

**Fostering Tenure Security and Resilience of Palestinian Communities through Spatial-Economic
Planning Interventions in Area C**

Consolidation of 5 Local Outline Plans

Programmatic Progress Update

Location: Area C, West Bank, Occupied Palestinian territory (OPt)

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Submitted by:

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1. Summary

This is the final progress report that summarizes work on the project of **‘Fostering Tenure Security and Resilience of Palestinian Communities through Spatial-Economic Planning Interventions in Area C’**.

IPCC worked closely with the targeted Palestinian communities and the representative local government units, with direct support from the MoLG to prepare 5 statutory local outline plan for 5 communities (Al Uddeisa, Deir Sharaf, Qarawat Bani Hassan, Qibya, Wadi Fukin) including narrative reports, planning survey, capacity building workshops, preparing outline plans, sectoral plans, action plans and submitting the plans for the Israeli Civil administration.

This project funded by the European Union, and is implemented by International Peace and Cooperation Center (IPCC) and a partnership with United Nations Human Settlement Programme (UN-Habitat) office in Palestine. The Project is collaboratively implemented with the Ministry of Local Government (MoLG).

The reporting covered the period from the 21st of July 2017 to the 31st of March 2020. This report reflects the Project document, reports progress against the logical framework indicators, and reflects on the risks related to these and other changes relevant to the Project.

During the period of the project 44 visits and meetings to the five communities and local councils have been held that included collecting data, discussing the mechanism of the planning process, discussing the prepared outline plans with the community representatives committee and tours for the transportation engineer.

A detailed survey for the five communities have been held to document the existing services, the existing buildings, its situation, the number of residents, the work of the residents and the demolishing orders. These data have been analyzed through GIS and so several maps were produced.

A community representatives committee for each locality have been formed to attend the discussions of the plans and the follow up with the ICA and to approve the updated outline plan. This committee was selected from the local community and the local authority and contains male and female.

A capacity building workshop have been held with the representatives of the local councils for the five localities to explain the political frame of the planning process, the mechanism of the Human Right Impact Assessment, present the planning process and its obstacles, give examples of IPCC experience in planning in area C and preparing the first draft of the outline plans by the representatives of the local councils.

During the project we tried implementing the Human Right Impact Assessment Mechanism, this was through the survey questionnaire, the invitation to the workshops and meetings through inviting the female, male and youth, and the proposed planning program and outline plans.

As a result of our planning team meetings and visits to the local councils, survey for the localities, community vision workshops and the capacity building workshop five narrative reports were prepared that contain detailed analysis for the 5 communities, a proposed planning program and an analysis for Human Right Impact Assessment (HRIAM) on the survey and planning of the 5 localities. These reports have been modified several times upon the comments of the MoLG and the UNHABITAT to take into account the HRIAM and its implementation on the planning process, the Israeli settlements that surround the localities and the other technical comments.

The order of the photogrammetric maps for the five localities have been under discussion with the UNHABITAT and the MOLG for one year until it was decided to order 5 aerial photos to prepare the photogrammetric maps. These maps were checked by the MOLG and were used to prepare the outline plans for the 5 localities.

After preparing the narrative reports, 2 proposed outline plans for each locality have been prepared upon the needs and prepared program, these proposals have been presented to the community representatives committee who selected one proposal. After several meetings to discuss the selected outline plans, the five local councils adopted the plans and gave us written approval in order to submit the plans to the Israeli Civil Administration.

For each locality a package consists of the outline plan, the regulation, the action plan, the cost estimate and the sectoral plans have been prepared.

2. Logical Framework Revisited

This section summarizes the progress accomplished on Outputs level, and reporting on the progress made under each milestone ([Table 1](#)).

Output indicator	Base line 2017	Milestone (1st report) August 30,2018	Milestone (Final report March 31,2020)	Target March 2020	Data Sources
1. Obtain agreement from community representatives to initiate planning	0	1 meeting	1 meeting	1 Meeting	Protocol
2. Collect data and prepare draft profiles	0	5 draft profiles	5 profiles	5 profiles	Progress reports, reports, meetings, photos, workshop
3. Obtain existing photogrammetric maps from MoLG	0	4 Photogrammetric maps (Al'Uddeisa doesn't have one)	4 Photogrammetric maps (Al'Uddeisa doesn't have one)	4 Photogrammetric maps (Al'Uddeisa doesn't have one)	Maps
4. Obtain required photogrammetric maps	0	0	5 Photogrammetric maps	5 Photogrammetric maps	Maps, aerial photos
5. Improve the survey questionnaires upon the Human right assessment	0	Update survey forms	Updated survey forms	Updated survey forms	Meetings, questionnaires
6. Conduct public services and planning survey	0	Survey for 5 localities	Survey for 5 localities	Survey for 5 localities	Maps , photos
7. Conduct household surveys	0	Survey for 5 localities	Survey for 5 localities	Survey for 5 localities	Maps, progress reports

8. Data entry	0	Excel sheets for the 5 localities	Excel sheets for the 5 localities	Excel sheets for the 5 localities	Excel sheets, maps
9. GIS Maps	0	GIS maps for the 5 localities	GIS maps for the 5 localities	GIS maps for the 5 localities	Maps, reports
10. Conduct community visioning & capacity building workshops	0	1 workshop, 5 community visioning meetings	1 workshop, 5 community visioning meetings, 2 follow up workshops	1 workshop and 5 community visioning meetings	Photos, reports, progress reports
11. Develop planning proposals (narrative report with community profile, community vision, outline plans).	0	5 narrative reports, 5 community vision reports, 5 outline plans	5 narrative reports, 5 community vision reports, 5 outline plans	5 narrative reports, 5 community vision reports, 5 outline plans	Progress reports, localities reports, outline plans
12. Discussion with community representatives and filed visits	0	0	45 meetings with community representatives and filed visits	40 meetings with community representatives and filed visit	Progress reports
13. Community Approval	0	0	5 plans have community approval	5 plans have community approval	A signed paper and plan from the local council
14. Prepare Regulation, action plans and Cost Estimate	0	0	5 regulation, 5 action plans and 5 cost estimates have been prepared for the 5 localities	5 regulation, 5 action plans and 5 cost estimates have been prepared for the 5 localities	Reports
15. Submission to and discussion with ICA committees	0	0	5 meetings with the ICA, 3 plans submitted to the ICA	5 meetings with the ICA, 5 plans submitted to the ICA.	Protocols, progress reports
16. Prepare sectoral plans(Roads, Water, wastewater)	0	0	15 sectoral plans for Roads, water and wastewater for the 5 localities	15 sectoral plans for Roads, water and wastewater for the 5 localities	Plans

3. The following [Table \(2\)](#) document the progress achieved as per output number.

Progress achieved as per output				
Outputs		Milestone (Final report March 31,2020)	Progress	Overall progress per output
1	Obtain agreement from community representatives to initiate planning	1 meeting	A meeting has been conducted with the representatives of the local councils to obtain their agreement to initiate the planning process	100%
2	Collect data and prepare draft profiles	5 profiles	<ul style="list-style-type: none"> - Data have been collected for the 5 localities - 5 visits for the 5 localities have been conducted to be introduced to the local councils and to the localities. - 5 draft profiles for the 5 localities have been prepared then developed upon survey 	100%
3	Obtain existing photogrammetric maps from MoLG	4 Photogrammetric maps (Al'Uddeisa doesn't have one)	-4 Photogrammetric maps for : Deir Sharaf, Wadi Fouqen, Qarawat Bane Hasan and Qibya have been obtained to study area B plan and use this photogrammetric for the draft plan, while Al' Uddeisa doesn't have one.	100%
4	Obtain required photogrammetric maps	5 Photogrammetric maps	<ul style="list-style-type: none"> - The geographic coordinates of the needed aerial photos for the 5 localities were defined and sent to two companies for price offers. - MOLG decided at first to buy contours alone and add them to the 2018 aerial photo that they will get. But later on it was decided to make new aerial photo and new photogrammetric maps. -Aerial photos and photogrammetric maps where received and updated upon MOLG comments. 	100%
5	Improve the survey questionnaires upon the Human right assessment	Update survey forms	-A study for the human right assessment mechanism have been conducted and according to it the survey forms for the buildings and the questionnaire for the local council have been prepared	100%

6	Conduct public services and planning survey	Survey for 5 localities	-Survey for the public services that exists in each locality has been conducted	100%
7	Conduct household surveys	Survey for 5 localities	-Surveyors teams have visited the 5 localities several times and collected detailed data about each building and about its residence ex: Number of inhabitants, building physical condition, structural condition, building use.	100%
8	Data entry	Excel sheets for the 5 localities	-The data collected from the field survey have been entered into excel and so 5 excels have been prepared for the 5 localities	100%
9	GIS Maps	GIS maps for the 5 localities	-A map showing the locations of all the localities and the geopolitical borders were prepared. -Maps showing the border, the agricultural lands and the valleys for each of the 5 localities were prepared. -11 maps were prepared for each of the 5 localities, covering the following issues: The building use, building material, building's floor, building's condition, building's age, structural condition of the buildings, roads network, demolishing orders.	100%
10	Conduct community visioning & capacity building workshops	1 workshop, 5 community visioning meetings, 2 follow up workshops	-One capacity building workshop for the 5 localities has been conducted on 10-11 January 2018 in Jericho, The workshop was arranged by IPCC in close collaboration with MoLG and UN-Habitat and invited three representatives of each locality. The workshop discussed several topics related to area C and Gave a chance for the local councils to start planning their localities. -Community visioning meetings were held in the 5 localities, with the participation of Men, Women and youth of the local society. These meetings focused on the community vision, obstacles, opportunity, needs, the role of women, and land ownership and gave a chance for the locality to participate in planning their localities. -2 follow up workshops were held on the 16.1.2019 and 5.5.2019 with the representatives of the five local councils, the MoLG and the UNHabitat to discuss the	100%

			prepared outline plan and the process of planning.	
11	Develop planning proposals (narrative report with community profile, community vision, outline plans).	5 narrative reports, 5 community vision reports, 5 outline plans	<p>-5 narrative reports have been prepared for the 5 localities that reflect the survey, analyze the existing situation in each locality, contain a planning program and reflect the implementation of the HRIAM. These reports have been updated several times upon the comments of the MOLG and UNHabitat.</p> <p>-5 Community vision reports have been prepared for the 5 localities that reflect the community vision workshops and include the needs and visions of the community toward planning their community. These reports were updated upon the comments of the MOLG AND THE UNHabitat.</p> <p>-2 proposed outline plans have been prepared for each of the 5 localities, upon the needs and visions of the community. The proposed outline plans have been presented to the planning team and the local councils and have selected one of the 2 proposals.</p>	100%
12	Discussion with community representatives and filed visits	44 meetings with community representatives and file visits	-The 5 localities have been visited 44 times to discuss the outline plans with the local councils and the planning team and take their comments and needs into account and to make filed visits to check the plan on the reality.	100%
13	Community Approval	5 plans have community approval	-The five outline plans have been revised by the local councils and the community representatives. And after several modifications the plans gained the community approval through signed plans and written documents.	100%
14	Prepare Regulation, action plans and Cost Estimate	5 regulation, 5 action plans and 5 cost estimates have been prepared for the 5 localities	<p>-5 regulation for the 5 localities have been prepared</p> <p>-5 action plans for the 5 localities that reflect the projects that are needed to be implemented in the localities are prepared.</p> <p>-5 cost estimates for the 5 action plans are prepared.</p>	100%
15	15. Submission to and discussion with ICA committees	5 meetings with the ICA, 3 plans submitted to the	-Three plans were submitted to the ICA but didn't get numbers, these plans are: Qarawat Bani Hassan, Wadi Foukin and Al Uddeisa.	90%

		ICA	<ul style="list-style-type: none"> -Two of the three plans were submitted twice: Qarawat Bane Hassan and Al Uddeisa. -Two plans were not submitted to the ICA due to lack of meetings with the ICA and late in getting the approval of the community on the plan: Qibya and Deir Sharaf. 	
16	16. Prepare detailed planning packages(Roads, Water, wastewater)	15 detailed plans for Roads, water and wastewater for the 5 localities	Detailed planning packages for the 5 localities (Roads, water and wastewater) were prepared	100%

4. CHALLENGES AND CONSTRAINTS

- The fear of the residence of giving information during the survey process, this was treated through arrangement with the local council to inform the community about the purpose of the survey. So the survey team were provided with tags of their names and titles.
- The participation of some sectors of the community in the community workshops and the absence of other sectors especially the women; this was treated through increasing the awareness of the importance of women participation and the participation of IPCC female planners in conducting the meetings to encourage the community women participation.
- Some localities are located partially in area B, and have area B outline plan, so planning in area C needs to study area B plan to create coordination between the 2 plans and understand the localities needs and roads network.
- The high price of the photogrammetric maps that exceeds the budget of the project. This leded as to search for other solutions to obtain separately the contour lines alone and the aerial photo of 2018. After the study of this solution with UNHABITAT and the MOLG team, it was decided that it will not be accurate to use this process and agreed to buy new aerial photo and produce new photogrammetric maps.
- The lack of the lands that have public ownership which can be used for public facilities caused delays in the advancement of the plan.
- The long discussion phase with the local council and the planning team and keeping modifying the plans several times upon their comments make the planning process slowly and long.
- The difficulty in obtaining the approval of community due to the conflict of interests.
- The absence of ownership maps, created the need to discuss the plans with the community to take the land ownership into account, as they are important for authorization and project implementation.

5. IMPACT OF THE PLANNING PROCESS

The project has proved the ability of planning to improve the situation on the ground in meeting urgent community needs for running water, secure housing and access to education and healthcare.

The participation of people in preparing the outline plan through the different meetings and workshops to take their needs helped them to enhance their relation to the plan and strengthen the feeling of belonging. A new approach was adopted based on composing a committee. Each locality has organized

a local planning representatives committee represents the various segments of society and participates in the planning process; such as, attending the discussions of the plans and the follow up with the ICA.

IPCC has developed action plans for the localities. Action plans priorities infrastructure investment based on a needs' assessment and cost estimates and a key step towards the physical delivery of projects. The plans are coordinated with donors and landowners and include the completed design and planning information necessary to implement the project. As a result of applying a technical approach to create valid plans for localities, confidence has been built to attract funding for the implementation of projects.

The outline plans takes into consideration human rights at various levels, from the early stages, it emphasizes the principle of community participation including the least powerful people, and the promotion of equality and non-discrimination. On the other hand, it takes into account the right to land by including the largest number of existing buildings to protect it from demolition, in addition to considerate guaranteeing the right to education, health, recreation, culture, religion and other basic rights through studying the existing situation and trying to improve it and develop it such as proposing new schools, health canters, parks, and recreational canters.

The plans took into account the applied spatial perspective of each right through consideration of buildings by protecting them from demolitions and including all existing buildings within the boundaries of the plan, distances by taking into account service limits for the number of buildings and residents, access by monitoring access and movement obstacles and trying to remove or mitigate their impact, and area by monitoring the number of dunums of public and private lands to suit the current and expected need of the locality.

6. IMPLEMENTATION OF THE VISIBILITY AND COMMUNICATION PLAN

-In the first meeting with the local councils which was organized by UN-Habitat, it was mentioned through the presentations and the panels that the project is under the support of the EU. Also in all the visits and meetings to the localities, an introduction was made about the cooperation with UN-Habitat and the EU support.

-In the capacity building workshop it was mentioned in the panel and the program and the opening that the project is under the support of the EU and mentioned the cooperation with the UNHABITAT.

- In the social media of the municipalities and local councils.

- IPCC presents the project in the exhibition of the EU Jerusalem project in IPCC office.
- IPCC presents the project to its visitors, international groups and local associations.

7. RISK

Risk Description	Likely-hood	Impact	Mitigation Plan	Contingency
Abolish of the community agreement on the outline plan.	Low	Medium	Discuss the plan with the local community. Obtaining the signature of the local planning team on the plans. Discuss the plan with the local councils before any main modifications	Giving objections over the outline plans, and so the committee of objection will then study theses objections.
Shortage of community participation in planning process and providing the needed data.	Medium	Medium	Preparing workshops for increasing the awareness of the community and the encouraging the local council to be part of the awareness process.	Conducting more local meetings and depending on the provided data.
Procrastination of the ICA in discussing and authorizing the outline plan.	High	Medium	Discussing the plan professionally with the ICA to reach a result, and adapting the lobbying with the international communities such as the EU and OQR to put more pressure on the ICA.	-Increasing the lobbying and the pressure on the ICA. -Adapting the local council the plan and starting implementation after 18 months of submitting the plans to the ICA.
Lack of participating all the community sectors in the planning process such as women and youth	Low	Medium	-Inviting all the community sectors and inviting women associations by the local council. - Part of the planning process is	Participating of women from IPCC team in the workshops of community awareness and in discussing the plans to

			to form local planning team that consist of the local council and the community representatives.	encourage women from the localities to participate.
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Annex 1: Localities and Plans Overview

Deir Sharaf is located to the north west of Nablus governorate, has a population of 2264 people according to IPCC survey in 2018, 1010 of them are in area C. It is located on a main commercial road connecting to Nablus and Tulkarem and suffering from the lack of an outline plan in area C that allows the authorization of the buildings and guide the expansion and the land use of the locality. The locality also suffers from the lack of the main services such as the green areas, good infrastructure, enough educational and medical facilities. A planning program for the locality for the targeted year 2040 has been prepared that contains several dunums for residential, schools and kindergarten, parks, green areas, engineering facilities, and commercial areas. And so an outline plan was produced with an area of 1788.2 dunums that achieves expansion of the locality around the main commercial road from all the sides taking into account the commercial growth direction of the area, also the plan took into account area B that is located in the center of the locality and we made changing to some roads to fit to area C roads upon discussion with the joint services council. This plan has been updated more than 10 times to take the comments of the local council, the joint services and the local community into account. Finally the plan was approved and signed by the local council.

Al Uddeisa is located to the east of Hebron within the borders of Suier, has a population of 2075 person according to IPCC survey in 2017, 771 person are in area C of the locality. It is located on road 60 and suffers from the lack of an outline plan in area A, B and C that allows the authorization of the buildings and guide the expansion and the land use of the locality. The locality also suffers from the lack of the main services such as the green areas, good infrastructure, educational and medical facilities. A planning program for the locality for the targeted year 2040 has been prepared that contains several dunums for residential, schools and kindergarten, parks, green areas, engineering facilities and operational areas. And so an outline plan was produced with an area of 1177.2 dunums that achieves expansion of the locality from the north, south and west, and suggest a roads network that leads to area B and provide enough public facilities and green areas. This plan has been updated more than 7 times to take the comments of the municipality and the community representatives committee into account. Finally the plan was approved by the local council and was submitted to the ICA once.

Qibya is located to the west of Ramallah, has a population of 6473 person according to IPCC survey in 2018, 1725 of them are in area C. It is suffering from the lack of an outline plan in area C that allows the authorization of the buildings and guide the expansion and the land use of the locality. The locality also suffers from the lack of the main services such as the green areas, playing areas, good infrastructure, enough educational and medical facilities. A planning program for the locality for the targeted year 2040 has been prepared that contains several dunums for residential, schools and kindergarten, parks, green areas, engineering facilities, commercial areas, and an industrial area. Therefore, an outline plan was produced with an area of 2204.3 dunums that achieves expansion of the locality all around the center of the town, also the plan took into account area B that is located in the center of the locality. This plan has been updated more than 7 times to take the comments of the local council and the community representatives committee into account. Finally the plan was approved and signed by the local council.

Qarawat Bani Hassan is located to the north of Salfet governorate, has a population of 5002 person according to IPCC survey in 2018, 993 of them are in area C. It is suffering from the lack of an outline plan in area C that allows the authorization of the buildings and guide the expansion and the land use of the locality. The locality also suffers from the lack of the main services such as the green areas, good infrastructure, enough educational and medical facilities. A planning program for the locality for the targeted year 2040 has been prepared that contains several dunums for residential, schools and kindergarten, parks, green areas, engineering facilities, commercial areas, and an industrial area. Therefore, an outline plan was produced with an area of 2204.3 dunums that achieves

expansion of the locality all around the center of the town, also the plan took into account area B that is located in the center of the locality and we made changing to some roads to fit to area C roads upon discussion with the municipality. This plan has been updated more than 9 times to take the comments of the municipality and the community representatives committee into account. Finally the plan was approved by the municipality and was submitted twice to the ICA.

Wadi Fukin is located to the south-west of Bethlehem governorate, has a population of 1350 person according to IPCC survey in 2017, 365 of them are in area C. It is suffering from the lack of an outline plan in area C that allows the authorization of the buildings and guide the expansion and the land use of the locality. The locality also suffers from the lack of the main services such as the green areas, good infrastructure, enough educational and medical facilities and from the existing of the Israeli settlements from all sides. A planning program for the locality for the targeted year 2040 has been prepared that contains several dunums for residential, schools and kindergarten, parks, green areas, engineering facilities, commercial areas, touristic area and an industrial area. Therefore, an outline plan was produced with an area of 1011.4 dunums that achieves expansion of the locality to the north and the south of the center of the town, also the plan took into account area B that is located in the center of the locality. This plan has been updated more than 4 times to take the comments of the local council and the community representatives committee into account. Finally the plan was approved by the local council and was submitted twice to the ICA.

Annex 2: General Information

No.	Locality	Location	Type Of LGU	Population on 2017	Plan Area/dunum	Community Approval	Submitted to ICA
1	Deir Sharaf	Nablus	Local Council	1010	1788.2	Yes	No
2	Al Uddeisa	Hebron	Related to S'ier Municipality	775	1177.2	Yes	Yes
3	Wadi Fokeen	Bethlehem	Local Council	365	1011.4	Yes	Yes
4	Qibya	Ramallah	Local Council	1713	2204.3	Yes	No
5	Qarawat Abu Hassan	Salfit	Municipality	993	2204.3	Yes	Yes

Annex 3: Site visits and Meetings Dates

No.	Locality	Tours and Council Meeting	Community Meeting	ICA Meeting
1	Wadi Fouqen	24.10.2017/13.12.2017/8.2.2018/12.7.2018/17.10.2018/30.4.2019/	8.2.2018	6.8.2019/11.12.2019
2	Qarawt Bane Hasan	19.10.2017/31.1.2018/18.3.2018/26.3.2018/28.5.2018/10.10.2018/10.12.2018/6.4.2019/11.5.2019/14.7.2019/7.11.2019	31.1.2018	6.8.2019/11.12.2019
3	Deir Sharaf	19.10.2017/18.3.2018/26.3.2018/11.4.2018/28.5.2018/10.10.2018/3.12.2018/10.3.2019/7.11.2019/15.12.2019/16.12.2019	18.3.2018	-
4	Edeseh	24.10.2017/26.12.2017/13.5.2018/17.10.2018/11.11.2018/21.2.2019/5.3.2019/30.4.2019/15.12.2019	21.3.2018	6.8.2019
5	Qebya	6.12.2017/17.12.2017/3.5.2018/14.10.2018/4.2.2019/24.6.209/16.12.2019	17.12.2017	-

Annex 4: Photos



During meeting at S'ier Municipality on 23.10.2017



During meeting at Al' Uddeisa Municipality on

21.3.2018



During Community meeting in Deir Sharaf on 18.3.2018



During meeting at Deir Sharaf on 19.10.2



During meeting in Al Uddeisa on 23.10.2017



During meeting in Wadi Fouqen on 23.10.2017



During community meeting in Wadi Fouqen 8.2. 2018



During meeting in Qarawat Bane Hasan



During community meeting in Qarawat Bane Hasan on 31.1.2018



During meeting in Qibya on 6.12.2017



During community meeting in Qibya on 17.12.2017



During meeting in Deir Sharaf on 28.5.2018



During meeting in Qarawt Bane Hasan on 28.5.2018



Capacity building workshop on 10-11.1.2018

Annex 5: Sample of Local Councils' Social media



Qibya local Council facebook page on December 2017



Qarawat Bane Hasan Municipality facebook page on June 2018