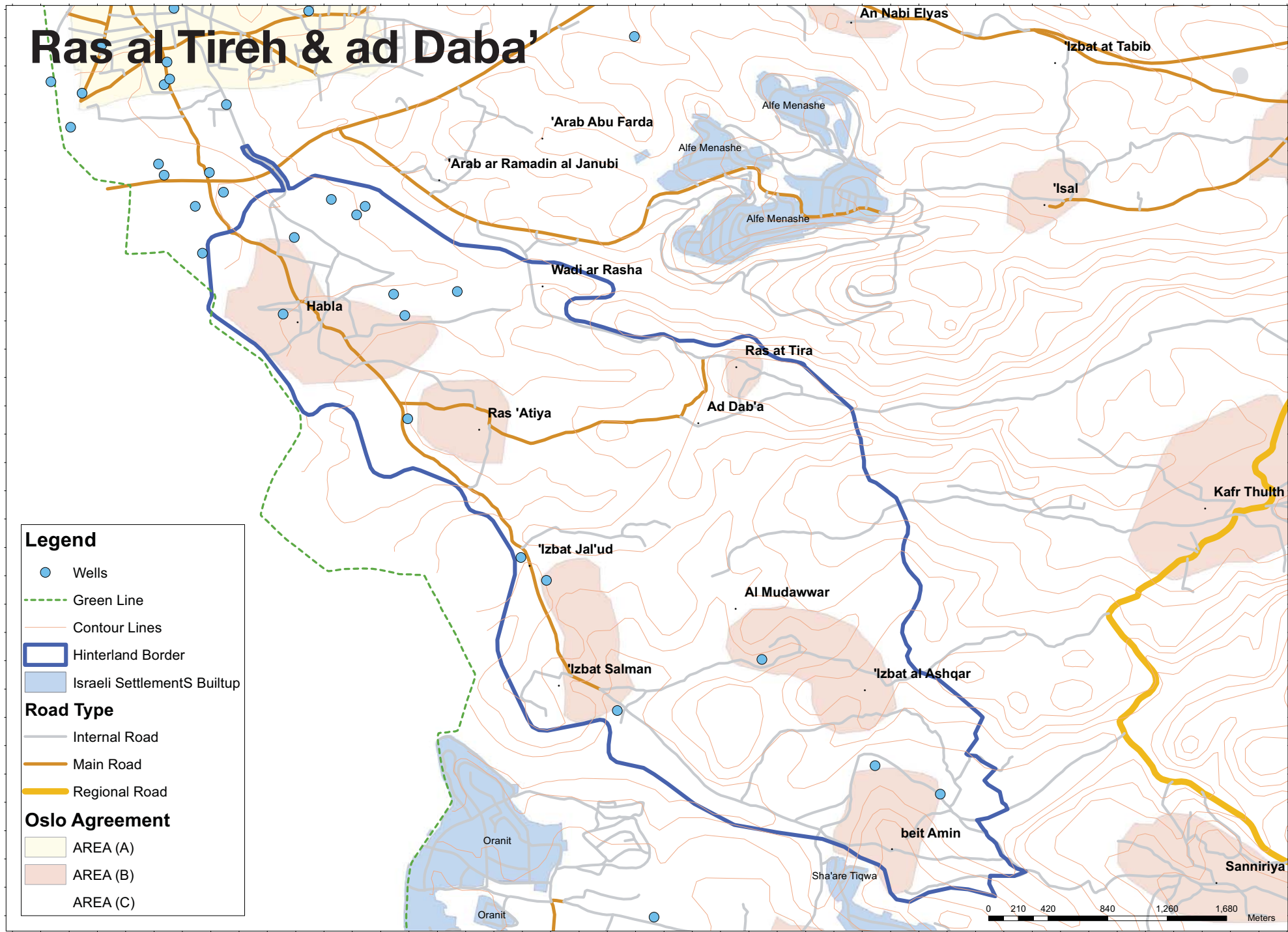
- Wells
- Green Line
- Contour Lines
- Hinterland Border
- Israeli Settlements Builtup

Road Type

- Internal Road
- Main Road
- Regional Road

Oslo Agreement

- AREA (A)
- AREA (B)
- AREA (C)



Landuse

Legend



Wells



Contour_02



Hinterland Border

Road Type



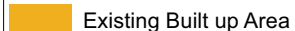
Internal Road



Main Road



Regional Road



Existing Built up Area

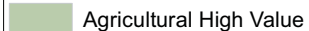


Proposed Development area



Agricultural Low Value

Class_MoA



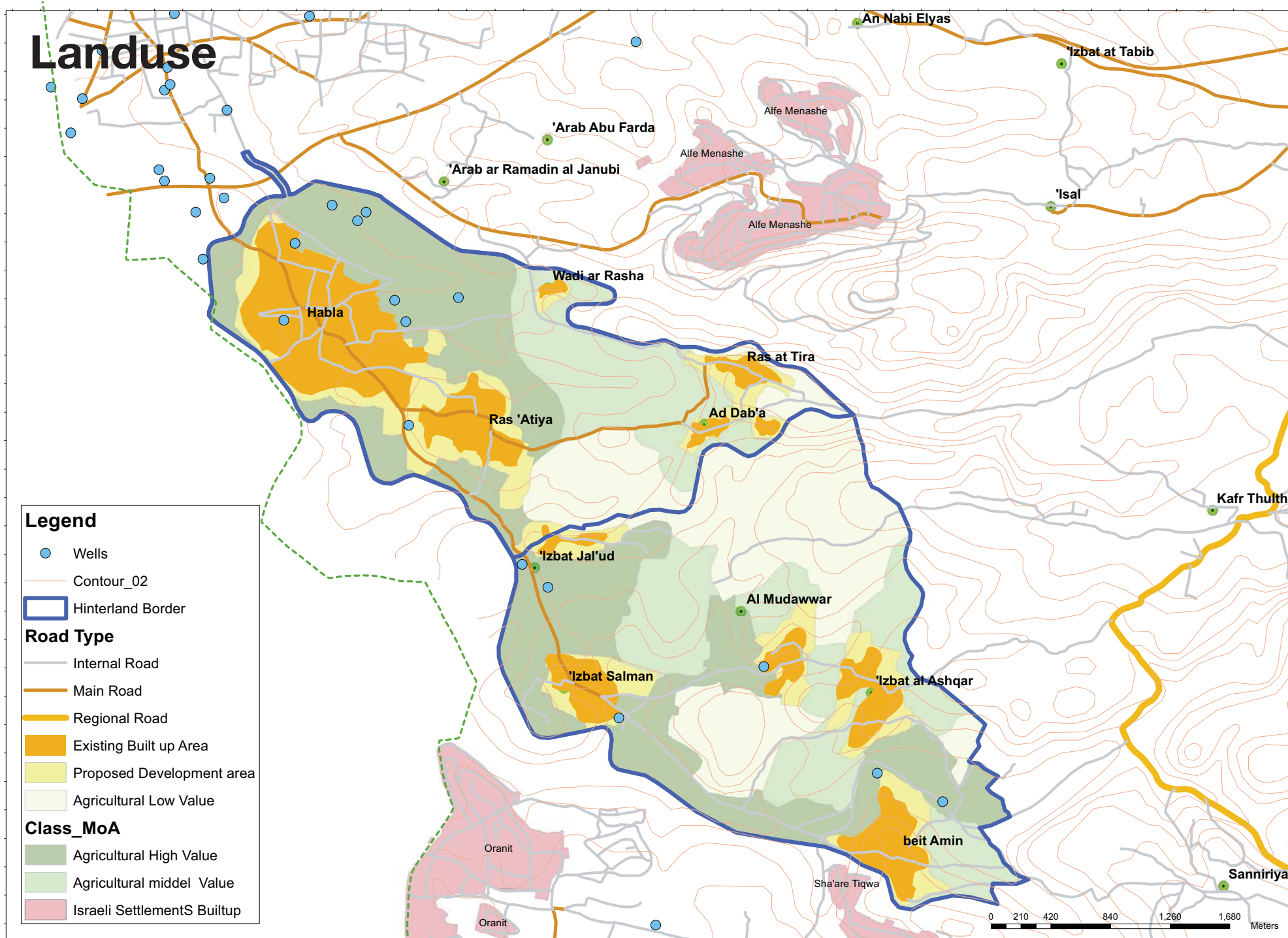
Agricultural High Value



Agricultural middel Value



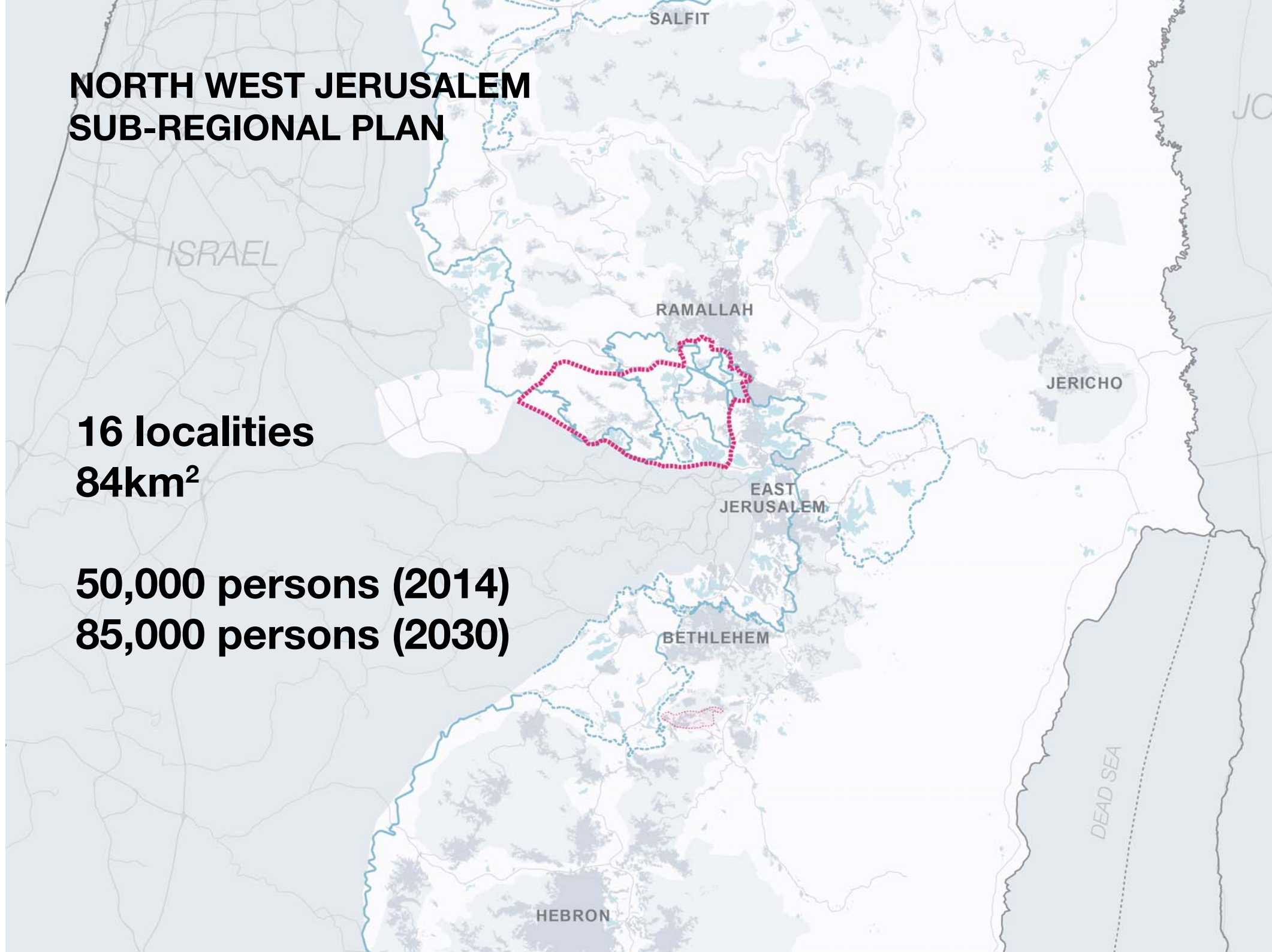
Israeli Settlements Builtup



NORTH WEST JERUSALEM SUB-REGIONAL PLAN

**16 localities
84km²**

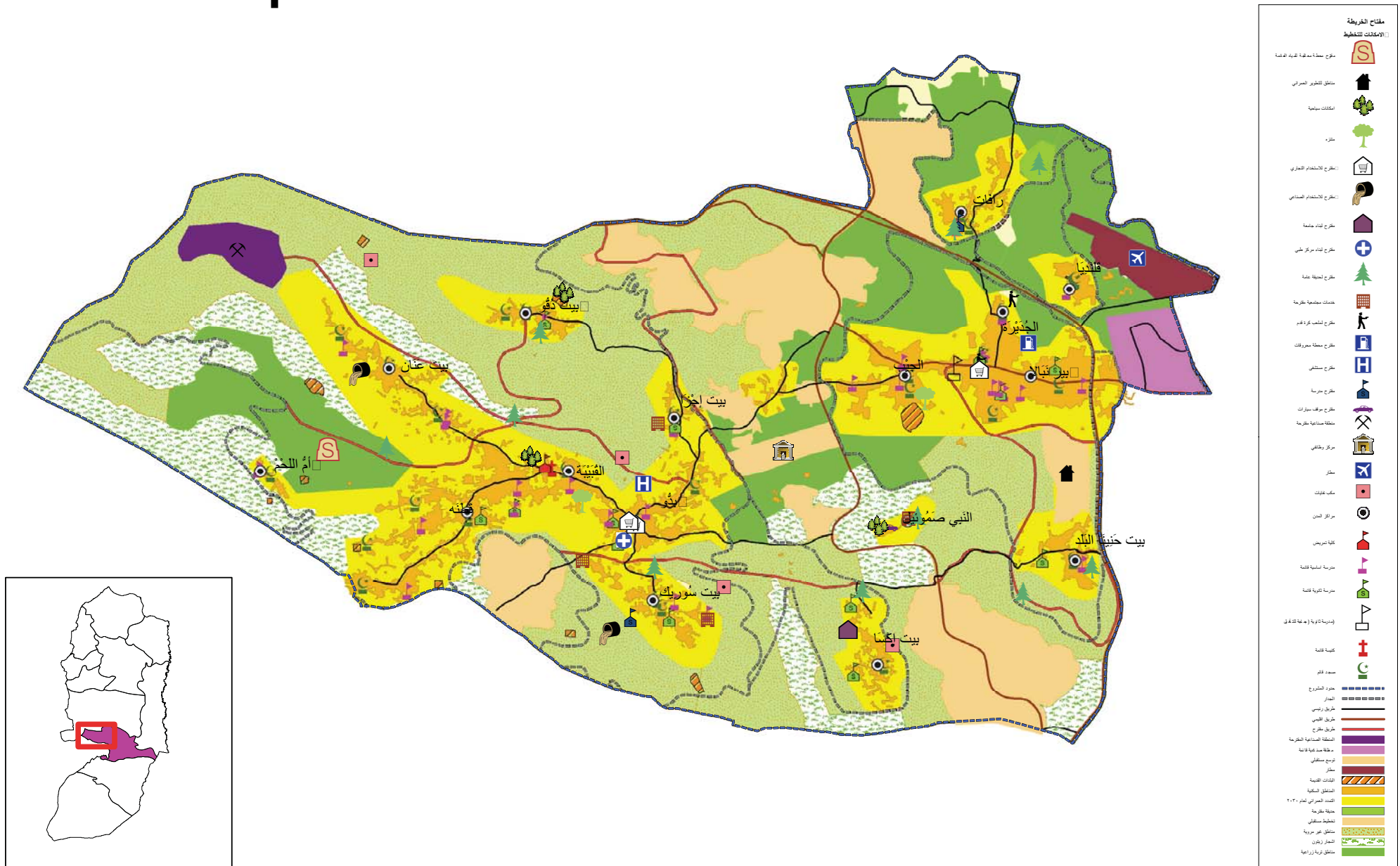
**50,000 persons (2014)
85,000 persons (2030)**



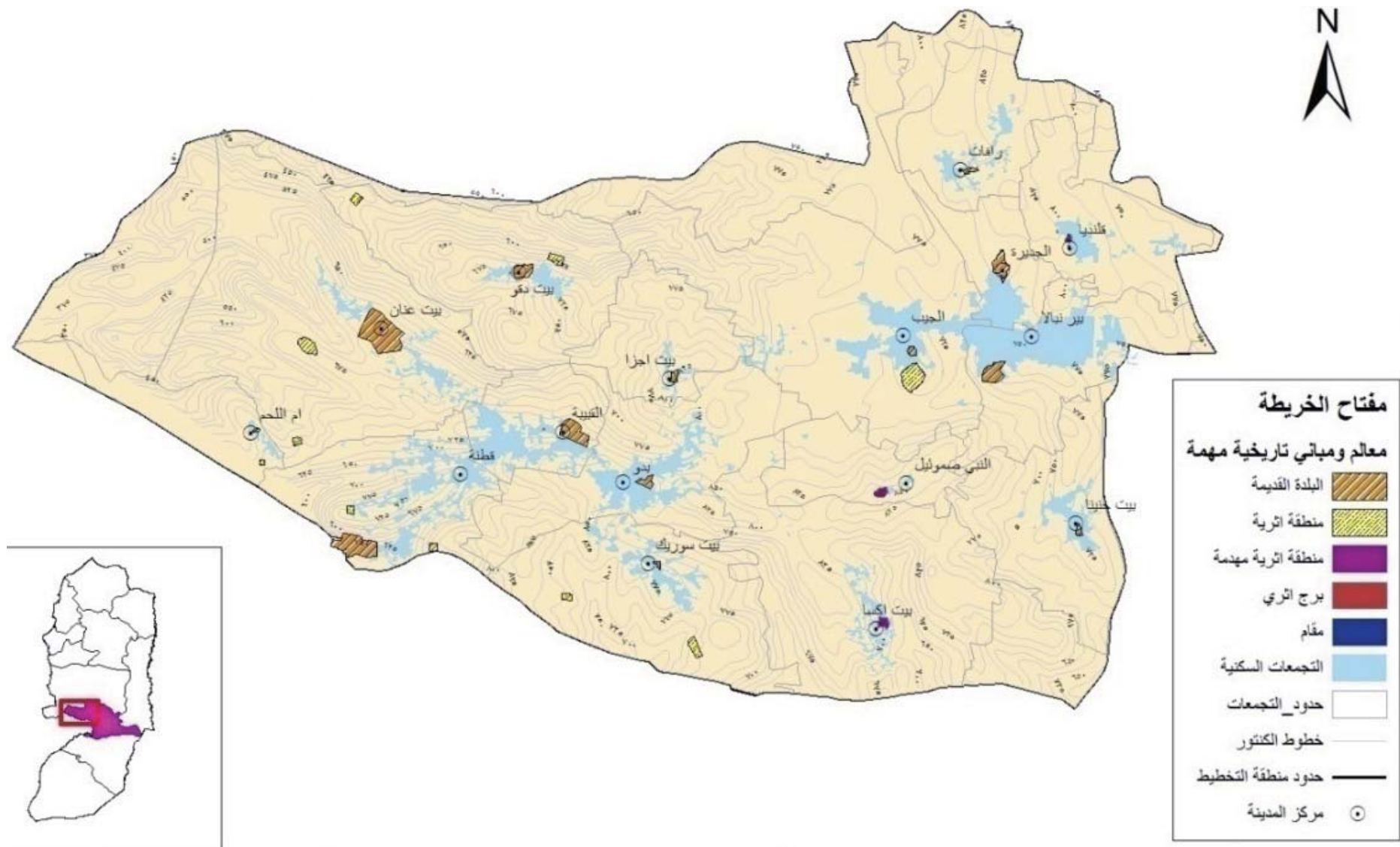


Meeting with heads of councils

Land-use plan



Local economic development: Heritage destinations



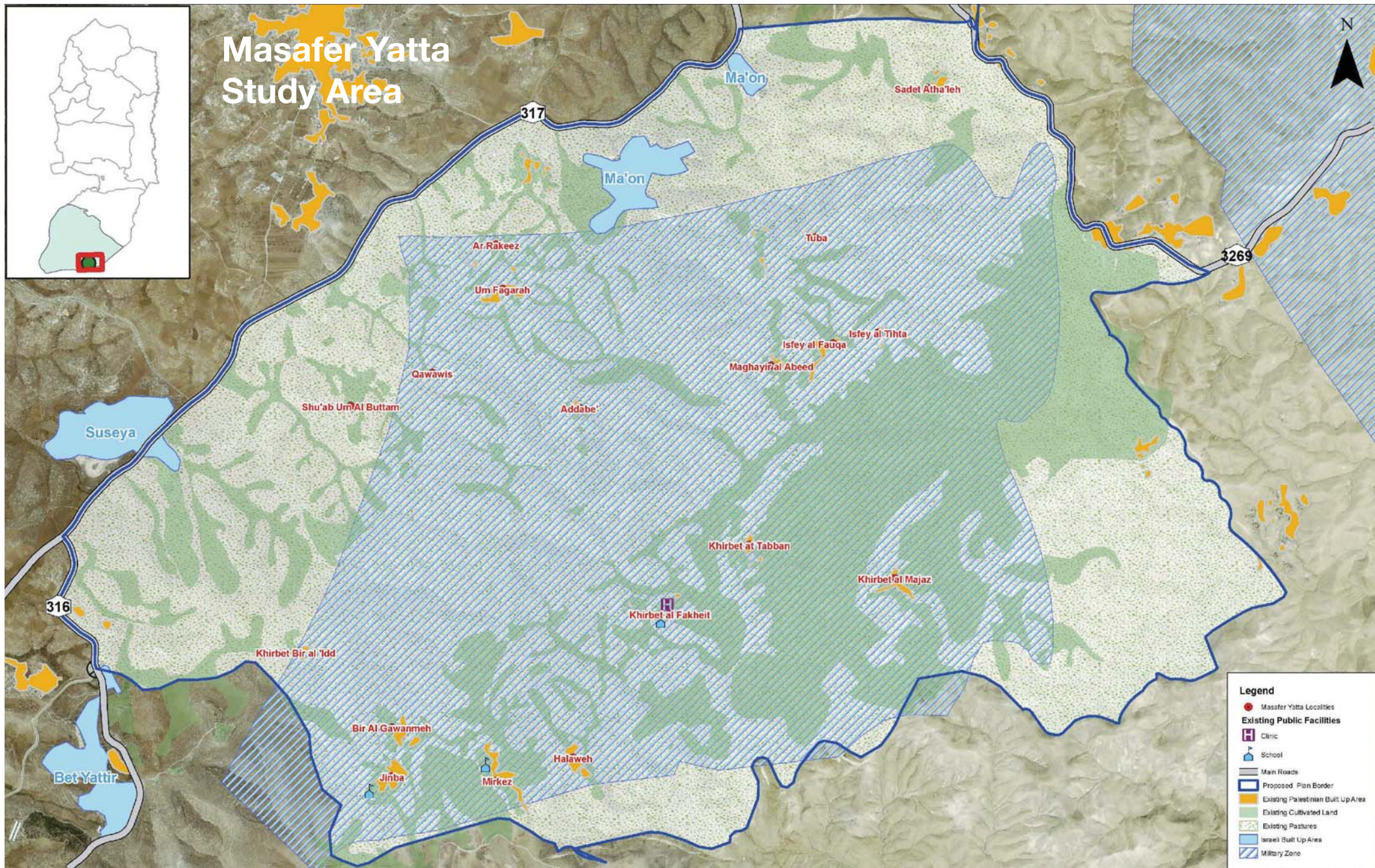
MASAFER YATTA SUB-REGIONAL PLAN

population: 1519
localities: 18
area: 36km²

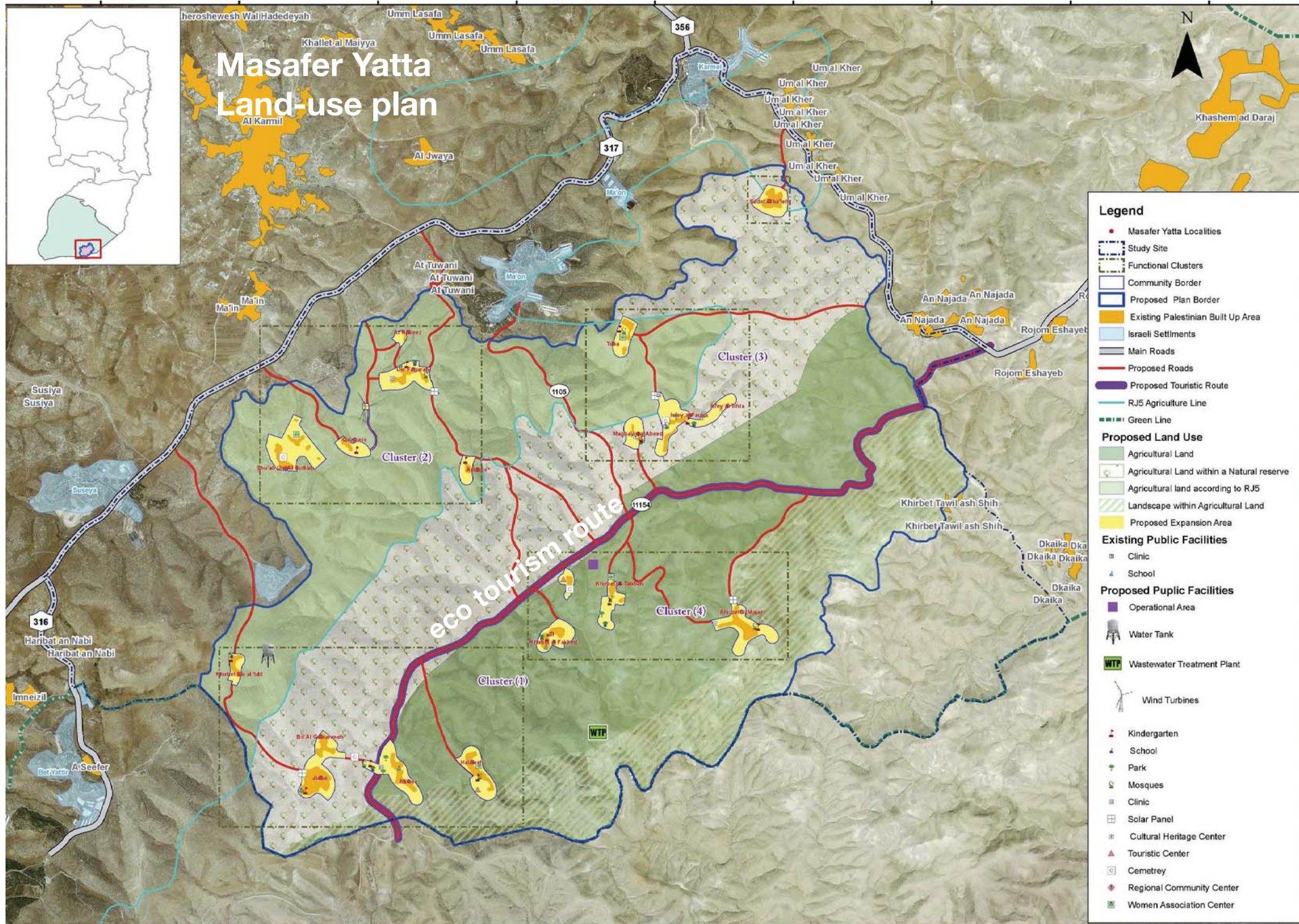


Masafer Yatta, Hebron





Masafer Yatta Land-use plan



Following historic path...

Hiking

Camping

Safari

Camel Riding

Wildlife trails



Masafer Yatta, Hebron

4

ACHIEVEMENTS

Stopping Demolitions

7500

Buildings protected by Demolition Freeze in all planned localities



Preventing Displacement



15

Localities recognised by
Israeli Defence Minister

Creating Facts on the Ground

2012

The outline plan for Imneizil was successfully used in court to cancel the demolition order on the solar panel plant.

2014

EU implementing kindergarten and a school extension.

USAID implementing new water and road networks and rehabilitating solar panels



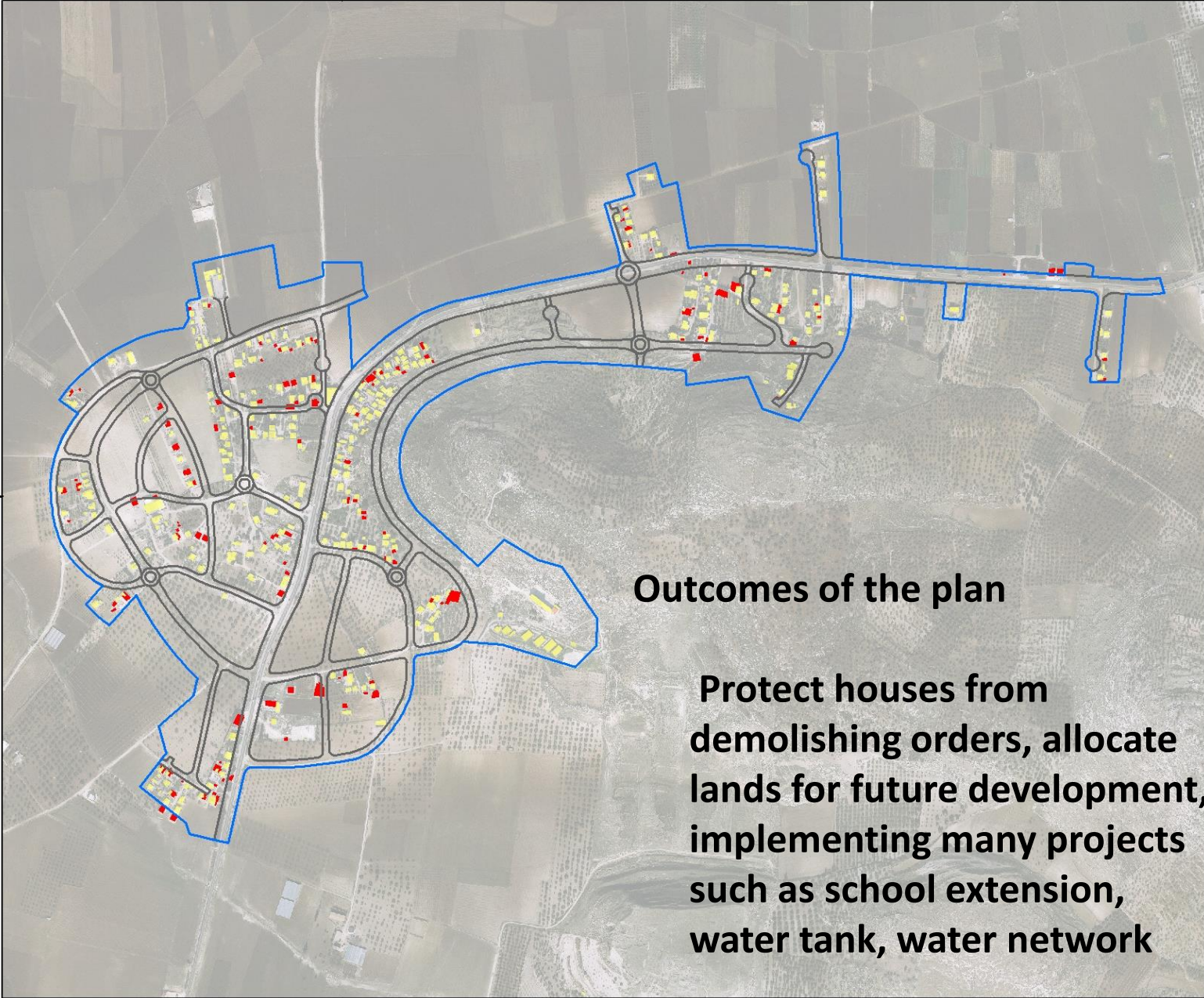
Creating Facts on the Ground

De Facto



Residents of Fasayil have begun de facto implementation of new housing according to the plan.

De Facto Implementation for plans Bir El Basha



Outcomes of the plan

Protect houses from demolishing orders, allocate lands for future development, implementing many projects such as school extension, water tank, water network

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De Facto Implementation in Bir El Basha PLAN

Jenin
Tulkarm
Tubas
Qalqilya
Nablus
Salfit
Ramallah
Jericho
Jerusalem
Bethlehem
Hebron

Legend

- Proposed Plan Boundary
- Proposed Roads
- Buildings before Planning
- Buildings after Planning

2013- Before planning: 338 structures
2015- After Planning: 447 structures
% of new structures: 31 %

ipcc
INTERNATIONAL
PEACE & COOPERATION
CENTER

140 70 0 140 Meters



**Implementing and Designing a kindergarten
in Jiftlik by IPCC and funded by CRDP**



**Implementing and Designing a kindergarten
in Jiftlik by IPCC and funded by CRDP**

Implemented Projects

Number	Name of Outline Plan	Project Name	Sub-Sector	Final Budget (EURO)	Donor	Package / Year	Implementation Status
1	Al Halqum & Al Manshiya	Rehabilitation of internal road in Al Halqum	Roads	230,000	DRO	EU/DRO/package 2 / (2017-2018)	Constructed
		Construction of additional class rooms in Al Manshiya	School	225,000	DRO	EU/DRO/package 2 / (2017-2018)	Constructed
2	Al Khader	Null	Null	Null	Null	Null	Null
3	Al Mansoura	Null	Null	Null	Null	Null	Null
4	Ar Rafideh	Null	Null	Null	Null	Null	Null
5	Ar Ramadein	Null	Null	Null	Null	Null	Null
6	Arab Ar Ramadin & Arab Abu Farda	Rehabilitation of internal roads-Arab Ar Ramadin - Qalqliya	Roads	88,780	SDC	SDC/Package 1 / (2015-2016)	Constructed
7	As Simiya	Null	Null	Null	Null	Null	Null
8	At Tuwani	Rehabilitation of internal roads - At Tuwani	Roads	181,151	EU	EU/package 1 / (2015-2016)	Constructed
		Construction of additional floor for Twaneh basic school - At Tuwani	School	102,544	EU	EU/package 1 / (2015-2016)	Constructed
9	Beit Ta'mir	Null	Null	Null	Null	Null	Null
10	Deir Ballout	Null	Null	Null	Null	Null	Null
11	Harmala	Expansion and Development of Existing School	School	360,000	SDC	SDC/Package 2 /(2017-2018)	Under Construction
12	Idhna North	Construction of internal roads	Roads	200,000	DRO	EU/DRO/package 2 / (2017-2018)	Constructed
13	Jinsafout	Null	Null	Null	Null	Null	Null
14	Jit	Null	Null	Null	Null	Null	Null
15	Khallet Sakariya	Rehabilitation of Existing School	School	65,000	SDC	SDC/Package 3/(2019-2020)	Under Preparation
		Development of Existing Clinic	Clinic	15,000	SDC	SDC/Package 3/(2019-2020)	Under Preparation
16	Khirbet 'Abdallah Al Yunis	Construction and finishing of multipurpose center - Khirbet 'Abdallah Al Yunis	Multipurpose Center	212,760	EU	EU/package 1 / (2015-2016)	Constructed
		Supply and Install Furniture and Equipment for Abdallah Al-Younis Multipurpose Building	Furniture and Equipment	28,197	EU	EU/package 3 / (2017-2018)	Constructed
17	Khirbet An Nahla	Null	Null	Null	Null	Null	Null
18	Khirbet Um Dyouf & Jib elDeeb	Rehabilitation of Access Roads	Roads	80,000	SDC	SDC/Package 2 /(2017-2018)	Constructed
19	Kisan	Construction of Elementary School	School	540,000	SDC	SDC/Package 3/(2019-2020)	Under Preparation
20	Oqban & Al Mrooj	Construction of Al Oqban Elementary School and Kindergarten	School and Kindergarten	600,000	EU	EU/package 3 / (2017-2018)	Under Construction
21	Tarqumiya South	Rehabilitation of internal roads- Tarqumiya South-Hebron	Roads	242,000	SDC	SDC/Package 1 / (2015-2016)	Constructed

22	Umm Al Lahim	Rehabilitation of internal roads - Um Al Lahim	Roads	348,771	EU	EU/package 1 / (2015-2016)	Constructed
		External works for the multipurpose center - Um Al Lahim	External Work - Multipurpose Center	12,400	EU	EU/package 1 / (2015-2016)	Constructed
		Supply and Install Furniture and Equipment for Um Al-Lahem Village Council Premises	Furniture and Equipment	2,573	EU	EU/package 3 / (2017-2018)	Constructed
23	Wadi Du'oq	Null	Null	Null	Null	Null	Null
24	Wadi Rahhal- Abdullah Ibrahim	Null	Null	Null	Null	Null	Null
25	Za'tara	Null	Null	Null	Null	Null	Null

Opening of a road in Um Lahem funded by the EU



Um Lahem-North-West Jeru

Internals Roads in Idna funded by EU and Denmark Governorate



Idnah-Hebron

Kindergarten in Ras Tira and Dabah funded by EU



Local Council with kindergarten and clinic in Abdallah AlYunis funded by EU



Abdallah Alyunis-Jinin

Playground in Ras Tira funded by EU



Ras Tira-Qalqilya



Before the Plan



After the Plan

Protecting Area C from Israeli de facto annexation in support of Palestinian state building.



Tarqumiya, Hebron

Fostering Social and Economic Development



Jiftlik, Jordan Valley

Archeological sites and core centers that need revitalization to be used for economic development



Natural Forests that can be developed as natural parks



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