



EUROPEAN UN-



International Peace and Cooperation Center

Spatial Planning Support Programme for Palestinian Communities in Area C

A project funded by the EU and implemented by IPCC in partnership with UN-Habitat

Final Progress Report

August 2013 - May 2015



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ACRONYMS & ABRIVIATIONS

EU European Union

GIS Geographical Information System

GoI Government of Israel

IC International Community

ICA Israeli Civil Administration

IPCC International Peace Cooperation Centre

LOP Local Outline Plan ('masterplan')

LPC Local Planning Committee

MDLF Municipal Development Landing Fund

MoLG Ministry of Local Government

NWJ North West Jerusalem

oPt occupied Palestinian territory

PA Palestinian Authority

UN-Habitat United Nations Human Settlement Programme

PROGRAMME OVERVIEW

The contribution Agreement ENPI/2013324-437 “Spatial Planning Support for Palestinian Communities in Area C” (further referred as the “Project”) was co-signed by UN-Habitat on 2 August 2013. The Agreement of Cooperation between International Peace and Cooperation Center - IPCC and UN-Habitat prepared in September 2013 and co-signed on 5 November 2013, The overall objective of the Project is improved resilience of Palestinian communities in Area C through sustainable local development, building rights, and access to basic services.

Objectives of the project

“Improved resilience of Palestinian communities in Area C through sustainable local development, building rights, and access to basic services by:

1. Scaling up planning support to Palestinian communities in Area C providing a framework for investments in basic infrastructure and services and reducing the risk of demolitions;
2. Ensuring that Palestinian Village Councils in Area C have the capacity to engage their inhabitants in the elaboration of the plan and to follow up on its implementation, by recreating, amongst others, de-facto local planning committees where appropriate;
3. Supporting all initiatives aimed at making planning more effective in Area C by ensuring that the planning system applied is in line with the Palestinian needs and the reality on the ground.

Expected results

1. Detailed planning for 18 Outline Plans for vulnerable Palestinian communities in Area C, developed with full participation of the affected communities and according to the agreed standards with the Israeli Civil Administration (ICA) for those communities where the ICA is willing to engage;
2. Review of 13 Action plans with community validated prioritization of investments and indicative cost estimates for these prior investments for all 13 affected communities;
3. Additional action and investment plans for 23 more communities in the process of detailed outline planning;
4. Supporting the capacity building of the affected communities to fully engage and develop leadership in local and sub-regional spatial planning, including negotiations with all relevant authorities for the validation and endorsement of the local Outline Plans;
5. Review and update of the regional planning survey for NW Jerusalem and identification and -initiation of one other regional planning study;
6. Fostering coordination and integration of different data sources into MoLG/PA Database (OCHA data, IPCC data, Habitat data, ICA data...);
7. Supporting visibility activities on planning and investment in Area C.

Introduction

Over the last six years, the IPCC has worked on plans for 73 localities focused on planning and development in Area C. During this project we worked on detailed appendices for 18 localities. Some of these have been approved, some have been submitted, and still more are waiting agreement from the ICA on the main outline plan before they can be submitted. The detailed appendices will be necessary for implementation of the plans down the line. There were another three main areas addressed over the course of this project, Action Plans, Sub-Regional Planning, and Continued Advocacy.

Action Plans: Part of the project involved working on 36 action plans. For both these and the other plans worked on, the community participation was a crucial component of the planning process in order to address the needs of the communities and to see that their priority areas are met. Already the outputs of this project are being used by donors in the region to implement projects identified in the action plans. Thus far, donors are implementing 20 projects in these localities.

Sub-regional Planning: The Palestinian communities in the West Bank are fragmented, but adequately addressing their planning needs requires a regional viewpoint. Because of that, we continued to work on the North-West Jerusalem Regional Plan, and started another sub-regional study based south Bethlehem. These studies deal with Area C as an integral connection between Area A and Area B, and not as a separate component.

Advocacy: Continued advocacy and lobbying of this project in international communities is necessary to continue pressure on the GoI and the ICA to continue to approve communities plans and to refrain from demolishing structures (around 10,000 structures are safe within the IPCC plans in the 73 localities) . For that purpose, we will continue to hold meetings and exhibitions, and create posters, tools, studios, and other persuasive media such as brochures in order to continue to spread the word both locally and internationally.

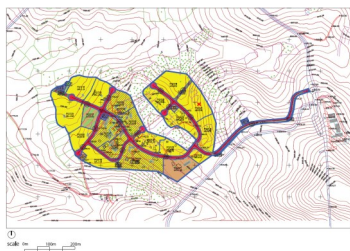
Over the course of this report we will review the results, both expected and actual, of the various programs, plans, and proposals addressed over the duration of this project. The report will conclude with an examination of the challenges and constraints involved the project, as well as visibility and outreach measures done to promote the project.

PROGRAMME UPDATES

EXPECTED RESULT

1

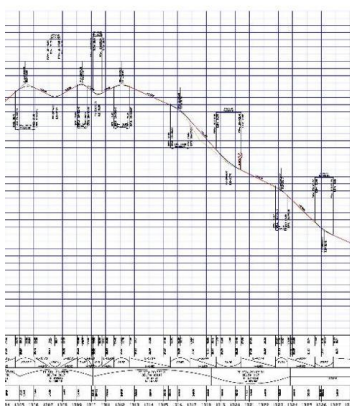
Result 1.1 Detailed Outline Plans approved validated and endorsed for enhanced Palestinian building rights.



Imneizel Local Outline Plan



Jouret Alshama detailed road plan



Jouret Alshama road 1 sections

Activity 1.1.1 Detailed Local Outline Planning for 18 localities

This activity is fully completed. The approval processes for the (IPCC) plans submitted to the ICA within this reporting period resulted in 9 plans deposited for public review, of which 3 were finally approved. This can be considered as a **historical breakthrough**. However 8 plans are waiting for initial approval by the Gol/Defence Minister, who has not approved any draft plan since taking office. Although this did not entirely prevent ongoing technical discussions with the ICA.

Detailed planning packages are being completed alongside the technical negotiations (with detailed plans for roads, water network and sewage).

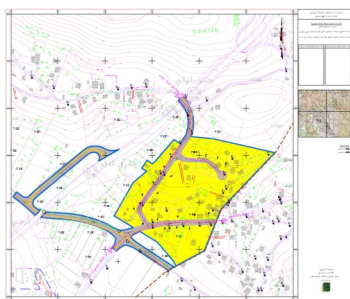
To date, road planning proposals are completed for 18 LOP's; 10 of them developed between January 2014 and April 2015 (Susiya, Al Aqaba, Bier Albasha, Um Aldaraj, Arab Abu Farda, Arab Ramadeen, Idhna North, An Nabi Samuil, Khalet Alkhashabah, Qalandya). The rest of the road planning proposals were developed between June and April 2015.

Four plans were approved by the secondary roads committee in ICA in September 2013. (Beit Ta'mar, Rafediyeh, Za'tara, Khirbet Um Dyounf & Jib Eldeeb) and were modified according to the committee comments.

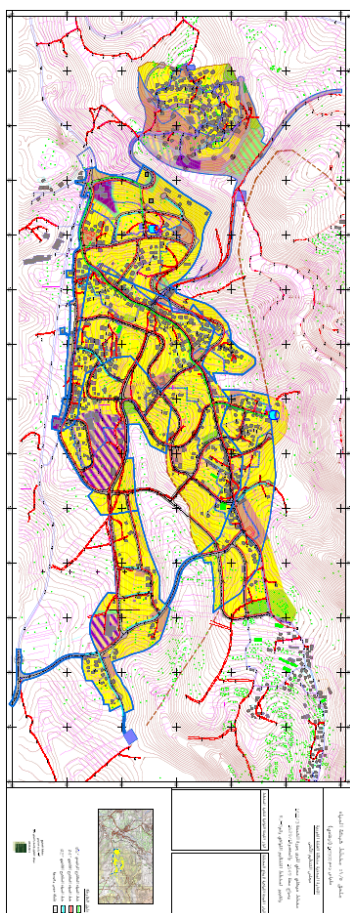
Four plans were submitted for the fourth time in March 2014, and further amendments were requested by the ICA (Jurat El Shama'a, Mrah-Ma'la, Ma'sara, Oqban & Al Mrooj).

Table 1. Road Planning Progress

Activity	No. of localities
Preparing detailed road plans	18
Modify road plan upon ICA comments	8
Update Outline Plans upon final road plans	14



Zatar waste water network proposal



Elma'sara water network proposal

Water and wastewater proposals were developed for 18 localities by a certified water engineer. Four of these proposals (Beit Ta'mar, Rafediyeh, Za'tara, Khirbet Um Dyounf) were submitted to the ICA Natural Reserves committee in January 2014. In response, the committee asked for regional networks to be developed, as opposed to the local solutions submitted. IPCC discussed the issue with representatives of the Bethlehem new industrial zone and USAID. It was agreed that the industrial zone's planned water treatment plant could support the five localities, and that USAID could fund the expansion of the network as one of their future projects. The 4 proposals were resubmitted to ICA and approved by Environmental committee in January 2014.

The other 5 water and wastewater proposals (Jurat Shama'a, Ma'sara, Mrah Ma'ala, Oqban & Al Mrooj and Nabi Samua'l) were developed in April and July 2014, and they are now ready to be submitted to ICA. The rest of the 9 water & sewage plans (Susiya, Al Aqaba, Bier Albasha, Um Aldaraj, Arab Abu Farda, Arab Ramadeen, Idhna North, Khalet Alkhashabah, Qalandya) were developed between September 2014 and April 2015 and are ready to be submitted /approved by ICA (see the table below)

Table 2. Water and Waste Water Proposals Progress

N o.	Locality	Prepared	1 st Submission	Feedback (after 2 weeks)	2 nd Submission
1	Beit Ta'mar	Aug-13	Jan-14	Amendments	Mar-14
2	Rafediyeh	Aug-13	Jan-14	Amendments	Mar-14
3	Za'tara	Aug-13	Jan-14	Amendments	Mar-14
4	Khirbet Um Dyounf	Aug-13	Jan-14	Amendments	Mar-14
5	Oqban & Jib el Deeb	Aug-13	Jan-14	Amendments	
6	Jurat Shama'a	Apr -14			
7	Mrah Ma'la	Apr -14			
8	Ma'sara	Apr -14			
9	Nabi Samua'l	Jul -14			
10	Susiya	Dec-14			
11	Al Aqaba	Dec-14			
12	Bier Albasha	Nov-14			
13	Um Aldaraj	Oct-15			
14	Arab Abu Farda	Dec-14			
15	Arab Ramadeen	Dec-14			
16	Idhna North	Jan-15			
17	Khalet Alkhashabah	Jan-15			
18	Qalandya	Dec-14			

Comment: approval process has taken more time than initially envisaged under current timeframe

Mitigation: Increased advocacy needed for accelerated approval of plans by ICA, while keeping up the technical negotiations with ICA

Action: Detailed information will be provided on approval and negotiation process

EXPECTED RESULT 1.2

Specific infrastructure investments prioritized from Detailed Outline Plans

Activity 1.2.1 Review of 13 Action Plans and Cost Estimates

This activity is fully completed. All action plans for 13 localities were developed and revised in close consultation with the community and have been validated by the MoLG. For achieving this activity, several meetings were organized in all communities and with the stakeholders. The documents are handed over to EU with recommendations for follow up. In addition, contributions were made to discussions with MoLG and MDLF on Component 2 (project development).

Activity 1.2.2 23 new Action Plans and Cost Estimates

This activity is ongoing and is planned to be completed by the end of January 2015. Additional 22 Action Plans for 23 localities were prepared and the consultation process is ongoing, but all of the 22 Action Plans were discussed by the communities in community meetings done in co-operation with the local councils (see table below). The lessons learnt from the initial 13 action plans were taken into account. The community awareness for participation in defining priorities for developments in their localities are being enhanced.

19.06.2014

Susya Action Plan

Working Methodology:

1. Community participation (workshops for assessment)
2. Detailed outline plan
3. Needs evaluation
4. Planning program, regulations, profile for the locality (urban planning)
5. Detailed planning approach (transportation, water and wastewater)
6. Collaboration of the plan
7. Implementation of the plan

No.	No. of localities in the plan*	Local image	Existing built up area (hectares)	Proposed built up area (hectares) within the plan	No. of beneficiaries	Description of work
1	1	Community Center (Council Office, Management)	10	0.5	48	Suggested to include local people's (Urban Management) plan
2	4	school	10.04	0.5	270	Expansion the building to include 10 classes
3		Water Network and service well	10	0.5 km	48	Prepare water network and water tank
4		Wastewater Network	10	0.5 km	48	Prepare wastewater network and treatment plant
5		Electric network	10	0.5 km	48	Expansion for the current electricity network to cover the new planned area
6		Roads	10	0.5 km	48	Planned roads need to be built and paved. Existing roads are currently overloading after the water and wastewater network plan.

* see the attached plan

19.06.2014

Suggested Time Plan

The Outline plan proposed to be implemented by 2015. As a guide, implementation has been divided into four phases, each one 3 years length. Each component of the plan has been allocated a sufficient amount of time according to these phases.

No.	Local image	Phase	1 (2008 - 2010)	2 (2010 - 2012)	3 (2012 - 2014)	4 (2014 - 2016)
1	Community Center (Council Office, Management)					
2	school					
3	Roads					
4	Water Network and service well					
5	Wastewater Network					
6	Electric network					

Projects that have been proposed in this plan should satisfy the following:

1. Locality needs
2. Ability to implement the project
3. Providing resources from donors
4. These projects should satisfy the highest number of residents
5. The priorities of the project

Action plan of Imneizel

Table 3. recent community meetings on Action Plans

Community	Date of meeting
Beit Ta'mar	30.May.2014
Al Rafidyeh	30.May.2014
Kh.UmDyof & Jib elDeeb	30.May.2014
Za`tara	09.Jun.2014
Oqban & Al Mrooj	30.May.2014 & 19.Jun.2014
Fuqieqes & Salameh	10.Jun.2014 & 1.Oct.2014
Khirbrt Aldier	09.Jun.2014 & 14.Sep.2014
Um Aldaraj	10.Jun.2014 & 1.Oct.2014
Alkhalayleh	16.Sep.2014
Fasayel	30.Sep.2014
Idhna	21.Sep.2014
Susiya	21.Sep.2014
Qalandya	16.Sep.2014
AlNabi Samuil	16.Sep.2014
Ma'sara	09.Jun.2014
Jurat El Shama'a	09.Jun.2014
MrahMa'la	09.Jun.2014
Jiftlek	30.Sep.2014
Bier Albasha	17.Nov.2014
Arab Abu Farda	17.Nov.2014
Arab Ramadeen	17.Nov.2014
Al Aqaba	30.Nov.2014
Khalet Alkhashabah	30.Nov.2014

Comment: Action Plans proved to be good stepping stone to implement LOP's

Risks: High local expectation that prioritized projects will be implemented with donor funding and with no risk for demolition

Mitigation: Expectation management and mobilizing funds for project implementation

Activity 1.2.3 - Community Design Schemes

This activity is fully completed. IPCC selected with UN-Habitat and the MoLG the names of the 4 localities that will be for them Community Design Schemes. During March and April 2004, 12 design workshops were organized by UN-Habitat in 4 localities (Abdallah Younis, Imneizel, Izbet Tabib and Ras al Wad). IPCC was part of the workshops and supported the UN-Habitat team in the community workshops by the generating the plans, creating the maps and organizing the workshops.



Community involvement in
Abdallah Younis

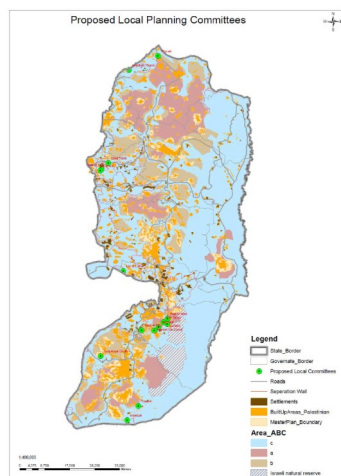


Community involvement in
Izbet Tabib



Community Design proposals
in Abdallah Younis and Izbet
Tabib

No	Locality	The status of plan			
		Approved by defense minister & CA higher planning council	Started of public objections	Republish for public objections	Final authorization
1	Innebel				
2	Dakaria/Bastina				
3	Ra'fina				
4	Harmala				
5	Tirnek				
6	Um Lahem				
7	Wadi el his				
8	Tuwani				
9	Tarqumiya South				
10	Abdallah Younis				
11	Isbet Tablo				
12	Ba'ra mar				
13	Al Rafiyeh				
14	Khirbat Um Dyouf				
15	Za'ara				



List of localities proposed for establishing the Local Planning Committees

Activity 2.1.2 Setting up 10 Local Planning Committees and training of de facto Local Planning Committees for 1 or a cluster of local communities, with involvement of all segments of the community

The aim is to prepare and capacitate the village leaders and their Councils to effectively participate in the preparation, negotiation and approval of plans and their implementation the Local Planning Committees will be established that will serve as advisory body to the Village Council for all planning purposes. This objective is closely linked with the objective of the project “Spatial Planning Support Programme for Palestinian Communities in Area C which aims at Enhancing Palestinian Capacity for planning in Area C. 10 Local Planning Committees are proposed to be established. During May the preliminary evaluation was conducted and a list of localities and map were prepared and discussed with MoLG. The project plan and the project timeline with the activities were drafted.

IPCC arranged special session for this topic as initial discussion with local representatives and MoLG in several workshops. This topic has been discussed in details in a workshop under this project which is conducted in February 2015.

Comment/Risk: The villages intends to have a Local Planning Committee in each village despite the fact that some of the villages lack capacity

Mitigation: Engage all stakeholders Village Councils, Governorate, MoLG in the discussion

Action: Organise WSH with Village Councils, Governorate, MoLG , IPCC, UN-Habitat

EXPECTED RESULT
3.1

Sustainable management arrangements in place to implement PNA Strategic Action Plan in Area C.

Activity 3.1.1 Advising and supporting MoLG in establishing and managing of an effective and efficient monitoring and plan-tracking system.

IPCC established a basic Plan Monitoring table which was handed over to MoLG, and complemented with the plans that fall outside the IPCC scope (Belgian funded plans).

EXPECTED RESULT 3.2

Monitoring system in place to measure impacts of the existing situation and to review progress in realizing improved Palestinian planning and building rights in Area C.



Planning in Area C exhibition, IPCC office



Activity 3.2.2 Providing information to and supporting other organizations in drafting advocacy messages on planning and investments in Area C Press releases / News reports.

IPCC/UN-Habitat presented and discussed the EU project at the World Urban Forum in Medellin, Colombia (April 2014), linking it with Latin American experiences to secure planning and building rights for the vulnerable communities. UN-Habitat developed a standard presentation on planning in Area C which has been presented and discussed in many external meetings/workshops.

UN-Habitat/IPCC were actively involved in many briefings, site visits and meetings with donors, partner organizations (such as OCHA, OHCHR, UN-SCO, NRC, ...) and other members of the IC, resulting in multiple advocacy messages, bulletins, reports etc. UN-Habitat developed a paper addressing the concerns related to HR/IHL

Activity 3.2.3 Initiating and supporting visibility activities on planning and investment in Area C Site visits and conferences/Exhibition on Planning (Challenges) in Area C.

IPCC developed a presentation, brochure and several posters about planning in Area C which used in external meetings and workshops like World urban forum in Medellin. And locally in the final gallery of The urban studio 2015 in IPCC office, and it will be presented later in Al Najah University as an IPCC local exhibitions.

CHALLENGES AND CONSTRAINTS

Political situation:

The political situation has impacted the progress during June/July 2014. Less field visits have been conducted due to the security conditions. Some of activities (Workshops) have been postponed.

Discussion with ICA

The discussion with ICA was very time consuming for IPCC. The plans are submitted several times, negotiated, and modified when necessary. Mobilising the village leaders to participate in the discussion with ICA was also a challenge.

Community

Mobilizing the community in Area C continues to be a challenge. The community didn't have experience in participating in plan making process. However the IPCC team of in cooperation with UN-Habitat Planners and (UNVs) is actively engaged in organising the community and raising the awareness on importance of community participation.

Logistics/transportation

Due to the fact that the project was focused in different localities in Area C the transportation issue was also evident. The travelling time is very time consuming. However the team managed to conduct several field visits.

VISIBILITY AND OUTREACH

Workshops and meetings

Several meetings and workshops were organised. IPCC and UN-Habitat has drafted a standard presentation and were actively involved in many briefings, site visits and meetings with donors, partner organizations (such as British consulate, OQR, UNDP, etc).

The World Urban Forum

IPCC and UN-Habitat presented and discussed the EU project at the World Urban Forum in Medellin/ Colombia (April 2014), linking it with Latin American experiences to secure planning and building rights for the vulnerable communities. During the event brief information on the program were distributed.

Briefings

UN-Habitat and IPCC provided briefings presentation to Journalists from Europe on its programme and activities in Area C. IPCC developed a presentation, brochure and several posters about planning in Area C which used in external meetings and workshops like World urban forum in Medellin. And locally in the final gallery of The urban studio 2015 in IPCC office, and it will be presented later in Al Najah University as an IPCC local exhibitions.

LIST OF ANEXES ON DEMAND

Annex 1	18 Detailed Local Outline Plans
Annex 2	13, 23 Action plans reports
Annex 3	NWJ Sub-regional plan and report
Annex 4	SB Sub-regional study