



Faculty of Engineering

***Planning for a Sustainable Spatial Development:
the Role of the Local Level in the Palestinian
Context***

**التخطيط لتنمية فضائية مستدامة ودور المستوى المحلي في الواقع
الفلسطيني**

By

Wafa Awadallah _ Abuleil

Supervised by

Dr. Shadi Ghadban

2009

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The findings, interpretations and conclusions expressed in this study do not necessary express the views of Birzeiy University, the views of the individual members of the MSc Committee or the views of their respective employees.

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Researcher

Wafa Awadallah-Abuleil

Abstract:

Palestinian society is a victim of a process called "de development" which is according to the Human Development Report (2002, p6) is achieved by preventing a society from using its political and economic potential and by preventing rational structural transformation of the society through indigenous means. The Palestinians were a victim for such process since the ottoman period and continue through the different successive occupation periods to Palestine. The de development mechanisms were varying through these periods, but mainly it was employed by the different layers of occupants' state laws and the military Israeli mechanism to cause extreme injurious to the process of social and political transformation.

Sustainable spatial development in Palestine likewise any sustainable development requires sovereignty and control over the social, environmental and economic objectives to coordinate its development towards spatial sustainability. It also required efficient institutional system to coordinate development between different sectors and fields. Palestinian spatial development lacks the local level participatory approach due to the subsequent layers of occupation in Palestine, which prevent public participation and interaction in the planning process. It also lacks the appropriate intervention planning level, the governorate level that coordinates and manages the relations between the governorate localities. It is the appropriate level to achieve effective local participation in planning. Hence,

the local participation could provide such level with the effective partnership between its localities to achieve sustainable spatial development.

Therefore achieving such development in Palestinian territories is conditional on crucial factors:

1. Ending the Israeli occupation and control over the Palestinian land and resources and enabling the Palestinians to exercise their right of full control over land and natural resources.
2. Establishing an independent, democratic state that requires simultaneous and equitable effort in social, political and economic areas. Technocratic and political leadership will need to work collectively to bring about necessary institutional change.
3. Empowering the governmental institutional level
4. Empowering the local level to take the initiatives in defense of its legal and civil rights to participate in the spatial planning process.

This study aims to discuss the Palestinian sustainable development opportunities and constraints in order to:

- Set out methods of handling constraints specially these related to the local level role in the planning process; through developing a citizen involvement structure.
- Clarify opportunities through investigating the applicability of a sustainable spatial model in one of the Palestinian districts (Palestinian tissue) as a study case.

- To set out the needed policies and strategies to achieve sustainable spatial development in the Palestinian context.

The thesis is mainly divided into four fundamental sections, distributed on seven chapters. The detailed structure of these parts is as follows:

- ***Section one is made of two chapters:***
 - **Chapter 1: Introduction:** it clarifies the Problem identification, aim of the study, methodology and the hypothesis.
 - **Chapter 2: The Concept of sustainable spatial development:** It discusses the definitions of the concerning terms and theoretical background of the concept, requirements, policies and strategies and the study cases.
- ***Section two is made of three chapters***
 - **Chapter 3: Sustainable Development Opportunities in Palestine:** It displays The Palestinian sustainable spatial aspects and constrains that prevent them from achieving sustainable development in spatial planning scope.
 - **Chapter 4: Palestinian Planning Legal Structure:** It contains the analysis of the ongoing planning system and structures to diagnose the problems, as well it review the layers of the planning law applied in Palestine.

- **Chapter 5: Local level Role in planning:** It discusses the local level and its role in promoting sustainable spatial development. It also provides a study case as a model for the main approach for local level planning, the participatory approach.

Section Three is made of one main chapter:

- **Chapter 6: Sustainable Spatial Development Model: Ramallah Governorate:** It displays the urban planning vision that should be provided in the Palestinian development plans, through the applicability of sustainable spatial model to Ramallah Governorate as a study case for the Palestinian urban tissue.
- ***Section Four is made of the last chapter:***
 - **Chapter 7: conclusion and suggestions.**

ملخص الرسالة :

يعتبر التخطيط لتنمية فضائية مستدامة مهمة ذات صعوبات متعددة بالنسبة لاي دولة في العالم ، تتمتع بكامل حريتها وسيطرتها على أرضها وشعبها ومواردها الطبيعية ، والبشرية والمالية ولديها مؤشرات اقتصادية واجتماعية وسياسية تساهم في التنمية بوجه عام . اذن فمن الطبيعي ان تكون هذه المهمة أكثر صعوبة بالنسبة لدولة وقعت ضحية للاحتلال منذ أكثر من خمسمئة عام حيث بداية الاحتلال العثماني. اذ افتقدت الدولة الفلسطينية للسيطرة على الأرض والموارد البشرية والطبيعية والاقتصادية منذ ذلك الوقت. وخلال تلك الفترة من الاحتلال تعرض الشعب الفلسطيني لما يسمى بمفهوم اعاقاة التنمية ، الذي يتحقق حسب تقرير التنمية البشرية (2002،ص 6)، من خلال منع المجتمع من استغلال واستخدام امكانياته السياسية والاقتصادية، بالضافة الى التدخل في التحولات الهيكلية الطبيعية لهذا المجتمع باستخدام وسائل متعددة. وهو ما تعرض له الشعب الفلسطيني طوال تلك السنوات باستخدام آليات مختلفة أهمها القوانين المتلاحقة من قبل الدول التي احتلت فلسطين والتي كانت تهدف مجتمعة الى الحاق أكبر ضرر ممكن لعملية التطور الطبيعية، في النواحي الاجتماعية والسياسية والاقتصادية والبيئية وعملية التخطيط لتلك النواحي ، ناهيك عن عدم السماح للمشاركة المحلية في عملية التخطيط .

وبالرغم من كون الاحتلال هو العائق الأكبر أمام تحقيق التنمية بشكل عام الا أنه ليس الوحيد في حالة التنمية الفضائية بشكل خاص. اذ ان حداثة الدولة الفلسطينية تشكل عائقا آخر من حيث التنسيق الداخلي بين مؤسساته والتمويل وجمع المعلومات الضرورية لعملية التخطيط. لذلك لا بد من الاعتماد على المستوى المحلي والمشاركة المحلية بشكل أكبر مما هو معتاد عليه في التخطيط لتحقيق هذا النوع من التنمية، كما ان مستويات التخطيط تفتقد لمستوى وسيط مناسب الا وهو التخطيط على مستوى المحافظات، اذ يعتبر هذا المستوى الأكثر ملائمة لمشاركة محلية فعالة في التخطيط.

وبالتالي فان تحقيق تنمية فضائية مستدامة في فلسطين مرتبط بانجاز عدة عوامل أساسية

هي :

- انهاء حالة الاحتلال، والسيطرة الاسرائيلية على الموارد الطبيعية والبشرية، وتمكين الفلسطينيين من حقهم في السيطرة الكاملة على الأرض والموارد البشرية وعملية التخطيط لتلك الموارد.
- تأسيس دولة مستقلة ديمقراطية تتضافر فيها الجهود لتحقيق التنمية في النواحي السياسية والاقتصادية والاجتماعية، وهذا يتطلب تكامل في العمل بين القيادات السياسية والتكثورية لاجراء التغييرات المؤسساتية المطلوبة لتحقيق التنمية الفضائية المستدامة.
- العمل على تقوية التكامل والتنسيق بين المؤسسات الحكومية في عمليات التخطيط الفضائية .

- العمل على تقوية المستوى المحلي في ما يتعلق بحقه القانوني والمدني للمشاركة في عملية التخطيط الفضائي.
- في ظل هذه المتطلبات تهدف الرسالة الى استيضاح الفرص والمعوقات التي تواجه الفلسطينيين بمواردهم البشرية والمادية المحدودة لتحقيق تنمية فضائية مستدامة في ظل الاحتلال، والدولة الجديدة، لاستخلاص الآتي:
- تحديد آلية التعامل مع المعوقات وخصوصا تلك التي تتعلق بدور المستوى المحلي في عملية التخطيط الفضائي من خلال تطوير هيكلية وبرنامج للمشاركة المحلية في عملية التخطيط. وتلك التي تتعلق بالقوانين التي تتعامل مع آلية التخطيط والمشاركين في انجازها.
- توضيح امكانية تحقيق تنمية فضائية مستدامة في فلسطين من خلال تطبيق نموذج فضائي مستدام على احدى المحافظات الفلسطينية كحالة دراسية.
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CHAPTER ONE: Introduction

Land is the main issue in the Palestinian Israeli dispute. Since the ottoman period planned demographic facts were made on the ground by the Jews to control land. According to Abdul Hadi (2002, p18) land acquisition and immigration were the two overreaching aims of the Zionist movement from their inception. And so by 1944 the Jewish population had risen from 8% to 31% of the total and the world Zionist organization actual land holdings had tripled. By the year 1948 uprooting part of the Palestinians from their land and taking possession was achieved, while by the 1967 all the Palestinians found themselves under occupation divided into two areas: the West Bank and Gaza Strip. The dispute continues until 1988 when the Palestinians had accepted the principle of two states to solve the dispute, and entered a formal peace talks for the first time in 1991 in what had been known as "Madrid peace talks". These talks basis were the United Nation Resolutions 242 and 338 embodying the formula (land for peace), in which Palestinians had gave up any claim of the 78% of mandate Palestine conquered and depopulated in 1948 war and limited its demand to the 22% of Palestine. Palestinians started peace negotiations with the Israeli government to reach final status for the Palestinian- Israeli dispute, in which they suppose to get back the control over part of the Palestinian land. In 1994 the Palestinians initiated their state over small separated parts of Palestine (Gaza and Jericho), as the first step toward independent state. As a result to the subsequent peace negotiations the Palestinians had been left with discontinuous mass of land, limited urban growth for its communities (cantons) and limited access to the natural

resources. Following Sharm Esh-Sheikh³ Agreements (1999-2000) Palestinians supposed to have full control over 17.2% and civil control over 23.8% of the west bank and Gaza (Abdul Hadi, 2002, P85).

Controlling land was not the only issue in the dispute, exploiting and managing land was another dispute node. From the beginning of the dispute, The Palestinian environment and its resources have been shared by competitive communities: one has the right to exploit these natural resources and land, while the other has the power and the potential to do so. This situation created confusion in the Palestinian development process toward sustainability; hence the present generation needs are not sufficiently provided regardless the future generation. In this sense, it is difficult to fulfill the sustainable development concept defined by the World Commission on Environment and Development (the Brundtland Commission) in their 1987 report titled *Our Common Future*: “*it is the development that meets the needs of the present without compromising the ability of future generations to meet their own needs*”.

Yet, the Palestinian people manage to live for the past sixty years under the Israeli occupation within the limited natural resources, and facing the Israeli constrains, policies and actions that aim to eliminate their opportunity of living, growing and developing in order to force them abandon their land. Israel has passed several laws to control land, natural resources, as well as controlling the natural growth of the Palestinian communities by restricted their expansion. Meanwhile, the socio-economic situation has been deteriorating badly due to these policies and actions. The Palestinian future

seems to be unpredictable. Palestinians need to plan for their future to cope up the Israeli plans and their devastating sequences. The sustainable development should be achieved as mean to secure their existing as well as the new generations.

1.1 Problem Identification:

The Israeli occupation considered to be the critical factor mitigating the progress of Palestinian development, due to the destruction of the national infrastructure, obstruction of economic activity and the negative social and psychological ramification of the Israeli action. The overall deterioration of economic condition has lowered living standards and has led to an unprecedented increase of poverty. Therefore any accomplishments will not be sustainable if Palestinian society and land is to remain under the control of an occupying force. Hence the modern independent and democratic state is a perquisite for sustainable human development (human development report, 2002, p3and p8).

The establishment of the Palestinian National Authority in 1993 considered to be a transitional for the Palestinians, since it was established on Palestinian land and Palestinian took over the responsibility for the social and economic development. However, unfortunately, the Israeli occupation continues to maintain its control in indifferent ways and to varying degrees through violating the independency of the required state. According to the Human Development Report (2002, p6), 85% of the West Bank and Gaza Strip remain under Israeli control and Israel has isolated the two regions from

each other while closing off Jerusalem to both regions. Besides the continuing settlements activities, the established by-pass roads and the apartheid wall causing discontinuation of the Palestinian land and communities. Moreover Israel continues to control natural resources, including water and nature reserves. More over The Palestinian environment is suffering from unsuitable development and it needs to be preserved and protected. The Palestinians need to ensure a better quality of life for everyone, now and for generations to come without increasing the use of natural resources beyond the capacity of the environment and to supply them indefinitely.

Unfortunately Palestinian people are facing obstacles to achieve sustainable development; The United Nation (2006, p.2) noted that Palestinian development efforts facing multiple challenges, whereby recovery and reconstruction must proceed under: (i) adverse conditions of conflict; (ii) intensified, systematic mobility restrictions; (iii) lack of national sovereignty; (iv) an ambitious, if not unrealistically large scale, reform agenda; (v) limited policy space available to the Palestinian authority to manage the economy, and (vi) it's now systemic dependence on foreign aid.

Despite the fact that the previous obstacles which is due to occupation and the relevant political status in Palestine are the main obstacles prevent Palestinians from achieving sustainable development, but it is not the only one. Palestine Human Development Report (2002, p 59-61) pointed several constrains facing the Palestinians towards development:

1. The lack of constitutional provision designates the body or bodies responsible for making development decisions within the Palestinian National Authority PNA.
2. The absence of the development vision to guide the work of the Palestinian governmental and non-governmental organization.
3. The lack of community participation.
4. The recognized and enforceable system of laws, management system, and ample monitoring provisions and follow-through.

The reasons behind such constrains are the new initiation of the Palestinian State and its institution, and in the same time the absence of the vital role of the local level that should be integrated with the governmental level to develop such issues towards sustainable development.

Considering these facts, Palestinians opportunity to achieve sustainable development considered to be a challenging task. Since handling the constrains imposed by occupation required ending it, which is not in the hand of Palestinians, while the constrains related to the Palestinians themselves required them to understand the actions they made in and to the environment and its consequences. They are also required to take action, to adopt policies and practices at all levels, from the individual to the international, that achieve environmental, social and economic objectives at the same time. They should consider the long-term implications of their decisions. The Palestinians need to give more attention to the Spatial planning system since it plays a central role in promoting sustainable development through regulating land use, protecting and enhancing

environments and integrating sectoral policies, and achieving social and economic objectives. That shall influence the future distribution of activities in space and cope with the population growth and the urban sprawl. Moreover the local level should be given more attention in planning as the an appropriate level to start the Palestinian initiatives and policies toward sustainable development, as well as the importance of cooperative behavior between its key actors, beside providing adequate financial resources.

1.2 Aim of the study

This study aims to prove that the current situation of occupation impose hard difficulties to achieve sustainable spatial development. It also aims to clarify the Palestinian opportunity for sustainable spatial development under the current situation of occupation through analyzing the requirements and constrains facing such development. The constrains that produced by occupation or due to the disabilities in the Palestinian institutional planning structure and system, or due to the lack of public awareness and participation methods. On the other hand it aims to develpe the needed methods and strategies to overcome such constrains relative to the suitable and needed intervention level. Byachieveing the following:

- Highlighting the importance of developing Palestinian planning laws, and ending the applicability of former laws forced by the occupational governments, that ruled Palestine from the ottoman period since it is not to the advantages of Palestinian development.

- Developing a Palestinian local structure to involve its stakeholders in planning process.
- As well it aims to develop a model of Sustainable spatial development in Ramallah Governorate as an attempt to overcome the absence of planning at the governorate level.

1.3 Methodology

To meet the aim and objectives of this study, logical framework was prepared as a first step, to set out the goals, objectives and the desired outputs of this study (Table1.1). The main question for our study was concerning *the provision of the sustainable spatial development at the governorate level in the Palestinian context and the role of the local level in such provision?* Following the answer positive or/ and negative probability requires us to investigate for the relative aspects or/ and the constraints that preventing Palestinians from achieving such development?

The methodology of our study was built upon answering this question, which requires us to achieve the following:

- To assign the concept behind our main theme sustainable spatial development. A literature review was conducted to develop our theoretical base and background of the problem, to define the concept of sustainable spatial development, and the relative requirements and indicators, study cases for sustainable spatial development on the governorate level where used to be base for our spatial model.
- To investigate the existence of the sustainable spatial development and its requirements in the Palestinian context. The answer was that

Table (1.1): LOGICAL FRAMEWORK FOR THE THESIS

Narrative Summary	Objectively Verifiable Indicators	Means of Verification	Assumption/Constrains
<p>Goal:</p> <p>To develop the Palestinian urban environment to meet the sustainable development requirements.</p>	<p>A model for Palestinian urban structure in Palestinian district (Palestinian tissue) chosen as a case study is achieved</p>	<p>Sustainable development requirements and indicators</p>	<ul style="list-style-type: none"> • Palestinian districts should be planned and developed in a sustainable way internally (between the district locality) and externally (between West Bank districts). • Israeli constrains using natural resources and the existing of checkpoints and the pollution from settlements. • Ratification of different bylaws.
<p>Purpose:</p> <ol style="list-style-type: none"> 1. To discuss the Palestinian sustainable development opportunities and constrains facing it , to set out methods of handling these constrains. 2. To explore the sustainable urban forms and adopt the suitable one to the Palestinian urban tissue. 3. To explore role of the Palestinian decision –making body structure. To investigate the role of local level in the decision-making process and as a member decision-making body structure. 4. To explore the legislations and laws dealing with sustainable development 5. Enhance public awareness, attitudes, behaviors and participation in planning sustainable development as a sustainable process and in the making decision stage. 6. to explore the sustainable urban forms and apply the suitable one to the Palestinian urban tissue 	<ul style="list-style-type: none"> • Public participation became an important, primary, mutual and continuous stage in planning process and making decision stage. • The behaviors of the public towards their urban form has been changed and developed to achieve sustainable development requirements. • Local committee to develop policies and strategies to achieve sustainable development is established. • The laws and legislations concerning sustainable development is developed • The Israeli constrains that stopping us from achieving sustainable development is handled. 	<p>Planning process and stages implementation.</p> <p>The success of the model.</p> <p>Implementations of the local agenda 21.</p> <p>Implementation of laws.</p> <p>Minimizing constrains</p>	<ul style="list-style-type: none"> • Palestinian desire to change their situation would lead them to find suitable way to participate in the planning process. • Palestinian local authority has the potential to plan with the participation of the public. • The Non-governmental sector is working on sustainable development and assists local authority to deal with sustainable development issue. • Palestinian local authority is lacking to wide, different, sparking planning strategies and policies and that eliminate them to work for the future with imaginary view. • Insufficient legislation exist dealing with sustainability, and they lacking the implementations in the master plans of our cities. • Future redeployment of Israeli army in the west bank territories
<p>Outputs:</p> <ol style="list-style-type: none"> 1. Palestinian Sustainable urban development model. 2. Local participation modes and pathways. 3. Policies and strategies toward sustainable development 			

Source: Author, 2008.

- Israeli Occupation is the main constrain facing any Palestinian development process, due to continuous new defacto, Israelis continue to make changes on the ground, such as continuing settlements activity growth and the apartheid wall. Moreover the negotiations facing continuous breakups due to many reasons, which made the final status seems to be far away. So unfortunately it will take more time to reach final solution for the Palestinian -Israeli dispute. While the other constrains referred as Palestinian constrains could face any country in any development process. this investigation result was assigning three main constrains to be further analyzed and studied:

- Legislative planning frame work.
- Public participation in the planning process.
- Comprehensive Urban development visions for the sustainable urban development that considers the sustainable spatial development requirements as Palestinian state wide goal.

Each constrains need different intervention level, the first one needs governmental level intervention, the second needs local level intervention, while the last one needed the governorates level as the suitable intervention level. Assigning such levels and developing the needed strategies was using study cases:

The first study case was dealing with participatory approach in planning, it was analyzed to develop a Palestinian frame work and structure for such approach in planning and to stress out the local level in planning. While the second one was dealing with the sustainable

spatial Regional City, it was also analyzed to develop a Palestinian spatial model using Ramallah governorate as a spatial study model.

The main constraints facing me as a researcher, is the lack of data or the data provided was old, especially that concerns the governorate localities, the governmental institution still using data issued in 1997 for the governorate localities. I had to use such data, since it is the only one provided.

1.4 Hypothesis:

The thesis suggests that under the current situation of occupation it is hard to achieve sustainable development, due to the Israeli occupational actions and policies, and the geopolitical division of the Palestinian land. And till negotiators reach the final status and the dispute is settled, Palestinians should start planning for their future.

It also suggests that Palestinians should develop a sustainable spatial formula that provides a minimum level of development. The internal Palestinian constraints that prevent Palestinian from achieving such development should be managed in the suitable intervention level. Therefore, it suggests to consider the local level as the suitable level to promote participatory approach in decision - making in the planning process and to enhance the opportunity to achieve sustainability for that process. While the urban planning vision should be integrated and developed through all levels and special attention should be given to the governorate level; the local level cannot be developed without clear vision developed at the national and regional one. The relationship among these levels should be mutual and infinite, to achieve the desired development vision and policies.

Consequently, the main study hypothesis is that achieving Palestinian sustainable spatial development requires developing the following three determinants:

- a. Active decision-making body structure that should develop new Palestinian legislation repealing the layers of laws ruling in Palestine. To ensure the well being of the Palestinian and the development of their environment. This should be done on a governmental level (the Palestinian Legislative Council), That should be more effective and efficient in developing Palestinian planning legislations and laws
- b. Positive attitude and behavior of the citizens toward legislations and participation in developing urban plans and the planning process. This should be developed at the local level.
- c. Urban form that insures the integration between the three types of the Palestinian localities that forms the Palestinian planning unit (the governorate) and the needed intervention level is suggested to be the governorate level.

It's worth mentioning that developing such urban form should neglecting the existence of the Israeli action in the governorate of Settlements, Separation Wall and Military bases, it considers Ramallah governorate as totally Palestinian administrative governorate in the final negotiation status. Since considering these action would contradict with the sustainability requirements. Managing these actions could be thorough dividing such form achievement process into short terms and long terms projects.

CHAPTER TWO: Concept for Sustainable Spatial

Development

Introduction:

The aim of this chapter is to give a theoretical base for the thesis main concept, by investigating the definition of its terms, requirements and component. It will define the sustainable urban form and structure, their requirements and components, as well the desired level of intervention and its importance in the planning process. This will be the theoretical base to develop a Palestinian sustainable spatial model which is the main objective of this study. Two summaries for the theoretical study cases is included one for the sustainable city requirements, and the other for the rural urban partnership.

Sustainable development considered to be the most recent term that addresses almost most of the summits and conferences concerning the development. This global growing concern for the future of our interlocked ecological and economic systems is stressing out that the continuity of our human kind is depending on the decisions we made toward our environment and its natural resources.

2.1 Sustainable Development

Sustainable development has many definitions developed through a series of meetings and reports starting from the year 1970. The most frequently quoted definition is Brundtland Report which defines Sustainable Development as:

"The development that meets the needs of the present without compromising the ability of future generations to meet their own needs". (Brundtland Report, 1987, Cited by Anon, Sustainable development gateway).

The themes behind such definition could be summarized as follows:

- The continuity of our human kind is depending on the action we made towards our environment and its natural resources.
- Sustainable development requires an understanding that inaction has consequences and we must find innovative ways to change institutional structures and influence individual behavior.
- Sustainable development requires taking action, changing policy and practice at all levels, from the individual to the international.
- Sustainable Development goes beyond environmental conservation, to economic and social objectives. This has been illustrated using a three dimensional diagram (Fig 2.1), in which sustainable development is depicted schematically using three circles for the target dimensions of environment, economy and society, to which are added the time and north-south dimensions.

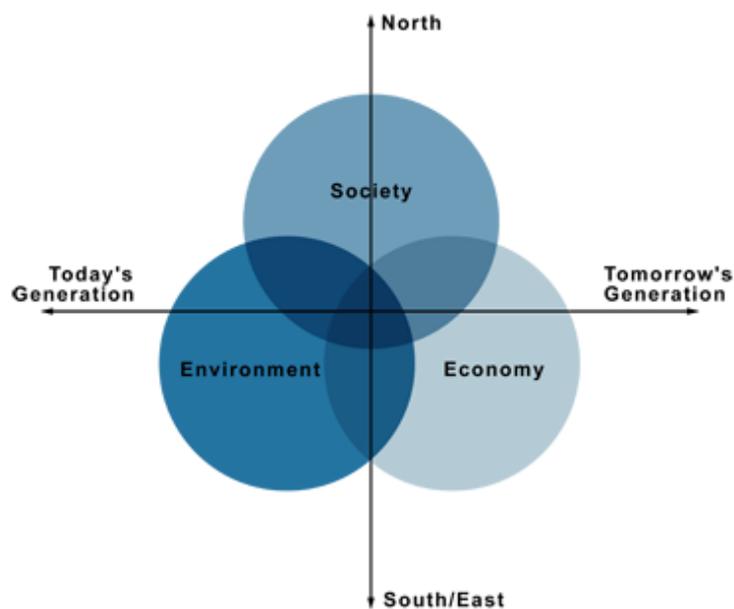


Fig (2.1): The Relation of the Sustainable Development Targeted Dimensions of Environment, Economy and Society.

Source: Federal Office for Spatial Development (ARE), 2005.

The advantage of this diagram is that it illustrates the interlinked relation for the economic, social and environmental processes and stress on that Public and private agents are alike and cannot be permitted to act one-dimensionally and in isolation.

2.1.1 Sustainable Development Requirements:

Environment, society and economy considered to be the main focus of the sustainable development requirements, which have been defined by the World Commission on Environment and Development (1987, p74) as follows:

- A political system securing citizen participation in decision-making.
- An economic system that is able to generate surpluses and technical knowledge on a self-reliant and sustained basis,

- A social system that provides solutions for the tensions arising from disharmonious development,
- A production system that respects the obligation to preserve the ecological base for development.
- A technological system that can search continuously for new solutions,
- And an international system that fosters sustainable patterns of trade and finance, and a flexible and self correcting administrative system.

These requirements are more in the nature of goals that should underlie national and international actions on development, moreover it need sincerity in pursuing these goals (ibid, p74).

2.1.2 Sustainable Development under Occupation:

Land is one of the natural resources which are a scarce commodity. It is an important component in sustainable development since it is where our food and raw materials come from and it is also the habitat for wildlife and fauna (Yeh, 2002, p1). But Land development in case of occupation is not an easy task, since land is the main issue in the dispute and it could be affected negatively as much as people would. Moreover, Sustainable development is associated with planning for the future of land to the welfare of people, which contradict with the occupation policy that is usually directed to the advantage of the occupant state and people. Although the International law provides what could be considered as a minimum level of land development that promotes the welfare of local population in case of occupation. Also the Report of The United Nations Conference on Environment and Development,

1992, Principle 23, 24 respectively) provides recommendation for the protection of people and natural resources in war times:

- *Principle 23: "The environment and natural resources of people under oppression, domination and occupation shall be protected."*
- *Principle 24 "Warfare is inherently destructive of sustainable development. States shall therefore respect international law providing protection for the environment in times of armed conflict and cooperate in its further development, as necessary."*

Still the opportunity to achieve sustainable development in Palestinian territories seems to be very hard. Hence, the international law expected that occupation is a temporary situation, which is not the Palestinian case, since the Israeli occupation considered to be the most long-lived occupation since the Second World War (Coon, 1992, 37). It is obviously that also the previous principles hard to be fulfilled under the Israeli occupation. And the provision of the previously mentioned sustainable development requirements seems be a Palestinian challenging task too.

2.2 Spatial Planning

Spatial planning is associated with space and its function; it is an expression referring to land use planning on the national level. According to the (European Commission, Compendium of European Spatial Planning Systems 1997, cited by the European spatial Planning Observation Network (ESPON), 2006) the spatial planning refers to the methods used largely by the public sector to influence the future distribution of people and activities in space of various scale. According to Wikipedia, (2006) the free

encyclopedia, Spatial planning includes all levels of land use planning which means the scientific, aesthetic, and orderly disposition of land, resources, facilities and services with a view to securing the physical, economic and social efficiency, health and well-being of urban and rural communities _ including urban planning, regional planning, national and international planning level. (Anon, 2006).

The advantage of spatial planning as mentioned by the Oswestry Borough Council (Anon,2005), is that it moves focus from a land-use planning approach based on regulation and control of land, to a wider more far ranging approach that aims to ensure the best use of land by assessing competing demands. According to (Anon, 2001) spatial planning can be used as an instrument to coordinate socioeconomic development by preventing environmental problems and simultaneously protecting the natural environment and the cultural environment.

The challenge for planning is to ensure the efficient use of limited land resources and to contribute to balanced regional business development and balanced use of resources, including natural and landscape resources, soil, water and air.

2.2.1 Spatial Planning and Sustainable Development

Spatial planning can be used to promote sustainable development; if it adopts the concepts of development and protection as being complementary rather than contradictory.

Spatial planning include important principles of sustainability through taken into account the social, economic and environmental factors among other factors such as health, education, employment, crime prevention,

leisure, biodiversity, recycling, energy etc. in producing a decision that is more conducive to sustainable development.

Spatial planning can coordinate various aspects of socioeconomic development across the sectors of society: urban development, development in rural districts, urban-rural relationships, the development of infrastructure and environmentally sound use of land and natural resources

To achieve sustainable development in spatial planning sector, it is required to define the urban unit and the urban form, since land use is among other aspect of shape, size and density, contributing to the formation of the urban unit, and related to its sustainability, although consensus is lacking about the exact nature of this relation (Williams, 2000, p1).

From the mentioned definitions we can conclude that achieving sustainable development in spatial planning depends on the social, economical and ecological integration and the balance introduced by the spatial planning to the urban form and its units. More over Spatial planning should adopt the concept of protecting and preserving in the development process and seeking the suitable way of exploiting natural resources.

2.2.2 Sustainable City and Sustainable Urban Form

The urban form considered to be a major factor influencing the sustainability of cities as urban units. There are evidences indicating a strong link between urban form and sustainable development, although it is not simple and straightforward. Significant relationships have been found between energy use in transport and physical characteristics of cities, such as density, size and amount of open space (Banister et al., 1997). According to Williams

and Katie (2000, p9) sustainable cities is a prerequisite for urban form, and to realize the sustainable city concept there has to be clear and common- held concept of what it will look like, how it will function and how it will change over time. According to Frey (2001, p 38) there is no single sustainable city form. Our task is not to find a new city structure but to improve the structure of our city, the needed development to become a sustainable city.

He also claimed that the choice of a planning and design approach for the improvement of an existing city or a city region is depend entirely upon the characteristics of the city or city region and may therefore have to be different in each case. Both the micro and the macro structure of the city are of considerable importance: since the micro structure provides access to services and facilities and to transport nodes, and therefore responds to most basic functional needs of provision and mobility. While the macro-structure influence the environmental quality of urban areas and access to open spaces and the countryside and with it the potential for symbolic relationship between city and country. It provide qualities which depend upon the overall city's and form and development pattern, to classify city forms on these accounts it requires accurate data of overall densities, total area required , minimum and maximum distances, etc.

2.2.3 Spatial Development Intervention Levels

To enhance the city's advantages and to minimize its disadvantages requires urban design to operate on a level beyond that of individual spaces or areas of restricted size. According to Frey (2001, p20) urban design has to deal with the physical structure of the city region, of the city at large and of its districts.

Frey (2001, p21) presented a hierarchical intervention levels and its related issues that should be discussed in these levels (Table 2.1). Only after having generated development frameworks at these levels and in this hierarchical orders (city region_ city_ city districts), can design effectively deal with individual urban spaces (FIG 2.2). General development policies are developed on the regional level and it pass through to the lower level to be implemented with more detailed policies, the general polices are tested and redeveloped in the lower level to meet the needed development. The interrelationship of levels should be dynamic and bottom up, and top down relation to achieve the ideal and hierarchical implementation of required development (FIG 2.3). In the Palestinian context much attention has been given to the development at the national level (the West Bank and Gaza Strip) and the localities level, while the city region and its districts have been neglected. Frey (2001, p67) defines a city region as an agglomeration of linked towns which themselves are an agglomeration of districts each of which is an agglomeration of linked neighborhoods. it may be loosely structured with large distance between development components such as core area (villages) or core towns, i.e. with a large proportion of agricultural and forestry land and in more rural and county town areas, and it may be more compact, i.e. Include less open land, in city and metropolitan areas. Applying such hierarchical definition to the Palestinian governorate may be questionable.

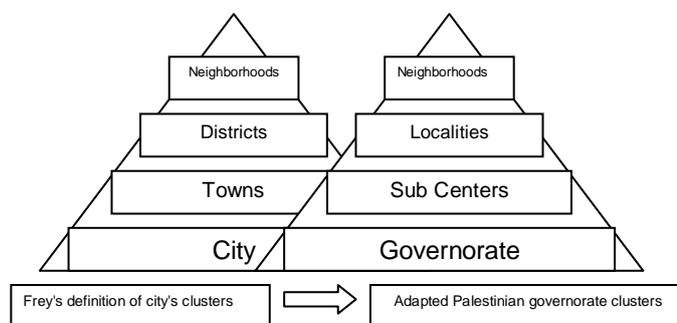


Fig (2.2) Adaption of Frey's Definition of the City's Clusters
Source: Author, 2008.

Table (2.1): Levels of Strategic Urban Design Intervention

level	Issues	Interdependence and scopes
Level 1 Strategic urban design at the city region /conurbation level Governorate level	<ul style="list-style-type: none"> • Form and structure • Land use patterns • Relationship to hinterland • Access ,linkages transport and communication system • Definition. Role of the interaction of districts • Image • Environmental impact and energy consumption 	Set development framework for city/conurbation which coordinates the development of individual districts within the city The general development structure (e.g. linear, network cluster, etc.)is fixed The scale and form of the development of individual districts remain open
Level 2 Strategic urban design at the city district level Localities level	<ul style="list-style-type: none"> • Role of districts in the city • Form and structure • Land- use pattern, social mix • Relationship public to private realm • Access , linkage/permeability and transport system • Identity and legibility • Image • Environmental impact and energy consumption 	Set development framework for individual urban districts which co-ordinates the development of individual spaces and projects in the districts The general development structure and form of individual districts (e.g. hierarchical, spatial, etc.)is fixed The scale and nature of the development of individual projects within districts remain open
Level 3 urban design of individual spaces or groups of spaces neighborhoods level	<ul style="list-style-type: none"> • Role of individual or groups of spaces in city/district (hierarchy) • Form and structure • Land- use pattern, social mix • Relationship public to private realm • Detail design (use profile, surfaces, landscaping, etc.) • Identity , legibility and image • Environmental impact and energy consumption 	Set design guidelines for individual urban spaces and building within framework for districts The primary design features of public spaces are fixed Use pattern, detail design (unless co-ordination is essential)remain open

Source: Frey (2001, p21)

But if we apply Frey's definition for the intervention levels and the governorate clusters, it will lead to demonstrate better relationship and hierarchical spatial classification based on a micro and macro structures of the governorate. Table (2.2) illustrates the adapted version for Palestinian intervention levels, while Fig (2.2) illustrates the adapted version of the Palestinian city clusters. The neighborhoods would represent the neighborhood of Palestinian localities of the governorate, the districts are the localities and the towns are the sub-centers while the city represents the governorate.

But Williams, burtons and Jenks (2000, p2) advocated that urban sustainability is not dependent on form alone, huge shift in behaviors and attitudes are also required. Human beings are at the center of concerns for sustainable development, since the application of a sustainable spatial development need changes of several physical aspects in their urban structure to meet the sustainable development requirements, and enforcement of laws and legislations to activate their role in the planning process. A change in their behaviors and attitude will be essentially vital, dealing with their environment and natural resources. Sustainable spatial development requires increasing people awareness of the real value of their natural resources, the suitable way to exploit them in order to have better quality of life for them, and to ensure the availability of these resources for new generation to come, in order to preserve the human race.

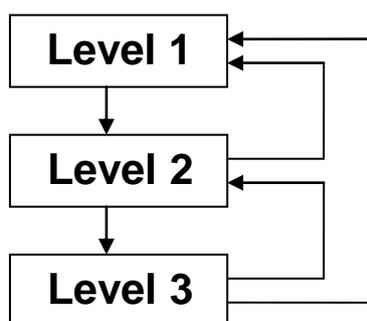


Fig (2.3): Feedback Relation between the Three Strategic Urban Design Intervention Levels.
Source: Frey (2001, p21)

Table (2.2): Palestinian Version for the Levels of Strategic Urban Design Intervention

	Palestinian levels	Frey's levels
Level 1 Strategic Urban Design at	Governorate Level	City Region /Conurbation Level
Level 2 Strategic Urban design at	Localities Level	City /District Level
Level 3 Urban Design of	Neighborhoods Level	Individual Spaces or Groups of Space

Source: Author Based on Frey (2001, p21)

2.2.4 Micro Structure of Sustainable City

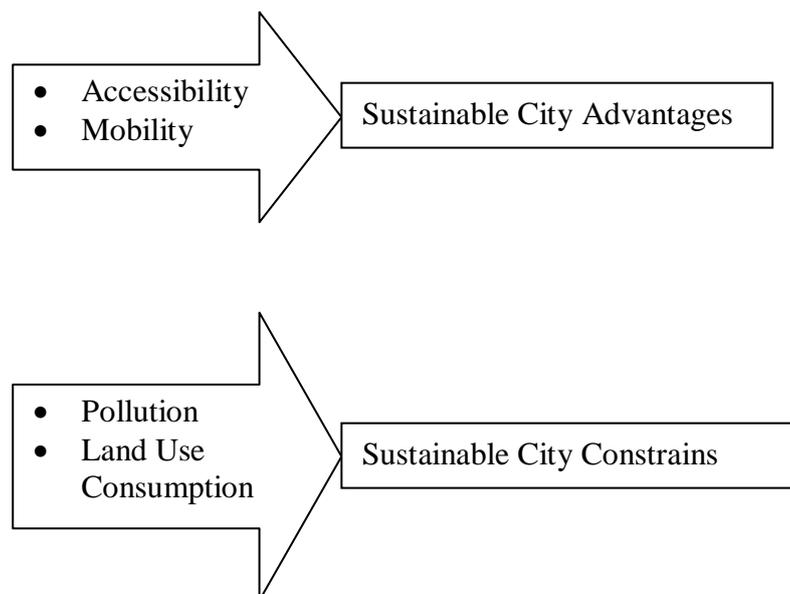
To develop the urban form of a city to be a sustainable city, we should decide the factors affecting such sustainability. The requirements to achieve sustainable city are associated mostly with the development fields that affects the possibility of the conservation of natural resources and environment.

Transportation, land use pattern and density have been decided to be the main requirements for the sustainable city development. These requirements affecting the sustainability of a city as independent factors and as integrated factors. It also associated with the three major demands

(accessibility, proximity and functional mix) made on the city and its districts which should be reflected in the micro structure of the city.

- ***Transportation:***

Transportation is concerned with the issues of: accessibility, mobility, pollution and land use consumption. The first two issues considered to be advantages towards sustainable city concept, while the others are considered to be constrains.



Newman and Kenworthy (2000, p109) claim that "cities cannot be considered sustainable if they are automobile dependent, since car dependence is associated with a range of environmental, economic and social problems. Hence, automobile dependence exists where urban form and transport options are such that choices are limited to car use". Sustainable city form needs to be developed, in order to minimize the use of transportation as possible to prevent its negative effects on the environment. Change in the mentality may be required to convince people using other means such as cycling and walking, use transportation where it is the only

mean and encouraging the use of public transport as the main transportation facility. According to Frey (2001, p38) the interrelationship of people, transport and amenities is the basis of the micro- structure of the city, for cities to be more sustainable their microstructure should be hierarchical with regard to both the development of clusters (from neighborhood to district, town, city each with appropriate centers of provision) and transport systems from bus to light rail transit (LRT) to railway with appropriate nodes of transport intersections at the centers of respective spatial unit. This advantages of developing such a hierarchical system of public transport as claimed by Frey (2001, p45) are as follows:

1. It Provides access to places in the city, districts and neighborhoods, operating as a linked system with intersections and junctions and allowing easy interchange from one transport network to the others.
2. Mobility within such a linked system is high.
3. Travel by public transport is comfortable, spatially if transport nodes are well designed sheltered places, integrated into centers of services and facilities.
4. It will diffuse traffic and solve many of the city's problems of congestions and consequent pollution.
5. The proposed structure would work well with good and well co-ordinated public transport systems and would foster a considerable reduction of a vehicular traffic inside developed areas (Fig 2.4)

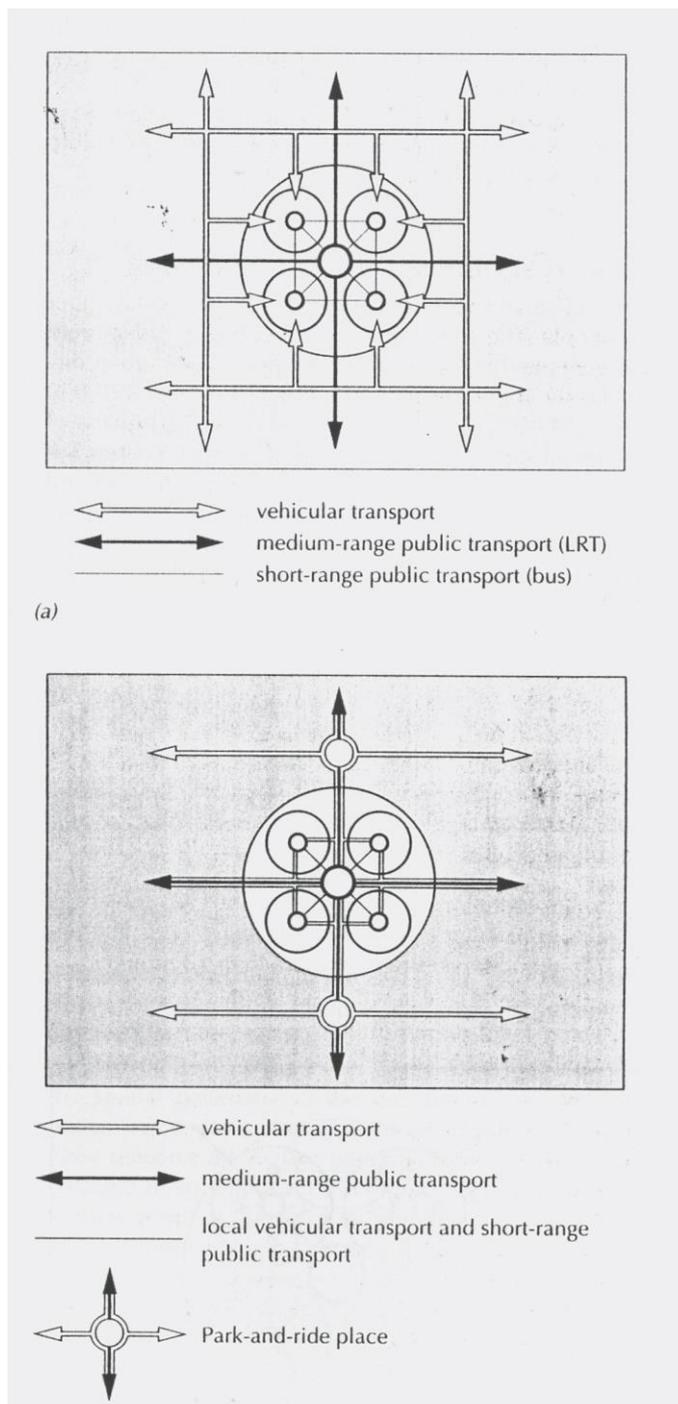


Figure (2.4): Public and Private Transportation Relationships
 Source: Frey, 2001, p43

- **Land Use:**

Land use could be considered as the main issue in the sustainable city requirements, since land and the moderate use is the major concerns of sustainable spatial development. Engwicht (1993) claims that "the livability

of our cities is intricately linked to land use patterns and how those patterns affect the feasibility and efficiency of various modes of transportation". For the last half-century, community design and zoning regulations have been based largely on the separation of residential and other land uses and on expediting the flow of vehicle traffic.

Also Williams, burtons and Jenks (2000, p2) suggest that implication, manipulating land uses and forms could be a valuable method of achieving sustainability in cities.

Land use and transportation are integrated sustainability requirements of a city, since suggestions to changing the form of a city will be associated with the integration of the two components, such as the Newman and kenworthy (2000, p109) suggestion that to change a city from highly automobile dependent to be more sustainable or less car dependent by changing the land use patterns, several steps should be applied:

1. Revitalize the inner city.
2. Focus development around the existing rail system.
3. Discouraging further urban sprawl.
4. Extend the public transport system and build new urban village in the suburbs.

Frey claimed that Using the hierarchical composition of spatial and formal entities provided by the previously mentioned hierarchical system of public transport will provide the city region with the image of the net city, in which their different nodes and their mixed land use centers and the major linkages between them are capable of becoming more memorable,

imaginable place within a city and city region. It will also allow the decentralization of power and decision making over development at such system hierarchical spatial units levels, with central administration providing the framework for decision making at these different levels

- ***Density:***

Density is the factor that deciding the need for the previous ones. Newman and Kenworthy (2000, p110) claim that there is little doubt that density is a major factor in car dependence, and to achieve a sustainable urban form, a development of densities should be involved, which can enable public transport, walking and cycling to be viable options, and that would mean building nodes and corridors of high-density development rather than bulldozing the low density suburbs of the car era. The city form could be classified depending on the type and form of the provided density: low, medium and high and concentrated or dispersed. Moreover changing the city form will be accompanied with changing density type and form. Burton (2000, p19) Claims that the most effective solution to achieve sustainable urban form is by implanting the compact city idea that is, advocacy of high density and mixed-use urban form. The compactness of the composite city region as presented by Frey (2001, p45) depends on the amount of land included inside the net of linked neighborhoods, districts and towns, which will be largely dependent upon existing conditions and the historical structure of the city . But the hierarchical structure of densities parallel to the hierarchical spatial unit could be reasonable.

2.2.5 Macro Structure of Sustainable City:

The macro structure of the city is providing the qualities which depend upon the cities overall form and development pattern (Frey, 2001, p45).

To develop our cities we should find the suitable development structure model that responds to the macro-structure of such cities. As previously adopted by Frey (2001, p54) that our task is to develop and improve our cities structure to become dynamic, in which change to remain valid and to stay alive.

Through Frey's investigation of the alternative macro structure of city models (the Core City, the Star City, the Satellites City, the Galaxy of Settlements, the Linear City and the Polycentric Net or Regional City) and the potential performance of these models on the basis of sustainable criteria, he concluded that the polycentric city model with its random geometry and transport grid is more suitable for application in restructuring of existing cities.

2.2.5.1 The Polycentric Net or the Regional City Model:

It is a dispersed form of the metropolis with a specialized and complex circulation system taking on the form of triangular grid pattern that can grow in any direction and can provide different degree of compactness (Fig 2.5).

This model according to Frey (2001, p68) is preferable due to it is the most appropriate urban model that has agreed sustainability characteristic and due to its potential of requiring the lowest degree of rearrangements since it is a combination of all the city models.

It is an open- ended system that can adapt any change in socio-economic conditions and can cope with any growth or shrinkage of population

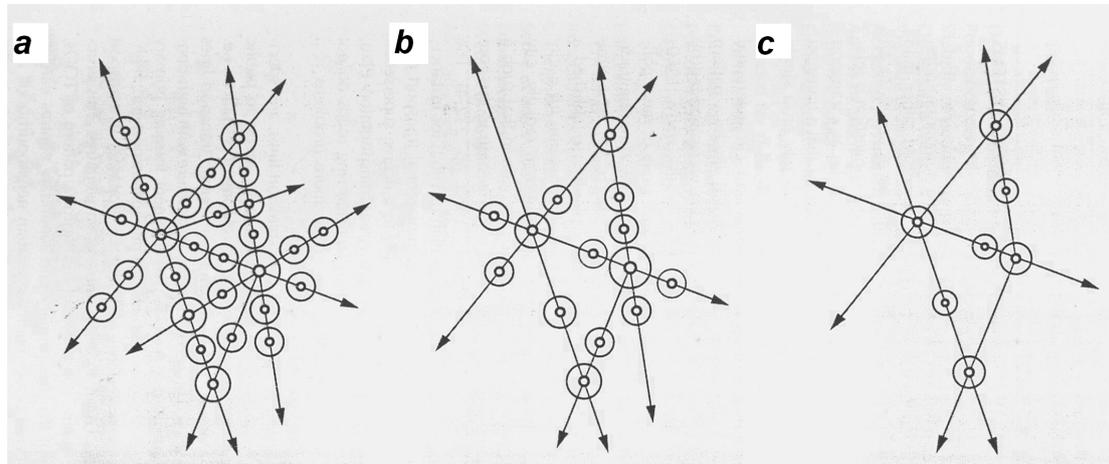


Figure (2.5): City Model with Different Compactness
Source: Frey, 2001, p38

2.2.5.2 Sustainable City Region Study Case: Glasgow Region

This study case was adapted from Frey's book "designing the city", the aim of this study case was to investigate the relevance of the micro structure of the city model for a real city and city region with its specific development pattern and structure. Frey attempts to implement the hierarchical composition of the city's micro structure in the Glasgow conurbation.

The study case analytical steps were as follows:

1. description of city region:
 - City urban and development structure
 - Major transportation route in the region
 - structure of the open spaces
2. Existing development pattern and transportation network.
3. Searching for a micro- structure of provision centers and transport linkages.

4. discussing the adaptability of such structure to conurbation and the needed development strategies

Frey concluded that Glasgow possess all major structural characteristics of polycentric net city or the regional city as a macro structure of the city.

He also concluded that the hierarchy structure of provisions centers and linkages does already partially exists and could be expanded throughout the conurbation, and so such structure follows closely the city model that seemed to be the most appropriate for city region of Glasgow, the regional city. Such model not only feasible but also achievable without any major structural changes to the city region and the conurbation. But the adaptability of such model needed developing strategies to cope up with the population size, since the micro structure of the city do not work efficiently without supporting the centers with the appropriate size of population which was not the case in Glasgow region.

The macro structure of the city resembles its spatial scale. It includes the urban boundary of a city and the broader geographical dimensions. Finco and Nijkamp (1990, P 7) stress upon the importance of such structure, and that city cannot be treated separately, and relation between urban and rural areas is required to achieve sustainable spatial development. It is widely recognized that there exists an economic, social and environmental interdependence between urban and rural areas. According to Okpala (2003, p1) rural development is no longer completely distinct from urban development. There is a need for balanced and mutually supportive approach

for the development in the two areas. That's why a new perspective, referred to as the rural-urban linkage development approach, is increasingly becoming an accepted approach in development.

2.2.5.3 The Urban- Rural Relationship

Okpala (2003, p1) defines the Rural-urban linkage as the growing flow of public and private capital, people (migration and commuting) and goods (trade) between urban and rural areas. It is important to add to these the flow of ideas, the flow of information and the flow of diffusion of innovation.

The advantages of such approach are:

- Its potentials for promoting Positive rural-urban development benefits and for generating substantial employment and therefore contributing to poverty eradication. (United Nations Human Settlements Programme, (UN-HABITAT).
- Its increasingly important part to play, in particular in the fields of balanced structure of the urban framework, development of public transport networks, the revitalization and diversification of rural economies, the increase in the productivity of infrastructures, the development of recreation areas for urban dwellers and the protection and enhancement of the natural and cultural heritage (The European Conference of Ministries Responsible for Regional Planning (CEMAT), 2002, p12).

According to kunz (2000,) The Rural-urban linkage approach involves two partners Rural and Urban. There is uneven balance between the two partners, based on the typology of their urban-rural relationships which is:

- home-work relationships
- central place relationships
- relationships between metropolitan areas and urban centres in rural and intermediate areas
- relationships between rural and urban enterprises
- rural areas as consumption areas for urban dwellers
- rural areas as open spaces for urban areas
- rural areas as carriers of urban infrastructure
- rural areas as suppliers of natural resources for urban areas

Urban-rural relationships and urban-rural partnerships is not the same term. According to Kunz (2000) Urban-rural relationships refer to the actually operating, functional linkages between urban and rural areas. While Urban-rural partnerships refer to initiatives to formulate, adapt and implement such an integrated policy. Partnership means sharing costs and benefits. This partnership should promote the relationship as a key mechanism for spreading the benefits of dynamic growth zones to their hinterlands, mitigating the adverse effects emanating from these growth zones, and strengthening local initiatives in rural areas (The ESDP Final Report, 2000, p17).

The successful of urban-rural partnership are achieved through co-operation and co-ordination. It requires the equality and independence of the partners; their voluntary participation in partnership; a co-operative structure that takes into consideration different administrative conditions; and sharing responsibility and benefit. The exchange of services between towns and countryside needs to be re-evaluated from a sustainable spatial development

perspective, aimed at the creation of a regional "service pool" for local government services, (The ESDP Final Report,2000, p18).

The urban-rural development partnership requires:

- An adequate infrastructure such as transportation, communication, energy and basic services to achieve balanced and mutually supportive development between rural and urban, to decrease mobility problems between rural and urban areas and to enhance access to markets, employment and other income earning opportunities. Okpala (2003, p1)
- Redefine each partner of the Rural-urban linkage needs and strength to decide the form of such linkage. Hence, sometimes the development of rural areas limits urban development, but more often the development of rural areas depends on economic activities and facilities located in cities and urban areas. It is those parts of the rural areas which are most firmly linked to the growing parts of the national economy. (kunz,2000,p)

According to Okapala (2000, P4) promoting rural-urban partnership requires

- Strengthening the capacity of cities and towns to enable them productively absorb excess rural population and to better manage urban development.
- Addressing problems of high urban unemployment rates, pressure on urban infrastructure and services and in some countries, labour shortages in rural areas.

- While accepting the inevitability of urbanization, people remaining in rural areas should be guaranteed decent standards and conditions of living.
- Rural development should be based on policies improve economic and social conditions of rural population and the need for the rural areas to effectively contribute to the national economic growth through increased agricultural and non-agricultural productivity.
- Improving rural infrastructure, which is a necessary condition for improving productivity in rural areas as well as for enhancing access of agricultural produce to both urban areas and the export market.
- Designing and implementing realistic urban-rural and spatial infrastructure policies should be done within the context of a set of coherent national human settlements policies that certainly requires more government action.

2.2.5.4: Helsinki Region and the Urban- Rural Relationship

Helsinki is the largest urban region in Finland the Helsinki city forms the central node of the region, but the densely built up core area include also large area of the neighboring cities, a commuting area was define to include al a set of nearly 30 municipalities.

The study case analytical steps were as follows:

1. Present state.
2. Growth of the region.
3. Opportunities for future development.
4. Description of rural areas.

5. Rural-urban relation from interaction to partnership.

The aim of this study was to investigate the relation typology between rural and urban areas in the region. The study concluded that the future of the region growth depend on the active rural-urban partnership.

2.2.6 Sustainable Spatial Development Policies:

Each city has its own specific geographical political and environmental setting therefore achieving sustainable spatial development can only be attained by initiating appropriate policy strategy. Hence, according to Finco and Nijkamp(1990,P 8) the spatial development lacking policies will reinforce urban sprawl and will highlight inner city problems to a much larger area. Environmental urban policies may, on the other hand, attract new investments, favor urban employment. And hence contribute to an increase in quality of life. Nevertheless, general integrative concepts and evaluation procedures may be developed, which can serve as guidelines for many cities undertaking sustainability initiatives.

Since the environmental challenges facing countries are different. By the year 1992, the Earth Summit in Rio de Janeiro agreed on 27 principles and international plan called Agenda 21, to base their actions in dealing with different environment and development issues. "Agenda 21" is a 40-chapter action blueprint on specific issues related to sustainable development. It provides options for combating degradation of the land, air and water, conserving forests and the diversity of species of life. It deals with poverty and excessive consumption, health and education, cities and farmers. "Agenda 21" calls on governments to adopt national strategies for sustainable

development. These strategies should be developed with wide participation, including non-government organizations and the public. (Keating, 1993, cited by Agenda for Change: A Plain Language Version of Agenda 21 and Other Rio Agreements p. 70).

developing a sustainable development strategy will requires developing visions, mechanism and monitoring system:

- **Vision:** the vision is needed to shape the future perspective. It should reflect the country's history, its core value, the inside pressure for the need of the development. It should be defined through a participatory process, involving civil society, the private sector and political stakeholders to open up debates and expose issues to be addressed .
- **Mechanism:** Strategy formulation requires mechanism to coordinate different process and to identify and resolve potential conflict such as negotiation on a transparent and participative manner. Also to ensure that financial resources are available to translate it and its target into action.
- **Monitoring and Evaluation** are critical for improving strategic processes. It need assessing the existing strategies, to track progress and capture lesson from experience and to have the capacity of monitoring current social, economic and environmental conditions and future trends, should be essential step in order to define the options and constrains, as well as realistic objectives and necessary changes on the current strategies.

Consequently, spatial development policy must achieve an equal balance between (spatial conditions for business, efficient infrastructures and an economical use of land) and the protection of natural resources, social and geographical cohesion.

CHAPTER THREE: Spatial Development Opportunities in

Palestine

Introduction:

Nowadays every country in the world is seeking agenda for achieving sustainable development in many fields and Palestine is one of these countries, seeking better land use planning and management system. But, what makes the Palestinian case a unique one is that Palestine is currently in the middle of a transitional period full of uncertainty, it faces an exclusive set of internal and external constrains affecting directly the spatial planning field, which could be noted as Palestinian and Israeli constrains. The aim of this chapter is to investigate, analyze and classify the constrains facing Palestinians and prevent them from achieving sustainable development.

The internal set of constrains is common constrains facing the institutional structure and the needed changes to manage the sustainable development aspect and implications, the lack of public participation and the public awareness. The external constrains, which are considered to be exclusive for the Palestinian case, are the constrains resulted from the occupation, which is not easy to overcome. These constrains consist of never ending generated ways of the Israeli occupation to make the Palestinians life unsustainable and unlivable; such as annexation of land, settlement construction and expansion, the apartheid wall, bypass roads, unsettled negotiation and all the Israeli actions towards harming the Palestinian

environment, land confiscating and bulldozing land ,uprooting trees, polluting air and water.

Both constrains need good management, but the external ones need substantial effort to be handle since it is out of the control of the Palestinian Authority. It needs good understanding of the occupation mentality of handling the dispute and creating new facts and new spatial circumstances on the ground to prevent Palestinians from their right to exploit their land. Also it needs providing multidisciplinary strategies and scenarios visioning the final status of the negotiations, bearing in mind our historical right in our land and the sustainable spatial development requirements.

3.1. Israeli Constrains

Occupation and the absence of control over land is a main challenging constrain affecting the availability of sustainable spatial development in Palestinian territories. The Israeli authorities have always creating new facts on the grounds, through all the years of occupation and even through the negotiation process. These new facts have been affecting the Palestinian life and form a set of constrains preventing any kind of development. According to Dudeen (2003, p2) effective land management has been negatively affected by the absence of land use planning. The Israeli occupation restricted the use of land for various purposes mainly due to security reasons. Urbanization and even wells construction are prohibited without an Israeli permission. Moreover vast areas in Palestine are threatened by wildly over-zealous plans for expanding heavy industry, tourism initiatives, and unnecessary transportation infrastructure without land use plan of action. Dudeen (2003,p3) has conducted a classification for the lands use in the West Bank based on

CORINE first, second, third and fourth levels in table (3.1) and Figure (3.1). The Palestinian urban planning, development and expansion of the Palestinian communities has been affected by the obstacles and control measures from the Israeli Authorities, such as Land confiscation, building prohibition, house demolitions, land bulldozing and the uprooting of trees. Moreover the Israeli colonies and bypass roads or the Segregation Wall strangulated many Palestinian cities, towns and villages. Most of the areas designated for future growth or expansion, were confiscated for the construction or expansion of those Israeli colonies or for other activities as mentioned above. Many areas that are suitable or necessary for the urban functions and services were also confiscated and bulldozed by the Israeli authorities. According to ARIJ (2004, P172) land confiscation and bulldozing negatively impacted the Palestinian urbanization process and still continues to have negative implications on the Palestinian communities living in the West Bank and hinder any possibility for its sustainable urban development. Furthermore, Israeli control over large parts of the Occupied Territories (Area C, and in certain matters Area B) has limited integrated planning throughout the region. This colonization is continuing to utilize huge parts of the Palestinian open space and natural resources, without taking into consideration the effects of such actions on the Palestinian communities and the integrity of the Palestinian land. This is especially alarming with the construction of the Israeli segregation wall, which does not take into consideration the continuity and development of Palestinian communities (ARIJ, 2004, P172)

According to Newman and Kenworthy (2000, p109) transportation, land use pattern and density to be the main requirements for any city to be sustainably developed, Israelis seems to have understand this fact, and their opposing obstacles and control measures were mainly under these three aspects , which has been used to control and size down the development of the Palestinian cities.

Table (3.1): land Cover/Use in the West Bank

CORINE Level	1st CORINE 2nd, 3rd and 4th levels	Area (dunum)	Total Area (dunum)	Percentage
Artificial Surfaces	Continuous urban fabric	10042	429802	7.3
	Refugee camps	5833		
	Discontinuous urban fabric	306223		
	Colonies	70364		
	Industrial or commercial units	4440		
	Military camps	7158		
	Airports	1140		
	Mineral extraction sites	11871		
	Construction sites	7904		
	Green urban fabric	1144		
	Sports and leisure facilities	3683		
Agricultural Areas	Non-irrigated arable land	312158	2107016	36.1
	Drip irrigated arable land	85125		
	Non-irrigated vineyards	94984		
	Drip irrigated vineyards	4326		
	Palm groves	4242		
	Citrus plantations	6724		
	Other fruit trees	5232		
	Olive groves	748822		
	Non-irrigated complex cultivation pattern	163741		
	Irrigated complex cultivation pattern	104286		
	Agricultural land with significant area of natural vegetation	577376		
Forest and Semi Natural Bodies	Broad leaf forest	2472	3114962	53.3
	Coniferous forest	48515		
	Mixed forest	333		
	Natural grassland	1673537		
	Sclerophyllous vegetation	88766		
	Transitional woodland shrub	55313		
	Beaches, dune and sand plains	16074		
	Bare rock	25739		
	Sparsely vegetated area	1171067		
	Halophytes	33146		
Water Bodies	Sea (Dead Sea)	191184	191184	3.3
TOTAL		5842964	5842964	100

Source: Dudeen (2003, P3) Modified by Author

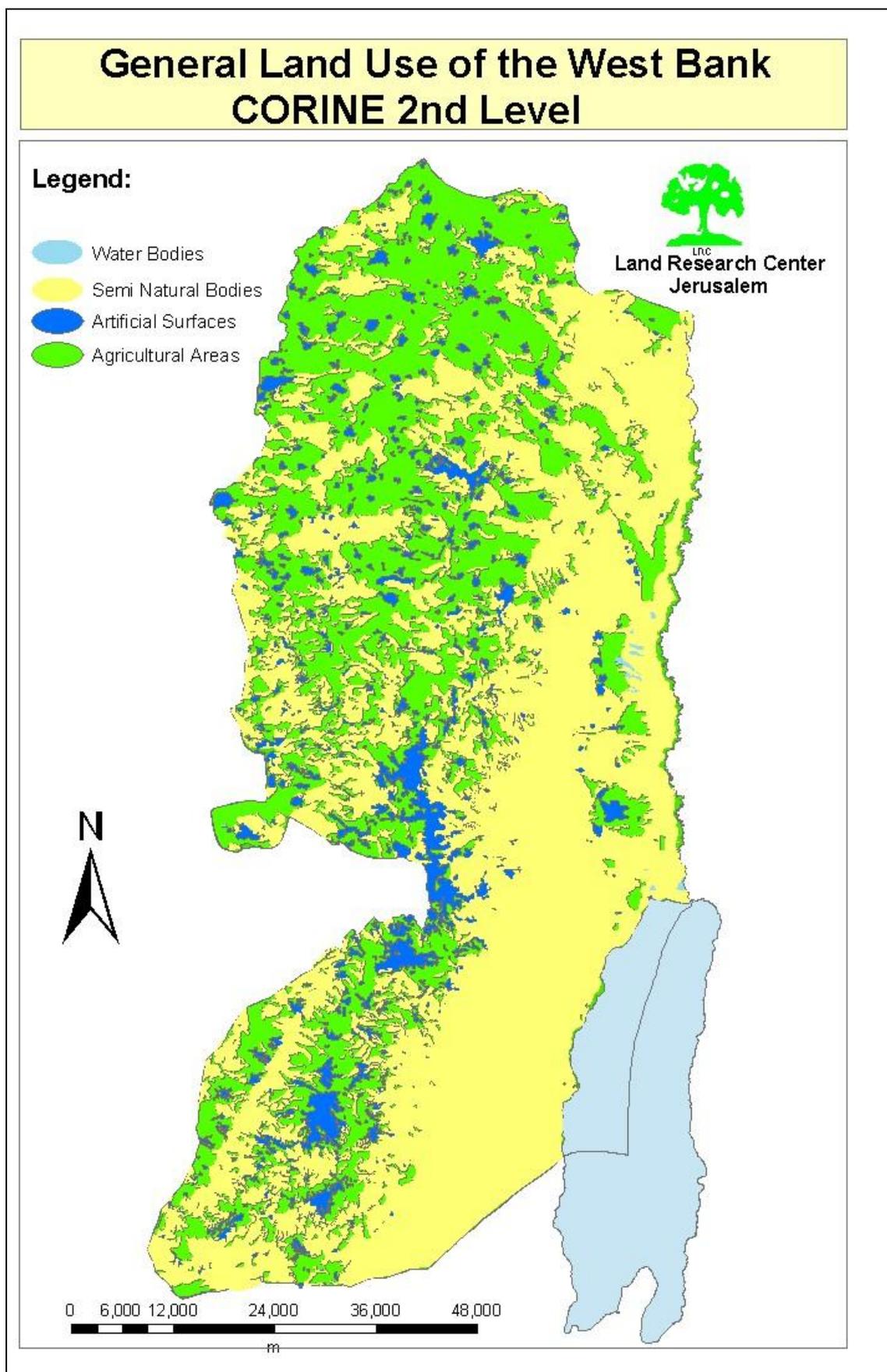


Figure (3.1): General Land Use of the West Bank
Source: Dudeen (2003, Map 3).

3.1.1 Transportation

Palestine has two road networks: Palestinian and Israeli one. Israel has created a separate road network to secure a safe passage for the Israeli settlers in the west bank.

Palestinian Road Network: According to the Ministry of Planning (1998, p8) the existing transportation system is unable to provide transportation that will facilitate development at both regional and local level. The existing regional road network has not been developed since 1967. Another problem is the lack of public transportation services, roadway inaccessibility and immobility.

These limited national links are considered problems at national level and their solution will depend on the final status negotiations, which is (a common frustrating statement) addressing most of Palestinian vital development issues related to occupation constrains. According to ARIJ (1997, p25) Palestinians have narrow and badly maintained road networks connecting their cities and villages, while a good wide and well paved bypass road network connecting the Israeli colonies. Palestinians usually are not allowed to use this network due to the check points that exists (Fig 3.2.) Palestinians are forced to take longer roads through the villages and the fields, leaving the existing roads abandoned and closed with massive cement blocks. Moreover, vehicles are forced to wait longer time on the check point's jams, which causing extra use of fuel and polluting the air with transmitted gasoline, beside the lost of working time, which causing panic in the socio-economic life.

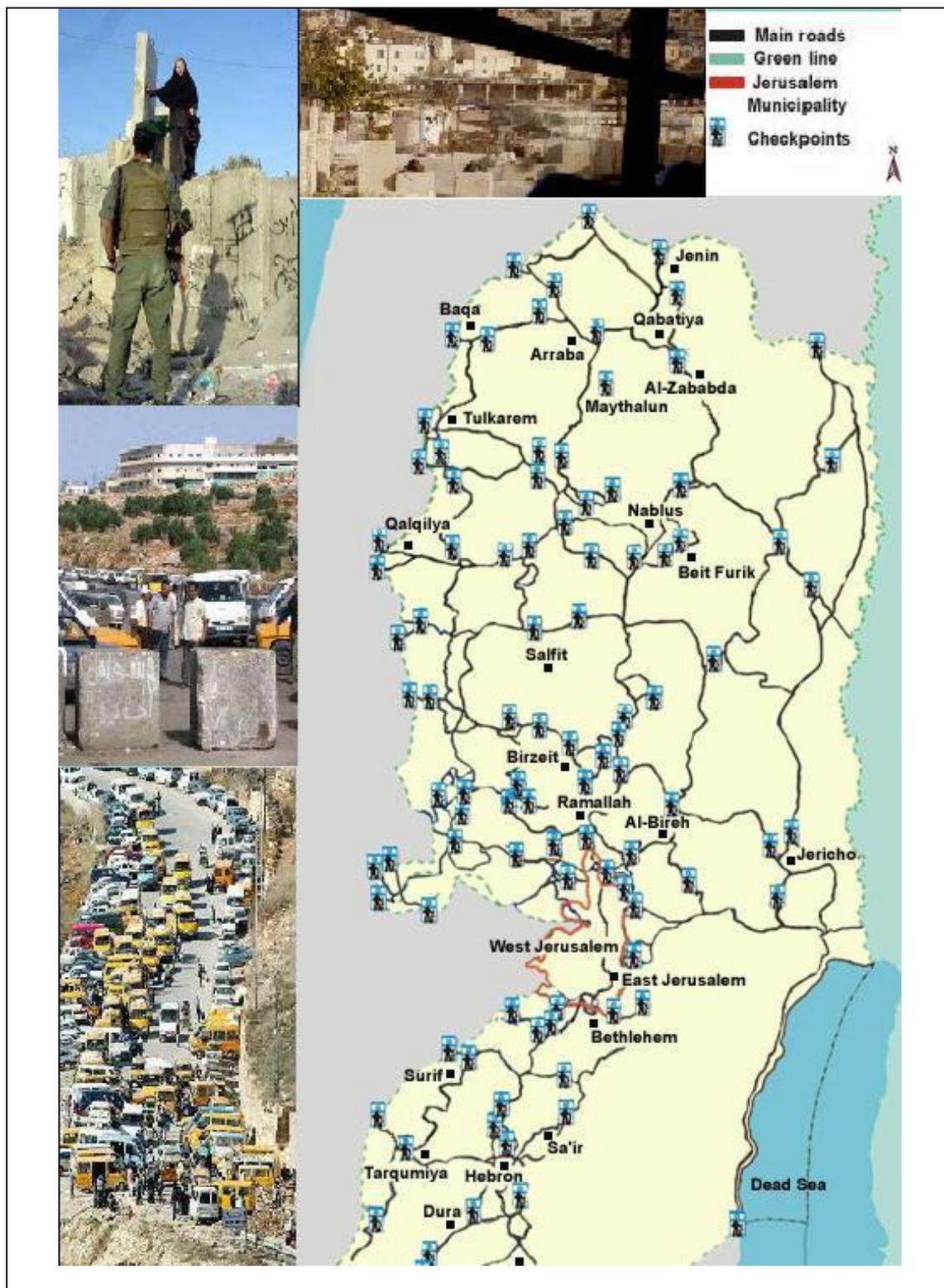


Figure (3.2): Israeli Checkpoints and Road Blocks in the West Bank
 Sources: Modified by Author Cited from Google Search Pictures

The only good aspect of the check point is that Palestinian were examining their capacity to be less car dependent, one of the important perquisites for sustainable development. Newman and Kenworthy (2000, p109) claim that cities cannot be considered sustainable if they are not automobile dependent since car dependence is associated with a range of environmental, economic and social problems.

A. Israeli Road Network (Bypass Roads) (Fig 3.3): Israel has created road network almost separate from the Palestinian one to serve only Israelis traveling in the west bank and it have grown into a whole infrastructure of by-bass roads crisscrossing the West Bank. These roads are used by the Israelis to link colonies with each other and with Israel. The construction of bypass roads commonly occurs along the perimeter of Palestinian built-up areas. As a result, these roads curve up the Palestinian areas into isolated ghettos. This network converting the area into an asphalt jungle, where according to Hosh and Isaac (1996, p8) the estimated length of the planned roads are 452 kilometers, while 276 kilometers have already been built in the West Bank. According to Isaac and Ghanyem (2000, ARIJ database) the built roads become 316.7km, and 24.1km is under construction (Table 3.2).

Table (3.2): Bypass Roads' Length and Buffer Area in the West Bank.

	Existing bypass roads	Bypass roads under construction	Total
Total length	316.7 km	24.1 km	340.8 km
Area of the roads including 75m buffer zone on either side	47.5 km ²	3.6 km ²	51.1 km ²

Sources: Environmental Degradation and the Israeli Palestinian Conflict, Jad Isaac and Mohammad Ghanyem, 2000, The Applied Research Institute-Jerusalem,ARIJ

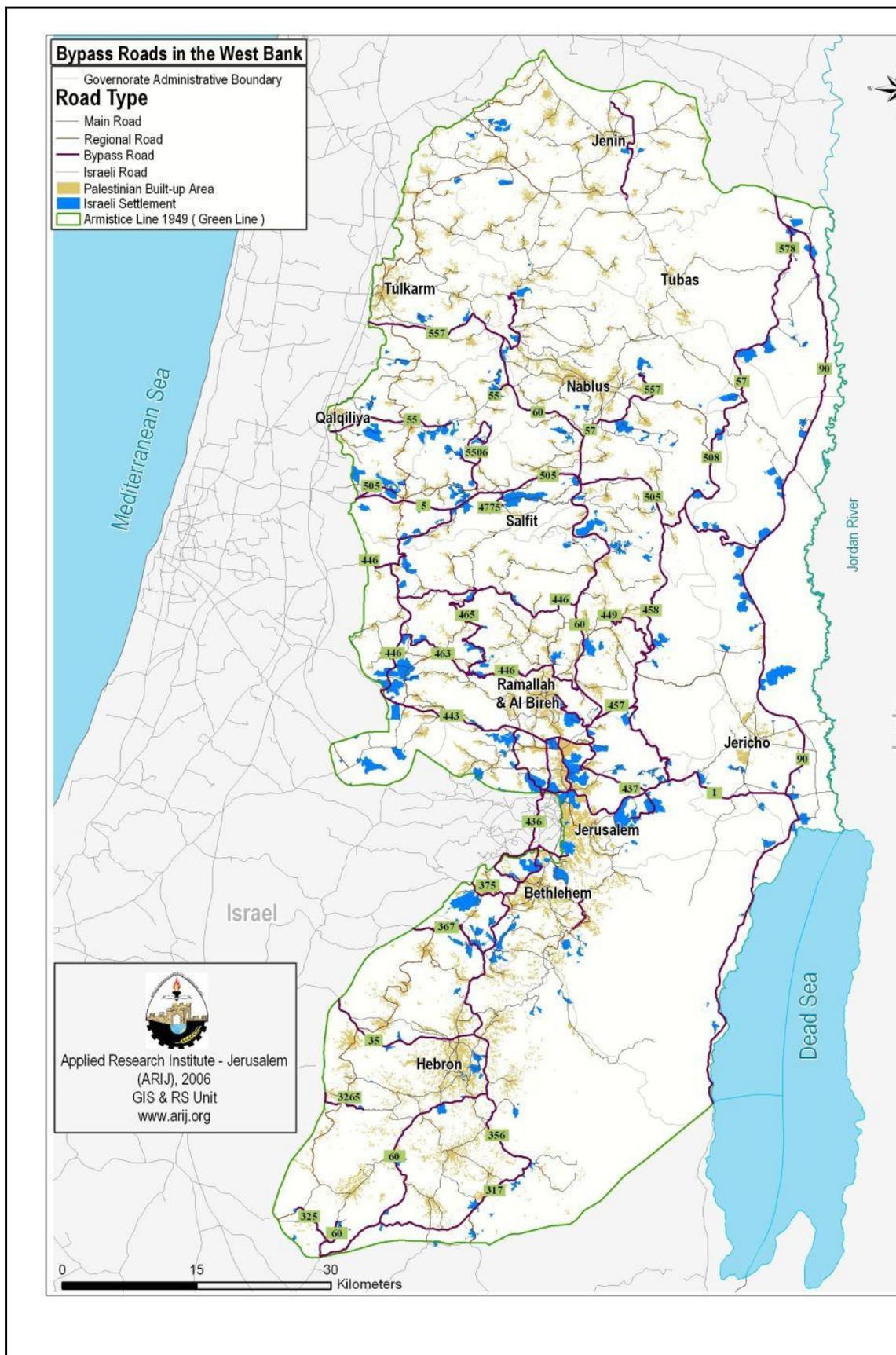


Figure (3.3): Bypass Roads the West Bank
Source: (ARIJ, 2006)

This network has destructive effects on the Palestinian land since according to Hosh and Isaac (1996, p8) and ARIJ (2004, P12) it deprive Palestinians of vital agricultural land and limit their urban expansion. Since it enjoy a safety buffer of 50 to 100 meter on each side, which means the confiscation and destruction of approximately 109.2 square kilometers of Palestinian land, mostly of which is agricultural, causing a great loss for the largest production sector of the Palestinian economy that generated 22-30% of the gross domestic product GDP and provide employment to over 15% of the population. This situation is very serious within the major cities of the West Bank where bypass roads form asphalt boundaries that limit the expansion and development of the Palestinian communities, prevents them from accommodating natural population growth, and the absorption of the Palestinian returnees or development of a strong infrastructure and further disconnection of Palestinian communities from each other. (Hosh and Isaac, 1996, p8).

3.1.2 Land Use

After the Israeli full control over all the Palestinian territories in 1967, The Israeli authority have manipulated the land use planning to control the Palestinian development opportunities toward unsustainable manner, since these land uses affecting both the quantity and the quality of Palestinian land available for Palestinian population natural growth. Therefore, restrictions have been made on land use, to made land unavailable for the Palestinian use, such as prohibiting Palestinians from building and construction and declaring areas as natural reserves or closed military areas or for security reasons through several military orders (Fig 3.4, 3.5).

Closures and Requisitioned Land in the Gaza Strip and West Bank

 **Closed area, use determined by Israeli military**

Israeli Military Order 378 (1970) empowers a military commander to proclaim an area closed. Technically, ownership of the land is unaffected, but in most cases the military governor refuses the owner permission to use his land. Most of the 140,000 hectares of closed land are used as military training areas, but at least 4,500 hectares have been released for use by settlers.

 **Land requisitioned by Israel**

Article 52 of The Hague Regulations implies that an occupying force may requisition privately owned land for military needs. Under this article, Israel has taken 4,668 hectares, most of which was used for settlement construction before 1979.



Figure (3.4): Closures and Requisition Land in Gaza Strip and West Bank

Source: (Arab gateway, 2006) (University of Texas) www.al-bab.com/arab/maps/palestine.htm

Restrictions on Land Use in the West Bank

- Prohibition of building and construction**
Israeli Military Order 393 (1970) empowers any Israeli military commander to prohibit or halt construction in an area for security reasons. According to Benvenisti¹⁰, these prohibitions place severe restrictions on the use of about 58,500 hectares of land around settlements and military facilities and along about 900 kilometers of existing and planned roadways.

- Nature reserve or recreation**
The Society for the Protection of Nature in Israel, a US tax-exempt organization, oversees 51 nature reserves covering 38,270 hectares on the West Bank. To preserve the environment, Military Order 363 (1969) imposed strict restrictions on land use in these areas. Similar restrictions apply to Israel's four national parks on the West Bank—Sabastiyah (Shomron), Hisham's Palace, Khirbat Qumran, and Tall Furaydis (Tel Herodium).

- Combat zones**
Israel has declared some 115,000 hectares to be combat zones. This declaration places no legal restrictions on land use. However, the purpose of these zones—limiting the military's compensatory responsibility for military accidents—effectively keeps Palestinians out and prevents their use of the land.

- Nature reserve/combat zone**

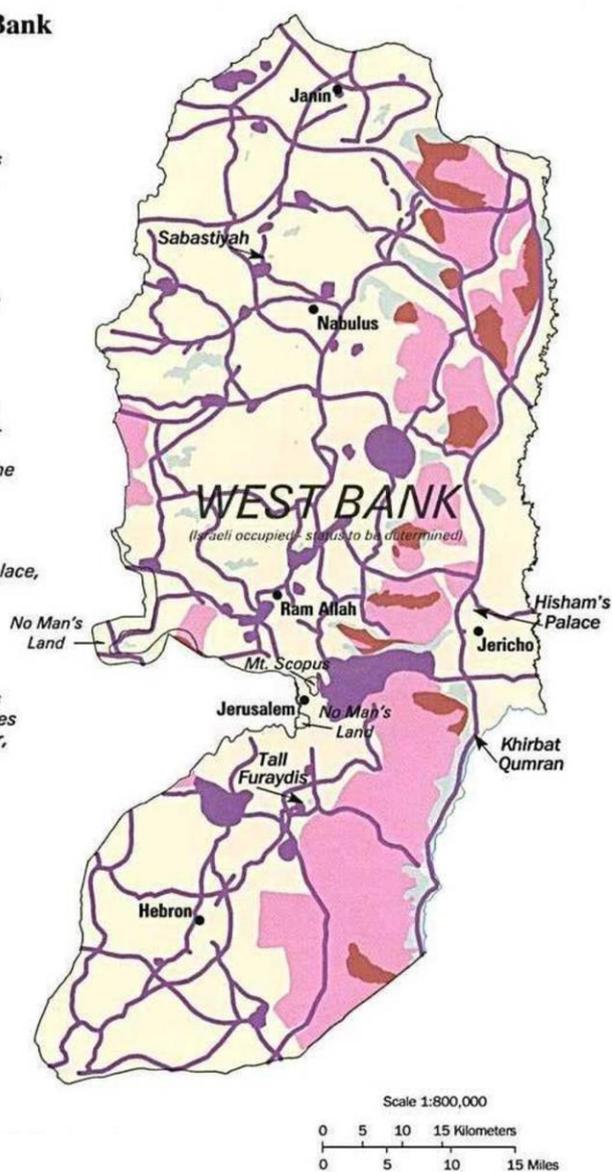


Figure (3.5): Restriction on the Land use in the West Bank

Source: (Arab gateway, 2006) (University of Texas) www.al-bab.com/arab/maps/palestine.htm

According to a Report of the Israeli Civil Administrative Department (2008) 37% of the Israeli settlements in the West Bank populating thousands of settlers are established on Palestinian land temporary confiscated by Israeli military orders for security reasons. The Applied Research Institute – Jerusalem ARIJ (1996) claimed that these settlements are direct violation for the international laws concerning the occupied lands and the restriction preventing the occupant from using these lands for the occupants population transfer.

The existing settlements has effects on the Palestinian communities' growth since it is either surrounding the Palestinian localities or on the confiscated huge tracts of Palestinian land, which is either agricultural or grazing land or land designated to urban expansion of these localities, and in both cases it prevents natural growth of the Palestinians. ARIJ (1996) considered settlements to be a focal point for land destruction and pollution of the Palestinian environment, which not only affecting the existing Palestinian population but also affecting the opportunities for the new coming generations.

The Israeli settlements are environmentally unsustainable and incongruent with indigenous land use, these settlements imposes threats to the quality of the Palestinian environment and have been one of the leading causes of its degradation. It also consumed the biggest amount of the scarce Palestinian water resource, and dumping its waste water to the open valleys reaching the Palestinian villages destroying agricultural area and polluting surface and ground water since few settlements are provided with waste

water disposal system. Similarly they do with solid waste which is dumped without restriction on Palestinian land in the field and side roads, (ARIJ, 1996).

Referring to (ARIJ, 2001) in the West Bank, the Palestinian built up sites are forming only 6.3 % of the West Bank while the rest are associated with Israeli own use under the pretext of its security and by means of over 1500 military orders. Israel has sized control over the West Bank natural resources, and nowadays over 70% of the west bank land are inaccessible to Palestinians. These designated land use are means of sizing the Palestinian development, each use has its role in this process. The Palestinian built up sites is mainly located in the mountainous area, while Israeli settlements occupy the Jordan valley, near the green line and around Jerusalem. In the Gaza Strip, there are 42 Palestinian built-up sites. Table 3.3 show the land use items and their areas in the West Bank.

According to ARIJ (1997, p28) the declared land use as closed military areas encompass about 20% of the west bank area, mainly located in its eastern region, these lands are currently empty of any substantial Palestinian communities, and most have been made unreachable to Palestinian, indicators of desertification appears in these lands and the subsequent depletion of plants cover in these areas encourage soil erosion and land degradation. these areas provide the only refuge for the Palestinian to sustainable grow and develop to diffuse the high population densities.

The latest Israeli policy actions of controlling land by change the current land use plans were the Geopolitical division of the Palestinian lands, and the establishment of the Apartheid Wall.

Table (3.3): Land Use in the West Bank in 1998

Name	Area (km ²)	% Of area
Palestinian Built up	367.6	6.3
Natural reserve	292.2	5.0
Military bases	38.7	0.7
Israeli settlement	108.4	1.9
Forest	38.5	0.7
Closed military areas	1214.7	20.8
Dead Sea	195.2	3.3
Others: represent cultivated areas, grazing areas, and unused land	3583.0	61.3
Total	5838.3	100.0

Source: Localizing Agenda, ARIJ, 1998.

3.1.2.1. Geopolitical Division of the Palestinian Lands:

Following the Oslo II Interim Agreement a geographical division for Palestine into three main parts (Areas A, B, C) was established in the West Bank, East Jerusalem, and Gaza Strip with different control authorities and regulations (Fig 3.6). This division forms countless disconnected enclaves encircled by settlements and bypass roads (The Apartheid Wall Campaign, 2002) which in turn affected the Palestinian land physical unity since area A and B are physically separated from each other by area C. The Israeli has used this fact several times as an effective tool to collectively punish Palestinians and prevent their movement in and between the West Bank and Gaza. This division affecting the spatial sustainable aspects by affecting the Palestinian unique integration and articulation of the urban tissue, preventing a vital Urban-Rural relation.

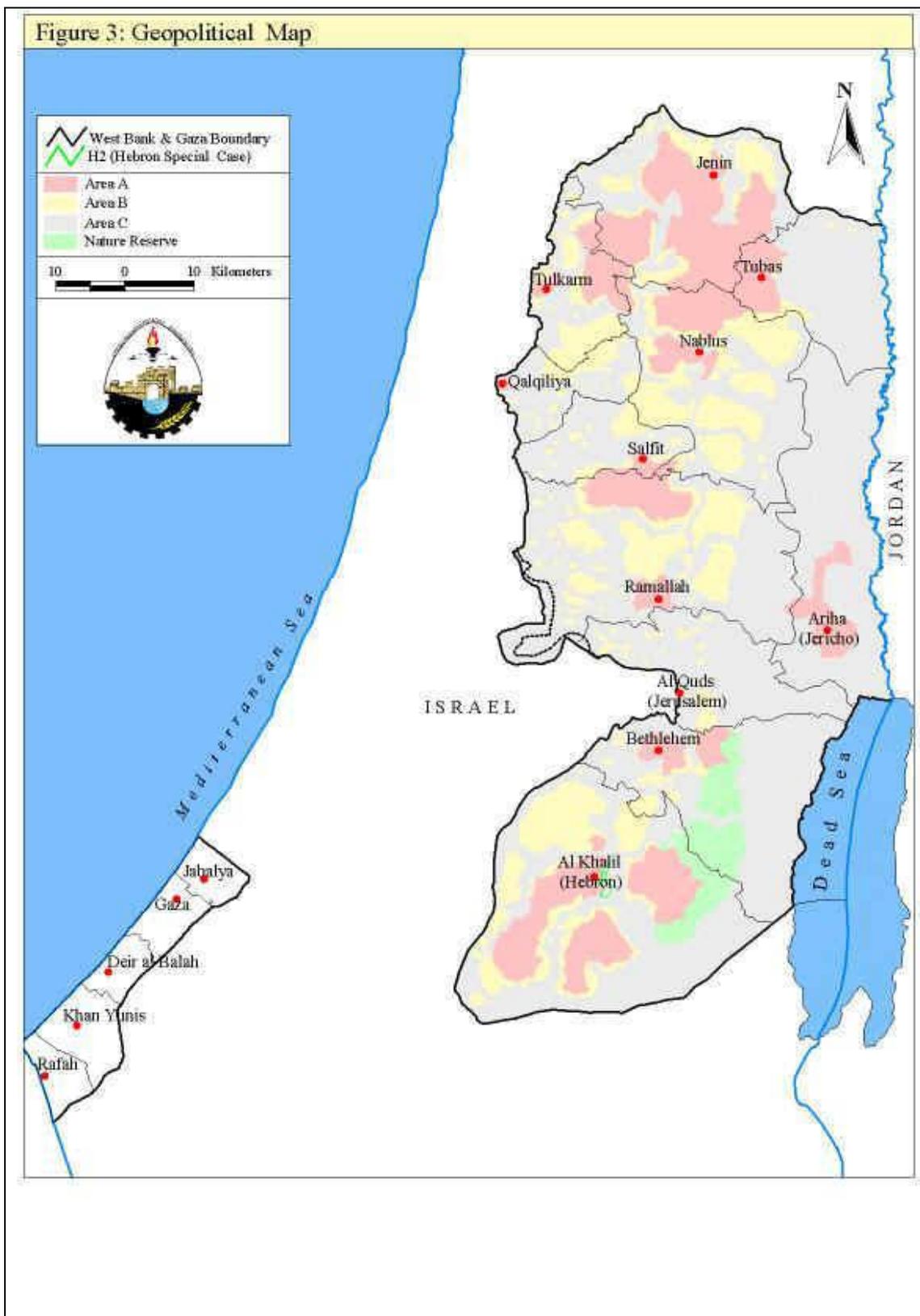


Figure (3.6): Land Geopolitical Classification in the West Bank
 Source: Jad Isaac and Mohammad Ghanyem, 2006, Environmental Degradation and the Israeli -Palestinian Conflict The Applied Research Institute-Jerusalem,ARIJ

According to ARIJ (1996, p5) this division prohibiting the Palestinians from constructing an effective and resourcefully efficient national infrastructure, nor formulating an integrated national policy for the agricultural and water sector. More over it affect the stability and the environmentally sustainable and progressive economy required for independent Palestinian entity. It also makes the planning process proposed by the Palestinian Authority impossible to be implemented and contribute to putting the Palestinian environment under pressure. The three areas can be described briefly as follows:

- **Area A:** this area is under the full control of Palestinian authority except on matters to be discussed in the final status negotiation such as water and territory, it is limited to the main part of the eight major cities of the west bank, and as illustrate by the previous graph it is a varying percentage according to the latest agreements, which Israeli is not fully committed to these agreements, but according to Oslo II area A covers a total area of 160.2 square kilometers compromising 3% of the total West Bank land, which was occupied by Israel in 1967 (ARIJ, 1996, p5).
- **Area B:** This area is under partial control of Palestinian authority limited to land and providing civil services such as education and health. It is comprise 400 Palestinian villages and hamlets, covering a total area of 1334.2 square kilometers and constitute almost 23% of the West Bank lands, which was occupied by Israel in 1967 (Fig 3.7)(ARIJ, 1997, p5).
- **Areas C:** this area is under Israel full control over land, security and natural resources. It covers a total area of 4327.9 square kilometers,

comprising the remaining 74% of the west bank lands, which was occupied by Israel in 1967. All the existing Israeli colonies in the west bank lie within this area (ARIJ, 1996, p5).

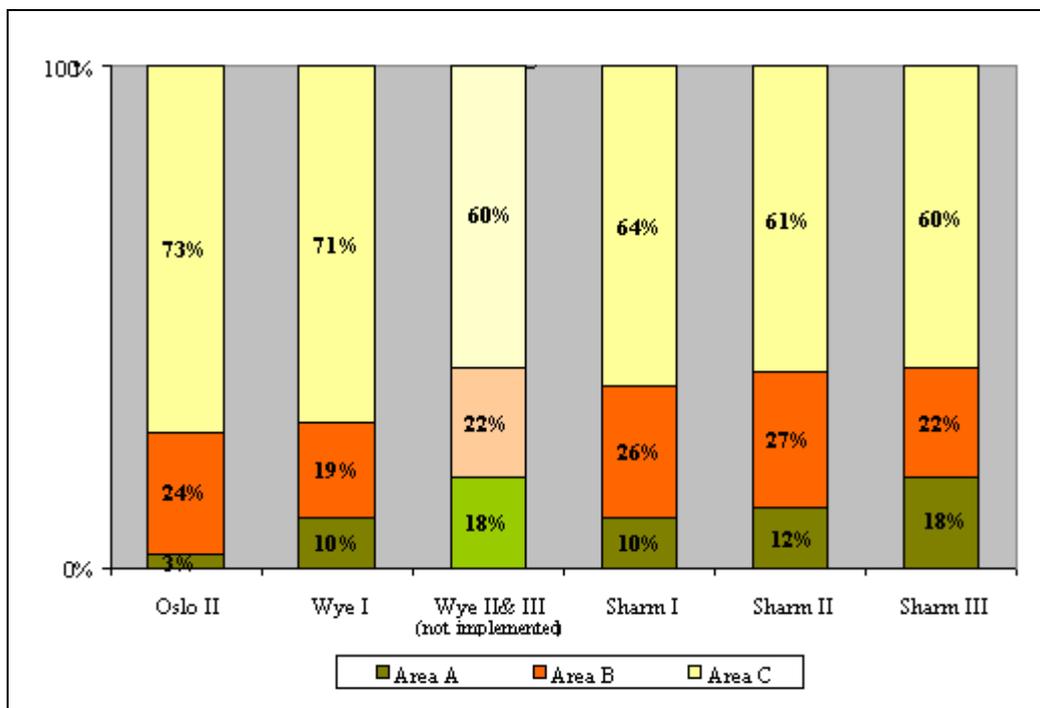


Figure (3.7): Land Geopolitical Classification in the West Bank according to the Palestinian -Israeli Agreements

Source: Jad Isaac and Mohammad Ghanyem, 2006, Environmental Degradation and the Israeli - Palestinian Conflict, The Applied Research Institute-Jerusalem,ARIJ

3.1.2.2. Apartheid Separation Wall



Establishing facts on land is an endless and effective Israeli policy to control the final status of negotiation. The apartheid wall is the latest Israeli policy tools to confiscate land and destroy a massive amount of land and devastate the lives of the Palestinians. It's also considered to be the latest step in the continued campaign of forcible unilateral separation and expulsion

plans taken by the Israelis (Fig 3.8). As well this wall is a new Israeli violation of environmental and human rights, since the construction of such wall required confiscating, and bulldozing thousands of dunums of Palestinian lands, uprooting thousands of fruit trees, cutting off Palestinian towns and villages from their countryside and fragmenting Palestinian built-up areas into segregated cantons on both sides of the Apartheid Wall. It is designed to incorporate all Israeli colonies that have been built on Palestinian territories to the eastern side of the Green Line into Israel. Meanwhile Israeli politicians have repeatedly confirmed in public that the Apartheid Wall has nothing to do with a solution based on the 1967 borders, but it is a security concern and a politico-tactical move that can benefit Israel.

The first phase of the apartheid wall Approximately 30 groundwater wells will be separated from the villages depending on them, meaning even further Israeli control over Palestinian water resources. For a number of villages, they will lose their only source of water. The northern West Bank, the first phase of the Apartheid Wall is to be approximately 115 km long and is to include electric fences, trenches, cameras, sensors, and security patrols, The average height of the Apartheid Wall is 8 meters (25 feet) and its suppose to cover at least 350 km, somewhat encircling the West Bank. This will see the confiscation of close to 120,000 dunums 2% of the West Bank, in the northern or “first phase” of the Wall, under the Israeli self-declared “security zone”. While at least 30 villages will loose parts or all of their lands. And At least 10% of the West Bank will be confiscated by and for Israel because of the route of the Wall. (The Apartheid Wall Campaign, 2002, 2003, p10, p1).

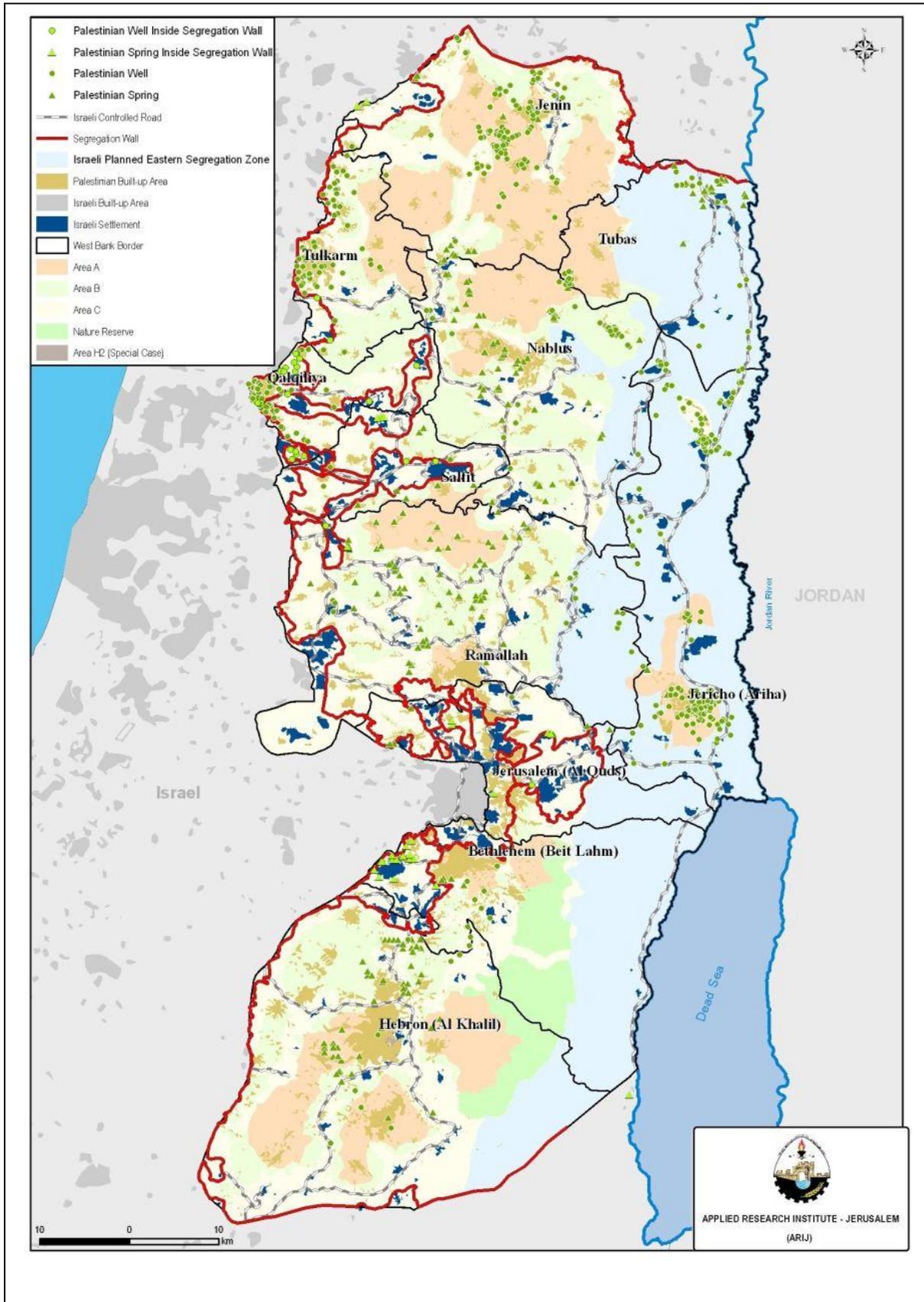


Figure (3.8): Segregation Wall.
Source: ARIJ, 2005

3.1.3. Density:

According to Palestinian Central Bureau of Statistics (PCBS) projections for the year 2007, the Palestinian population living in the Palestinian Territories is 3,827,914 of whom 2,421,491 (63.3%) live in the West Bank and 1,406,423 (36.7%) live in the Gaza Strip.

According to PCBS the Palestinian urban tissue structure consists of three main types of gathering (localities), which exists in the both West Bank and Gaza strip: Urban, Rural and Camps

- Urban localities: Localities whose population amounts to 10 000 persons or more are urban. In addition, urban refers to all localities whose population varies from 4000 to 9999 persons providing at least four of the following elements: public electricity, public water network, post office, health center with a full-time physician and a school offering a general secondary education.
- Rural localities: Localities whose population is less than 4000 persons or whose population varies from 4000 to 9900 persons but lacking one or more from the four of the mentioned above elements are rural.
- Camp: Localities referred to as refugee camps and administered by the United Nations Refugees and Work Agency in the Near East (UNRWA). There are 19 refugee camps accommodating approximately 179,541 registered refugees in the West Bank (UNRWA, 2004) In 1997 the distribution of housing units for urban, rural and camps were 48.0%, 45.5%, 6.5%, respectively (PCBS, 1999) (Fig 3-9). Each type has its own character. The integration between these types is needed in the same region to achieve sustainable spatial development.

According to the Ministry of Planning and International Cooperation (MOPIC) (1998, p 51) the living conditions in the West Bank are degrading due to population growth and unsatisfactory urban development. In the refugee camps the living conditions are generally lower than elsewhere. They are very densely populated, have poor sanitation, narrow streets and poor quality houses.

The Israeli territorial strategies of unrealistically limiting border expansion of cities and villages has overloaded infrastructure and increased population density in the built-up areas. It has also translated to the random, unplanned, and unlicensed construction of houses and urban sprawl. Furthermore, it has contributed to rural-urban migration by people who are unable to find housing in the rural areas (MOPIC 1998, p 51).

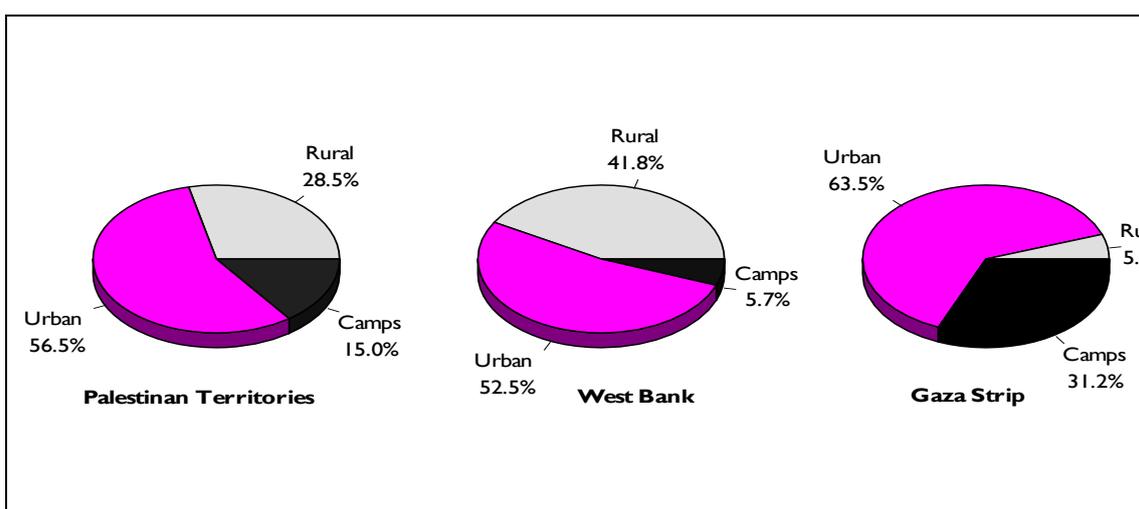


Figure (3.9): Distribution of the Population by Place of Living

Source: PCBS, *Children Statistics* No. 5, 2002, cited by PASSIA,, *FACTS and FIGURES*,2007,P272

The following table (3.4) PCBS 2008 census illustrates the anticipated number of the Palestinian population in 2007 in comparison with the 1997 census.

Table (3.4): Number of the Palestinian Population 2007 Compared to the 1997 Census.

Area	1997 Population	2007 Population	Increase percentage
The West Bank	1,873,476	2,345,107	25%
Gaza Strip	1,022,207	1,416,539	39%
Total	2,895,683	3,761,646	30%

Source: PCBS, 2007 Census.

Palestinians have maintained a high natural growth rate, which stands 3.0% in 2007(PCBS, 2007). The Israeli colonization has raised the population density in Palestinian built up areas. Population densities have become even higher if one takes into consideration the segregation imposed by the Oslo Accord. The Palestinian territories population density is 603.7 people/km², and 407.5 people/km² in the West Bank. The situation in the Gaza Strip is much worse, where population density reaches 3,642.1 people/km². In contrast the population density in Israel averages 261 people/km² (PCBS, 2003).

3.2. Palestinian Constrains:

The Palestinian constrains are mainly due to the occupation legacy of the current land laws and the absence of the active local level of participation in the planning process. The weak role of governmental association and the essential integration among them to overcome such constrain is another constrain facing Palestinians. Therefore the Palestinian constrains could be summarized in the following:

- **The lack of horizontal integration** between the PNA ministries contributed in the confused relationship between them, causing duplications of efforts and wasting resources regarding sustainable development initiatives.

- **The vertical integration** reaching the citizen is also needed but unfortunately the PNA institutions appear bureaucratic in their outlook and function. Palestine Human Development Report (2002, p59)
- **The lack of the appropriate laws designating the vertical and the horizontal integration.** According to MOLG (2007) they do consider such integration in their planning process even in the absence of binding laws.
- **Dependency on the foreign aids** to support their development process and plans, since the Palestinian economy cannot support that process.

The Palestinian governmental or local planning stakeholders don't lack the initiatives to plan for sustainable spatial development. MOPIC have developed the regional plan for the West Bank governorates, in 1998, and according to Birawi (2006, personal interview) in the Spatial Planning Department in the MOPIC a private institution is currently working on a detailed plan for each Palestinian district based on that regional plan. Moreover, MOPIC has made a spatial development framework for the medium term development plan (MTDP) 2005-2007. But these initiatives are not sufficient and lack the appropriate policy to manage the occupational policy actions as well as the implementation process requirement; political support, financial support, legal support and institutional coordination. It excludes the important role of the civil society in the decision- making process following the world monolithic role of state in guiding urban development. The Israeli action cannot be handled by the Palestinian since it is the core of the dispute lasting sixty years ago. It is left to be managed by the final status.

The implementation process requirements lies within the major key actors in urban development which is according to Jenkins (2001,p16) are: state\ local government, market\ economy\ business, civil society\ communities\ households, and sustainable urban solutions entail mechanism that allow mutual acceptable equilibrium to be established within these three sectors.

3.2.1. State and Local Government:

In many of the Palestinian literature and studies considering development, this point could be noted as the lack of institutional positive role and coordination or as institutional gap.

According to Palestine Human Development Report (2002, p59) The role of the PNA as the state authority considered to be positive in achieving sustainable development, but what has weaken the PNA is the Oslo accords , since it limit the PNA controls over the future of land. More over, the self-imposed factors has also influenced both the successes and failures of government, the PNA failed to build a relation based on confidence and mutual respect with the Palestinian community, local councils and NGOs, which affected the state ability to support the positive aspect of the Oslo Accords or to amend the negative aspect. The lack of horizontal integration between the PNA ministries contributed in the confused relationship between them, causing duplications of efforts and wasting resources regarding sustainable development initiatives. The vertical integration reaching the citizen is also needed but unfortunately the PNA institutions find themselves unable to work harmoniously with local councils and other local councils and appear bureaucratic in their outlook and function. This relation lack the

appropriate laws designating the vertical and the horizontal integration in decision making and in the urban development field there is no provision for such laws to organize this integration. According to MOLG (2007) they do consider such integration in their planning process even in the absence of binding laws.

The other factor weaken the PNA is their dependency on the foreign aids to support their development process and plans, since the Palestinian economy cannot support that process. These aids and donations were always connected to the negotiation process, and aiming to control the PNA policies regarding the peace negotiations process and disputes with the Israeli government. Palestinian planning ministry have published their spatial development frame work for the medium term development plan (MTDP 2005-2007) to verify their spatial need and priorities in order to benefit as possible from these assistances to achieve the minimum level development process, since the instability for financial support hider any development initiatives.

3.2.2. Economy:

According to the Economic and social commission for Western Asia (2004, p4) reported that the Palestinian economy in the occupied Palestinian territory has been subject to enormous distortions in the last four decades. It has been forcibly integrated to the Israeli economy since 1967 through a one-sided customs union and has been subject to arbitrary Israeli administrative restrictions. Naqib (2004, p1) comments that the Israeli policies have distorted and weakened the Palestinian economy, particularly in the areas of trade

(dependence upon one major trade partner), taxation (loss of revenues to finance development spending) as well as in the labor market (controls on flows of workers) and in Palestinian access to land (including land confiscation). As a result, poverty and unemployment have risen in the West Bank and Gaza Strip.

It is clear from the actions taken by the Israeli actions have been designed to inflict maximum damage on the Palestinian economy and society. The Israeli political strategy has been obviously based on the assumption that high unemployment and poverty rates, curfews, humiliation at roadblocks, food shortages and the deterioration of educational and health services would ultimately break Palestinian resistance. After the start of the second Intifada in September 2000, the Palestinian economy has experienced severe structural shocks and adjustments. Unemployment currently stands at 40% of the labor force, almost one half of the population lives below the poverty line of \$2 a day, and investment is virtually non-existent. Poor economic performance according to the Ministry of National Economy is due to: closures, withholding of tax revenues, labor flow reductions to Israel, and dependency. (Ministry of National Economy website).

The Economic and social commission for Western Asia (2004, p1) added that the gross domestic product (GDP) of the Palestinian territory has declined sharply after the second intifada, resulting in widespread unemployment and poverty. In 2003, the unemployment rate was 25 per cent, the poverty rate was 47 per cent, and the GDP was 35 percent below its 1999 level.

Under the current situation of occupation and lack of full control over land and planning the economic development is a challenging task. According to Farsakh (2001, p44) sovereignty over land and resources is undoubtedly a necessary condition for the economic viability of a Palestinian state. However, they are not sufficient and other conditions need to be met. Such as human and financial resources, the institutional environment, and trade policies.

In 1994 An Economic Protocol between Israel and the Palestinians has been signed in Paris. It has maintained that it is possible to establish economic growth in the West Bank and Gaza Strip without defining territorial integrity and sovereignty. But according to Farsakh (2001, p44) the situation in the Palestinian areas has deteriorated rather than improved. She argues that this deterioration is in large part due to the failure of the Oslo agreements to protect Palestinian territorial rights and to resolve questions of sovereignty. However the economic protocol did not give the PNA all the necessary means to achieve economic growth. The PNA had control over human resources, and over investment decisions, but not over land or water, which are central to any decision making process concerned with potential or existing investment or on the nature of goods to be produced and exported. Moreover, the PNA was not given territorial sovereignty, usually a prerequisite for any country seeking to determine its economic potential, to establish a secure institutional and economic environment, and to define its relation to other countries on egalitarian terms. The whole success of the agreement was based on an unverified assumption that Israel will not change the status quo in the interim period and that it will cooperate and coordinate economic policies with the Palestinians. The main economic objectives and approach to sustainable

development according to The Economic and social commission for Western Asia (2004, p12) are to confront such Israeli strategy, by improving living conditions of the Palestinian population and increasing social solidarity within the Palestinian society through measures aimed at reducing unemployment and poverty rates and improving social services which should be also a key element of Palestinian development strategy.

3.2.3. Society/ Community / Household:

According to the MTDP (2005. P21) the Palestinian society has withstood numerous shocks during the past century, including sustained occupation. In the absence of strong institutions of self-government, an informal social support system has traditionally played an important role in maintaining social cohesion and alleviating poverty in Palestinian society.

Palestinian society and human capital is also strengthened by its rich cultural and intellectual heritage, and the strong emphasis Palestinians have traditionally placed on education. Human development has been fostered by relatively strong public service provision, both to refugee and non-refugee communities.

Progress in social and human development has, however, been reversed by the prolonged economic contraction after the second intifada. Escalating rates of poverty have had a deep negative impact on the capacity of families and communities to sustain themselves, and have also affected the PNA's ability to provide the services necessary for human development. Closure prevents Palestinians from traveling to schools and universities, and

from visiting friends and relatives, and has thereby had a depressing effect on the cultural and social life of Palestinians.

Increased poverty affects Palestinian prospects for development. If the current situation persists, standards of health and education are likely to suffer long term damage. Social stability will also be affected by the continuing poverty of opportunities afforded to the Palestinian youth. About half the population is under the age of 15 years, and approximately 40,000 youth are entering the labor force each year. Public policies need to reverse the decline in development standards arising from the past four years of crisis, and also to address the challenges presented by such rapid demographic growth.

Political issues have always the first priority to the state and its institutions, and they failed to provide policies of good governance and a balanced frame work under which to organized key Palestinian initiatives. Similarly they failed to recognize the relationship between development, politics and community participation. The community demonstrates its dissatisfaction by demanding increased democratic access to guide their own community affairs. (Palestine Human Development Report 2002, p59).

Yet, the political issues have affected people interests, priorities, due to the poverty and unemployment people were focusing on providing the essential needs of life, as well as fighting and resisting continuous Israeli occupational action from sieges and apartheid wall. People did not have the time to think of the importance of their participation in the urban development process, nor to the legal right to participate. Palestinian Local councils supposed to be the legal local society representative, but people were not feel that fact, and according to the opinion poll mentioned in the (Palestine Human

Development Report 2002, p70) 33.6% of those polled (West bank and Gaza) believe that the local council represents the interest of the community and only 21 % believe that the local council involved the community in decision – making. Palestinian society dissatisfaction and feelings may be due to the fact that the members and head of these councils are appointed by PNA. But recently in 2005, the local council's elections took place; an essential challenge for these councils is to be more effective in reflecting and responding to the society needs. The financial support play key role for these councils to achieve their role in the urban development process. Foreign aids are the main funding source for the Palestinian Local Councils, and these donations require the participation of resident in funding projects at a rate of 10%-25% of cost. (Palestine Human Development Report 2002, p72).

Government grants are another source of income for local councils, but when available, these grants are few and are not distributed according to the number of residents, the size of the town or the demonstrated needs for them.

Since the Government cannot resolve the problems and challenges of sustainable development alone. Partnership in the initiatives among three major key actors; state/ local development, market/ economy/ business, and civil society/ communities/ households, characterized by positive, mutually reinforcing manner is required (Carley, 2001, p4). In addition to this horizontal integration, vertical integration of action and policy between the levels of neighborhood, city, urban region and nation is also a perquisite to sustainable development. The lack of this integration resulted in a frequent economic and cultural gap between a policy makers and the reality of life at the neighborhood level, and weak government control structures. According to

Carley (2001, p12) a successful vertical integration dealing with urban development issues requires both bottom-down and bottom-up approaches, since there is growing recognition in urban institutional management that top-down approaches, whether led by the public or private sector, will always be weak compared to stronger, more sustainable, development initiatives that combine bottom-up community involvement with integrated and guided development approaches at the city and regional level. Carley (2001, p12) added following these approaches in urban development will marry state intervention and market discipline to social ends.

Conclusion

The Palestinian opportunity to achieve sustainable development is depending on the previously mentioned constrains managements. The Israeli constrains will be dependent on the political situation and the final status of the political dispute, while the Palestinian constrains need to be managed on the governmental and local level. Hence, Palestinians needs

- Legislative frame work that ensures sustainable spatial development.
- Institutional integrated structures to formulate needed policies and strategies on the local level.
- Comprehensive Urban development visions for the sustainable urban development that considers the sustainable spatial development requirements as state wide goals.

Moreover sustainable urban development will not be attained unless efficient urban planning is imposed to reduce the conflict of urban

development with environment and natural resources. This will require an analysis of the current trends of the three sustainable development component of city that previously mentioned transportation, land use and density to determine the suitable sustainable policies and strategies.

- **Transportation:** transportation network in the West Bank need to be studied and developed to respond to sustainable development requirements. The current network needs Rehabilitation and developed. Public transportation should be reused in more efficient way. It should reach every locality. The travel time between the bus stop and the center of the locality should be studied to meet sustainable requirements, walking and cycling should be encouraged to reduce using cars.
- **Land Use:** from the land use classification in 1996 and 2003 (Fig 3.5) the Built up areas did not exceed 9% of the total West Bank total area, while the agricultural land and natural land did not exceed 89.4. The agricultural land and natural areas are the main source of our food and wild life, thus it should be protected for the generation to come. On the long run it should not be less than 60%, which left 36.7% for the urban use.

Table (3.5): Palestinian Land Use Percentage between 1998 and 2003.

Area	1998		2003		Suggested Percentage
Artificial Surface	8.9		7.3		36.7
Agricultural Areas	61.3	87.9	36.1	89.4	60
Forest and Semi Natural	26.6		53.3		
Water Bodies	3.3		3.3		3.3

Source: Author based on Table 3.1 and 3.3

- **Density:** the percentage increase of the population between 1997 and 2007 is 30% in the Palestinian territories table (3.4), and 25% in the West Bank. Under the pressure of high population growth the area available for urbanization is decreasing every year. Thus, the increase in the area of land that is suitable for urbanization offers considerable potential for Palestinian expansion in order to accommodate future population growth (ARIJ , 2004, p175). There for the density should be increased to avoid using the agricultural land for urban expansion and causing urban sprawl.

CHAPTER FOUR: Palestinian Planning Legal Structure

Introduction

In the previous chapter it was mentioned that the successfulness of the urban development policy depends on three determinants, the decision-making body structure, the attitude and behavior of the citizen and the urban structure and form. To explore the opportunity to achieve sustainable spatial development in the Palestinian context, these determinants will be investigated. In this chapter the first main determinant; the Palestinian planning body and structure will be discussed. The decision-making body before the establishment of the Palestinian authority was not a Palestinian body since Palestine was under occupation most of the time, the current planning laws is the legacy of the different occupation states laws, we will trace these laws to understand its effect on the current planning laws and process from the ottoman period till now.

4.1 Palestinian Planning Structure

Palestine passes through different periods of occupation, which left tremendous effects on the current planning situation and applied planning laws. The current structure is the result of three successive periods that could be classified as follows:

- **The period after 1967:** in this period the Palestinian planning process and the development of the built-up environment were entirely controlled by the Israeli Civil Administration, which is according to Yehezkel Lein (2002, p.70) was one of the most powerful mechanisms

of the Israeli occupation; since it has been operating on two distinct tracks: one for Jews and the other for Palestinians. This planning mechanism was aiming to facilitate the Jewish settlements, and to restrict the development of Palestinian communities. The main tool used to achieve this mechanism was to reject requests for building permits filed by Palestinians, depending on the regional outline plans - approved in the 1940s during the British Mandate, which did not reflect the development needs of the Palestinian population. Moreover the planning system deliberately refrains from preparing revised plans. So under the Israeli occupation the normal political processes were suspended, and unfortunately the international law have no provision for democratic participation in the planning process under occupation. According to Coon (1992, p.37) Town planning is perhaps the most difficult aspect of public administration to conduct with efficacy and fairness when the views of political representative are not available and when public participation and expression of opinion are lacking.

- **The period after 1993:** The Signing of the declaration of principles in September 1993, and Palestinian elections of the legislative council in January 1996, considered to be the first steps for the Palestinians to shape and direct the development of their future, limited to the area under their jurisdiction, the Ministry of the Planning (MoP) in their study (the Regional plan of the West Bank, 1998) claimed that these events created a new framework for the Palestinian control over the planning process and the development of the built up environment.

Palestinians had little in their hand to create a physical planning system, since the planning process was never in their hand and they are not allowed even to participate in it. The Ministry of the planning in the same study also claimed that the Israeli withdrawal from the area under the Palestinian jurisdiction, left no basic data or planning capacity for future development, and the technical and administrative gap created a grossly inadequate capacity level among current local government and ministries in the field of planning

- **The period after 1995:** the signing of the Interim accord in 1995 provided for the Israeli withdrawal from areas under Palestinian jurisdiction and from Palestinian civil affairs, planning powers in areas A and B - which account for approximately forty percent of the area of the West Bank - were transferred to the Palestinian Authority. While the vast majority of the Palestinian population lives in these areas, the vacant land available for construction in dozens of villages and towns across the West Bank is situated on the margins of the communities and defined as area C, in which The Israeli planning authorities continue to control planning and construction in this area.

So practically, before the initiation of the Palestinian Authority Palestinians did not have any national planning system that ensures them desired development. Therefore, the Palestinians need for planning system was a vital concern since according to Coon (1992, p34) it affect not only their prospect of future prosperity, but their prospect of nationhood.

4.1.1. Planning Actors

The Jordanian law was regulating the West Bank as a part of the Jordanian kingdom before the occupation in 1967, Coon (1992, p37) suggested that under the international law, town planning in the West Bank should be regulated by this law .It seems like Palestinian authority has considered these suggestions and continued to work with this law until Palestinian legislation council come up with new planning laws. Palestine planning body has two different planning actors, the first one is initiated under the Jordanian law, and the second one is initiated by the Palestinian state:

Under the Jordanian law: The implemented Jordanian law no.79 designated three tiers of planning authority:

1. The High Planning Council (HPC).
2. District Commissions, three district (Nablus, Hebron and Jerusalem).
3. Municipal or Village Council.

Under the Palestinian state: the current Palestinian planning body is a complex combination of two authorities. The first one is the Ministry of Planning and International Affairs (MOPIC) - that later was named Ministry of Planning (MoP)- through the directorate for urban and rural planning (DURP), while the second authority is the Ministry of Local Government (MOLG). According to the Ministry of Planning study (1998, p3) a memorandum of understanding has been drawn up between MoP and MOLG, to organize the planning scopes and responsibilities. Under this memorandum, MOLG is responsible for local planning and MoP is responsible for national planning, while the Regional planning is a joint responsibility.

Following the Jordanian Planning Law, the High Planning Council (HPC) was formed by the virtue of the order issued by the late Chairman Arafat in the 21 of August, 1995 with the Minister of the MOLG as Chairman and a membership of the listed table (4.1)

Table (4.1): High Planning Council Members

Ministry of Agriculture	Ministry of Health	Ministry of Planning and International Cooperation
Ministry of Justice	Mayor of Jerusalem	Ministry of Labor
Ministry of Tourism and Antiquities	Ministry of Education	Ministry of Culture
Ministry of Industry	Ministry of Housing	Ministry of Environmental Affairs
Ministry of Transportation	Ministry of Public Works	Ministry of Planning and International Cooperation
Palestinian Water Authority	Ministry of Economy and Trade	

Source: (MOLG Website, www.molg.gov.ps)

The HPC considered to be the national planning authority in the Palestinian jurisdiction area, and its duty is the same as described in the Jordanian law. The other two authorities designated in the law no.79 have also been considered by the Palestinian authority. (MOLG Website, www.molg.gov.ps)

4.1.2. Palestinian Development Plans and Planning System

Development plans are a mean of identifying desired direction of development and change. It also is enabling the planning authority to discriminate between what is compatible and incompatible with development to take the efficient action to grantee achieving the compatible one. (Coon, 1992, P63).Coon suggests that achieving such development will require a sympathetic and adequately resourced local authority.

The Jordanian law designated four types of developmental plans, three of which dealing mainly with land use, while the fourth one is dealing with land ownership. These plans are:

1. Regional plans
2. Outline plans
3. Detailed plans
4. Parcelation plans

These plans are prepared in the mentioned order to provide increasingly detailed specifications for future development. The law does not assign when and where these plans are required to be prepared, and does not explain how the first three types of development plans would in practice differ from each other in scale or style. On the other hand the law specified the subject matter to be included in each one of these plans in some details, and it also required them to have building regulations. (Coon, 1992, p42)

Coon (1992, p 63) claims that development plans are required to be updated or replaced when new needs and new opportunities that these plans doesn't supply or cover are required, and he added that "the adequacy of development plan coverage depends on the opportunities it provides for the current development needs. Thus the guidance it gives for potential developers and the relevance of the stipulations it provides for development control decisions".

So changing the development needs and opportunities will certainly call for changing these plans and the development described to be up-to-date if these plans cover and provide sufficient opportunities for the current

development needs. Moreover, if these plans are assigned with certain period, the end of that period will call for updating these plans, by extending that period or replaced it by an approved plan of the same type for the same area. (Coon, 1992, p64).

During the period of Israeli occupation and the first Intifada (The Palestinian uprising from 1987), due to restrictions imposed on development, unplanned and uncontrolled development existed in the Palestinian territory. Consequently, a system of built up areas developed more or less randomly and wherever possible scattered by man-made interference, with the topography lacking the essential inter-linking infrastructure in terms of network facilities, and the Ministry of Planning in the regional plan for the West Bank study (1998, P6) describes it as inefficient for two primary reasons:

1. It creates a plethora of obstacles which hinder free movement of goods and people, raising monetary and social cost to higher than necessary levels.
2. It heightens the cost of development and infrastructure network due to scattered and random development of small areas.

Moreover the current settlement system involves sprawl of built up areas as a general outspread of low densities into open land. Furthermore, it generates overexploitation of land, landscape, other natural assets and the environment. Moreover there are a great discrepancy in living standards between rural areas and urban centers, between the west bank and Gaza Strip, and among the north, center, and the south of the West Bank. (Palestinian Human Development Report, 2004, p 65)

4.1.3 Planning Development Vision:

By the initiation of the Palestinian Authority since 1994, Palestinians are for the first time responsible for planning their future. But unfortunately they are still lacking clear vision and strategies for future development. According to The Palestinian Human Development Report (2004, p139) there is a lack of clearly established and articulated Palestinian priorities within a comprehensive Palestinian development visions. The Report (2004, p.87) concludes that the Palestinian institutions visions if there are any are:

- Confused between being a professional terms and slogans on national and ethical sentiment.
- Dominated by an abstract and generalized tone, lack clearly defined implementation strategies and failed to identify target groups and / or beneficiaries.

This is also applied for the spatial development vision. According to the Ministry of Planning study (1998, P.6) the Palestinian spatial vision is lacking:

- The development strategy for the population distribution, the allocation of land for future expansion to accommodate future growth.
- The overall vision of the regional settlements system in defining land for future urban expansion.

Despite this recognition, the Regional plan For the West Bank and Gaza had been set out in 1998 by the Ministry. This plan was not applicable for many reasons, the recognized ones were:

- The changing facts on the ground by the Israeli occupation.

- The disagreed and disintegrated visions and plans existing between the Ministry of Local Government and the Ministry of planning on that plan.

4.2. The Planning Laws in Palestine

Having reviewed the planning legislation currently in force in the West Bank, take us back to the ottoman period, as the beginning route of this accumulated layers of legislation. It forms with the subsequent periods till the Palestinian authority the legal development basis of the Planning legislation in the west bank, which according to Coon (1992, p.41) has apparently maintained in force all plans and regulations prepared under previous legislation.

Palestine was under occupation for more than five centuries, taking the early 16th century as a start point, when it has been occupied by the ottoman troops, through the British occupation and mandate at the close of the First World War, through the Jordan and the Egyptian period after 1948 and reaching the Israeli occupation since 1967. Through these periods Palestinians were not having neither the control over their land nor the opportunity to develop their own legal frameworks that govern land and property. It also could be applied partially to the current situation since Palestinians still have only partial control over land and over planning jurisdictions. So, several legislations have been applied by the occupants' states, including the planning laws.

According to Kassim (1984, p.19) nine different phases of legal developments in Palestine could be distinguished, where three of them

derived from successive historical and political development, which affected Palestine namely:

- The Ottoman Empire, which ruled Palestine up World War I.
- The British occupation between (1917-1924) and the British mandate between 1924-1948.
- The three systems of Muslim, civil and common law jurisprudence which were imposed during these phases overlapped and to a certain extent, still today co-exist in the region.
- The other six phases that kassim distinguished were after Palestine was divided into three territorial units in 1948,
 1. The Israeli regime
 2. The Jordanian and Egyptian responsibility for respectively the West Bank and Gaza strip
 3. The Israeli occupation of the West Bank.
 4. The Israeli occupation of the Gaza Strip.
 5. The Arab laws relating to Palestinian refugee, (out of our scope)
 6. The PLO orders.

These nine phases can be categorized into the following six phases:

4.2.1 Ottoman Laws

Palestine was an integral part of the Ottoman Empire with its laws and legal system. That system was used in Palestine for approximately 400 years.

In reference to Palestine there are two major periods in Ottoman legal history:

1. **The Pre-Tanzimat period:** This period was from the foundation of the Empire until 1839). During this period, the Ottoman system of law was

heavily based on the Shari'a (interpretations of Islamic law), custom and supplementary decrees issued by the Sultanate.

2. ***The "Tanzimat period"***: began in 1839 and continued till 1917. The

Tanzimat Reforms importance lies within:

- It aimed to centralize, modernize and to somewhat secularize the Ottoman Empire.
- It adopted some Western codes, such as the French Commercial Code in order to increase efficient trade
- It ordered the codification of the pre-existing mixture of Ottoman religious, custom and sultanic laws, resulting in the production of the Land Code of 1857 and the Majalla (which is a codification of shari'a according to the Hanafi school of Muslim jurisprudence). Both are still to a great effect in force today. (Turkish Territorial Divisions cited by Institute of law old website, Ottoman Rule)

The effective codes in that period were:

- *The code of 21 April 1858*: according to Kassim (1984, p20) this code is the most effective code in that period which was dealing with inheritance of state land following the German code. It defined five classes of land ownership, Mulk ¹, waqf ², miri³, matruk⁴, mawat⁵. The principle aim of this code was the reassertion of Government control

¹ Milk is "land in unrestricted private ownership," land for which the paramount ownership is vested in the individual.

² Waqf includes land "dedicated to a religious purpose" — theoretically owned by God — and administered or held in trust by a stipulated party such as a religious council.

³ Miri is cultivated or cultivatable land acquired for the state through conquest or through forfeiture of milk due to a failure of heirs.

⁴ matruk mahmiyya is Miri land converted by order of the sultan into property for general public use such as lakes or roads. matruk murfaqa is Miri land converted by order of the sultan

⁵ Mawat is wasteland

over State Domain which is a concept comes from the Islamic law that the land is for god. (Robert Eisenman (1997, p59), cited by Rabbi Jon-Jav Tilsen, 2003). Moreover the Turkish needs during the Great War for liberalization of certain aspect of religious law, which was required in the war effort call for this kind of codification.

- The Tabu law: this law was issued in 1859 to assert efficiency to the Land Code 1858 Rabbi Jon-Jav Tilsen (2003, p2), provided that “no one in the future for any reason whatsoever will be able to possess miri without a title-deed”. The importance of this law as recognized by Tilsen, that this law contribute in the Israeli acquisition of land, and many individual lost their land ownership due to the lack of such recognition to prove their ownerships, since the Palestinian peasants in the ottoman period were semi-literate and accustomed to a traditional society, in which custom and oral evidence were sufficient to support an individual's claim to property. Landholders saw no great need to register their claim beside other incentives not to register or to under-register their land. The Israeli government took advantage of this Tabu law, and in 1948 it took over all British Government Lands in the area of Palestine that it controlled. These State Lands included mawat, matruk mahmiyya, and abandoned miri that represented about 70% of all Israeli-controlled Palestine. Also, the effect of this law appears nowadays, since the Israeli planning laws in force in East Jerusalem requires the Tabu as a prerequisite for getting buildings permits.

- Six Provisional land laws issued in 1913: Eisenman stated (Kushner, 1986, P59) that the important legislative activity that affect British Palestine and later for the state of Israel, occurred between (1913-1917). It altered the nature of land tenure in Palestine. Their effect was to widen the rights of freehold tenure over miri so as to approach mulk in character and creating for the first time the concept of immovable.

These laws were:

1. The first law recognized the right of ottoman corporate bodies, government, commercial and charitable, to own and deals with land according to the laws of the empire.
2. The second law which according to Robert Eisenman (ibid, p60) the most controversial and for Palestine is the most interesting. This was the provisional law of inheritance of March 12, 1913. It is the only in the series to drop the subject (immovable property from its title, and side stepping the subject of succession to mulk which was administrated by the ulema⁶ according to shari'a⁷, it confined itself to miri and its derivatives.
3. The third law was the provisional law for the mortgage of immovable property, March 1913. It was completely a western concept since Islamic law knew nothing comparable with the western concept of mortgage . Gradually it had been developed during the Tanzimat.
4. The provisional law of immovable property, April 1913. It extended the developing freehold status of miri, lifting all restriction on the owner right

⁶ shari'a and religious specialist

⁷ shari'a: Islamic law

to freely dispose of his property of any kind with notable exceptions of dedicating miri for waqf or bequeathing it by legacy.

5. The provisional law for the partition of joint immovable property, December 1913. Eisenman (Kushner ed,1986,p61) claims it is the only really (Islamic) legislation of the series, since it has been already existing in the Mejella⁸. It generally narrowed the prerogative opened in Land Code of 1858 to the party desiring partition.
6. The last law, the provisional law for leasing immovable property. It was adopted in the early part of 1914. It was also provided by the Mejella, but was extended and rationalized.

The Ottoman Rule ended by the entry of the British army in Jerusalem in 9/12/1917, and a new period of British occupation of Palestine started being ruled by British law (Institute of law, Birzeit University, ottoman Rule).

4.2.2. British Laws

The British law was applied during the British occupation (1917-1924) and British mandate (1924-1948). During the British occupation phase Military Administration called the Occupied Enemy Territory Administration (O.E.T.A.) was established in Palestine, assumed the supreme authority in the land. All laws proclamations and orders were issued in the name of this administration and in 1920 the military administration was terminated and a civil administration issued. A series of laws, basically involved land were immediately put into effect (Kassim, 1984, P21).

⁸ the Ottoman Code of Obligations based on Shari`a, Otoman Civil Code

The Ottoman laws in force as of 1917 continued except to the extent that they were subsequently amended or replaced by British Mandate laws. The mandate government restructured the legal system from the pre-existing Ottoman continental code system to the British common law system. In 1933, Robert H. Drayton, Legal Draftsman to the Government of Palestine, collected and edited a three-volume work of mandate legislation. This work contains a collection and index of British imperial laws, decrees, rules, ordinances and acts applied in Palestine (Institute of law, old website , British occupation,). The land laws and regulations issued during the British Occupation and Mandate (1917 - 1948) and affected the current planning laws could be summarized as follows:

1. **Laws Land Transfer ordinance 1920:** This ordinance amended the ottoman law that restricted ownership of land to ottoman nationals only. The new amendment granted “person” who merely resides in Palestine the right to own land while the ottoman laws restricted corporate entities from owning real estate. The new law reversed that restriction and gave any corporation registered in Palestine the right to own as much land as is needed for its projects. Kassim claims (1984, p.22) these laws were intended to facilitate the acquisition of land in Palestine by Zionist settlers.
2. **Town Planning Ordinance Number 3 of 1921:** this ordinance with ordinance No. 28 of 1936, based on a considerable extent on contemporary United Kingdom legislation. Under 1921 ordinance “skeleton schemes” were prepared for the whole Jerusalem and town planning areas were designated and (quite possible plans were prepared)

for Nablus and Tulkarm beside other townes elsewhere in Palestine. (Coon, 1922, p 40, 41).

3. **Town Planning Ordinance Number 28 of 1936:** Coon claims (1992, p41) that this ordinance is the basis of all subsequent planning legislation in both Jordan and Israel. It remained in force in the West Bank until, the adaptation of new Jordanian planning law in 1955, Which in turn was replaced shortly before the Israeli invasion by the law of cities, villages and buildings No.79 of 1966, that is currently in force in the West Bank. According to Halabi (1997, p.12) the most important issues tackled by this Ordinance were the distribution of planning jurisdictions on local, regional, and national levels. Under the terms of this Ordinance, regional outline schemes were made, and they covered the area of Palestine, which was divided into the following six districts: Jerusalem, Nablus, Galilee, Haifa, Lydda and Gaza. This Ordinance is still applicable in Gaza.
4. **Town Planning (Amendment) Ordinance Number 5, of 1939:** Halabi (1997, p 13) considers this among the most significant amendments to the Town Planning Ordinance Number 28 of 1936, which was replacing article number 19 with a new article that gave the District Commissions the authority to revise, suspend the implementation of, or abrogate any detailed scheme or outline scheme (although the later required the prior approval of the High Commissioner).
5. **Regulations Concerning the Regional Plan for the Jerusalem District (RJ5), of 1942:** These regulations stipulate that the area of land on which construction is permitted should not be less than 1000 square meters, the number of buildings in each lot of land should not be more than one, the

area of the building should not be any larger than 150 square meters, and the front side of the land should not be less than 40 meters long. The Israeli occupation authorities used these regulations and the aforementioned regional plan after amending it in 1982, to allocate lands for the establishment of Jewish settlements. Further, this regulation and Plan were used to restrict construction in Palestinian villages by refusing building permits on the grounds that an area was strictly for agricultural use, or that one of the above mentioned conditions for the construction of new buildings was not present. (Halabi, 1997, P14)

- 6. Regulations Concerning a Regional Plan for Nablus District (S15) of 1942:** These regulations dealt with a regional plan for the Nablus district, which was similar in context to the one for Jerusalem (RJ5). Another plan for this district was submitted in 1946, and endorsed in 1948. The Israeli occupation authority in this regard has depended upon regulations entitled: "Samaria Regional Outline Planning Scheme (Amendment) 1945", which appears to be a mere preliminary draft of the 1946 district plan. (Halabi, 1997, P15)

The War of 1948 led to the partitioning of Palestine into three parts, one in which the state of Israel was established, the West Bank and Gaza Strip. In 1950 Jerusalem and the West Bank were annexed to the Hashemite Kingdom of Jordan, and came under the Jordanian Law, while Gaza Region came under the Egyptian administration, following the Jericho Conference.

4.2.3. Jordanian Laws

When the West Bank, including East Jerusalem, came under the control of Jordan in 1948, the Jordanian Military Governor ordered that all the existing laws in Palestine were to remain in force except to the extent that such laws contradicted the Jordanian Defense Law of 1935. In 1950, Jordan formally united the East and West Banks of the Jordan River, but the laws in force in the West Bank were to remain in force until be replaced by Jordanian law. From 1950 to 1967, the Jordanian Parliament, comprised of an equal number of representatives from both Banks, passed many legislations that moved away from the English common law system towards a code law system. (Institute of law, the old website, Jordanian Rule WB). The laws and Regulations in the Jordanian Rule period that affect the current land law were as follows:

1. **Town Planning Ordinance Number 28, of 1936.** This Ordinance was applicable and continued to be so until it was repealed in 1955.
2. **Law Concerning Controlling and Preserving Roads (Amendment), Number 29, of 1957:** This law amended article 8 of the previous Law, which classifies the roads of the Kingdom into the following three categories: (main) public roads no wider than 40 meters outside town borders and 30 meters inside town borders; (secondary) district roads no wider than 30 meters outside town borders and 20 meters inside town borders; and (agricultural) village roads no wider than 20 meters outside villages and 15 meters inside villages. Israeli Military Order No. 810 of 1979, which increased the permissible width of the roads, amended this Law. (Halabi,1997, p16).

3. **Law Concerning Town, Village and Building Planning, Number 31, of 1955:** This Law repealed the Town Planning Ordinance of 1933, and Town Planning Ordinance Number 28 of 1936. Halabi (1997, p 17) find it worthy to notice that this Law addresses villages and buildings in general and is not restricted to town planning, as was the case in previous laws. Furthermore, this Law was enacted to replace all previous laws and to be implemented both in the West and East Banks, thus unifying the law pertaining to planning and construction. However, the influence of the 1936 Town Planning Ordinance was reflected in this new Law.
4. **Law Concerning Town, Village, and Building Planning, Temporary Law Number 79 of 1966:** This Law repealed the Law Concerning Town, Village, and Building Planning Number 31 of 1955 on the condition that "all schemes made, and licenses granted by its virtue, remain applicable, subject to the provisions of this Law, and are to be treated as if they were made or granted by virtue of its provisions". This Law is still applicable in the West Bank with some amendments introduced by the Israeli military orders after the Israeli occupation of 1967. (Halabi, 1997, p18)

4.2.4. Egyptian Laws

After the 1948 war with Israel, the Gaza Strip was administered by Egypt. The Egyptian military ruled the Gaza Strip, and in 1957, the military authority in Gaza gave way to civil authority with the establishment of the Gaza Strip's Legislative Council. In 1962, Gaza Legislative Council formalized

the Basic Laws of 1955 and 1962 into a constitution. This constitution reflected much of the pre-existing mix of Ottoman law and British common law. The legal system prevailing in Gaza before 1948 has thus not deeply changed during the Egyptian Rule. (Legal Overview in Palestine, Institute of law, Birzeit University). The Laws and Regulations in Gaza Region during the period of Egyptian administration that affected the current land law were as follows:

1. The amendments of Town Planning Ordinance Number 28, of 1936

:The Ordinance Number 28, of 1936 (along with its amendments by virtue of Town Planning (Amendment) Ordinance Number 8 of 1938, Town Planning (Amendment) Ordinance Number 5 of 1939, Town Planning (Amendment) Ordinance Number 31, and Municipal Law of 1934 remained applicable in Gaza after the withdrawal of British forces from Palestine, and remained in force throughout the Egyptian administration, subject to some slight amendments introduced by the following administrative orders. (Halabi, 1997, p 18)

2. Administrative Order Number 389 of 1955: The Town Planning Ordinance of 1936, with its aforementioned amendments is still applicable in Gaza today. It has however passed through additional amendments during the period of the Israeli occupation, and after the advent of the Palestinian authority.

4.2.5. Israeli Laws

The Israeli forces occupied Gaza Strip and the West Bank, including East Jerusalem in the 1967 war. The "Area Commander" the head of the Israeli occupying forces, proclaimed control of legislative, executive and judicial powers in the Occupied Territories. By that time the Jordanian Law Concerning Town, Village and Building Planning, Number 79, of 1966, was applicable in the West Bank and East Jerusalem, and continue to be active during the occupation following the International Law that obliged the occupant to respect the previous law unless absolutely prevented. But since the government of Israel does not accept the applicability of the Geneva Convention because it doesn't accept that the West Bank is "occupied" in the sense adopted by the Geneva Convention, although there is a consensus among governments (including that of Israel) that the regulation of the 1907 Hague Convention IV are applicable to the territories occupied by Israel- including the West Bank, and the vast majority of states also agree that the Fourth Geneva Convention (1949) applies to the West Bank. (Coon, 1992, p.36).

According to COHRE-BADIL study (2005, p38) the challenges faced Israel after its establishment was the transfer of the control over land and property into legal ownership permanently, as well expel people from their villages and prevent them from being return to these villages. These were the primary motivation for passing Israeli land and property laws. To achieve these motivations, Israeli designed a system of laws to legitimize both the continuation and consolidation of the nationalization of land and property. The study claims that this process began decades earlier before the Israeli

existence since many of the new laws for the first years continue to be rooted in earlier ottoman and British laws.

The Jordanian Law was replaced by Israeli domestic planning law In East Jerusalem, after it was annexed by Israel. While in the rest of the West Bank, it has been subjected to more than 2500 military orders introduced by the occupation authority, such as Military Order Number 2 of 1967 that repeals any pre-existing laws in the occupied West Bank and Gaza if they did not coincide with the orders issued by the Civil Administration. Moreover In 1981 all legal and administrative powers were transferred to the newly established Civil Administration in the virtue of Military Order number 947 of 1981. Also the Israeli military courts and military committees retained complete jurisdiction over all land disputes, taxes, natural resources and fiscal matters. (Institute of law, old website, Israel Occupation)

Coon (1992, p 55) argues that "practically no article in law 79 has been cancelled, likewise very few of the provisions of the original order have been amended or cancelled. What generally happened is that article have been added to the original order and then sometimes renumbered using a very cumbersome numbering system". And he also comments that "these military orders are brief and ambiguous".

So Israel was practicing two separated legal systems in historical Palestine: The West Bank and Gaza Strip are governed through military orders, whereas the Israeli areas are subjected to the jurisdiction of Israeli Domestic Law, which is also applicable for Israeli residents inside the occupied territories. Hence the Israeli government extended the definition of

Israeli residency to include settlements in the occupied territories, claiming the settlements as part of Israeli. (Institute of law, Israel Occupation).

The Israeli Military Orders Issued since 1967 could be divided into two categories concerning the two jurisdiction areas; the West Bank and Gaza Strip.

4.2.5.1 The Israeli Military Orders in the West Bank:

1. Military Order Number 418 of 1971: Order Concerning the Law for Town, Village, and Building Planning. According to Coon (1992, p.55-59). the significant effect of this order was as follows:

- Transfer all planning powers from the authorities designated in the law to person nominated by the Israeli military commander and he has the authority to appoint other members of the High Planning Council (HPC).
 - Transfer the power of the minister in the Jordanian law (the chairman of the HPC) to “person in charge “who was defined as being “any one appointed" by the commander.
 - Transfer the Power of the District Commission to the HPC.
 - Transfer the power of the village council (as local commission) to sub committees of the HPC to be known as village planning committees.
 - Reduce the freedom of action of the municipalities, which continue to be local commission and their territorial coverage.
- (Coon, 1992, p.55, 59)

2. Military Order Number 465 of 1972: Order Concerning the Prohibition of Construction: This order prohibits the construction of buildings on confiscated land, or on land where a building had been previously demolished by an order issued by virtue of Article 119 of the Emergency Defense Regulations of 1945.
3. Military Order Number 604 of 1975: Order Concerning the Law for Town, Village, and Building Planning (Amendment number 2): This order amended Military Order Number 418 including provisions regarding the transfer of jurisdiction from the local planning commissions to a special planning commission, and the establishment of that commission.
4. Military Order Number 810 of 1979: Order Concerning the Law for Controlling and Preserving Roads: This order amended article 8(1) of the Law, which identified types of streets in the Hashemite Kingdom of Jordan and their width. The width of the (main) public roads became 50 meters (instead of 40) outside town borders and 40 meters (instead of 30) inside towns, the (secondary) district roads became 40 meters (instead of 30) outside of towns and 30 meters (instead of 20 meters) inside towns, and the width of (agricultural) village roads became 30 meters (instead of 20 meters) outside the villages and 25 meters (instead of 15 meters) inside villages..
5. Military Order Number 1100 of 1984: Order Concerning the Law for Town: This Order ceased detailed procedures relating to plans within the borders of local and regional Jewish councils, which were not endorsed before the issuance of the Order. An exceptional

commission, which hears and rules on the objections of affected parties subsequently, governed these procedures. This Order came with a change in government in Israeli and reflected its willingness to supervise and control the expansion of settlements.

The establishment of an effective administration separated from that of the occupant's own state is an international law requirement, and in the virtue of this law this administration had the duty not just to maintain a minimum level of law order, but to the conduct of the whole social, commercial and economic life of the country, which must surely include town planning. Israel was not committed to that requirement, and the significance of the military orders was to prevent any Palestinian development process, since the vast majority of the planning decisions which Jordanian law prescribed should be taken by authorities responsive to the needs of the citizens are now taken by the military commander or his appointees. Coon (1992, p 36).

Coon (1992, p 59) argues that "the Jordanian law was almost enacted in the sense that it has been subjected to few formal amendments. The effect of the military orders has been to render the law -almost powerless- as a means of delivering sound, consistent, informed and fair planning decisions". He stated two principal effects of these military orders:

1. Transfer the power from authority designated in the Jordanian law to nominees of the Israeli government.
2. Give the High Planning Council additional power to over-ride any planning decision.

Moreover Israel benefit from the disadvantages of the previous laws to extend their control and acquisition of the Palestinians land. A study titled "Ruling Palestine", conducted in 2005, it claims that the successive Israeli governments, manipulated key Ottoman and British laws and the Israeli legal system to dispossess Palestinians of their land and property, and that Israel has built a domestic legal framework, which seeks to legitimize what are clearly discriminatory land and housing policies (COHRE-BADIL Study, 2005, P51).

The Israeli Military orders were carefully studied to achieve a well studied plan unlike what Coon (1992, p550) suggests that "these orders were hastily drafted". The Israeli Military orders were aiming to:

- Freezing the Palestinian development, sizing their expansion, and demolish whatever would contradict their plans to develop Israeli cities and settlements. Since Development by Israel of new communities for Jews in the west bank began soon after the occupation and intensified and extended geographically during the 1980s, accompanied by corresponding restrictions on development by and for the Palestinian of the west bank. (Coon 1992,p.9)
- Sizing the population growth by the military orders that restricted their expansion.
- Controlling natural resources.
- Frustrating the Palestinian spirit of creation and their visions to have new opportunities for development, and participate in the planning process, Coon (1992, p39) argues if there was a will to consult Palestinian opinion, the articulation of representative Palestinian

opinion is frustrated by the absence of any elected Palestinian forum, and by the prevalent restrictions on freedom of expression, publication, assembly movement, travel and political association.

- Controlling the planning process and the planning council structure by the Israeli commander and excepted Palestinian from any participation in the planning process, Coon (1992, p.39) explained that with the report of the American government states " Palestinian are not permitted to participate in significant public policy decision concerning land and resources use and planning".
- Military orders make it impossible to the Palestinian people to live under all the occupation policies aiming to finish the Palestinian existence, As illustrated in the report of "Ruling Palestine, it was a cruel form of ethnic cleansing". (Ruling Palestine, COHRE-BADIL Study, 2005).

4.2.6. Palestinian State Laws

The peace process started in 1991 with the first formal talks between the Palestinian leadership in Palestinian Liberation Organization (PLO). Negotiation between Palestinians and Israeli governments took place under a formula, which has been known afterward as "land for peace" formula. The negotiation continues and resulted in several agreements, and each agreement introduces new arrangements concerning land control and jurisdiction transfer (PASSIA, 2002, p62). The most important arrangements that have been agreed upon from that day were as follows:

1. The transfer of control over a specified geographical areas to the Palestinian authority as a result of the terms of the Declaration of Principles on Interim Self-Government Arrangements in 1993, (commonly referred to as the Oslo I agreement), (PASSIA, 2002)
2. The division of the west bank into zones A,B and C, which could be the most effective change after Oslo I agreement concerning land.This created a situation of dispersed land mass and not unified legal system which is a normal prerequisite for the planning process. (The Regional plan for the West Bank, Ministry of Planning and International Cooperation, 1998).

In "A" areas, which contains six of the largest cities in the West Bank, Palestinian Authority has full responsibility for internal security and public order, as well as full civil responsibilities. In "B" areas, which contain most of the towns and villages in the West Bank, the Palestinian Legislative Council has full civil authority and responsibility for public order, although Israel has overall security authority, which is stated to take precedence over Palestinian responsibility for public order. In "C" areas, which contain mainly unpopulated areas, Israel has full responsibility for security and public order. (Institute of law, Palestinian Authority)

1. The transfer of jurisdiction in the areas of planning and construction in the Gaza Region and Jericho to the Palestinian National Authority, as a result of the Cairo Agreement signed on the 4th of May 1994, with the exception of issues pertaining to settlements and military installations. This allows Palestinian National Authority to amend, repeal or issue planning schemes and building permits as well as

exemptions within the areas under its jurisdiction, provided that such activities do not contravene the provisions of the agreement. Planning schemes shall be in the form of laws published by the Palestinian National Authority, a copy of which is given to the Civil Affairs Department, provided that Israel has the right to refuse any scheme or project if it does not comply with the provisions of the agreement.

2. The transfer of the control over much of Palestinian internal affairs to the Palestinian legislative council, after the first council elections on January 20th 1996. was provided by the Interim Agreement on the West Bank and the Gaza Strip (the Oslo II agreement) signed in Washington on September 28, 1995. The Israeli Civil Administration has been dissolved in the areas where the Legislative Council has authority. (Institute of law, Palestinian Authority)

Under the Palestinian authority jurisdiction the Town Planning Ordinance Number 28 of 1936 and its amendments remains in force, by the virtue of Article 36 of the only Legislation promulgated by the Palestinian National Authority. This was the Order Concerning Multi-Storey Buildings in the Gaza Region for the year (1994), which was issued by the head of the Palestinian National Authority and deals with the construction of multi-storey buildings in Gaza Region in accordance with the stipulated conditions and specifications. According to Halabi (1997,p36) the article stipulates that the provisions of the Town Planning Ordinance Number 28 of 1936 and its amendments and the regulations issued concerning buildings remains in force unless provided for in a special clause of the regulation.

Conclusion

The struggle in Palestine is a struggle for land. Israel through its occupation for the West Bank and Gaza took advantage of the town planning laws to control and direct the development for its common good. Since according to Coon (1992, p37) the apparatus of town planning can be a powerful force for the good of a community; on the other hand, it can be an even more powerful mean for oppression.

Under these circumstances an assumption arose very strongly, that development in general cannot take place in an occupied area to the advantage of its citizens.

The sustainable development in the spatial planning field requires the advantage of controlling the land so as to be exploited for the benefit of its people. Since Coon (1992, p.10) finds it necessary to equip the state with wide range and detailed power of control on building and the uses to which land and building are put, to achieve town planning concerns to have efficient and harmonious urban environment. These powers can potentially affect a wide range of human needs – ranging from the quality of life of the individual family on their own plot of land, to the economic growth and the range of social provision available to whole communities.

Beyond the control power, Palestinian problem could be summarized in developing planning laws that respond to the Palestinian developments needs and promote the social, the economic and the environmental interests of the Palestinian population. As well, the execution of that laws

CHAPTER FIVE: Local Level Role in Planning

Introduction

The aim of this chapter is to stress out the importance of the local level role in the sustainable spatial development, and the importance of the integrated role of its key actors in the planning process to achieve sustainable development.

In the Palestinian context each actor has its own constraints that prevent it from being active in the planning process. The Palestinian local level also lacks the appropriate participatory approach guiding its actor's relation and role in the planning process. The advantages of a participatory approach and its requirements has been summarized, as well a study case for an applied participatory approach program has been included to get benefit from, determining the Palestinian constraints in formulating a Palestinian citizen involvement structure and program. Such program should be included in the planning departments of the Ministry of Planning and the local councils.

5.1. Definition and Advantages:

Planning at local level is planning at grassroots level, according to the Bangladesh electronic encyclopedia (banglapedia), local level planning is a process of development from below, which considers development to be based on optimum utilization of each local area's natural, human and institutional resources with the primary objectives of improving the socio-

economic conditions of the people of that area. Yet, it is a process that appears to be a synonym for bottom-up approach. (www.banglapedia.search.com).

The unique advantages of local level in sustainable spatial development lay within the fact that

- It is the level where national policies, strategies and legislation are tested and evaluated, problems and issues become more specific and unique, depending on each locality. The validity of the policies and legislations could be proven; as much it could solve the current problems and reflect the people needs.
- It is the key to identify appropriate investments, and ensuring their maximum impact on the access of people to basic services. Such planning enables local governments to identify and priorities rural infrastructure investment opportunities that are based on the real needs and demands of the people. (International Labor Organization, 2005, www.ilo.org/public/english/employment/recon/eiip/about/localplan.htm)
- It is the level where the interaction between public interest and private one is taken place in a great extent, and due to the multiple key actors gathering in this level, their interaction and integration reflect the valuable role that could be played by this level.
- Finally, the local level has a great effect on the global level, since the earth resources are shared globally. Any action taken within any country concerning its natural resources will eventually affect the equilibrium status of the earth. The interconnection of ecological process at the global and local level have been recognized and stressed out through several conferences and summits. Agenda 21

clearly articulates this local global approach through its general formulation at the Earth Summit in Rio de Janeiro in 1992, and its specific implementation and development at the local level through regional and local authority (Jenkins, 2001, p 22). This was stressed out in the Chapter 28 of Agenda 21, which is entitled "Local Agenda 21". It calls upon all local authorities in the world to elaborate, in collaboration with local communities, the principles of sustainable development and the strategic alternatives. Local authorities are invited to consider and value the idea of sustainable development and to compile a programmed document to ensure that the 21st century could witness a well-balanced and environmentally sustainable way of life. As of 1998 "Local Agenda 21" is being compiled by more than 2000 local authorities in 64 countries (Tartu Agenda,1999, page 7)

5.2. Local Level Key Actors:

- Definition: The development planning key actors at the local level could be defined as anyone who is affected by the development, or can affect the development process positively or negatively.
- Structure: The development planning key actors could be classified under two sectors: the private and the public sectors, where the relation between them is a vital relationship. Private sector and the public sector should act in a cooperative manner, and both sectors should formulate a common agenda under the same theme: sustainable spatial development. The commitment to the same theme will enforce the efforts to achieve it in a better way (Fig 5.1).

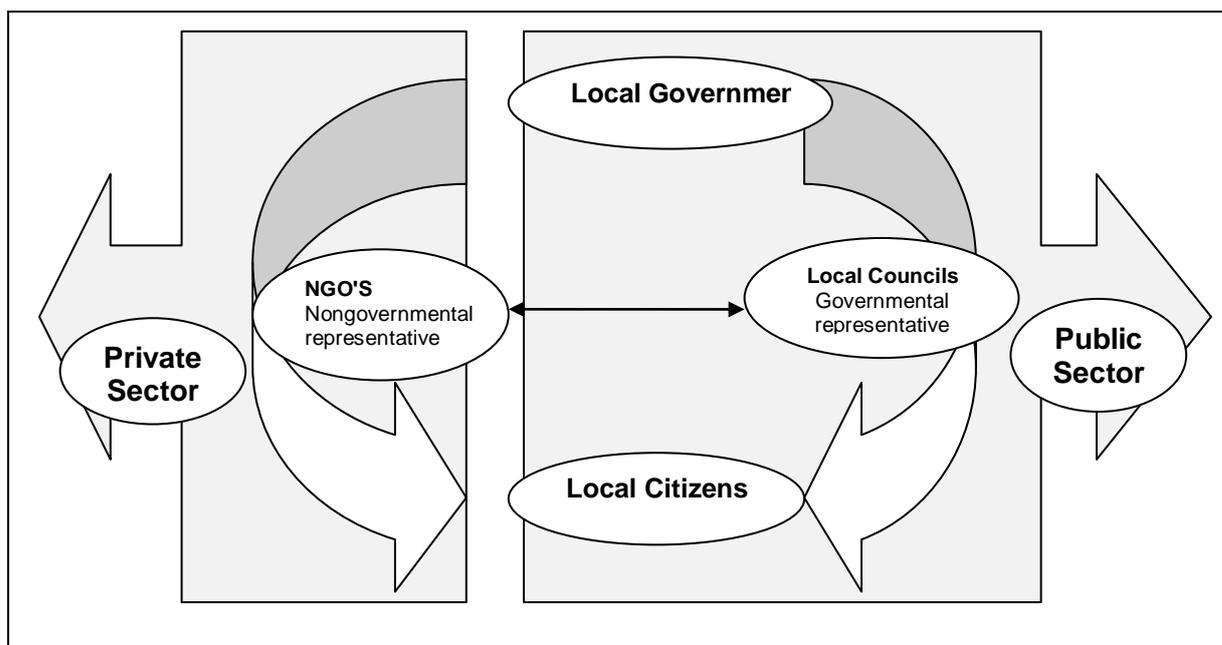


Fig 5.1: Local Level key Actors Structure
Source: Author, 2008

Basically there are two main key actors at local level: the local government and society. The local government is the government tool to communicate with the society, while society in turn has two kinds of tools to organize and facilitate the relation with government: the society organizations as a nongovernmental representative and the local councils as a governmental representative. The previous definition of the local key actors include the Local government, local councils, NGOs, society organizations and local citizens. These actors' entity, functions and constrains in the Palestinian context are as follows:

5.2.1. Local Government:

The UNSCO as cited by Smithson (2002) defines the local government as *the level of government that is responsible for the day to day running of a ward, district, province or city*. Local government responsibilities often include the provision of public transport and public recreational facilities as well as

monitoring and enforcing of many environmental regulations. (www.propertyrightsresearch.org).

According to Coon (1992, p 42) in Palestine there are three main tiers of planning authorities established by Law 79: High Planning Council, District Commissions and Local Commissions as the main local planning authority. The Central Planning Department was established to carry out all survey work and to provide technical advice to the High Planning Council in relation to the preparation and approval of plans, and the granting and appeal of building permits.

The administrative functions of the Palestinian planning authority concerning local level are related in a manner up down and down up, since the High Planning Council has the function to declare, amend and expand planning locations in towns, by the advise of the Central Planning Department that conduct land and social surveys necessary to accomplish planning goals for towns and villages and prepare regulations regarding the various aspects of planning. It also has the function to advise the Local Planning Commissions concerning planning issues, while the District Planning Commissions have the function of exercising the jurisdiction of Local Planning Commissions in regard to regional planning areas and villages within its district. Halabi (1997, p 38-42) explained that the local planning commissions have the following jurisdictions:

- Preparation of outline and detailed planning schemes.
- Approval of land percolation schemes and ensuring that they comply with detailed planning schemes.

- Issuing construction licenses and building permits according to the Law.
- Inspecting construction and building activities to ensure that they comply with the license and the requirements of the Law.
- Issuance of enforcement notices and ensuring adherence to them.
- Supervising building construction and demolition.
- Supervising the widening of roads.
- Collection of fees and payments necessary to carry out its jurisdiction.

5.2.2. Local Citizen

Every individual who lives within the locality, considered to be a local citizen. Oregon's planning manual extended this definition to include corporation, government, agencies, and interests groups and treat them as individuals. (Putting the People into Planning)(www.darkwing.uoregon.edu/~pppm/landuse/land_use.html).

The Palestinian local citizen's participation in planning was affected by the subsequent periods of occupation and administrative rules. They were not given the opportunity to participate in the planning process, and the legal stand also affected their initiatives in participation. Recently, after the initiation of the Palestinian authority, people are still not interested in participation, and the reason could be due to the public low confidence in the out put of the political, social and economic institutions. According to the Palestine- Human Report (2004), there is low confidence in PNA institutions in general, the Legislative Council, the political parties and organizations, none of which

scored confidence levels over 31 percent by the public. The Palestinian public generally doubts that most PNA institutions are capable of identifying and responding to their collective needs. A total of 58 percent of people believe that PNA institutions are not able to meet the day-to-day living requirements of the population. This low confidence in the governmental and non governmental representatives, certainly affects their participation in planning, and this should be changed, since no coordination could be achieved without the confidence between the planning actors.

5.2.3. Local Councils

The legal encyclopedia (www.answers.com/topic/council) defines *Local Councils as the legislative bodies of local government*, group of persons, who whether elected or appointed, that serve as representatives of the public to establish state or municipal policies. According to World Resources Institute it is a decentralizing reform in which power is transferred from central government to institutions and actors at lower level of political and administrative level.(World Resources Institute)<http://governance.wri.org/pratools-pub-3900.html>.

Halabi (1997, p 54) claimed that in a healthy system, the balance between central rule (the government) and local rule (the municipalities, the village and local councils) is an important factor when considering the interests of the population versus those of the state or authority, which often reflects the interest of only a few parties or group.

Palestinian local councils have witnessed great improvements after the establishment of the Palestinian Authority. Before the year 1986 the West

Bank and Gaza Strip had only 4 local authorities. By the year 1993 new 14 local authorities were established and by 2005 another 143 local authorities were added, and their numbers reached 509 local authorities, distributed as follows: 118 municipality, 11 local council, 351 village councils or project committee and 29 camp directors Fig (5.1) and Fig (5.2).

Table (5.1): Distribution of Local Authorities in the Palestinian Territory by Type of Local Authority and Governorate\District, 2005

Governorate/ District	Type of Local Authority				
	Municipality	Local Council	Village Council or Project Committee	Camp Director	Total
Palestinian Territory	118	11	351	29	509
West Bank	96	11	351	21	479
Gaza Strip	22	0	0	8	30

Source: Palestinian Central Bureau of Statistics, 2005. *Local Community Survey - 2005: Main Findings, Table 3, p.50.*

Table (5.2): Distribution of Local Authorities in the Palestinian Territory by Year of Nominating the Current Local Authority and Governorate\District

Governorate/District	Year of Selection the Current Local Authority						
	1986- 1968	1993- 1987	1998- 1994	2003- 1999	2005- 2004	Not stated	Total
Palestinian Territory	4	14	233	112	143	3	509
West Bank	4	14	222	108	128	3	479
Gaza Strip	0	0	11	4	15	0	30

Source: Palestinian Central Bureau of Statistics, 2005. *Local Community Survey -2005: Main Findings, Table 4, and51*

During the Al-Aqsa Intifada, local councils faced multiple and extraordinary challenges stemming from the weakness of the Palestinian National Authority and its institutions and the scarcity of resources. Some local councils were forced to close doors. Emergency plans were created in response to conditions resulting from closure and siege. These plans included: repairing damaged roads, creating municipal tax relief programs for

families affected by the Intifada, job creation, providing assistance to owners of demolished and damaged houses and exempting a large number of families from paying water and electricity bills (Palestine- Human Development Report, 2004, p82).

Arab-International Forum on Rehabilitation and Development in the Occupied Palestinian Territory (2004, p 5) revealed that the Palestinian local councils facing several constrains and obstacles, that affecting their services:

1. Financial constrains: Although the law defines a local council as a financial independent entity, but it doesn't define its level of independence, yet in practice the financial independence of local council is limited (Human development report, 2002, p65). According to the article 22, the local council's law defines three sources of revenue for local council income: taxes and fees determined in Palestinian laws, donations and grants, and the budget of the executive authority. However, local councils don't have the authority to collect taxes and fees or determine spending. They are obligated to the ministry approval to do so following the law. Local councils also do not receive their share which is 90% of local property taxes and professional licensing fees collected by the Ministry of Finance. As for the donations, they come from four sources: the residents, residents living abroad, sisterhood projects and other donors (Human development report, 2002, p65). The failure of the residents to pay their dues from time to time and from town to town affecting the local council's performance and their ability to serve their communities. Table (5.3) shows the services in the Palestinian Territories,

and the local council's contributions, it also shows the cooperative performance of the local councils between each other's and with the private in serving the Palestinian communities. While table (5.4) shows that 37% of the localities that do not have structural plans is due to financial reasons.

2. Administrative authority and control: the local councils are subjected to a powerful control authority that controls decision-making on many local issues. This powerless control restricts local initiatives and inhibiting natural development and advancement of governing expertise within the local council.
3. Technical and professional administrative staff: Palestinian Local authorities important financial and technical needs were classified by the Palestinian Central Bureau of Statistics, (2005, Table15, p68) in table (5.5).
4. Israeli aggressive military action targeting the Palestinian infrastructure.
5. Moreover, the lack of confidence between these councils and the citizens. And the lack of public participation, it is restricted to receiving and exuting decisions without the right to participate in making them. Table (5.6) the Human Development Report, 2002, table (3-1) p 70) is an opinion poll focusing on community participation in the work of local councils, only 33.6% of those polled believe that local councils represent the interests of the community, and 21% of them believed that local councils involved the community in decision-making, while 56% thought the opposite.

Table (5.3): Distribution of Localities in the Palestinian Territory by the Contribution of the Local Authority, the Available Services, and the Governorate\District, 2005

Services and Governorate in the Palestinian Territory	Contribution of Local Authority					
	Local Authority Only (percentage)	Local Authority and other Local Authority	Local Authority and private sector	Not provided by the Local Authority	No services	Total (100%)
Collection of Wastes	341 (57%)	49 (8%)	18 (3%)	24 (4%)	166 (28%)	598
Cleaning the Streets	243 (41%)	11	15	30	299	598
Providing Electricity	252 (42%)	026	18 (3%)	237	65	598
Providing Water	254 (42%)	40	10	110	184	598
Waste Water Network	54 (9%)	4	0	16	524	598
Others	15 (3%)	5	0	3	575	598

Source: Palestinian Central Bureau of Statistics, 2005. Local Community Survey - 2005: Main Findings, Table12, p59.

Table (5.4): Distribution of Local Authorities in the Palestinian Territory by the Most Important Development Need for the Local Authority and Governorate\District, 2005.

Governorate/District	Structural plan status		Having no structural plan				Total	Total 100%
	Approved	Not approved	Reasons for having no structural plan					
			undergoes implementation	Lack of financial potentials	Not considered idea	Other		
Palestinian Territory	302 (50.5%)	75 (12.5%)	16 (7%)	81(37%)	49 (22%)	75 (34%)	221 (37%)	598
West Bank	280 (49%)	71 (11.6%)	15 (7%)	81(37%)	47 (22%)	74 (34%)	217 (38%)	568
Gaza Strip	22 (73%)	4 (13%)	1 (25%)	0	2 (50%)	1 (25%)	4	30

Source: Palestinian Central Bureau of Statistics, 2005. Local Community Survey 2005: Main Findings, Table16, p69.

Table (5.5): Distribution of Local Authorities in the Palestinian Territory by the Most Important Development Need for the Local Authority and Governorate\District, 2005.

Governorate/District	The Most Important Needs						Total
	Administrative Staff	Technical Staff	Training	Computers	Furniture	Other	
Palestinian Territory	93 (18%)	76 (15%)	62 (12%)	124(24%)	98 (19%)	56 (11%)	509
West Bank	92 (19%)	67 (14%)	56 (12%)	115 (24%)	95 (20%)	54 (11%)	479
Gaza Strip	1(3%)	9 (30%)	6 (20%)	9 (30%)	3 (10%)	2 (6%)	30

Source: Palestinian Central Bureau of Statistics, 2005. Local Community Survey - 2005: Main Findings, Table15, p68.

Table (5.6): Participation in Local Government According to Public Opinion

1- Do you believe that the local council in your community represents more the interests of the residents or the government (PNA)?(Percentage)			
	West Bank and Gaza Strip	West Bank	Gaza Strip
Represents the interests of the community	33.6	37.4	27.7
Represents the interests of the government	15.6	13.5	18.7
Represents the interests of segments or individual	36.4	36.1	36.8
Undecided	14.5	13.0	16.8
2- Does the local council in your community involve residents in making decisions regarding important projects that affect your community?(percentages)			
Yes	20.5	23.6	15.6
To an extent	14.5	17.8	9.3
No	55.9	48.5	67.5
Undecided	5.1	5.0	5.4

Source: Human Development Report, 2002, Table (3-1) p 70)

Therefore Palestinian Local Councils must be supported and strengthened in order to help them to reinforce the public's resolve and confidence at the local and national levels and to better serve their constituents within the community. The Palestine- Human Development Report (2004, p147) presented supportive measures and empowerments for the local councils and they include:

1. Continuing to hold free and fair elections and ending the policy of political appointment of their leadership at the local level, bringing a halt to unjustified interference by the central authority in their affairs.
2. Expanding the powers and mandates of local councils,
3. Providing the financial and technical support necessary for local development and progress.
4. Enacting laws and taking measures to institutionalize participation through periodic meetings of local councils and activating the role of NGOs over the work of the local councils.

5.2.4. Non Governmental Institutions (NGO's)

The Non Governmental Organizations (NGOs) and Society Organizations are defined as *a non-profit group or association organized outside of institutionalized political structures to realize particular social objectives* such as environmental protection or serve particular constituencies such as indigenous peoples (www.propertyrightsresearch.org). Their activities range from research, information distribution, training, local organization and community service to legal advocacy, lobbying for legislative change, and civil disobedience. According to the Environment and Natural Resources Foundation (FARN)(nd, p7) the NGOs different types of activities have become valuable arenas for public participation. They allow people to organize around fundamental issues, empower citizens and generate solidarity when facing government authorities. So they acts as a linkage within the society and with the state or the private sector vertically and horizontally. Historically, this political role was reserved for businesses, churches and unions. At present NGOs provide an outlet for those who “do not have voice NGOs range in size from small groups within a particular community to huge membership groups with a national or international scope. –NGO's are the institutional framework that considered being the appropriate method that allow for effective participation concerning public issues. They allow people to organize around fundamental issues, empower citizens and generate solidarity when facing government authorities.

According to Bangladesh encyclopedia, a functional community organization is required in local level planning, to ensure popular participation both in formulation and implementation of planning processes.

The Palestinians have NGO Network as independent civil and democratic entity created to support and strengthen the principles of democracy, social justice, sustainable development and respect for human rights within Palestinian society. A coordinating organization between all NGO's was established in September 1993, after the signing of the Oslo Accords, to enhance coordination, consultation, cooperation and networking among different sectors of civil society. Its membership is comprised of 92 Palestinian NGOs working across a broad spectrum of humanitarian, social and developmental fields. Palestinian NGO forms integral linkages within Palestinian civil society, coordinating the NGO sector at local, regional and international levels.

One of the most important objectives of this network is influencing the overall policies of decision-makers in general and PNA institutions in particular; supporting the formulation, analysis and dissemination of relevant policies, legislation and laws; enhancing the managerial and institutional capacity of civil society institutions in general and the Palestinian NGO's members in particular.

5.3. The Participatory Approach in Planning:

The cooperative participation of local level key actors to achieve the sustainable development is required for the modern democratic life, their involvement in planning in a participatory approach was expressed in

numerous international documents, such as the principle 10 of Rio De Janeiro Declaration on Environment and Development, in Rio de Janeiro in 1992, establishing that (the Environment and Natural Resources Foundation (FARN)(nd, p3): *"Environmental issues are best handled with the participation of all concerned citizens, at the relevant level. At the national level, each individual shall have appropriate access to information concerning the environment that is held by public authorities, including information on hazardous materials and activities in their communities, and the opportunity to participate in decision-making processes. States shall facilitate and encourage public awareness and participation by making information widely available. Effective access to judicial and administrative proceedings, including redress and remedy, shall be provided"*.

5.3.1. The Participatory Approach Advantages:

The need for such participation is advocated for the following reasons:

1. The long –term strategic needs of the city for sustainable development and economic prosperity cannot be separated from the need to involve citizen at all level of society in innovative way of fashioning and participating in urban development process. (Carley, 2001, p4).
2. Programs and projects that derived from informed public, guided by professionals, are likely to be more creative and locally appropriate than those where public is excluded from planning process. According to Carley (2001, page18) the capacity of the government to represent all community interests is limited and hence needs increasingly to be balanced by direct community actions. Since no one can provide the

information needed to development, maintain and carry out an effective valid comprehensive plan more than the citizen themselves; local officials need commitments and ideas from those who are experiencing the daily issues and problems. The participatory approach is the suitable approach that should govern the relation between the planning key actors and it should be endless and involved all phases, to express the key actor's need in the proper time in a proper forum.

3. Environmental issues are best handled with the participation of all concerned citizens at the relevant level. At the national level, each individual shall have appropriate access to information concerning the environment that is held by public authorities, including information on hazardous materials and activities in their communities and the opportunity to participate in decision-making processes. States shall facilitate and encourage public awareness and participation by making information widely available. Effective access to judicial and administrative proceedings, including redresses and remedy, shall be provided (the Environment and Natural Resources Foundation (FARN)(nd, p3).

On the other hand, the scopes of this approach for each key actor should be limited to a certain issues, otherwise it will be complicated and consensus will always arise between them. Legislations are needed to organize each actor scope of participation and actions. People should be aware of these legislations and the importance of their involvement of the

planning process in the preparation and analysis phase decision making phase, and the implementation phase. Their awareness and understanding of the made decisions will ensure their commitment to the implementation phase including better application for the encompassed legislations.

According to several studies and literatures advocating the participatory approach, the advantages of such approach could be summarized in the following (the Environment and Natural Resources Foundation (FARN)(nd, p3)).

- Creates a permanent connection between the government and citizens.
- Enables for better understanding of the problems that preoccupying the society.
- Allows the two key actors to work cooperatively towards possible solutions, to enhance the quality of planning, and to avoid contention between interested parties.
- Allows the government actions to become transparent effectively avoiding corrupt behaviors, which foster the sense of community and trust in government.
- Clarifies responsibilities and ensure efficient implementation of projects that eventually ensure the good plans to remain intact over time. (Public Participation and Sustainable Development On-Line Module, (and local government commission)).

Educate the citizen about planning and land use legislation, which makes them understand the decision made by the professionals, and give them better sense of the importance of applying these legislation properly.

5.3.2. The Participatory Approach Requirements

The previous *Rio de Janeiro declaration* highlights three important paths that should be available for citizens to achieve effective participation; access to decision making, access to public information and access to justice.

1. Access to decision making: Citizens can participate in the decision making process in two ways:
 - Before authorities make decisions, by giving advice, participating in consultations, and promoting projects.
 - After decisions are made, by acting in the execution of such decisions or by controlling their execution.

2. Access to public information: Citizens need access to information in order to choose the most viable mechanism to deal with the problem at hand. Lack of information or misinformation substantially affects the quality of public participation. the effectiveness of public participation is directly related to the information available

3. Access to justice: it is one of the ways citizens can enforce environmental legislation. It is the way; individuals can bring forward legal actions or go through administrative proceedings to defend their right against environmental degradation.

5.3.3. The Palestinian Local Level Participatory Approach

The Palestinian experience of participation in planning process considered to be limited before, through and after the occupation, since there is limited legal stand for such participation in the different planning authorities in the applied land law "Town Planning Ordinance 1936". Moreover, people were too busy in the political situation to purchase their legal right to participate in the planning process. Beside, through the occupation's years the planning was at the hand of the Israelis who were not caring for the Palestinian needs and development and they usually forces Palestinians to accept their decision and plans.

5.3.4. The Participatory Approach in Planning Local Development Schemes

According to the Ministry of Local Government (MLG), which is responsible for the development of the local planning, the political situation force them to have prepare local schemes in a short period, which did not allow neither for normal planning process nor the involvement of citizen. Table (5.7) (Palestinian Central Bureau of Statistics, 2005 Table17, p70) shows that 60% of the current Palestinian structural plans have been developed after the establishment of the Palestinian National Authority.

Generally the existing development plans considered to be emergency plans to overcome the Israeli plans introduced by the Israeli government after the Oslo agreements that restricted the Palestinians built up areas from the opportunity to plan for future urban growth. These plans lacking the

community support as well as lacking regional vision and policies. This could be due to two reasons:

1. These plans do not reflect the people needs. This could be seen through the huge amount of objections and amendments facing these plans just after being announced for objections. Also through the amount of non-approved plans that could not reach a final agreement on between the local governments and the local councils, where finally the local government find itself forced to approve the plans without the approval of the local council.

Table (5.7): Distribution of Localities in the Palestinian Territory that has a Structural Plan by Year of Structural Plan Preparation and Governorate\District, 2005

Governorate	Year of structural plan preparation									
	Before 1968	1977-1968	1987-1978	1988-1993	1994-1998	+1999	Not stated	Total	Having no structural plan	Total
Palestinian Territory	21 (6%)	5 (1%)	43 (12%)	76 (20%)	73 (19%)	154 (41%)	5 (1%)	377	221	509
West Bank	20 (6%)	5 (1%)	43 (12%)	76 (22%)	69 (20%)	133 (38%)	5 (1%)	351	217	479
Gaza Strip	1 (4%)	0	0	0	4 (15%)	21 (81%)	0	26	4	30

Source: Palestinian Central Bureau of Statistics, 2005. Local Community Survey - 2005: Main Findings, Table17, p70.

2. The lack of people awareness on the importance of their commitment to these plans and the decision made by the professionals. People should understand that the public interest and needs should be over the private ones. They should cooperate for the best of the public

interests reflected in these plans. Efforts were made by the Ministry of Local Government (MOLG) to overcome this problem and to make people understand the theme behind these plans; the results were varied from locality to another. For example in Jenin districts this effort was experienced in three localities, Jaba', 'Anza and kufur ra'i, in which the effort was useless. The planning team was disappointed of the rejection and the lack of cooperation of these localities citizens, even among the educated people there. They were against these plans since they are against their private interests and they were against professionals' decisions for the same reasons. A successful example was Beteen locality, which planners' team enjoys a friendly atmosphere of cooperation and understanding (MOLG,2006).

3. The lack of the legal, appropriate mechanism and structure for the citizen involvement in the planning phases. By the virtue of the Jordanian planning law, the municipal and the village councils as local councils, which form the local planning commissions, are the only legal current active structure for the citizen involvement in the local level planning process.
4. These plans also lack the overall regional vision, policies, and plans to be the reference for the local plans. The only reference is the Regional Plan for the West Bank Governorates, done before almost eight years by the Ministry of Planning, which considered to be a primary foundation for the spatial development framework for MTDP, since it is providing a long term visionary directions for future physical development on the national, regional and local level. It and can be

used as a basis for all actions and decisions related to land use in order to ensure coordination between different sectors and to achieve the balance between development needs and protection of nature and natural resources. (MTDP page 225). This plan was not approved by Ministry of Local Government and do not constitute a reference for their local plans.

The Ministry of Local Government has regarded this plan lacking the validity to be applied for the following reasons:

1. It was planned without any coordination with the Ministry, and considered as kind of interfering and come over their responsibilities.
2. It is disregarding important facts on the ground that should be regarded.

Among other cross-responsibilities they did not reach agreement to organize each ministry responsibilities and frame work for their cooperation, recently and in order to reach a common consensus upon that regional plan, a committee was formed for both ministries to over come such disagreements.

It is important to recognize the need for the Regional Plan to be detailed in order to investigate its applicability. This detailed plans could be done based on a district level or the governorate level, to draw a vision and policies for local plans, the concept of depending the governorate level is based on the spatial frame work done by the Ministry of Planning, which identify the governorate to be the suitable Palestinian geographic unit for spatial analysis. (MTDP, 2007 p. 225)

Although the Ministry of Planning has formulated a frame work for spatial development, but it lack the vision and policies to involve the interest groups and key actors of spatial planning. The scope of the public participation in government generally and in local government specifically is narrow. This phenomenon is detected at all levels of Palestinian institutions. Its manifested in a uniform lack of development vision, failure to promote a philosophy of involving the community in bearing the responsibility for development and reaping its rewards, and by the prevalence of overly centralized, ineffective work coordination method. (Palestine human development report 2004, p79).

Reaching popular applicable plans require:

- Formulation of frame work to organize the suitable mechanisms and structures to be followed during the planning process to ensure the involvement of all the key actors and interests groups that will be affected or that can affect the implementation of these plans.
- Formulation of programs to enhance the awareness of citizen of the planning process phases, legislation and decisions to ensure better interactions and application for the planning schemes.

In the Palestinian context, the foundation of such frame work of mechanism and structure could be the first step in the path to sustainable spatial development

To define the citizen involvement program, structures and frameworks (local and state frame works) as well as to answer all the possible questions about legal citizen involvement aspects: who, what, when, where, why and

how, which could form an important experience and feedback for citizen involvement. The experience of Oregon State in citizen involvement program has been chosen as a study case to overcome the Palestinian participatory approach constrains.

5.4. Citizen Involvement Program and Structure

(Study Case):

The involvement program (CIP) is a system for enabling citizens to participate in the local planning process. It should be a separate document or a chapter in the comprehensive plan. This implies that changes to the (CIP) constitute a plan amendment, subject to the state and local regulations that govern such amendments.

Oregon State -one of the United States of America- consider citizen involvement as mandatory Statewide Planning goal, which has been adopted from the Land Conservation and Development Commission (LCDC). This Goal calls for each city and county in the state to develop and maintain a "citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process."

To achieve such goal the Oregon state published a manual called "putting people into planning". This manual could be considered as an educational method to get people attention to their right of being involved in the planning process as well as to enhance their awareness of the importance of their role in the planning process and the limits for their participation.

Oregon manual introduces involvement programs and techniques for communities in the state of Oregon, which can be applied to any citizen involvement program. It is directed to planners and local officials to help them carry out Oregon's Statewide Planning Goal: Citizen Involvement, as well as to non-planners, especially those who serve on citizen committees in cities and counties throughout Oregon to explain the important of Citizen Involvement in planning

5.4.1 The Citizen Involvement Program (CIP) Advantages:

According to Oregon study case, the citizen involvement program should provide the following:

1. Widespread citizen involvement through a Committee for Citizen Involvement (CCI) whose members are selected by an open, well-publicized public process and a Specified system by which the CCI periodically evaluates the process being used for citizen involvement.
2. Effective two-way communications between local officials and citizens through mechanisms that include a wide variety of techniques and processes like newsletters, mailings, legal ads, display ads, postings.
3. Opportunity for citizens to be involved in all phases of the planning process. This component includes providing description for the phases of the local planning process. As well as specifying how citizens will be involved in each phase.
4. Available Technical Information in an understandable form in a location opens to the public to help citizens interpret such information
5. Feedback Mechanisms to assure that citizens get responses from policy makers. The program should provide description how citizens who have

participated will "receive a response from policy makers." And specify that the rationale for policy decisions will be available to the public in "a written record."

6. Financial Support that Ensure adequate funding for the citizen involvement program, which requires providing clear description for the human, financial and informational resources to be used for citizen involvement. Adequate levels of staffing and funding should be specified and mentioned as an integral component of the planning budget.

5.4.2. The Citizen Involvement Structure:

Oregon law suggests two frameworks for citizen involvement program: local and state frame works, and it describes each frame work responsibilities.

The local frame work consists of five local organizations:

- **The Local Planning Staff** is responsible structure for carrying out the citizen involvement program, its function is to manage the citizen involvement budget, staff the program, and decide which citizen involvement tools to use in a particular situation. In large cities the function is achieved by a citizen involvement coordinator, supervised by the city manager.
- **The Committee for Citizen Involvement (CCI)** is (and should be) a separate, independent committee, its function is to help the governing body to develop, implement, and evaluate the local citizen involvement program. In some cases in small cities and counties, for some reasons the planning commission take over the responsibilities of the CCI. Few others have had the governing body become the CCI. Still others have

used a hybrid organization: the planning commission plus one or more lay advisers serves as the CCI. Certainly an independent CCI is clearly the best choice to ensure widespread public involvement

- **Citizen Advisory Committees (CAC's):** It is a network of citizen groups to help run the citizen involvement program. It may be organized either on the basis of geography or of function. It may be permanent ("standing committees") or temporary. Table (5.8) shows four basic types of CAC:

Table (5.8): Four main types of local citizen committees

Standing Committees Organized by Geography Example: A community planning organization for the city's Westside Neighborhood	Standing Committees Organized by Function Example: A parks committee to advise county commissioners about park acquisitions
Temporary Committees Organized by Geography Example: An ad hoc committee on revitalizing the declining "Old town District	Temporary Committees Organized by Function Example: A task force to oversee development of a new wetlands overlay zone

Source: Oregon Manual, Chapter 3 the Framework for Citizen Involvement.

The differences between a Committee for Citizen Involvement (CCI) and a Citizen Advisory Committee (CAC) is that the (CCI) deals mainly with one aspect of planning which is citizen involvement aspect, while CACs deal with a variety of planning and land use issues. Each community has only one CCI, but it may have many CACs.

- **State Agencies:** state agencies play an important role in land use planning that why these agencies should participate in the local planning process as much as any citizen would. The citizen involvement program should contain provisions for notifying the appropriate agencies and for enabling those to participate in planning activities that is could affect them.

- Interest Groups:** They play a vital role in planning since many citizens find it too difficult to participate in planning as individuals who Lacking sufficient time, money, or expertise to participate on their own, citizens join or support an interest group to work on their behalf. An effective citizen involvement program should encourage such representation. The relationship among these framework members for citizen involvement and the analyzed framework shown in Figure (5.2) and Figure (5.3).

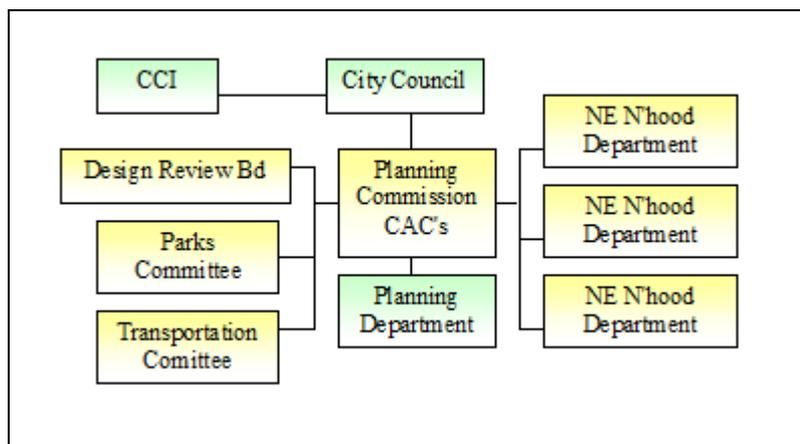


Figure (5.2) Local Framework for Citizen Involvement
 Source: Oregon Manual, Chapter 3, Figure 2

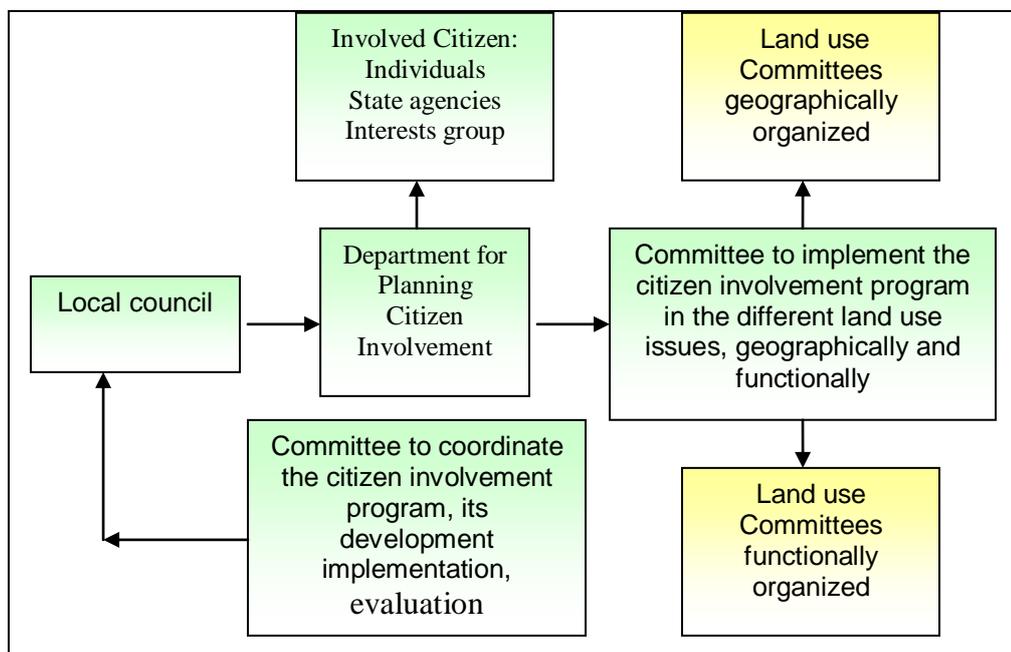


Figure (5.3) Analyzed Local Framework for Citizen Involvement
 Source: Author Based on Oregon Manual, Chapter 3, Figure 2

The State (Government) Frame Work for Citizen Involvement has five state organizations affect citizen involvement; these organizations set policy, review plans, decide appeals, or provide technical assistance, as will be described below. Together, these agencies form a state framework for citizen involvement that complements the local one.

- **The State's Land Conservation and Development Commission (LCDC):** Its function is to oversee the statewide planning program, as well Make broad policy decisions and sets the general course for citizen involvement.
- **The Department of Land Conservation and Development DLCD:** It has three main functions concerning citizen involvement:
 - It reviews proposals to amend acknowledged plans (including CIPs) to see that the proposed changes comply with citizen involvement
 - It communicates information to the public, media, and local governments about statewide planning policies and programs.
 - It helps local governments run effective citizen involvement programs.
- **The Citizen Involvement Advisory Committee (CIAC):** This committee members are appointed by LCDC, and it function is to advise LCDC about public involvement in planning, to promote public participation in the adoption and amendment of the goals and guidelines to assure widespread citizen involvement in all phases of the planning process.

The Oregon manual is part of CIAC's effort to promote citizen involvement and inform citizens about their opportunities to participate in planning.

- **The Local Officials Advisory Committee (LOAC):** It is a group of elected officials from the state's cities and localities. Its function is to advise LCDC about local planning issues, to enhance citizen involvement by making LCDC more aware of local issues and concerns in planning.
- **The Land Use Board of Appeals (LUBA):** Is a three-member state panel, its function is to review and decide appeals of land use decisions in effect. It's a specialized "court" that hears only land use cases. Appeals to LUBA constitute an important vehicle for citizen involvement in planning in Oregon since its statewide planning program relies on citizen appeals as its main enforcement mechanism. DLCD does not monitor all of the thousands of local land use decisions made each year in Oregon, and it has no authority to overturn most local land use decisions. Therefore an appeal to LUBA is often the only recourse for a citizen concerned about a local decision that seems to violate the acknowledged local plan or the statewide planning goals.

The relationship among these land use agencies -- the state framework for citizen involvement and the analyzed framework are shown in Figure (5.4) and (5.5).

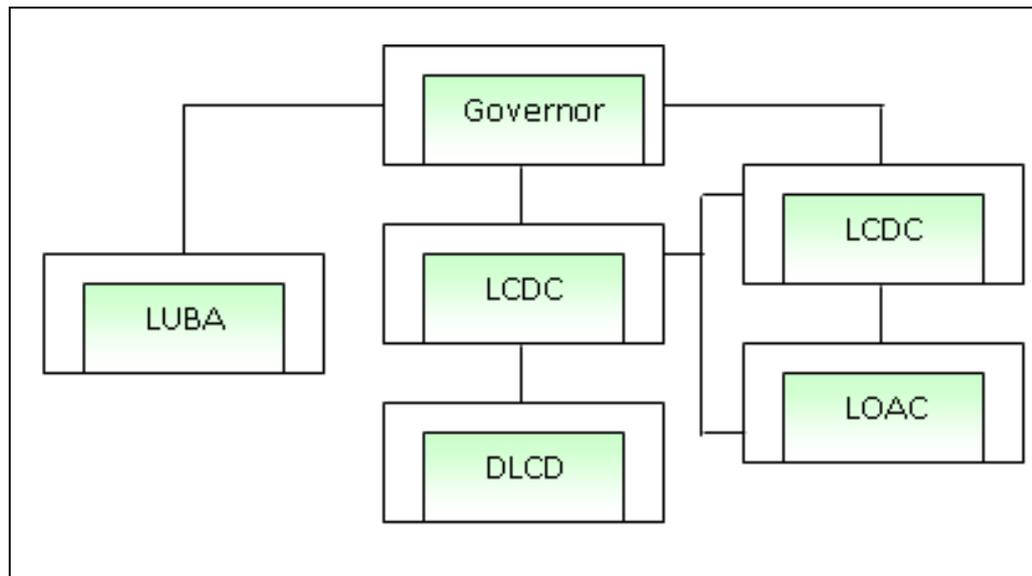


Figure (5.4) State Framework for Citizen Involvement
Source: Oregon Manual, Chapter 3, Figure 3

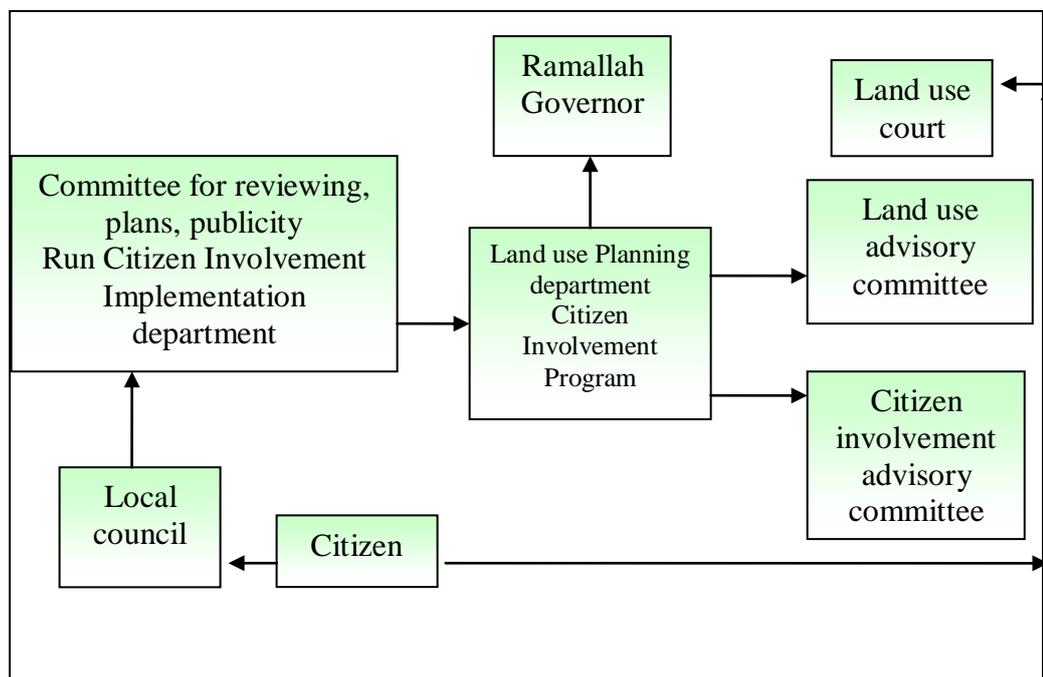


Figure (5.5) Analyzed State Framework for Citizen Involvement
Source: Author Oregon Manual, chapter 3, figure 3

5.4.3. Participatory Approach Constrains

According to Oregon manual for citizen involvement there are eight problems that may face any participatory approach program: funding, staffing, time, legal stand, technocracy, predictability and land law requirements. To

overcome such constraints generally and at Palestinian context suggestions is summarized in table (5.9).

Table (5.9): Problems of Participatory Approach Programs

Problems of Participatory Approach Programs		
Problem	Solution Suggestions	Palestinian Context
Funding	It should be the responsibility of the local council as well as the local, both actors should participate to provide funding; citizens may play essential part to help their local council to achieve projects and plans, if the activities related to citizen involvement, to be charged by the person who's these activities done for or with.	Local councils are facing problems in providing financial resources for the essential tasks such as preparing structural plan for their localities. There are 221 local authorities without structural plan; the reason for 37% of these localities is due to financial deficiency to have such plan. See table (5.5) (the Palestinian Central Bureau of Statistics, 2005, Table 16, p.69). International financial aid is needed to be in a regular basis. NGO's could play vital role by providing financial aids to local council to support such approach.
Staffing	Staffing needs should be satisfied and fulfilled and this is the responsibility of local council and the program committee. Volunteer work in these staff could be beneficial for such program. It could also provide working opportunity for unemployed people.	If this program is applied in the Palestinian context. It could be a good opportunity to minimized unemployment. Also involved people in the staffing will ensure some support and publicity by these staffing members to the citizen.
Time	planners should give the citizen involvement program the adequate time for their involvement actions to prevent litigation, opposition to or misunderstanding of the plan and bad planning decisions. Since those problems may cost a great deal more time and money than would a strong citizen involvement effort.	Time plays essential role in the development due to the Israeli creation of facts on ground, but the participatory approach goals and establishments require us to give such approach its needed time in the beginning as a practice period. People need time to get use to a new behaviors and attitudes.
Lack of Interest	Maintain effective citizen involvement program and well organized actions to involved citizens. Moreover educational programs and workshops to inform citizens about policies and issues, and the importance of their early responses and interactions with the planning actions are required.	The Palestinian local councils should work to regain people trust in their work to their best interests. Effective services provision could be the first step. Brain storming workshops and meeting could be beneficial to build new horizon for the relationship between citizens and local councils.

Source: Edited by Author based on Oregon Manual

Table (5.9): Problems of Participatory Approach Programs

CONTINUE

Problem	Solution Suggestions	Palestinian Context
Technocracy	Planners should enjoy diplomatic behaviors, to be trained about effective oral and written communication skills and to maintain adequate level of staffing at key points of contacts with the public. Also, customer services program, which people are given the access to all the planning process in order to achieve effective citizen involvement program could be efficient.	Palestinian councils should establish a new relationship with the citizens; the trusts between them will overcome such technocracy. Citizens will understand their role in the planning process, to express their needs, and to object when needed in the appropriate manner. And planners' attitudes toward reflecting their needs and respecting their needs will also be helpful.
The Need for Predictability	People should be able to realize the consequences of planning decision in the decision made phases and not in the implementation phase, where these decisions translated on the ground and affected them directly. Good explanation from officials of the planning decision effects, as well as the good since of predictability is needed to overcome such problem.	Palestinian people do not enjoy the advantage of being participating in the planning process, and so they received planning decision after the planning process is over. The predictability issue is not applicable for the Palestinian context.
Land Laws Requirements	Citizen should be aware of land laws requirements as well as why the laws required such issues. Since recognizing the theme behind laws provide better application and better interactions with such laws. This is the responsibility of citizen themselves, since they are affected by these laws.	Palestinian land laws should be developed to be to the advantages and welfare of people. The public interest should be a priority. Individual's interests could be purchased if it doesn't contradict with public one. People should be gradually recognized this fact, and that land law is issued for their best interests.

Source: Edited by Author based on Oregon Manual

5.5. The Limits of Citizen Involvement in the Planning Process.

Citizen involvement should be limited to a certain issues and planning decisions, since despite the fact that no one can provide the information needed to develop, maintain and carry out an effective comprehensive plan more than the citizen themselves, and local officials needs comments and ideas from those who are experience the daily problems and issues. But they are not provided by the experience and professions needed to handle and manage urban problems so their participation should be limited to a certain issues and certain tasks in the planning process. According to Halabi (1997,

p54) it is impossible for a population to participate in every decision taken by the planning authorities and while it should participate in planning decisions taken at the local level through representatives in the local authority, planning at a national level should be left to the central planning commissions (which should include representatives of the public) and the government (which should, in a healthy democratic system, represent the interests of the public. So participation of citizen in planning should be limited to certain issues where it could achieve the aim behind the participatory approach.

5.6. Empowering the Palestinian Local Level

The local level requirements and needs previously mentioned reveals the Palestinian local level weak points. So there is urgent need to empower this level to achieve sustainable spatial development using the participatory approach for geopolitical, financial and legislative and social reasons.

- **Geopolitically:** The political situation resulted from the subsequent peace agreements affected the Palestinian urban fabric through the geographic fragmentation and disintegration of the Palestinian territory_ even among the same governorate boundaries, into areas A, B and C, which made any action planned on the regional level hard to implement if not impossible. The spatial development frame work for the Medium Term Development Plan (MTDP) identified the Governorate to be the most suitable geographic unit that could be practically used for developing guidelines for the spatial distribution of projects and programs. This identification gives the local level an important role in the development for the coming period. Since each governorate should act

as an effective unit, and integrated with other governorates. The governmental level will act from up and the local level should act from bottom within the unit to manage the planning process successfully. The Minister of Planning, Dr. Samir 'Abdullah (2007) claimed that local planning on the level of singular community is not sufficient and inefficient. This led to taking a huge responsibility on the ministry of local government (MOLG) since it is a specialized ministry in achieving coherence and completion among adjacent local plans. Likewise, Since ministry of planning MOP is specialized in preparing planning policies, regional plans, sectoral and comprehensive plans, it placed MOP ahead of big challenges to create connection between the needs and requirements of development and expansion taking into considerations the balance among various population communities.

- **Financially:** The Palestinian current economic situation cannot support any development plan. The Palestinian economy declined in per capita terms by 38% in the four years from 1999 to 2003. And the result was a rapid increase in the level of poverty and unemployment. For both the West Bank and the Gaza Strip, unemployment rose to 27% and the poverty rate to 48%. The Palestinian economy has been saved from total collapse only by the foreign aid, which was doubled to reach nearly \$1bn per year, adding more than \$400 per year to per capita income. (World Bank, cited by Schifferes, 2005). This aid pays for basic needs of many people, and funds the activities of the Palestinian Authority. But According to Ministry of labor (MOL) the financial aids recently represented to the local council, municipal and village's council toward specific objects and for

human assistance only, which emphasizes the importance of elaborate local detailed visions and policies, based on regional ones, to have maximum advantage of this aid to support the spatial development.

- **Legislatively:** according to the town planning ordinance the local outline and detailed schemes are prepared by the local commissions upon request by a district commission and within a period specified by the latter, while the detailed schemes could be also prepared on their own initiative. This legal stand emphasize that empowering the Palestinian local level, and its key actors, formulate the mechanism and structure of their cooperation base don the participatory approach will certainly affect the planning schemes, and its application, and certainly will have less objections and amending requests. (Halabi, 1997, p63). Recognizing the importance of the participatory approach among the local level actors in planning, will certainly affecting the legal stand for their participation, they will recognize that they need to change the law concerning their involvement to be changed from just the right to object on the planning schemes after been conducted to participate in the whole planning process.
- **Socially:** the participatory approach requires time, effort and most important financial support, local councils' revenue may not be sufficient so if citizen want to be part of the planning process they will understand that they should support their local council financially in order to provide such approach.

Social institutions could formulate programs; self developed programs to help their local councils achieving the needed development programs self

financed. Local council could formulate self- development schemes financed locally by the support of the citizen themselves this can only happen if the citizen have the sense of the ability to influence the planning process.

5.7. Conclusion:

Citizen Involvement is an ongoing process. It's as important in developing, using and changing land-use plans. Such involvement is providing the planning process with an implementation applicability advantage, since it is responding to the people needs and objectives.

It is important for citizen involvement to be legally supported by laws and legislation. To organize and limit such involvement

The responsibility to achieve citizen involvement in the Palestinian context is upon citizen themselves; they should ask and purchase to be involved as well as upon the local councils. The structure and ways of citizen involvement should be announced for people by public means such as internet.

Investigating such issues at the internet revealed nothing, Ramallah governorate on line structure was not pointing to any department that could be as citizen cooperation or involvement department. Citizen involvement department should be included as a sub-department to the planning and project department. Nor the on line structure of the Ministry of Planning (Fig 5.6 and Fig 5.7).

Finally Palestinian Citizen Involvement programs must have the following main components:

- An officially recognized committee for citizen involvement (CCI), with broad geographic and interest representation;
- Plenty of publicity; through the national media facilities to highlight the advantages of such program to the welfare of people and environment.
- Opportunities for citizens and their elected and appointed officials to communicate with one another;
- Technical information in a clear, understandable form;
- Ways for involved citizens to receive responses from policy-makers; and
- Enough funding for continued citizen involvement programs.

CHAPTER SIX: Sustainable Spatial Development Model:

Ramallah Governorate:

Introduction

Ramallah governorate sustainable spatial model is an attempt to restructure and rearrange the relationships of the three main components of the sustainable city between the governorate localities, based on a rural-urban partnership method. The design components should become goals to be achieved by the target year 2028. To develop the desired model several analytical steps should be achieved:

1. Defining Ramallah Governorate main spatial characteristics.
2. Assigning the needed goals and main theme of the spatial development model.
3. Analyzing the existing situation in Ramallah governorate, including the current form and trends of the sustainable city components.
4. Assigning the needed assumptions to restructure Ramallah governorate urban model to meet the macro and micro structure of the Regional city model
5. Investigating the relevance of Ramallah macro and micro-structure to the regional city model.
6. Developing the needed strategies to manage the adaptability of such model to Ramallah governorate.

6.1. Ramallah Governorate Advantages

After the establishment of the Palestinian National Authority (PNA), 11 governorates in the West Bank administrative boundaries have been defined, where each Governorate was named according to the main cities located in it. They were defined by the Palestinian Ministry of Planning (MOP) as regional urban centers of the governorates according to their functions, the urban services, social infrastructural facilities they contain and the role they play in relation to the surrounding Palestinian communities and to each other.

Ramallah and Al Bireh Governorate is one of these governorates that grow to become the most significant center of the West Bank due to interacted political, administrative, geographical, demographic, economical and sectoral advantages. The political and administrative advantages could be considered as the most decisive aspects that affected the other ones, and consequently forms the current urban structure and growth of the governorate.

6.1.1. Location Characteristics

Ramallah and Al Bireh Governorate are located in the middle part of the West Bank (Fig 6.1). It is bounded by Salfit and Nablus from the north, the Green Line from the west, Jerusalem from the south and by Jericho from the east. Ramallah urban pattern was due to its strategic location within the West Bank; hence it is located at the main nodes from which the main and regional roads radiate to connect the West Bank, in addition to the function it performs in relation to its surrounding or to other urban centers.

Ramallah governorate location in the middle of the West Bank and its closeness to the city of Jerusalem (the capital of Palestine in the final status) has given it a central position among the other governorates.

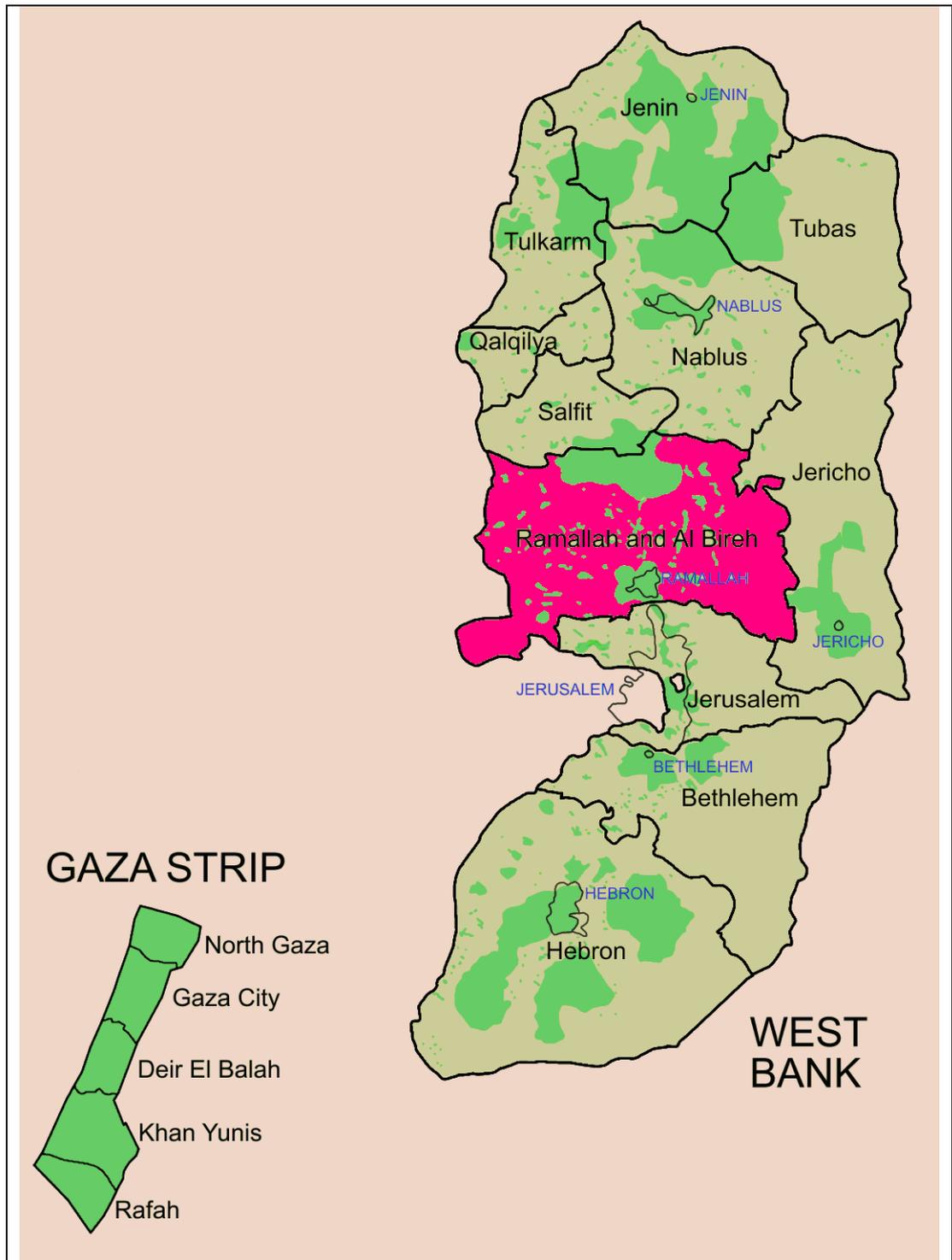


Figure (6.1): The Location of Ramallah Governorate on the Map of Palestine

Source: WIKIPEDIA, http://en.wikipedia.org/wiki/Governorates_of_the_Palestinian_National_Authority

It is the political and the administrative temporary center for the Palestinian government, and therefore, the entire governmental body of the PNA is located in this governorate. This fact encourages the

implementation of vast projects that included massive infrastructure and construction investment. All types of buildings were constructed including commercial, residential, industrial, service and public buildings.

6.1.2. Urban Land Use Characteristics

Ramallah area has different figure amount from different sources, in 1996 it was 843621 dunums (ARIJ, 1996, p 18), and in 2005 it is 848828 dunums, while by 2006 it measures approximately 855564 dunums (PCBS, 2008. www.pcbs.gov.ps), which forms 15% of the total area of the West Bank. Table (6.1) shows the different data for Ramallah area and its percentage differences. Such increased area could be for political decision.

Table (6.1): Ramallah Governorate Area Increased from 1996 to 2006

Year	1996	2002	2005	2006
Area(dunum)	843621	848796	848828	855564
Increase(dunum)		5175	5207	6736
Percentage increase		0.61%	0.62%	0.8%

Source: ARIJ, 1996 and PCBS 2006, 2008.

Geopolitically this area is divided by the "Oslo II" interim agreement as follows (Table 6-2):

Functionally, there are nine major land use classes within the Ramallah District boundaries (Table 6-3, Fig 6-2), by the year 1996 only 4.35% of the Ramallah District was inhabited by Palestinian built up areas, while approximately 14.6% was occupied by either Israeli settlements military bases or closed military areas (ARIJ, 1996, P4).

Table (6-2): Geopolitical Classification of Ramallah Governorate Land

Geopolitical classification	Land use	Area in dunums	Percentage of Ramallah Governorate land
Area A	Ramallah and AL-Bireh, AL-Ama'ri and qaddura refugee camps	101731	12%
Area B	The populated villages, camps and the built up area of the hamlets	210738	25%
Area C	Israeli settlements, closed military areas, and military bases, natural reserves agricultural land	536359	63 %
	Ramallah Governorate	848828	100%

Source: Modified by Author (PCBS, 2005).

Table (6.3): Land Use Classification in Ramallah Governorate.

Land Use	Area (dunums)	% of land
Palestinian Built-up Areas	36660	4.35
Israeli Settlements	14385	1.6
Closed Military Areas	107250	12.7
Military Bases	2350	0.28
Nature Reserves	47240	5.6
Forests	3080	0.36
Cultivated areas	238310	28.2
Industrial areas	1342	0.16
Others (include unused land, roads or land used for grazing)	393000	46.59
Total	843621	100

Source: (ARIJ, 1996, p 18, Table 1.2).

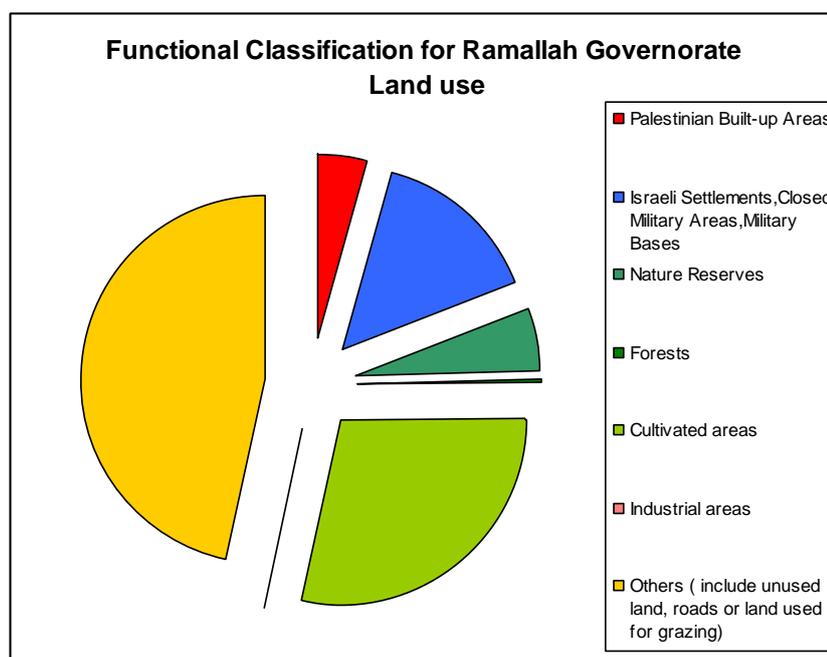


Figure (6.2): Land Use Classification in Ramallah Governorate
Source: Modified by Author Cited from (ARIJ, GIS unit, 1996, p8).

The latest land use classification reveals that 6.4% of the Ramallah Governorate is inhabited by Palestinian built up areas, while approximately 2.8% is occupied by either Israeli settlements or Israeli military bases (ARIJ, 2004, P68).

6.1.3. Socio-Economic Characteristics

6.1.3.1. Demography and Population

Demographic trends in Ramallah governorate, as is the case of other districts in the West Bank, have been closely related to the political situation. In 1922, the total population of Ramallah governorate was approximately 3,000 inhabitants. By the end of 1945 and 1966, the estimated population of Ramallah governorate reached approximately 47,280 and 134,288 inhabitants respectively (Encyclopedia Palaestina, 1984 cited by ARIJ, 1996, p21). The Population projections reveal that midyear population in 2005, 2006 totaled 280,508 and 290,401 inhabitants respectively, or 12 % of the population in the West Bank, with total gender distribution almost equal 50% male \ female ratio, distributed in 73 localities (PCBS, 2006). Special demographic characteristic is illustrated in (Table 6-4).

While the latest 2007 census revealed that the governorate population is 278,018 persons, with a decreased in the growth rate from 4% in 1997 to 3.02% in 2007.

Table (6-4) Special Demographic Characteristic in Ramallah Governorate

Characteristic	value
Population density (person/squared Km)	340
Age composition	
0-14	43.3%
15-64	52%
65	4.7%
Fertility average	5.3
Family size average	5.9 person
Percentage of families headed by female	13%

Source: Palestinian Central Bureau of Statistics, 2006, Projected Mid -Year Population for Ramallah & Al Bireh Governorate by Locality 2004- 2006.

6.1.3.2. Economic characteristics

The Dominant economic activity in Ramallah governorate is the manufacturing industry. The major industrial activities are centered on food processing and the manufacture of pharmaceuticals (Center for Engineering and Planning, 1993 cited by ARIJ 1996). The economy of Ramallah governorate is affected by the political situation in the area. Industrial facilities in Ramallah governorate, as well as in the West Bank, are mainly dependent on Israel in providing the raw materials needed and export as well. The frequent closure of the West Bank stops the flow of goods and materials into the territories, which interrupts the continuity of these facilities.

According to the PCBS (2007, P18, 20) the labour force participation rate is approximately 46.2%, and the unemployment rate is 12.8%. Where 95.7% of them are working inside the same governorate, 0.5% in other governorate and 3.8% in Israel and Settlements. Approximately 53.7% of the working age populations, which is between the ages (16-59) in Ramallah Governorate are wage

employed, while 21.8% are self employed, 7.8% are employer and 16.7% are unpaid family members.

Ramallah governorate has immigration trend towards other countries especially to the United States of America. Those immigrants retain their strong relations with their families and their homeland and send money back to be invested in economic or constructional activities. With these added resources, Ramallah becomes the economic center in the West Bank.

6.2. Spatial Structure for Ramallah Governorate:

The West Bank areas have been developed more or less randomly, without any control policy (ARIJ, 2004, p10). Even among the governorate localities itself no integrated policy was controlling the urban growth. Despite the fact that the structure of urban cities is related to population and economic changes, which in turn is related to technological innovations within the urban area. Yet ARIJ claimed (2004, P30) that after the Palestinian National Authority (PNA) started controlling major parts of the Palestinian urban areas in 1995 a wave of new Palestinian urban development has emerged. The growth tendency of the West Bank governorates have been significant between the years 1995 and 2000, due to the fact that the PNA has allowed development in the territories under its jurisdiction, and the economic situation was conducive to urban growth. All the Governorates have experienced a significant increase in their built-up area. Also the area of urban land use has been more than doubled (an

expansion of 136%), increasing from 1.1% of the total land coverage to 2.6%. According to ARIJ (2004, P23) Palestinian urban development is directly affected by the political situation which influences economic growth and the land development process. It is worth mentioning that the political situation has played a great role in forcing the Palestinian built-up area expansion in area (A), where Palestinians have full control over the land resulting in consuming most of the available land and open spaces.

The analysis of the spatial structure will be conducted under three issues: land use that reflects the functional distribution of man-made and natural development, the density and the transportation system. Such issues will be investigated under the analysis of the macro and micro structure of Ramallah Governorate following Glasgow study case, as well the rural -urban partnership.

6.2.1. Development Structure of Ramallah Governorate:

Ramallah Governorate urban patterns is classified by ARIJ (2004, P10) as attached solo settlements, which consist of built up areas that are physically connected or integrated with other urban areas as a result of growth and expansion (Fig 6.3) and (Fig 6.4)

Ramallah governorate has a central core (metropolitan) area core is a dominant center of high densities and mix uses, transportation routes is radiate out of the center. It has 6 local centers or sub-centers, which was defined by the Ministry of Planning in the Regional Plan for the West Bank to be: Bani Zeid, Sinjil, Birzeit, Silwad, Ni'lin ,

Ramallah, Albireh and Beit Ur Eltihta while smaller localities with different densities are located fragmented around these sub centers with secondary transport routes. Such model could be a combination between the star and the satellite city (Fig 6.5A and Fig 6.5B).

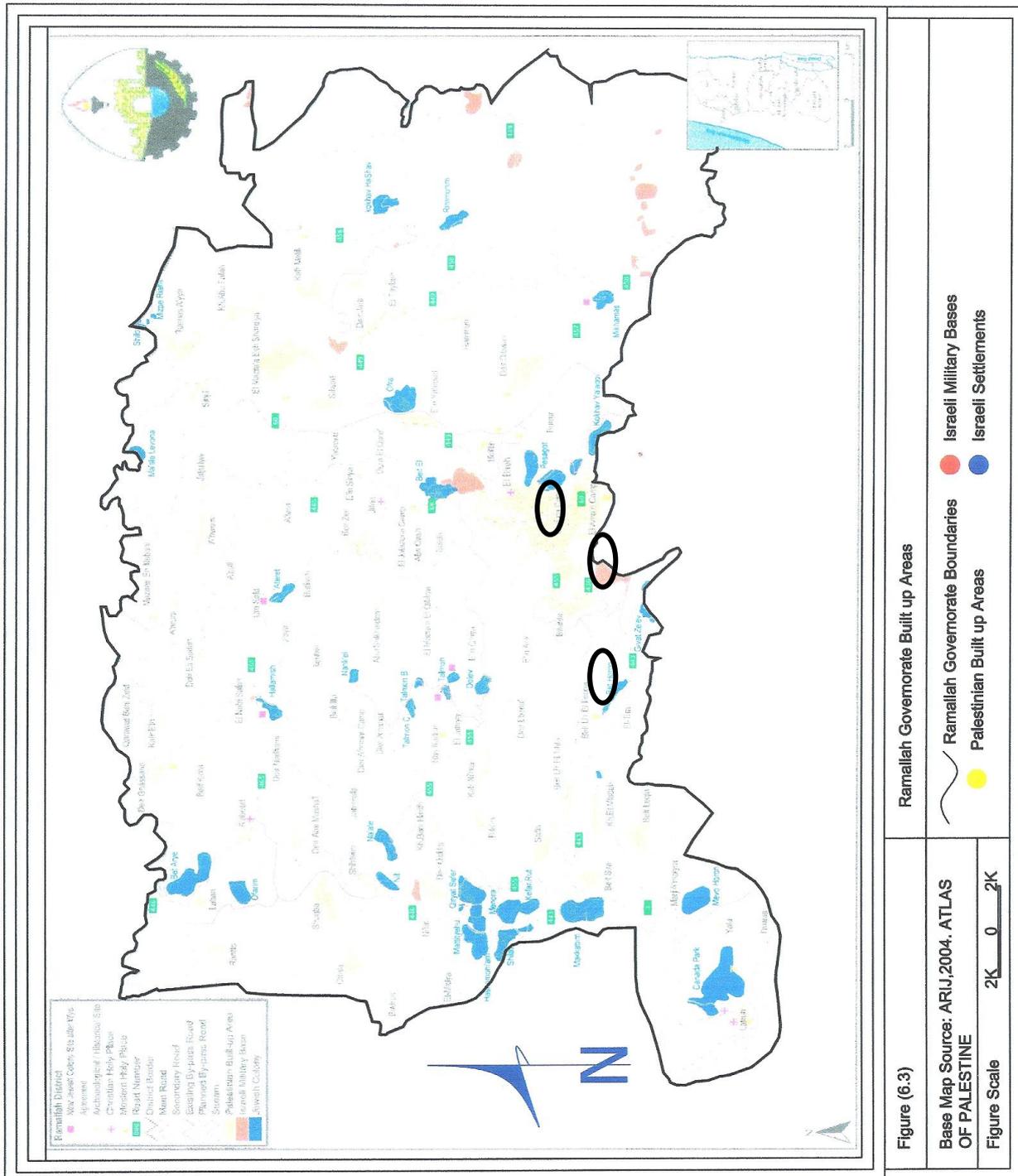


Fig (6.3): Ramallah Governorate Built Up Area
 Source: ARIJ, 2004, ATLAS OF PALESTINE

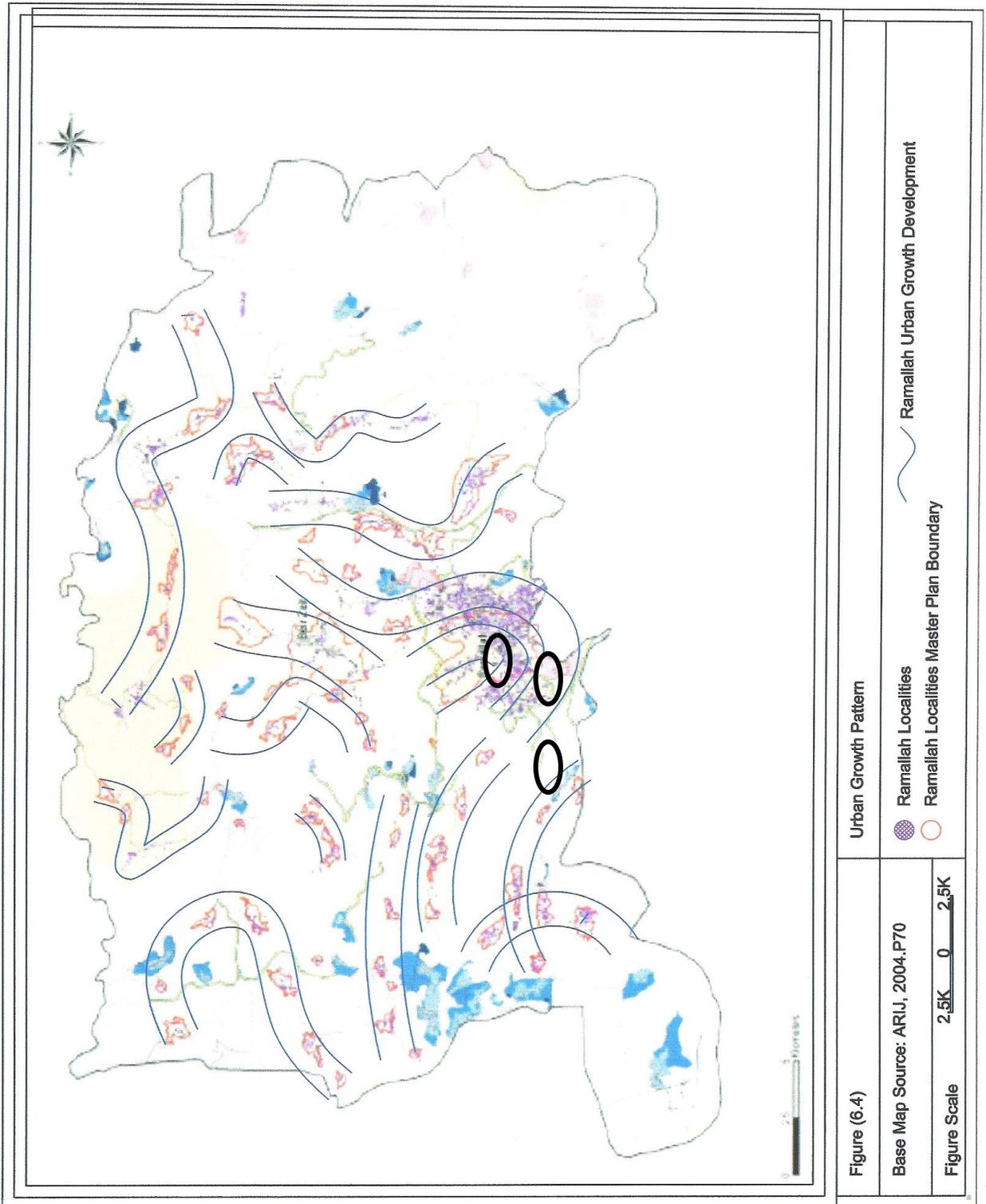


Fig (6.4): Ramallah Governorate Urban Growth Pattern.
 Source: Author, 2008.
 Base Map source: ARIJ, 2004, ATLAS OF PALESTINE

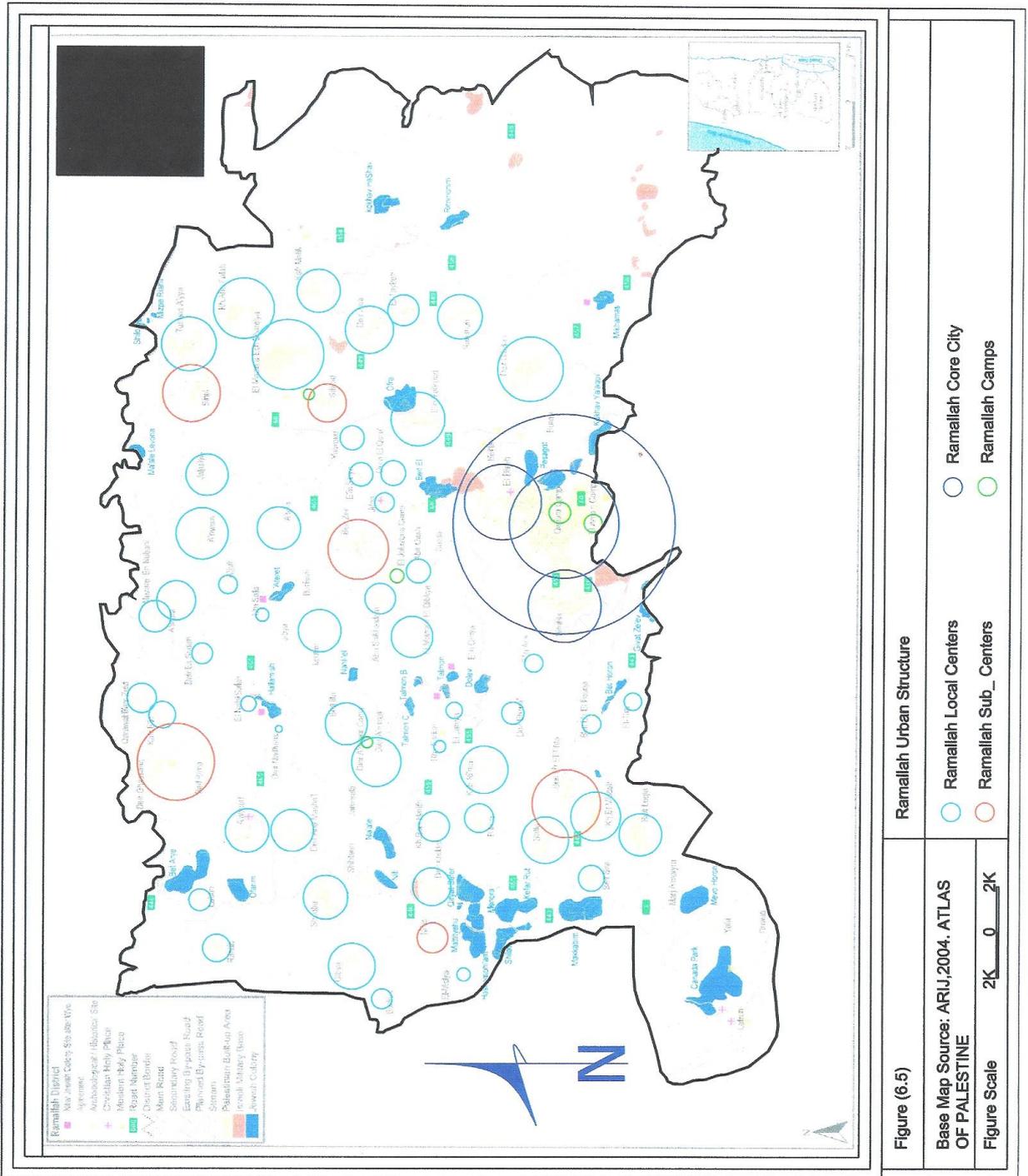


Fig (6.5A): Ramallah Governorate Urban Structures.
Source: Author, 2008.
Base Map source: ARIJ, 2004, ATLAS OF PALESTINE

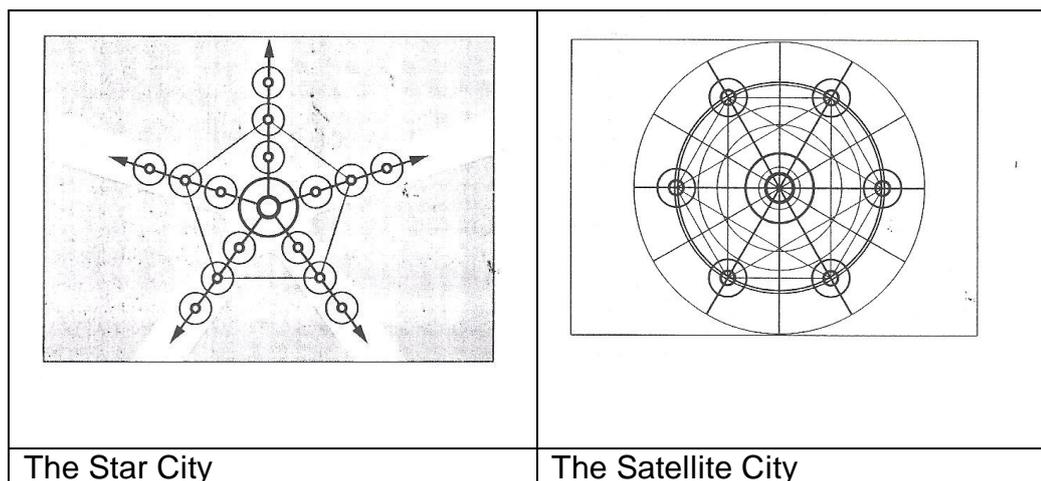


Fig (6.5B): Urban Structures for Star and Satellite Cities.
Source: Frey, 2001, p35)

6.2.2 Transportation Structure:

Ramallah governorate has a road network that radiate from the core center toward the northern governorate (Salfit and Nablus), toward Jerusalem in the south, toward the east to Jericho and from there to Jordan, and toward the west into Israel (Fig 6.6). The accessibility and mobility is affected by:

- The remoteness of localities from the main road.
- The availability of public transport facilities.
- The condition of the road network.

The localities that located nearby the main road is perhaps more accessible; since they share the transportation facilities of the other localities that located along the same transportation route. Such as the transportation route of Ramallah Birzeit that is used by all the localities located along this route such as Surda, Abu Qash, These localities considered to be more accessible than the localities that need a special transportation facility such as Burham and Ajjul.

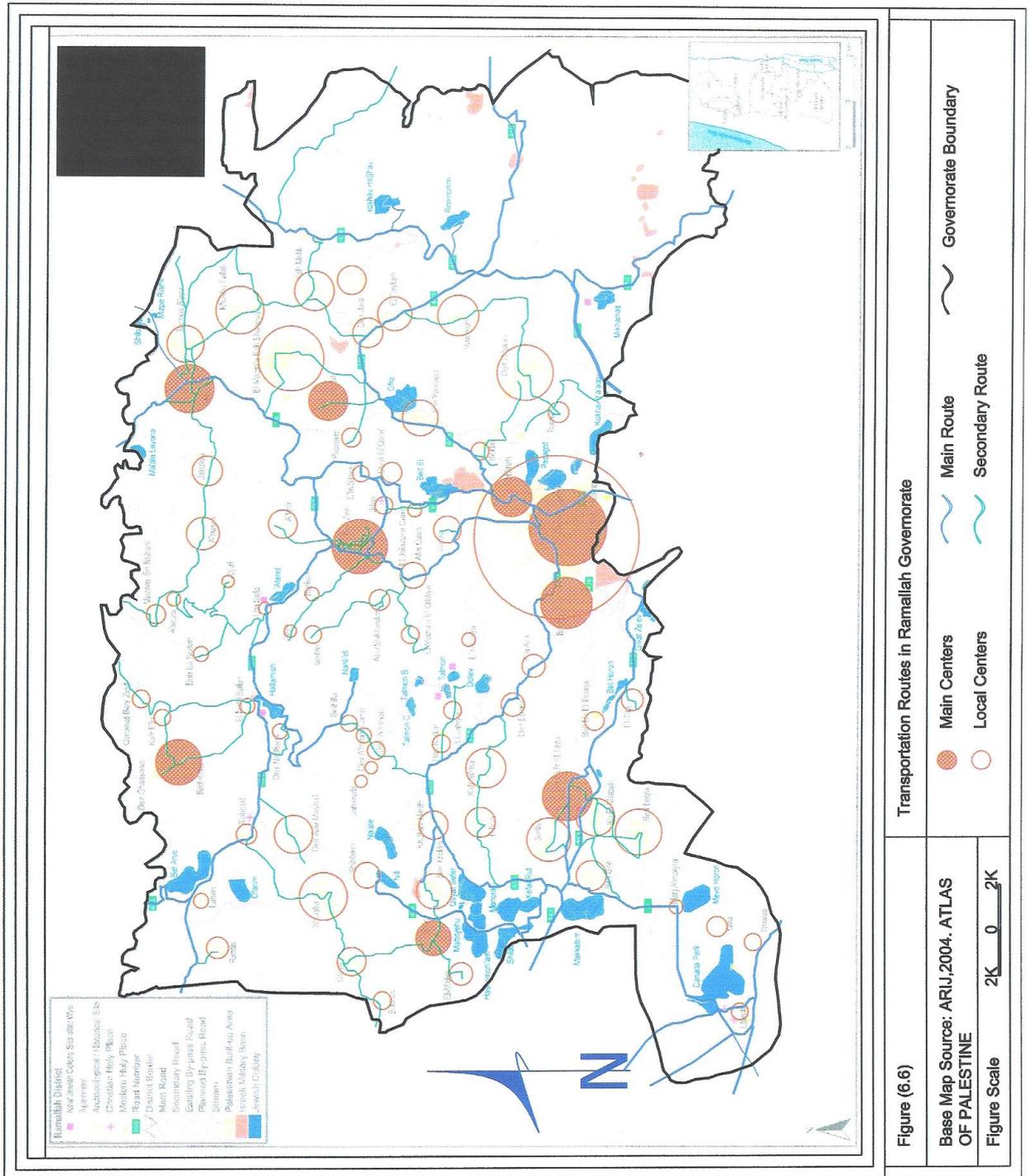


Fig (6.6): Ramallah Governorate Transportation Routes.
 Source: Author, 2008.
 Base Map source: ARIJ, 2004, ATLAS OF PALESTINE

The transportation network data of Ramallah governorate published by the PCBS (1996, p 79), reveals that the main road only passes through 26% of the localities, while 48% of other localities are far from the main road between 1-4km, 21% of them between 5-9km and the last 5% are far between 10 -20 km (Table 6-5).

Table (6-5): Distribution of the Localities by the Remoteness of Public Street from the Locality in km

	0km	Up to 4km	5-9km	10-20 km
Numbers of Localities	19	35	15	4
Percentage	26%	48%	21%	5%

Source: Modified by Author Cited Data From (PCBS, 1996, P79).

(Fig 6.7) also illustrates the hierarchy of accessibility in the localities of Ramallah Governorate. The public transportation system in Ramallah Governorate is lacking the hierarchy manner, the bus uses is limited as a public transport. Other public transportation facilities are the taxies and the ford transit. Most of the transportation route radiate from the core area of Ramallah to the destination localities. The public transportation data also revealed that only 15% of the localities have buses as public transport, and 37% have public vehicles, 80% have ford transit. 80% of these public transports served more than one locality.

The status of the road is affecting the travel time, the energy consumption and the pollution caused by transportation facilities. It is also affecting the comfort ability of passengers through the journey. Only 27%of the localities have more than 60% of its inner road network paved and in good status (Table 6.6).

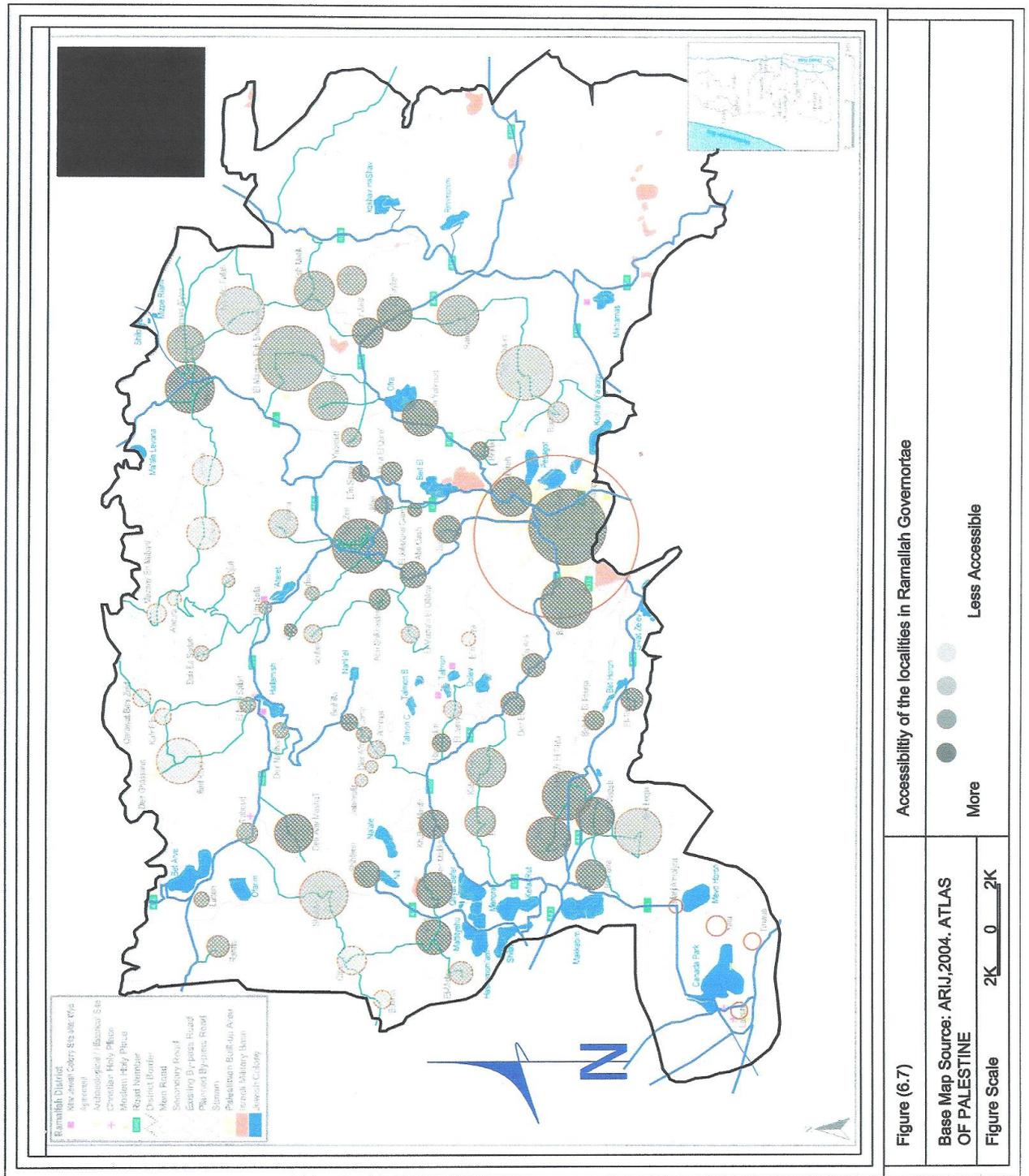


Fig (6.7): Ramallah Governorate Accessibility of the Localities.
Source: Author, 2008.
Base Map source: ARIJ, 2004, ATLAS OF PALESTINE

Table (6.6): Roads Condition in Localities of Ramallah Governorate.

	No paved road	Less than 40% of its road is paved and in good condition	Between 40 and 60% of its road is paved and in good condition	more than 60% of its road is paved and in good condition
numbers of localities	27	16	7	20
percentage	41%	21%	10%	27%

Source: Modified by the Author, Cited Data from PCBS, 1996.

Urban growth and Mobility of people, goods and capital in Ramallah governorate is associated with the development of the transportation structure. Ramallah Governorates has eight main transportation routes:

1. Two northern routes toward Nablus and Salfit and other northern governorates
2. One southern route towards Jerusalem and other southern governorates.
3. Two eastern routes towards Jericho and from there to Jordan.
4. Three western routes towards Israel.

Development of such routes by maintenance and rehabilitation would affect the level of mobility. In turn the urban growth will be along these routes. The localities along and at the intersections of such routes will need good management and services provision to respond to such spatial need, in order to achieve sustainable spatial Development (Fig 6.8 and Fig 6.9).

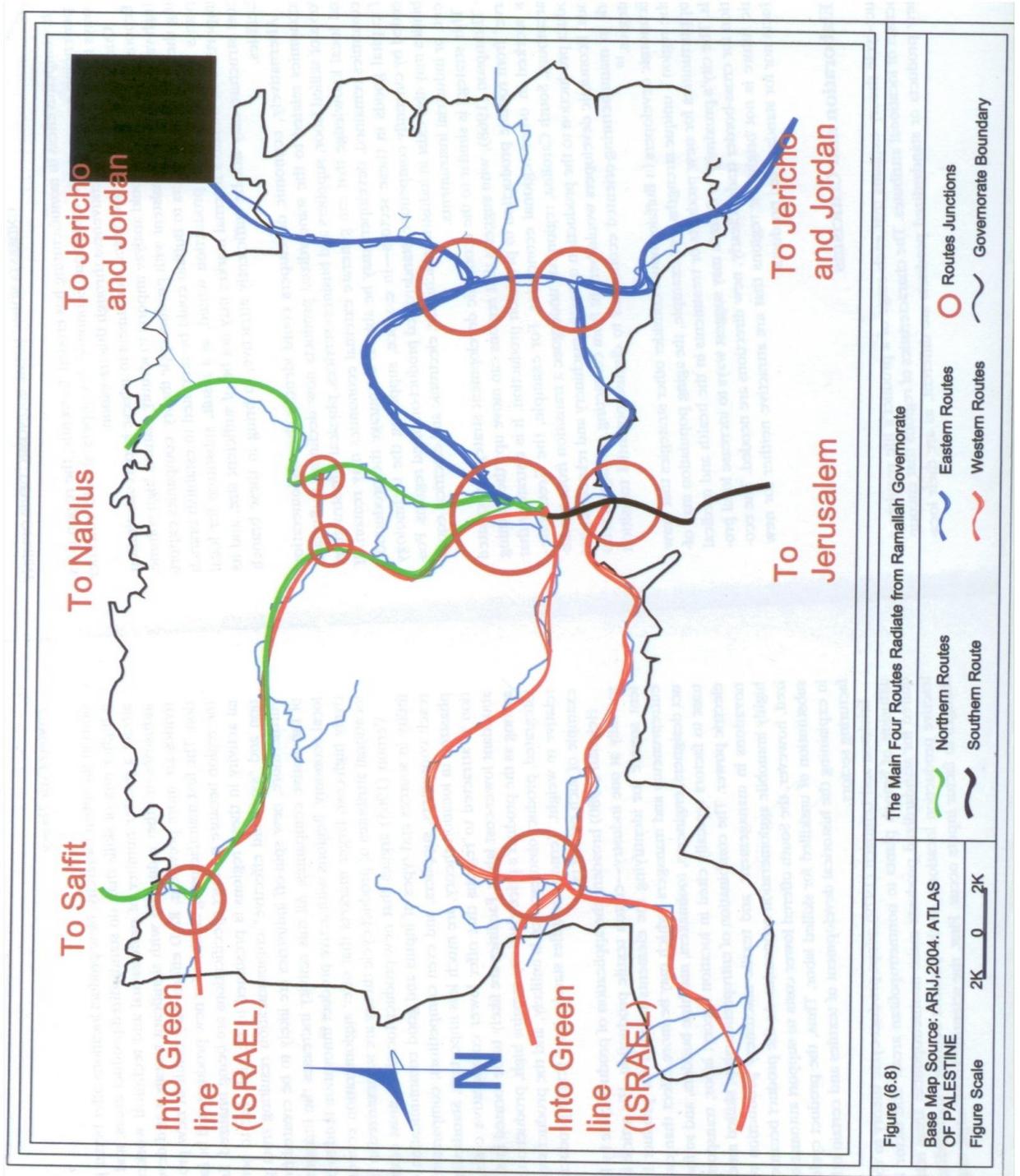


Fig (6.8): The Main Four Routes Radiate from the Center of Ramallah Governorate
 Source: Author, 2008.
 Base Map source: ARIJ, 2004, ATLAS OF PALESTINE

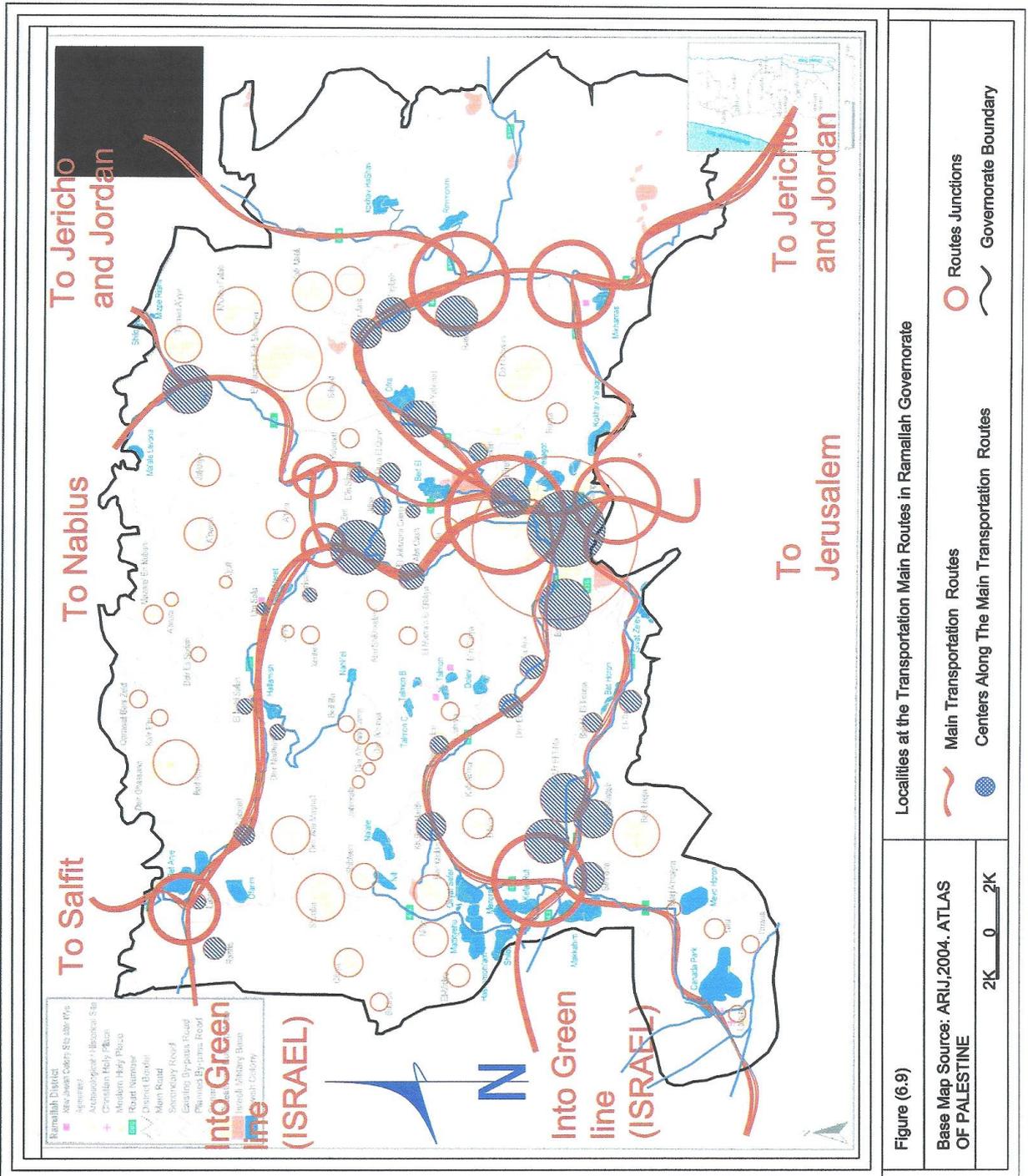


Fig (6.9): Localities at the Transportation Main Routes in Ramallah Governorate
Source: Author, 2008.
Base Map source: ARIJ, 2004, ATLAS OF PALESTINE

6.2.3. Services:

The previously mentioned classification for the Palestinian urban structure made by PCBS (2002) into Urban, Rural and Camps has a definition includes a population size classification and the basic Services provided in these localities. Applying such definition to the localities in Ramallah governorates will require assigning the localities with population more than 10000 people and those localities with population more than 4000 person and providing at least four of the following elements: public electricity, public water network, post office, health center with a full-time physician and a school offering a general secondary education.

According to the (PCBS, 2005, table 31 p, 84) 75 out of 76 localities of Ramallah governorate have electricity network. And 74 out of 76 localities have a water network. The rest services are investigated in (Table 6.7) and (Fig 6.10). The working institution was added for the important of the work places in localities hierarchical classification. Following such definition Ramallah Governorate has 16 urban centers and 5 camps and 55 rural centers. This classification could be considered a good basic for a hierarchical spatial unit that implies a hierarchical services provision. The camps were not been handled in this study since they need a special management vision, and policy.

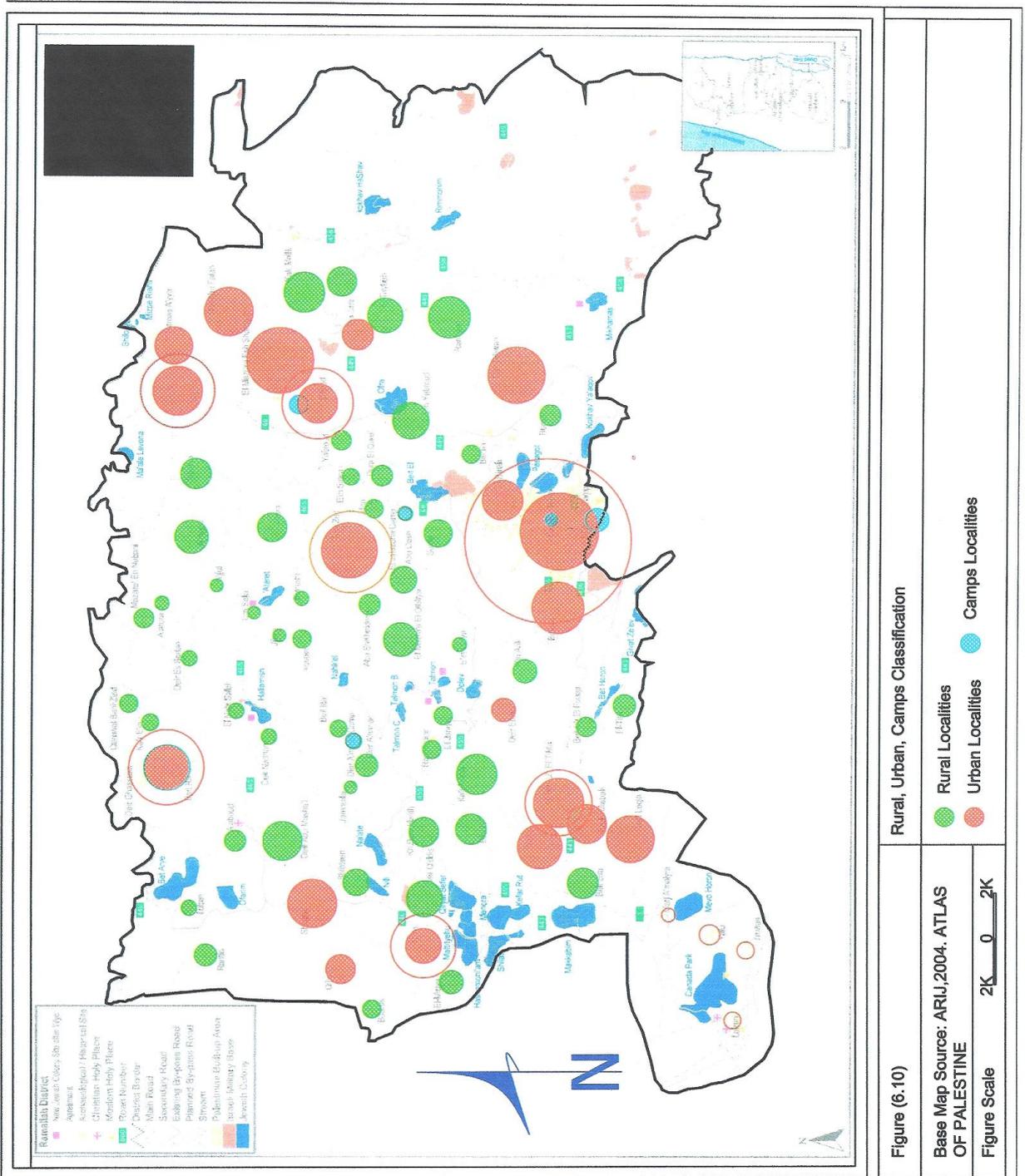


Fig (6.10): Rural, Urban, Camps Classification in Ramallah Governorate
Source: Author, 2008.
Base Map source: ARIJ, 2004, ATLAS OF PALESTINE

6.3. Sustainable Model's Themes and Goals:

6.3.1. Planning for People

Citizen Involvement:

Ramallah Governorate Model should be the first step to make Palestinian land use planning a citizen created and citizen guided planning model. To achieve its goals it needs plenty of publicity and innovative ways to interact with people.

Land Use Planning:

Every locality should have master plans for better and sustainable land uses, based on a partnership method, and under the governorate comprehensive Regional Plan. The integration and partnership in the land use planning between localities should be legally binding. Revision and evaluation should be periodically achieved to develop these plans. The planning process will require the governorate to initiate joint – committees to coordinate the desired partnership among all the following goals.

6.3.2. Protecting Natural Resources

Recreational Needs:

Recreational activities have social and economic advantages. Following the partnerships approach recreational activities should be distributed in rural localities of Ramallah governorate, to initiate effective interaction between urban and rural areas. This also provides better interaction with nature.

Internal and external tourism as recreational activity could benefit from the historical sites existing in the governorate localities. 33% of Ramallah localities have historical sites. Integrated tourist programs could be initiated among localities targeting connecting the historical and recreational sites in tourist path. Achieving such goal will required:

- Increase the level of services and infrastructure (hotels, souvenir, traveling agencies, shops, etc.) quantitatively and qualitatively.
- Encourage the effective use of tourist places for both that have been already rehabilitated and those that yet have not been rehabilitated.
- Preservation of the existing tourist and other scenic biodiversity and landscape views throughout comprehensive system of regulations, monitoring and enforcement.
- Stress on the concept of sustainable development through the provision of employment, either permanent or temporary, through the excavations and the rehabilitations of the potential tourist sites.
- Enhance the concept of eco-tourism both internally and externally, especially for those sites with high potentials for such aim.

Energy Consumption:

The localities should adopt the concept of conserving and reusing energy wherever possible, such as using sunlight in solar energy, which requires standards in placing neighboring houses that permits the optimal use of solar energy. The transportation is another scope of conserving energy. Land use planning could contribute in improving the efficiency of public transport by designing the high density land uses along the major roads.

Forest and Wild Life:

Forest should be protected in local planning, and forests lands shall be available in the future for the growing and harvesting of trees, forests land should be conserved for limited uses:

- Forestry-related activities
- Soil water and air quality protection
- Wild life conservation
- Recreation

Water Resources:

Water resources should be well managed to overcome water shortages in drinking or irrigation uses. It should be managed in using partnership method between localities.

6.3.3. Saving Agricultural Land

Agricultural Land:

Agricultural land and other related resources should be protected by putting regulations, land use zoning, and monitoring and enforcement procedures for such aim. Agricultural wholesales equipped with the necessary infrastructure and services should be provided to enhance the agricultural economic activities. Cultivated land should be reclaimed especially those located in area A and B which in turn will provide a total employment opportunity of about one million man-month job opportunities (MTDP 2005-2007,P 227).

6.3.4. Managing Urban Growth

Urbanization:

Every locality should imaginary line limited its growth out side such line to protect land from the urban pressures of growth and sprawl. Puffer zone should surround localities to preserve the governorate urban tissue.

Economic Development:

The localities should evaluate their needs for land to serve commercial and industrial development as one unit and as separated units, to decide the land needed to sustain a healthy local community. Partnership approach here should play a great role towards community to share their need of such land. The

main local centers could provide the main commercial and industrial developments. Otherwise a new specialized center could provide such development, depending on the land use it can provide without contradicts with the sustainable land use planning.

Housing:

The core area of Ramallah governorate is becoming highly populated. People concentration in the core increased the housing activity by improving the accessibility of the localities and the public transport the transportation network will encourage the housing activity in the rural areas while decreasing in the core. Also, it will be beneficial to imposing restricted planning laws to limit the huge wave of housing construction in the core. In the same time imposing laws shall encourage housing construction in the needing surrounding centers, where built up density allows for such construction.

Public Services: Health, Education and Telecommunication:

The main services of health and education should be distributed in a hierarchy method to achieve efficient partnership between localities. The core and the main local centers should provide professional highly improved and developed services, and less in the sub centers of the locality. Special attention should be given to those main localities that could serve other locality in the neighboring governorate such as Bani Zeid, Sinjil in accordance to their closeness to Salfit

and Nablus governorates. The Core center in accordance to its relationship to Jerusalem governorate. All this needs

- Enhance the level of the health services both quantitatively and qualitatively
- Enhance the principle of specialization in hospitals' services through encouragement of the private sector to be involved in this sector.
- Enhance the presence of primary health care centers specialized in infants and children, with the main objective of decreasing the infant mortality rate.
- Provide the necessary school buildings with other associated facilities to meet the natural student growth rate, especially in governorates with high growth rate.
- Decrease the density in the existing schools and for both levels: basic and secondary, especially in the public schools. This can be done mainly by the addition of new classrooms to the existing schools and/ or the construction of new schools with the necessary services and facilities (i.e. libraries, labs, play grounds, etc.)
- Provide an easy and accessible telecommunication service to the public, along with the expansion of this service to non-served areas, especially those that are remote.
- Enhance the principle of competence through the encouragement of multiple telecommunication service providers.

Waste Collection:

The local councils of Ramallah localities should plan for joint collection programs to coordinate the solid waste collection and management. Ramallah Governorate data (ARIJ, 1996) reveals that most of the governorates dumping sites are the eastern part of the governorate. Planning teams should evaluate the needs for new sites in other part of the governorate. This is also applicable for the treatment plants for managing sewage water. The partnership and cooperation in planning is a key actor among the localities of the governorate, which are the local council responsibilities and the citizen involvement committees.

Transportation:

Well planned transportation system that could avoid the traffic congestions, delay, noise, wasted gas and air pollution is needed to achieve sustainable urban model. The existing transportation network needs periodically rehabilitation and development in order to be extended to reach all the localities. The regional road connecting the northern governorate with the southern should be efficiently used and developed to meet international standards. Local road network should be improved and the public transport should be efficiently used to decrease the need for private cars and its associated problems of pollution.

6.4. Adaptability of Regional City Model to Ramallah Governorate

6.4.1. Micro- Structure:

Frey (2001, p42) defines the cities spatial units into neighborhoods, districts, towns and city. He also provides each unit with its spatial characteristics (Table 6.9). Adopting such definition will require adopting the spatial unit characteristics related to sustainability, such as time, distance and area. The hierarchy in the spatial units and its relative services is also adopted as the micro structure of the sustainable city. The population and built up area terms cannot be adopted due to the differences in the sizes between the two cases, but we can discuss the related density

Accordingly the Palestinian adopted version of the spatial unit hierarchy and its related sustainable characteristics are proposed in (Table 6.10), such table is developed to investigate the applicability of the micro structure of the sustainable city to Ramallah Governorate. The city spatial hierarchy presented by Frey is replaced by Palestinian spatial unit hierarchy. The Palestinian micro structure of the sustainable regional city is lacking the provision of hierarchical suitable services in the different spatial units. It's built up areas is less than 60%, excluding the camps as a crowded a special Palestinian case, and Abu Shukheidim locality, which it's built up area percentage is 64% (see appendix 1). The built up area in each Frey's city models was not exceeding 60%, and the rest 40% is for open land.

Applying the data from table (6-9 and 6-10) to the Figure Ground of Ramallah governorate will result in Figure (6.11), providing such figure with the definition of town agglomeration suggested by Frey, the result will be mapped in (Fig 6.12) (Fig 6.13), accordingly the resulting town agglomeration travel distance to be between 3580 and 5110 m, which is larger than the distance suggested by Frey, but it still less than the travel distance in the agglomeration of the city. Moreover we will find that there are town agglomerations without sub centers (Fig 6.14).

Table (6.9): Theoretical Hierarchy of a Composite City Clusters and its Micro-Structure.

City Clusters	Districts	Town	City
Population (capita)	25000-35000	120000-175000	480000-875000
Travel Time (min)	5	10	20
Travel Distance from Edge to Core (meter)	1300-1450m	2900-3200m	6400-7000m
Core Area Radius (meter)	150	300	600
Core Center Area (ha)	7 ha (70 dunums)	28 ha)(280 dunums)	110-120)(1100-1200 dunums)
Catchment Area of Neighborhood	110-120 ha (1100-1200 dunums)		
Density in Neighborhood	60 person/ ha (167m ² /capita		
Services	Large catchments area to accommodate commerce and other workplaces, a retail core Large supermarket, a do it your self shop, some specialist shops, restaurants ,banks, a post office, cultural facilities, public houses, a cinema, entertainment and sport facilities including indoor and outdoor swimming pool, a secondary school, a district hospital, district hall	Economically viable specialist services and facilities. retail outlets and commerce Outdoor and indoor sports facilities, swimming bath, conference centers, hotels, entertainments centers, theaters and concerts facilities, central hospitals colleges and universities, town hall local administration center	Similar profile of uses to those of town centers but may include a high proportion of housing to make the center an inhabited mixed-use area. it also may accommodate specific city center uses: a major regional administration center , a concentration of cultural and entertainment facilities
Local Administration	Neighborhoods representative committee	Town local center staffed by representative of the districts forming the town	Regional administrative city center
Transportation within the Cluster	Public transport (buses)	Light Rail Transit	Light Rail Transit
Transportation Means between same Clusters and Higher Cluster Order	Light Rail Transit	Light Rail Transit	Railways

Source: Modified by Author Cited from Frey (2001, p39-44)

Table (6.10): Palestinian Theoretical Hierarchy of a Composite City Clusters and its Micro-Structure.

City clusters	Locality	Sub-center	Governorate
Population (capita)	Up to 4000	4000-10000	300000
Travel Time (min)	5	10	20
Travel Distance from Edge to Core (meter)	1300-1450m	2900-3200m	6400-7000m
Built up Area Percentage	60%	60%	60%
Core Area Radius (meter)	150	300	600
Core Center Area (ha)	7 ha (70 dunums)	28 ha)(280 dunums)	110-120)(1100-1200 dunums)
Catchment Area of Neighborhood	110-120 ha (1100-1200 dunums)		
Density in Neighborhood	60 person/ ha (167m ² /capita)		
Services	Services available are the daily needs and services. Some localities have entertainments places like coffee shops and internet services, indoor and outdoor swimming pools. Services that available are not standard for every locality.	Services are similar to those in the local centers with one or two exception of higher level services.	Services are concentrated in the city
Needed Services	Post office, medical care centers. Schools Shops providing the daily needs in a retail core. Cultural facilities, hand craft shops, public houses. Motels. Entertainments places. Parks and open spaces.	Services are similar as in the localities but with little higher level. Hospitals. Working institution and places. Secondary school, Colleges and Educational centers or University. Cultural services and entertainments. Security and police Administrative institutions representativeness	Services should be similar to those in the sub centers with higher level and. Administrative institutions
Local Administration	Municipality, local councils	Municipality, local councils	Governorate administration
Transportation within the Cluster	Light Rail Transit (Fords or Taxies)	Light Rail Transit (Fords or Taxies)	Light Rail Transit (Fords or Taxies)
Transportation Means Between same Clusters and Higher Cluster Order	Light Rail Transit (Fords or buses)	Light Rail Transit (Fords or Taxies)	(Fords or Taxies)

Source: Modified by Author, 2008, Based on Table (6.9)

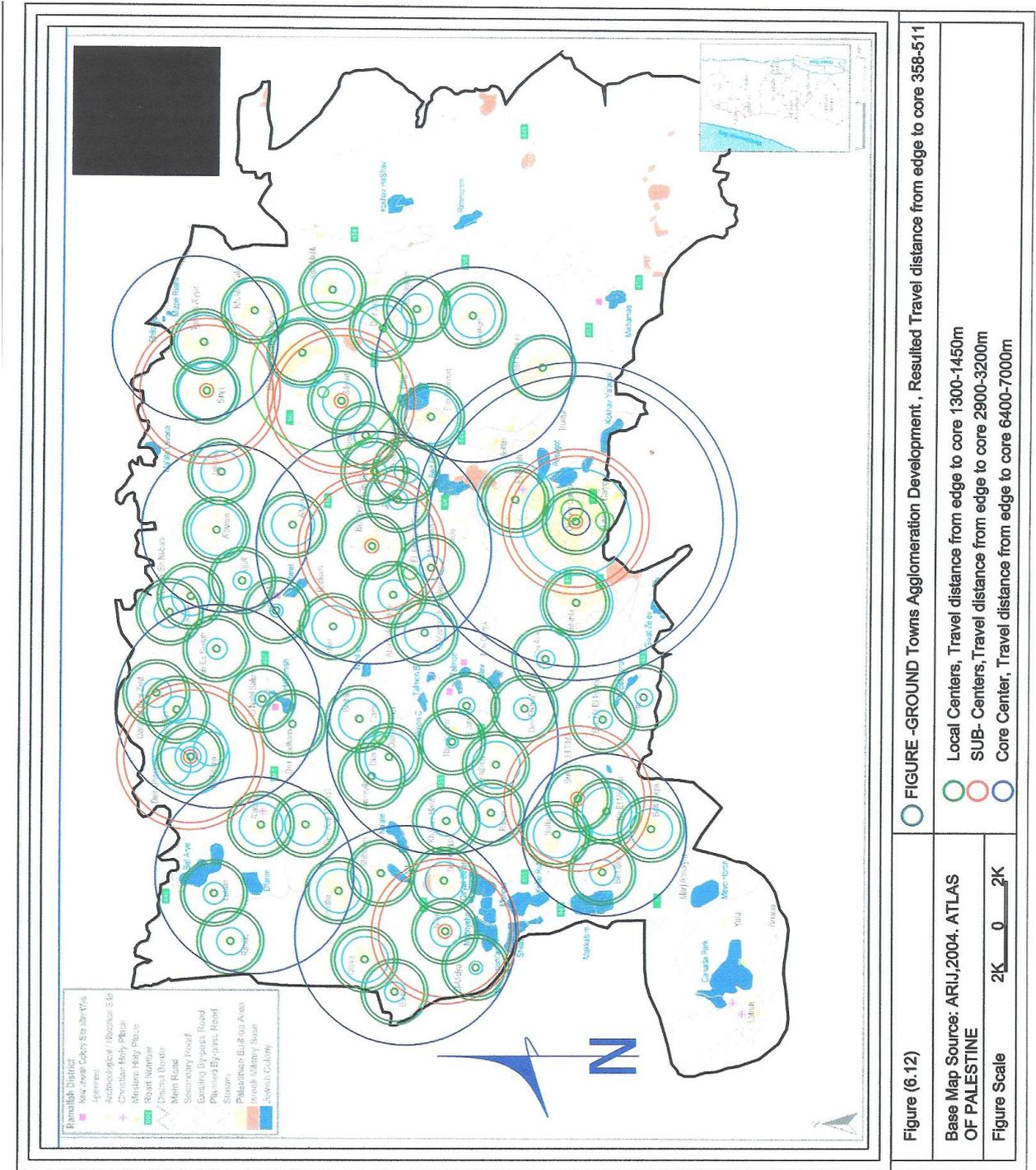


Fig (6.12): Figure-Ground Towns Agglomeration Development
 Source: Author, 2008.
 Base Map source: ARIJ, 2004, ATLAS OF PALESTINE

FIGURE -GROUND Towns Agglomeration Development , Resulted Travel distance from edge to core 358-511

- Local Centers, Travel distance from edge to core 1300-1450m
- SUB- Centers, Travel distance from edge to core 2900-3200m
- Core Center, Travel distance from edge to core 6400-7000m

Figure (6.12)

Base Map Source: ARIJ, 2004. ATLAS OF PALESTINE

Figure Scale 2K 0 2K

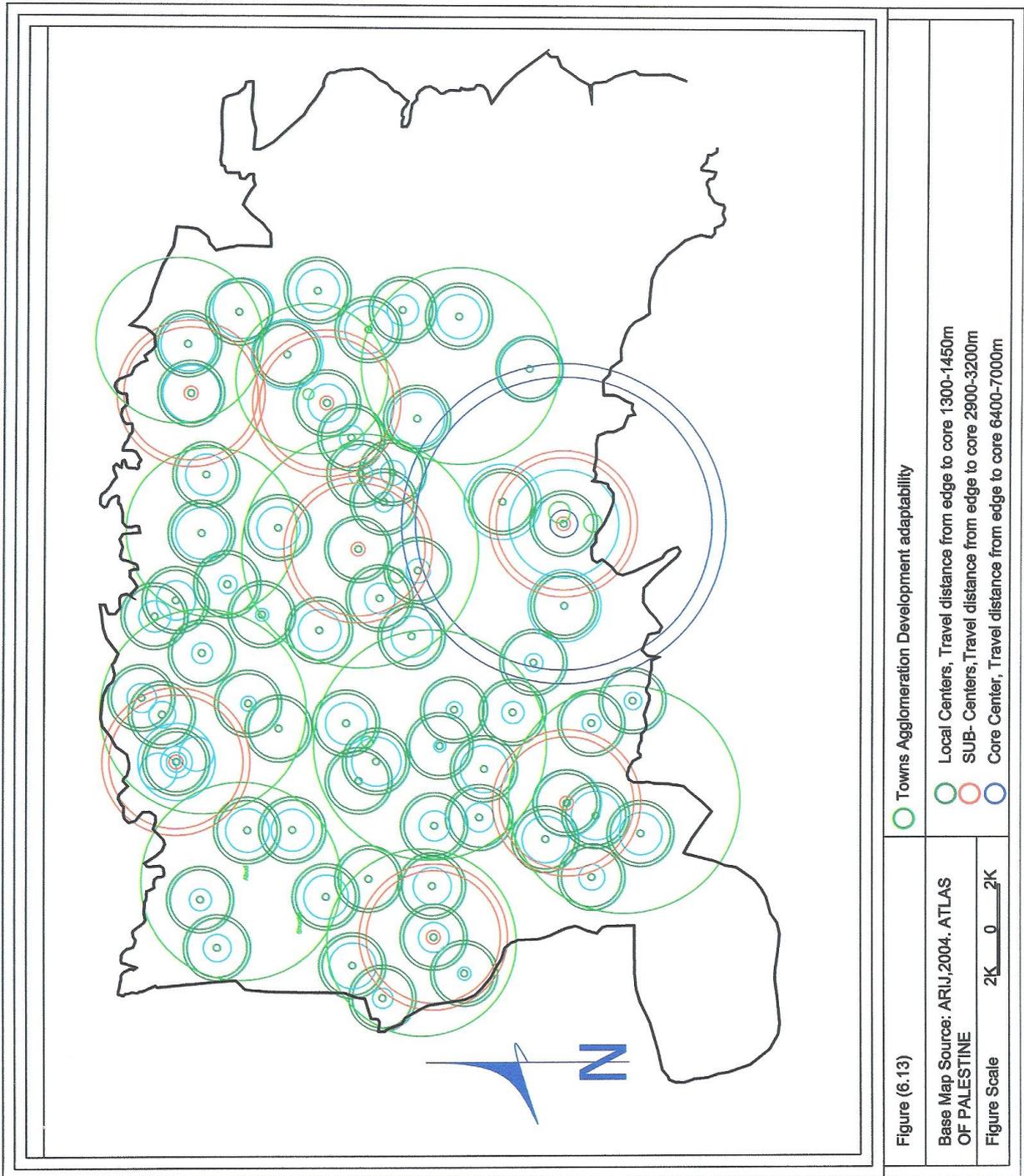


Fig (6.13): Towns Agglomeration Development Adaptability
 Source: Author, 2008.
 Base Map source: ARIJ, 2004, ATLAS OF PALESTINE

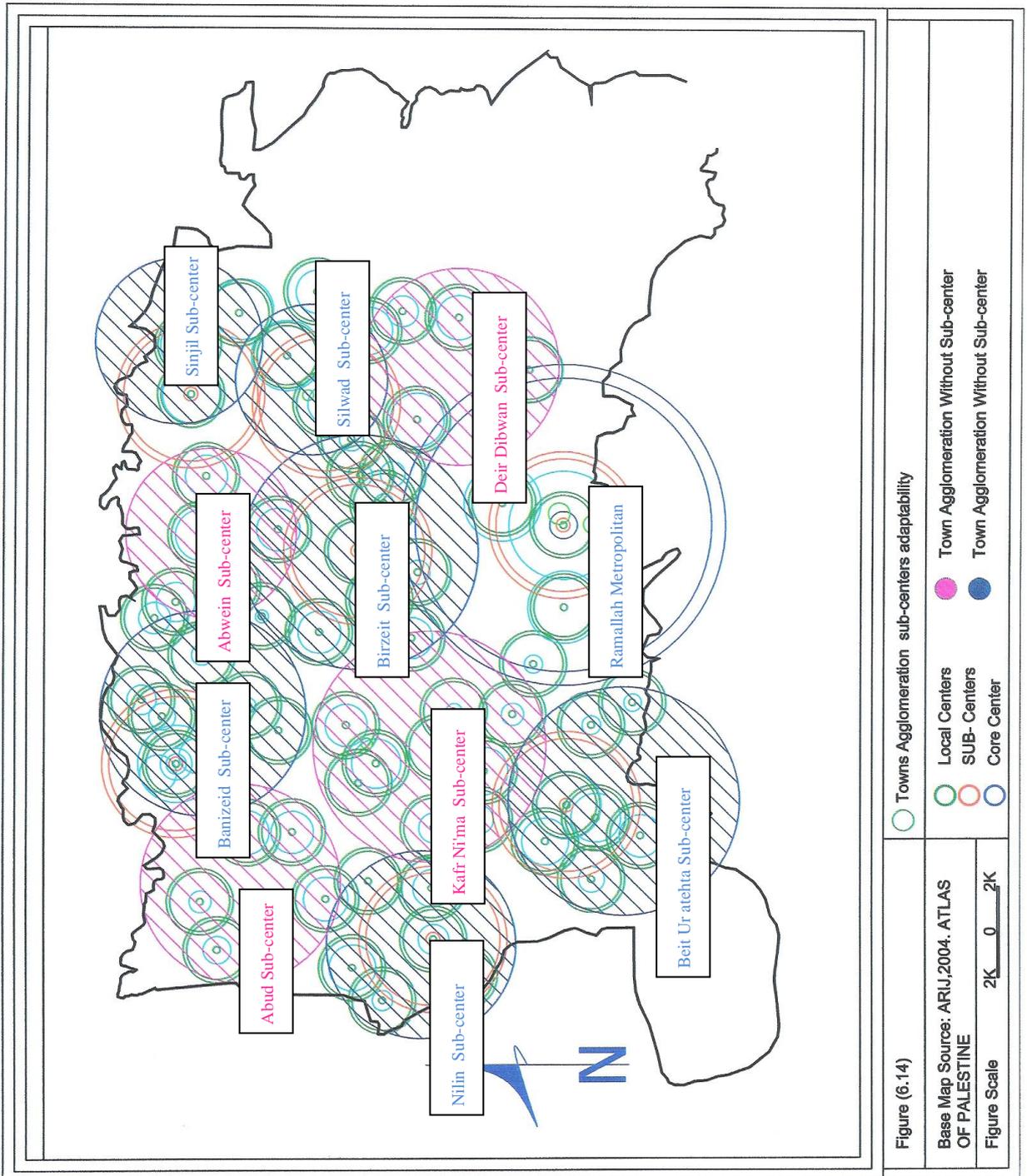


Fig (6.14): Towns Agglomeration Sub-Center Adaptability
 Source: Author, 2008.
 Base Map source: ARIJ, 2004, ATLAS OF PALESTINE

Table (6.12A): Comparison of Deir Dibwan Sub-Center Region.

Locality	Area in dunum	Built Up Area. 2003	Population 2006	Post Office	Secondary School	Health Center	Working Institution
Deir Jarir	33162	911	4303	x	1	C	72
At Tayba	20231	1105	2126	P.O.	2	C+SC	76
'Ein Yabrud	11488	1863	3556	x	2	D	79
Rammun	30043	983	3210	Agency	0	D	68
Deir Dibwan	76908	1677	6928	P.O.	2	C+D	170

C: Clinic D: Dispensary SC: Specialized Clinic

Source: Author, 2008.

Table (6.12 B): Spatial Comparison of Abwein Sub-Center Region

Locality	Area in dunum	Built Up Area 2003	population 2006	Post Office	Secondary School	Health Center	Working Institution
'Arura	10978	888	2967	X	0	C	73
'Abwein	16205	1212	3436	X	1	C+D	8
Jilijliya	7283	910	1022	X	0	C	8
'Ajjul	6639	459	1450	X	0	X	18
'Atara	9545	812	2349	X	0	C	30

C: Clinic D: Dispensary SC: Specialized Clinic

Source: Author, 2008.

Table (6.12 C): Spatial Comparison of Kafr Ni'ma Sub-Center Region.

Locality	Area in dunum	Built Up Area 2003	Population 2006	Post Office	Secondary School	Health Center	Working Institution
Beitillu	13409	407	3083	X	1	D	31
Jammala	7170	330	1453	X	0	X	16
Deir 'Ammar	7107	572	2414	X	0	C	33
Kharbath a Bani Harith	7120	873	2906	Affiliate	1	C	65
Ras Karkar	6000	275	1898	Agency	1	C	25
Al Janiya	7565	296	1170	Agency		C	11
Kafr Ni'ma	10286	1602	3873	Affiliate	2	C	60
Bil'in	3992	753	1756	Agency	0	C	33
Deir lbzi'	14208	1315	2079	Affiliate	0		26
'Ein 'Arik	5934	502	1705	Affiliate	0	C	32

C: Clinic D: Dispensary SC: Specialized Clinic

Source: Author, 2008.

The new proposed sub centers are, Abud, Abwein, Kafr Ni'ma, Deir Dibwan (Fig6.15 A). Transportation network should be connecting these sub centers with a higher level of the one between local centers (Fig 6.15 B). The main route should be extended or

developed to reach these sub centers as suggested in (Fig 6.15 c). Secondary route should be extended and developed to connect the local centers with each other. Services should be provided to these sub centers as suggested by table (6-10).

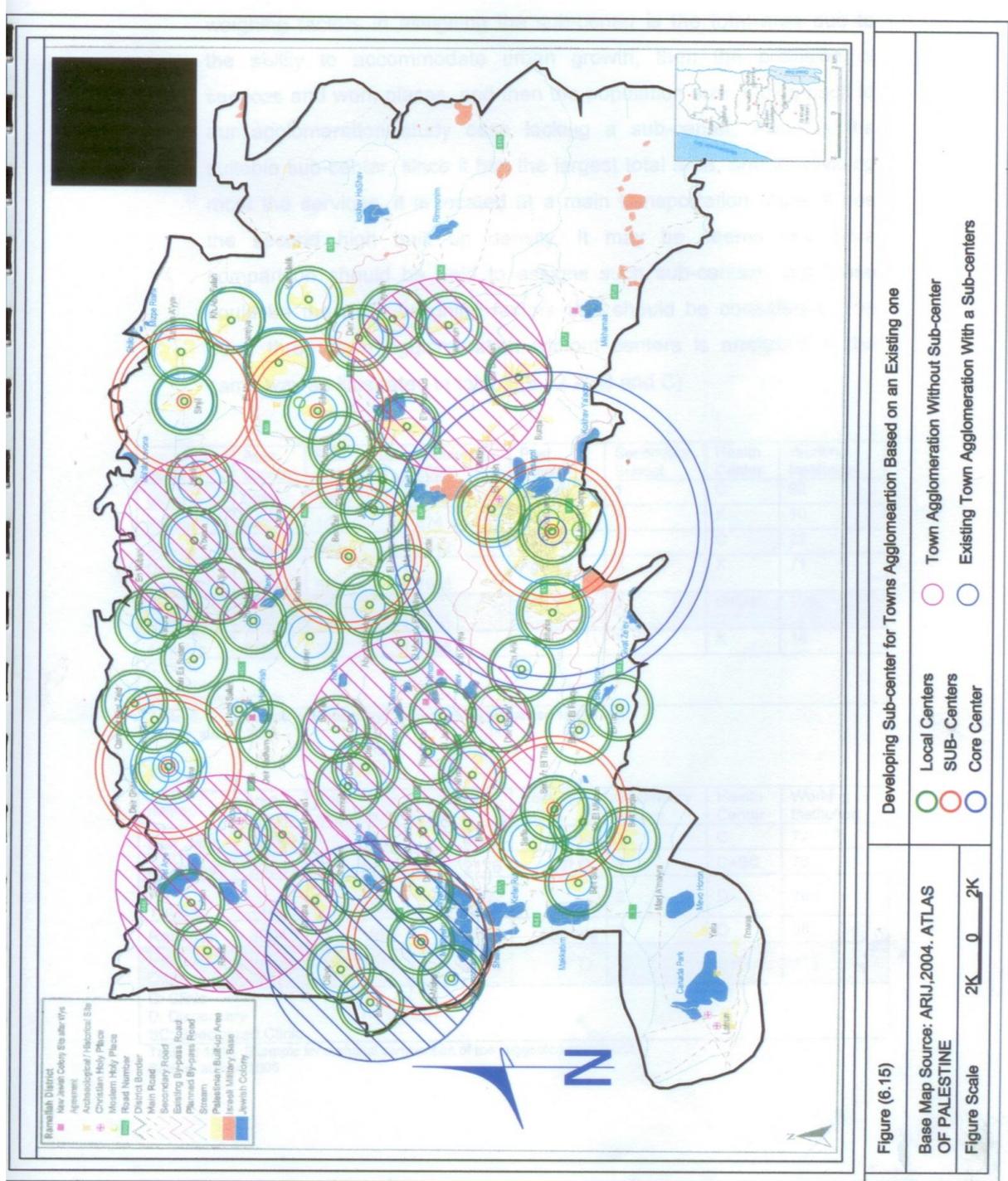


Fig (6.15): Developing Sub-Center for Towns Agglomeration Based on an Existing One.
 Source: Author, 2008.
 Base Map source: ARIJ, 2004, ATLAS OF PALESTINE

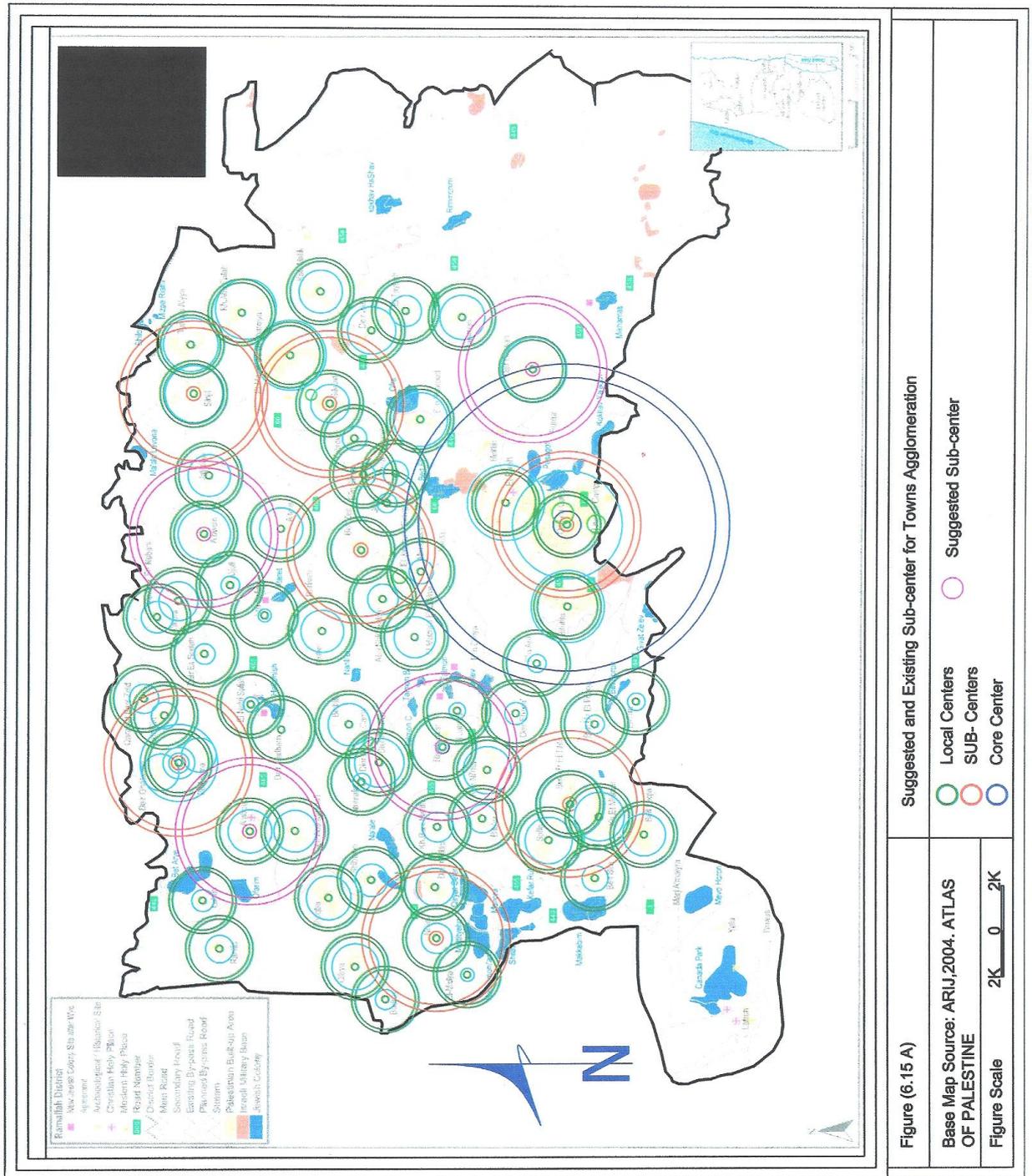


Fig (6.15A): Suggested and Existing Sub-Center for Towns Agglomeration.
Source: Author, 2008.
Base Map source: ARIJ, 2004, ATLAS OF PALESTINE

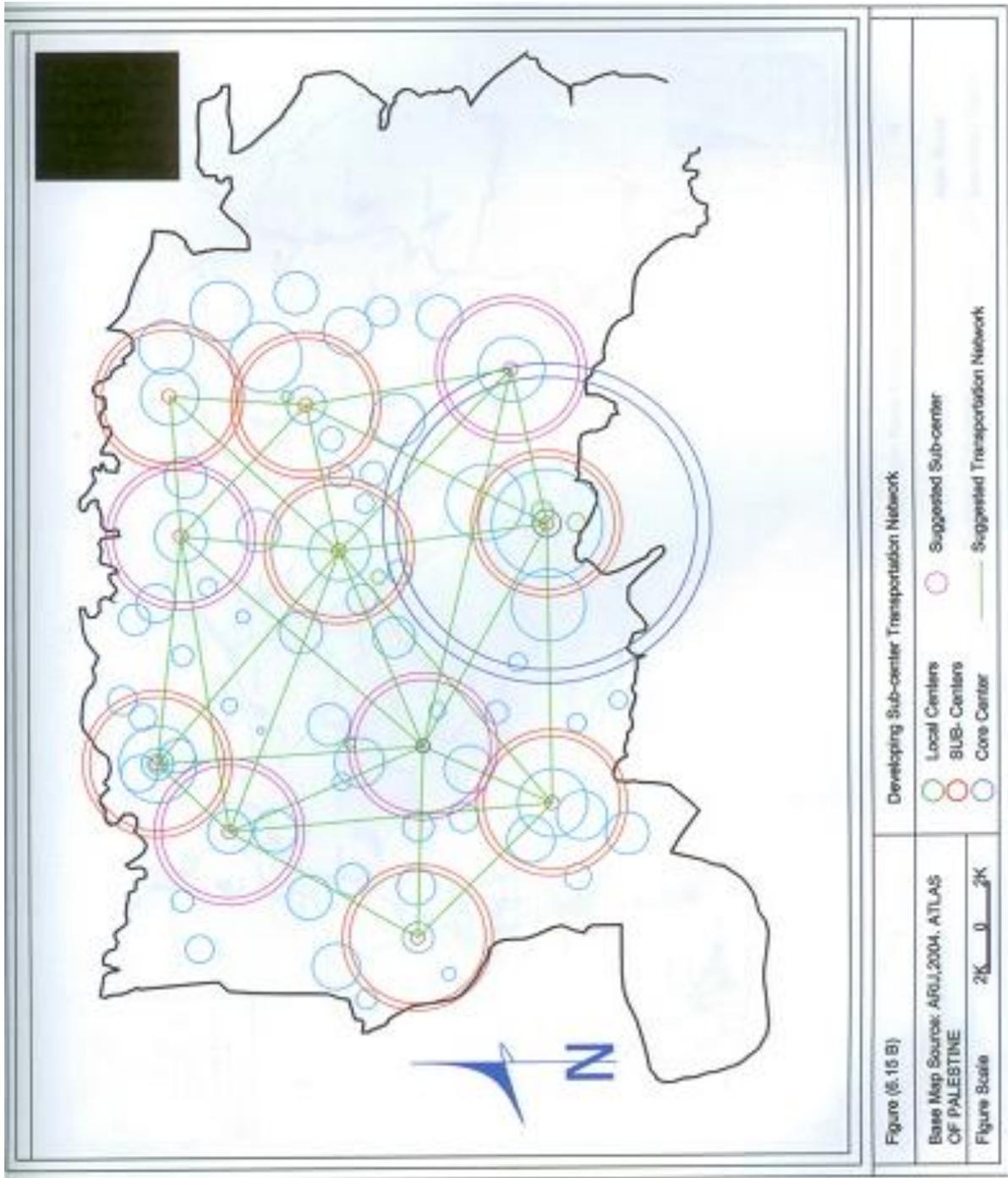


Fig (6.15B): Developing Sub-Center Transportation Network.
 Source: Author, 2008.
 Base Map source: ARIJ, 2004, ATLAS OF PALESTINE

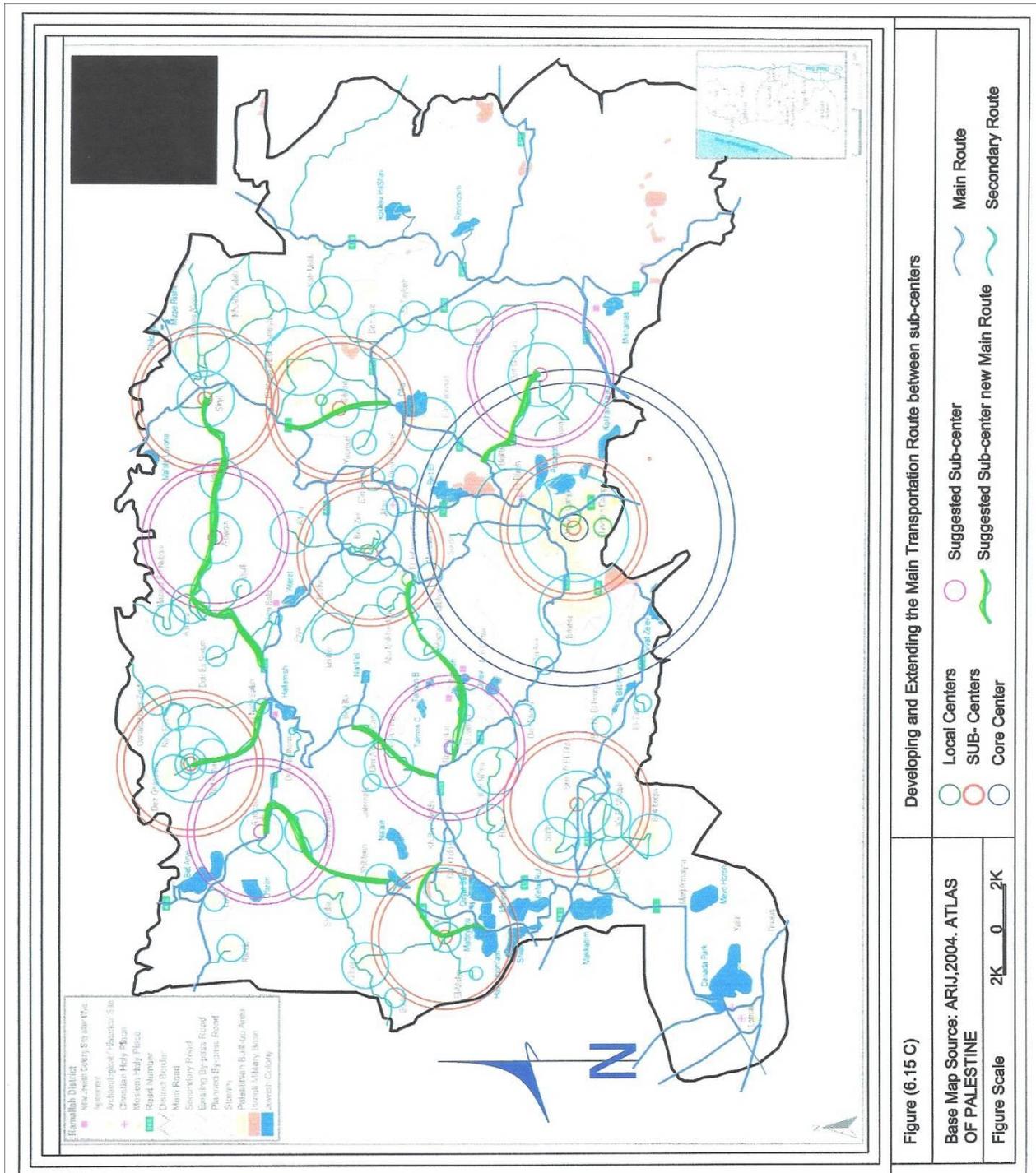


Fig (6.15C): Developing and Extending the Main Transportation Route between Sub Center
Source: Author, 2008.
Base Map source: ARIJ, 2004, ATLAS OF PALESTINE

6.4.2. Macro-Structure

The adaptability of Ramallah governorate urban structure to the regional city model is relatively high, but it will not work efficiently without supporting the centers with the appropriate micro structure of the model spatial unit provided by Frey; the hierarchy of transportation system parallel to the hierarchy in the spatial unit. More investigation is needed using more and updated data to come up with the suitable strategies to achieve sustainable spatial model. The used data is considered old, but it is the only provided data for the localities of Ramallah Governorate. The following (table 6.13) is providing the relevance of Ramallah governorate to the Regional City model. Such comparison is conducted to come with the needed development strategies to develop Ramallah governorate spatial structure model.

Table (6-13): Ramallah Governorate Model Performance in Comparison with the Regional City Model

1.	Characteristics	Degree of Containment of Development
	The Net City or Regional City Performance	the regional city incorporates open land within its structure and accordingly the urban fabric is fragmented
	Ramallah Governorate Performance	Ramallah governorate is incorporate a metropolitan area made of three attached localities, and connected by a transportation network with fragmented localities with different densities and size of populations, the open land are threatened by the Israeli military action of settlements, apartheid wall and the bypass roads as well as urban sprawl
	Needed Development in Ramallah Governorate	It is so important that the existing open land to be preserved for the green belts as buffer zones between localities, most of such open land are classified as area B and A. getting control of such land is of great importance. Otherwise Israeli action and occupational planning is not predicted, which will eventually affecting the Palestinians opportunity to achieve sustainable urban form.

Source: Author, basedon Frey (2001, p63)

Table (6-13): Ramallah Governorate Model Performance in Comparison with the Regional City Model
CONTINUE

2.	Characteristic	Population and density relative to land use
	The Net City or Regional City Performance	The regional city is likely to incorporate a number of different development clusters with different sizes and populations and to provide a verity of more or less densely grouped area. There maybe a verity of densities from very high at centers of large clusters to medium or even low at smaller and fragmented area.
	Ramallah Governorate Performance	The governorate localities are incorporating different densities Fig (6-26), but these densities need to be decreased to raise the level of standards of the built up environment by providing the quality of urban spaces. 67% of Ramallah governorate population is distributed in the main centers Fig(6-27)
	Needed Development in Ramallah Governorate	The west bank governorate experiencing a significant population growth, which according to the ministry of planning(1998,p53),will increased by almost 70% at 2010, sustainability will not be achieved unless the regions population is accommodated, and so urban growth boundaries should be determined, and studied in development programs at local levels to control the densities and urban growth towards urban sustainable trends
3.	Characteristic	Viability of public Transport: and dispersal of vehicular traffic
	The Net City or Regional City Performance	Structure and form of the polycentric net are the result of a network of public transport lines with primary and secondary system meeting at a multiplicity of different centers of different sizes, capacity and specialization. Vehicular traffic would be generally be dispersed except where converging on large centers, major vehicular routes should be outside or in between development areas
	Ramallah Governorate Performance	Transportation system in Ramallah governorate faces major problems such as checkpoints, cement blocks and bypass roads. It usually makes traffic congestion. Many streets have been closed which affected the accessibility between the core center with the main centers, and between main centers and their sub regions. The physical conditions of the streets need to be improved. According to the PCBS (1996, P79) 85% of the localities do not have buses. There are no public services, while 37% of localities have public vehicles, and 83% have ford transit cars (PCBS, 1996, P79).
	Needed Development in Ramallah Governorate	<p>The MTDP (2005-2007, P239) suggests several steps to develop the transportation sector:</p> <ul style="list-style-type: none"> • Increasing the accessibility of the transportation sector to the public (reduces the cost, increase both the number of public transport vehicles and their destinations). • Enhance the principle of competition for the final benefit of the public. • Concentrate on alternative transport systems other than buses and taxis (i.e. trams, trains), especially for long-distance destinations. • Provide an appropriate and publicly accessible tariff system.

Source: Author, basedon Fery (2001, p63)

Table (6-13): Ramallah Governorate Model Performance in Comparison with the Regional City Model
CONTINUE

4.	Characteristic	Viability of mix uses
	The Net City or Regional City Performance	In the regional city the large development areas will accommodate more intense and more city wide activities and therefore a large variety of different uses the smaller development clusters may have provision for daily or weekly needs only and therefore accommodate a smaller number of different uses
	Ramallah Governorate Performance	Ramallah governorate localities do have such characteristic but the problem exist due to the Israeli separation and closure action through the check points, which affected the daily life of students and workers and people ensuring their daily life basics.
	Needed Development in Ramallah Governorate	Israeli action cannot be handled in this stage, but on the other hand providing adequate services that guarantee self sufficient characteristic is needed. Also sub centers may be developed between the main canter themselves and with the core using the regional city model could be good solution.
5.	Characteristic	Access to services and facilities
	The Net City or Regional City Performance	Access to provision centers should be generally good but can be expected to be uneven; a hierarchy of public transport system will, however, provide the required mobility for inhabitants to have considerable choice between centers of provision of different size, capacity and specialization
	Ramallah Governorate Performance	Transportation is again a vital issue to have access to services, development. The use of private cars implies contradiction to the sustainability concept
	Needed Development in Ramallah Governorate	Development of the transportation modes and structure would be of great importance to overcome such obstacles. Beside the Israeli previously mentioned constrains
6.	Characteristic	Access to green open spaces(park country side)
	The Net City or Regional City Performance	The fragmentation of the urban fabric and the incorporation of open land will allow good but uneven access to green spaces due to varying distance from centers of large or smaller development areas. Some of the open land may be trapped between development, which will reduce its environmental impact and usability, other green spaces may be continuously linked to the country but overall a symbiotic relation with nature could be established.
	Ramallah Governorate Performance	As was seen before in the land use map and the urban growth of Ramallah governorate most of the open spaces out of the localities master plan boundary are classified as area B and C. there is open land area in the northern part of Ramallah governorate which is classified as are A these areas should be protected since most of them are permanent crops, arable land, agricultural land shrubs and forests

Source: Author, basedon Fery (2001, p63)

Table (6-13): Ramallah Governorate Model Performance in Comparison with the Regional City Model **CONTINUE**

	Characteristic	Access to green open spaces(park country side)
	Needed Development in Ramallah Governorate	<p>Conservation of natural resources and wise use of public investments in urban services and facilities was one of the Ministry of Planning goals.</p> <p>Commitment to these goals and develop strategies and implementation process is urgently needed.</p> <p>Encouraging the internal tourism and purchasing the public awareness of the importance of such areas would be good starting point for the development</p>
7.	Characteristic	Environmental condition(noise pollution congestion)
	The Net City or Regional City Performance	High concentration of development may cause some noise, pollution and congestions problems; in smaller or more isolated development areas environmental conditions will be very good
	Ramallah Governorate Performance	<p>Ramallah governorate has several sources of pollution, waste water , solid waste, car emission, quarries</p> <p>79% of Ramallah governorate localities use valleys as waste water disposal site. 41%of the localities disposal method cause ground water contamination, 38% cause plants contamination, 67% considered source of bad smells, 49% source of epidemic while 68% source of insects. Moreover 22% of Ramallah localities are have settlements nearby that considered as a source for waste water (PCBS, 2005,P85-89). Ramallah governorate has 41 dumping sites in its localities.The environmental effects of these dumping sites to the nearby localities in Ramallah governorate are raging between, 85% causing bad smells, 63% considered as sources of epidemic and 90% source of insects.PCBS, 2005, P95-103).According to ARIJ (1996, P118) Ramallah governorate have 17.6% of the vehicles in the West Bank. 70% of these vehicles are private. These vehicles emit various types of pollutants to the air. The problem is worse around the checkpoints area where cars had to stay for a long times.</p>
	Needed Development in Ramallah Governorate	<p>To overcome and develop the waste water services MTDP p (237) suggests providing comprehensive service coverage of waste water collection and treatment, especially for urban and industrial areas.</p> <p>It also encourages to connect localities without wastewater network and to construct a treatment plant to reduce the pollution to the water and agricultural land resources</p>

Source: Author, basedon Fery (2001, p63

6.5. Development Strategies for the Sustainable Spatial Development Model

For the micro structure of Ramallah governorate to work efficiently the three main components of sustainable city development in Ramallah Governorate should be more investigated to be developed toward the year 2028 to come up the necessary development strategies. A special issue will also be investigated is the Rural- urban partnership in Ramallah governorate since it is affecting the relation and the development of the sub-centers and their related local centers.

6.5.1. Land Use

Ramallah Governorate urban land use has increased more than triple times, increasing from 0.7% of the total land coverage to 2.2%, with a total percentage increase 214% assumed the highest between the governorates of the West Bank. (ARIJ, 2004, p.67) see Fig (6-17).

according to ARIJ (2004, P23) The total urban development in the Ramallah governorate grew at a slow rate between the years 1989 and 1995 with approximately 6391 dunums/year and then accelerated after 1995 with 8888 dunums/year till the year 2000. The annual increase in built-up area in Ramallah Governorate was 834 dunums/year in the period between years 1989-1995, while it was 1487 dunums/year during 1995-2000. This trend is clearly shown especially between the years 1996-2000 Fig (6-18).

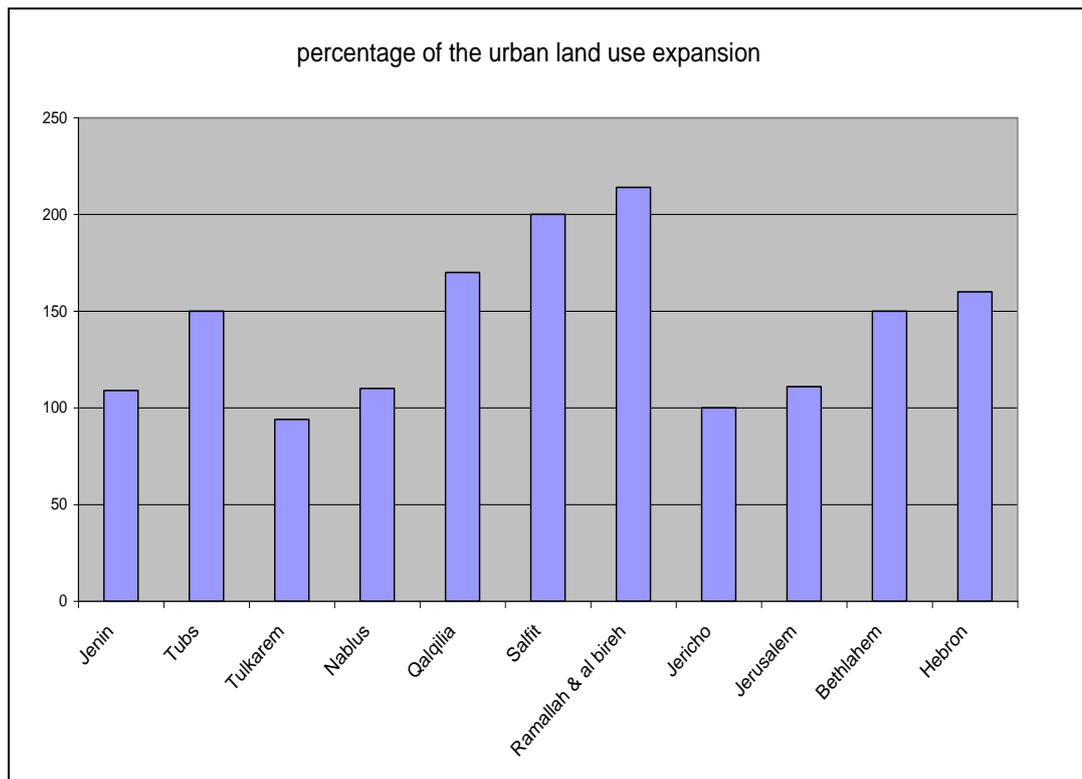
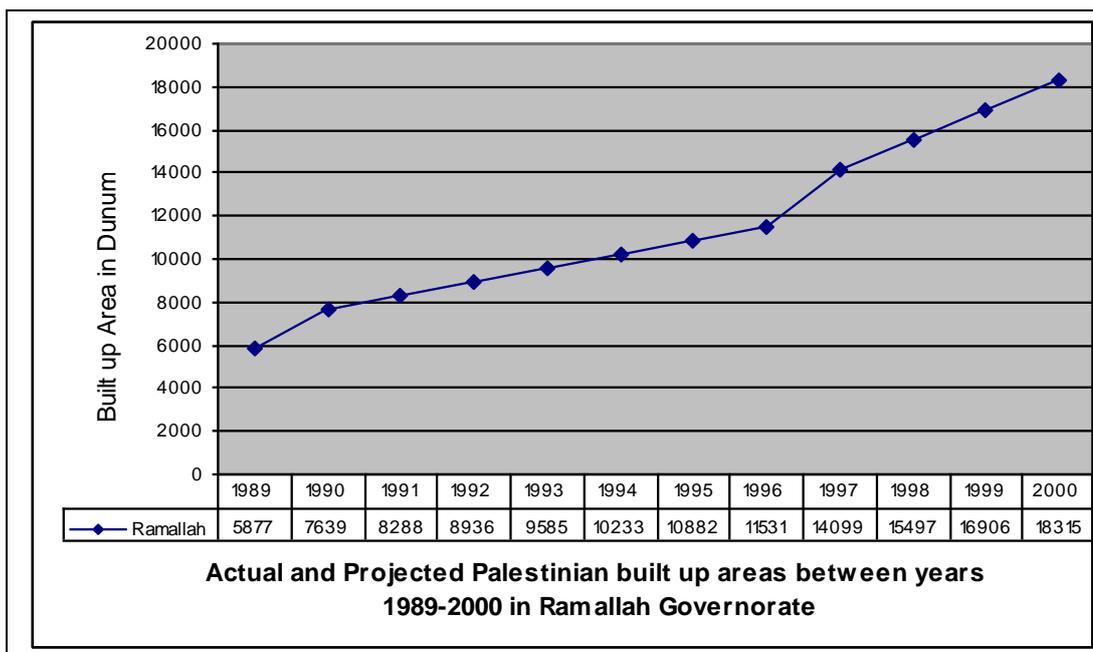


Figure (6-17): Actual and Projected Palestinian Built Up Areas between Years 1989-2000 in Ramallah Governorate
 Source: ARIJ (2004, P76).



Actual and Projected Palestinian built up areas between years 1989-2000 in Ramallah Governorate
 Source: ARIJ (2004, P23)

The highest percent of this expansion occurred in Areas A and B to cover about 8% and 4% of the total Zone area in year 2000 respectively Fig (6-19) and Fig (6-20).

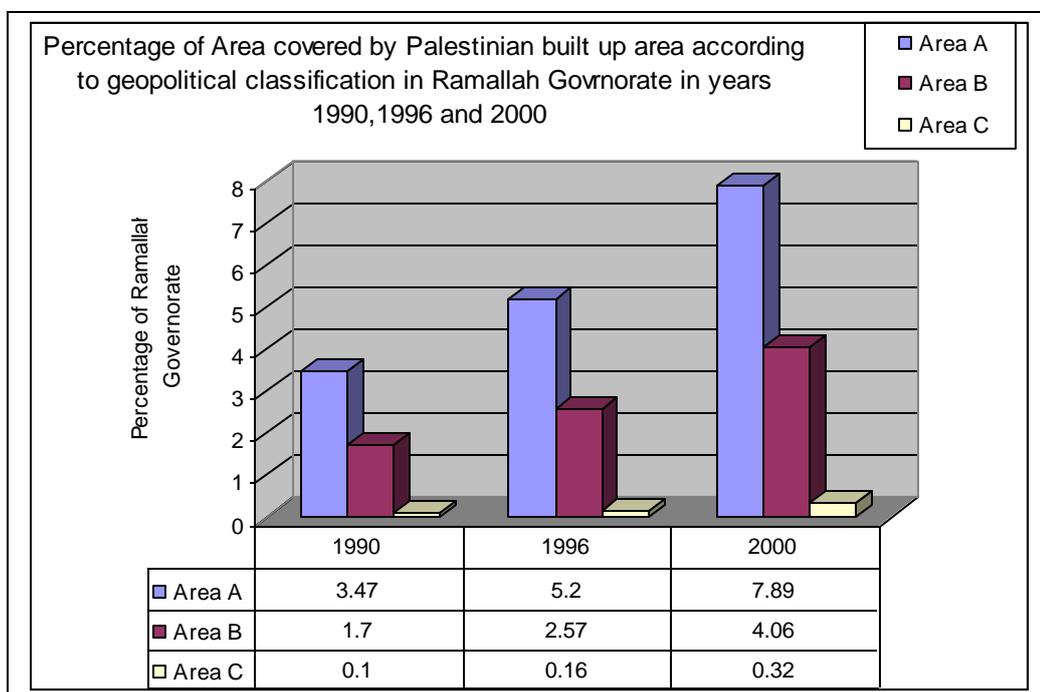


Figure (6-19): Percentage of Area Covered by Palestinian Built up Area According to Geopolitical Classification in Ramallah Governorate in Years 1990, 1996 and 2000
Source: ARIJ, 2004, P67.

ARIJ (2004,P53) states that the Palestinian net built-up area increase was accompanied by population growth from 143026 to 231690 in years 1989 and 2000 respectively, leading to a significant increase in the built-up density from 41 m²/capita to 79 m²/capita in the same years.

The Palestinian urban development was and still limited in its extent and rate because it is accompanied with the Israeli competitive development. The Palestinian development is a natural process occurring as population increase and urban centers grow. While Israeli development occurs mainly to confiscate land and jeopardize the unity of the Palestinian land.

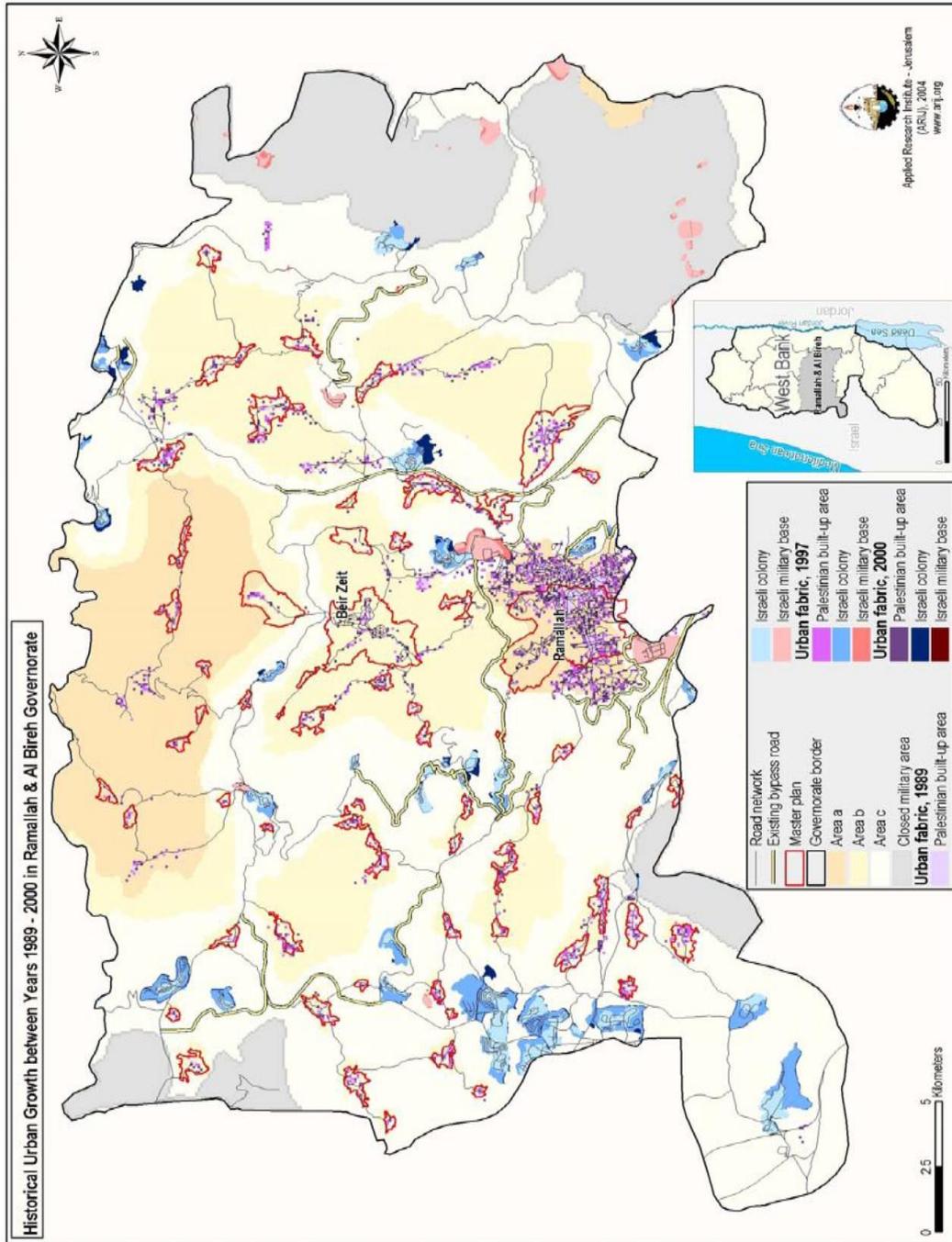


Figure (6-20): Urban Growth in Ramallah Governorate between Years 1989 and 2000
 Source: ARIJ, 2004.P70 (Appendix D)

The Palestinian cities are surrounded by clusters of Israeli settlements and considered zones for their future expansion, which occurred on the account of the available fertile and valuable agricultural areas of the West Bank (ARIJ, 2004, P23). Ramallah governorate had the highest total area of the Israeli colonies in dunums after Jerusalem by the year 2003, and in the same time it has the highest difference of the increase of the Israeli colonies in the West Bank governorates between year 1989 and 2003 (Fig 6-21),

(ARIJ, 2004, P23). While Fig (6-22) supposes to indicate decrease in the colonization activities in the governorate to the benefit of the Palestinian urbanization, Ramallah has the highest rate of the increase in the Palestinian built up area with 212% after Salfit Governorate with 217% increase. (ARIJ, 2004, P23).

Ramallah governorate has the least percentage of the lost forest area after tubas between 1989 and 2000; the west bank has lost almost 5% of its forest area (3281 dunums) in the same noted years. According to ARIJ (2004,p 25), Most of this loss is due to the continuous Israeli aggressions, including land confiscation and uprooting trees from cultivated and forested areas, in order to build new colony units or expand existing ones generating negative effects on the ecosystem of the area.

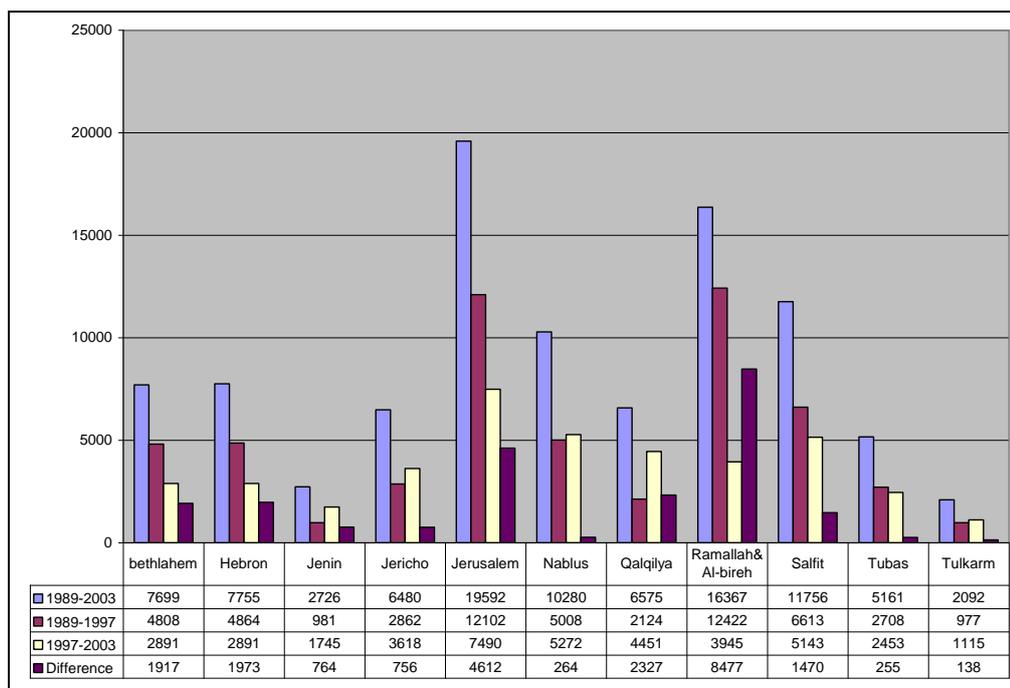


Figure (6-21): Annual Israeli Colonies Increased in dunums in West Bank Governorates between the Year 1989, 1997 and 2003.

Source: ARIJ, 2004, p24

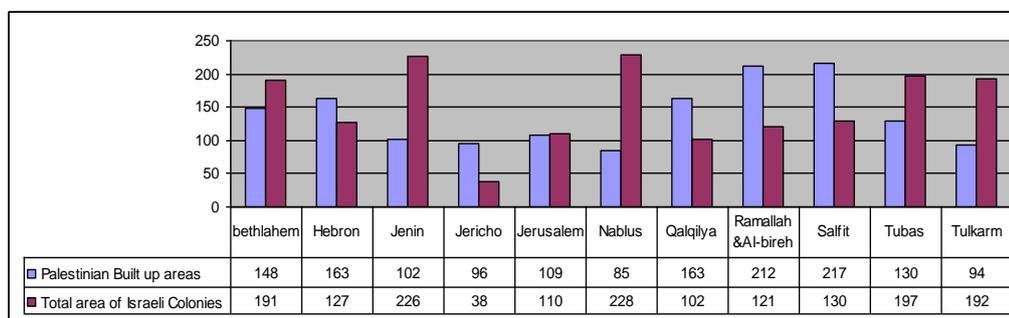


Figure (6-22): Percentage of Change of Palestinian Urban Development vs. Israeli Colonies Urban Expansion between Years 1989-2000 by Governorate.

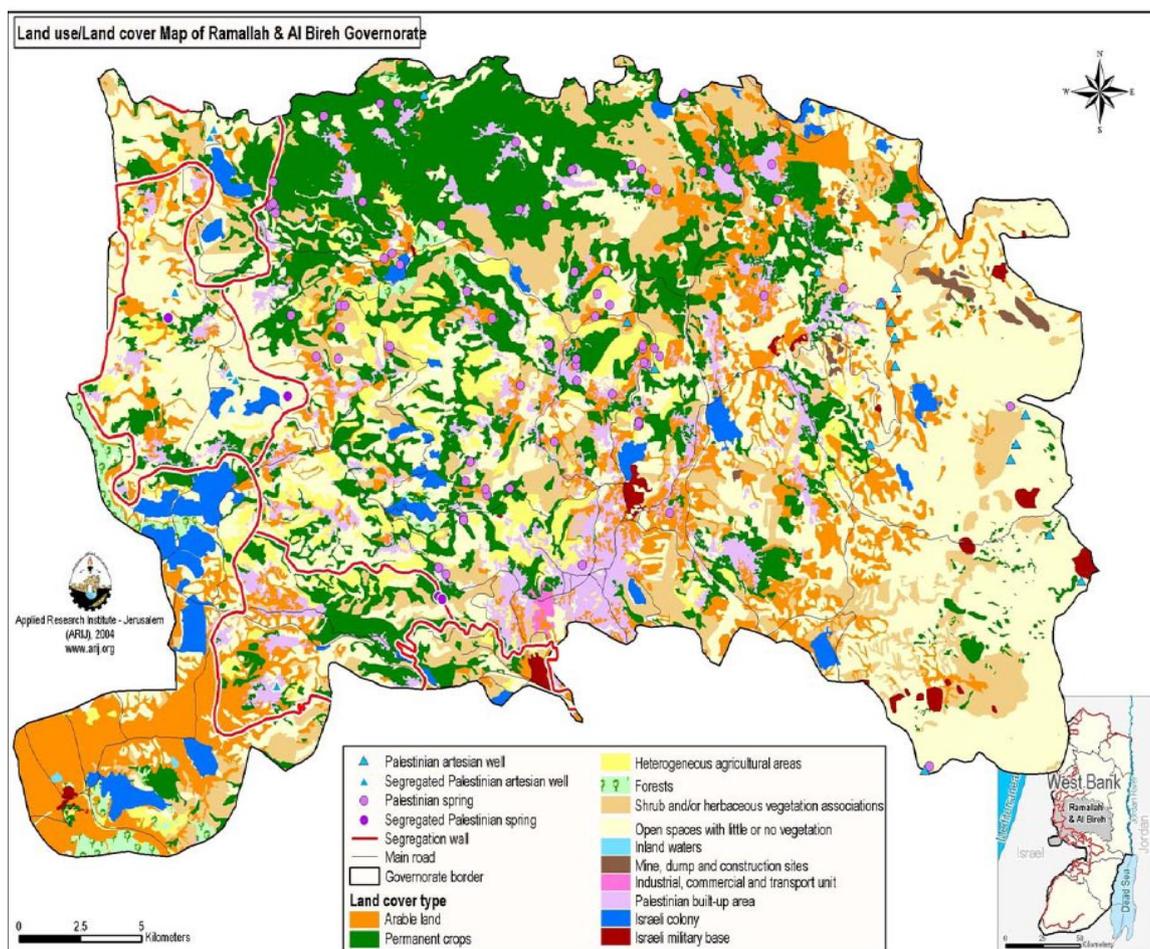
Source (ARIJ, 2004, P25, Fig (2-5))

Moreover the segregation wall in Ramallah governorate will disrupted the life of 23 villages, which residents will have a harsh time when it comes to their movement to the area segregated by the wall, in which their homes and land exist. Thereby, it affects their livelihood and other vital social, health and educational services (ARIJ, 2006, P10). The latest land use classification reveals that 9.7% of Ramallah Governorate is artificial surfaces, which includes 6.4% as Palestinian built up area. While 53.9 % is agricultural land Table (6-14) and Fig (6-23), (ARIJ, 2004, P68, IKONOS image, 2002).

Table (6-14): Area of Land Cover Type in Ramallah Governorate in Dunums

land cover	Area/Dunums	Percentage	Percentage
Palestinian built up area	53972	6.4	9.7
Jewish colony	18241	2.1	
Israeli military base	5610	0.7	
Industrial, commercial and transport unit	1033	0.1	
Mine, dump and construction sites	3291	0.4	
Forests	10543	1.2	1.2
Arable land	127499	15	53.9
Heterogeneous agricultural area	45434	5.4	
Permanent crops	178964	21.1	
Shrubs and /or herbaceous vegetation association	105438	12.4	
Open spaces with little or no vegetation	298545	35.2	
Inland waters	226	0.03	.03
Total	848796	100	100

Source: ARIJ, 2004, P68, IKONOS Image, 2002

**Figure (6-23): Map of Land Use in Ramallah Governorate**

Source: ARIJ, 2004.P7 (Appendix E)

6.5.2. Built up Area Scenarios:

The previous data of the built up area has been analyzed from the year 1989 till 2007 to forecast the needed land for the target year 2028. Five scenarios for the built up areas were developed.

1. The (1989-1995) built up increase scenario, which is adopted based on the Intifada as a common factor with the period (2000-2007).
2. The (1995-2000) built up increase scenario.
3. The third scenario is based on the data provided by Ministry of planning for the land uses in 2003, which provides that the built up area of Ramallah governorate is 86579.518 dunum with increase 80475 dunum/year.
4. The fourth scenario is based on a sustainable vision following a research done by Ahmed Saleh. This research is assigning 55% of the west bank to be exploited as built up areas in the year 2100 as a sustainable land use. Following this scenario between 6.5% and 9.2% of the West Bank will be exploited by the target year, depending on the growth rate of 3% and 2.5% respectively. Applying the same percentage for Ramallah governorate could not be suitable since this percentage application for Ramallah depends on its land use classification, yet we assume it to be applicable, accordingly using Ramallah governorate area as 855564 dunums in 2006, the area that should be exploited as built up area will be between 56018.96 and 79523.67 dunums in 2028.
5. The fifth scenario is to maintain the currently built up area to the target year 2028.

All scenarios will depend on Ramallah governorate area in 2005-2006 which is 855000 dunum (PCBS, 2008), and the given population in 2028,

6.5.3. Density:

The built up density between the years 1995-2000 has increase by almost the double (1.93%). The growth rate in 1997 and 2007 was 4%, and 3% respectively (PCBS, 2008). Fig (6.16) shows Ramallah governorate localities densities in 2006 (Author Calculations, Appendixes A, B and C). If we follow the same trend of the population decrease it will be in 2028 1%, but according to the Regional plan the sustainable growth rate should be between 2.6-2.7%. Forecasting population done using the following equation:

Population of 2028 = population of 2007(1+natural growth) to the power of (2028-2007)

The calculated population of Ramallah governorate in 2028 using the growth rate 3% is 517195 inhabitants, while using the growth rate 2.5%, the population is 466954 inhabitants Table (6-15), the population of the West Bank was used to calculate the needed land use considering the sustainable vision of the land use. Supposing that in 2100 only 55% of the west bank will be used, and using the percentage relationship the population and the land use of the year 2028 and 20100, the resulting land use percentages that will be exploited till 2028 will be 6.5-9.2% of the west bank. Ramallah governorate area in 2008 that was used in our calculations is 855564 dunums.

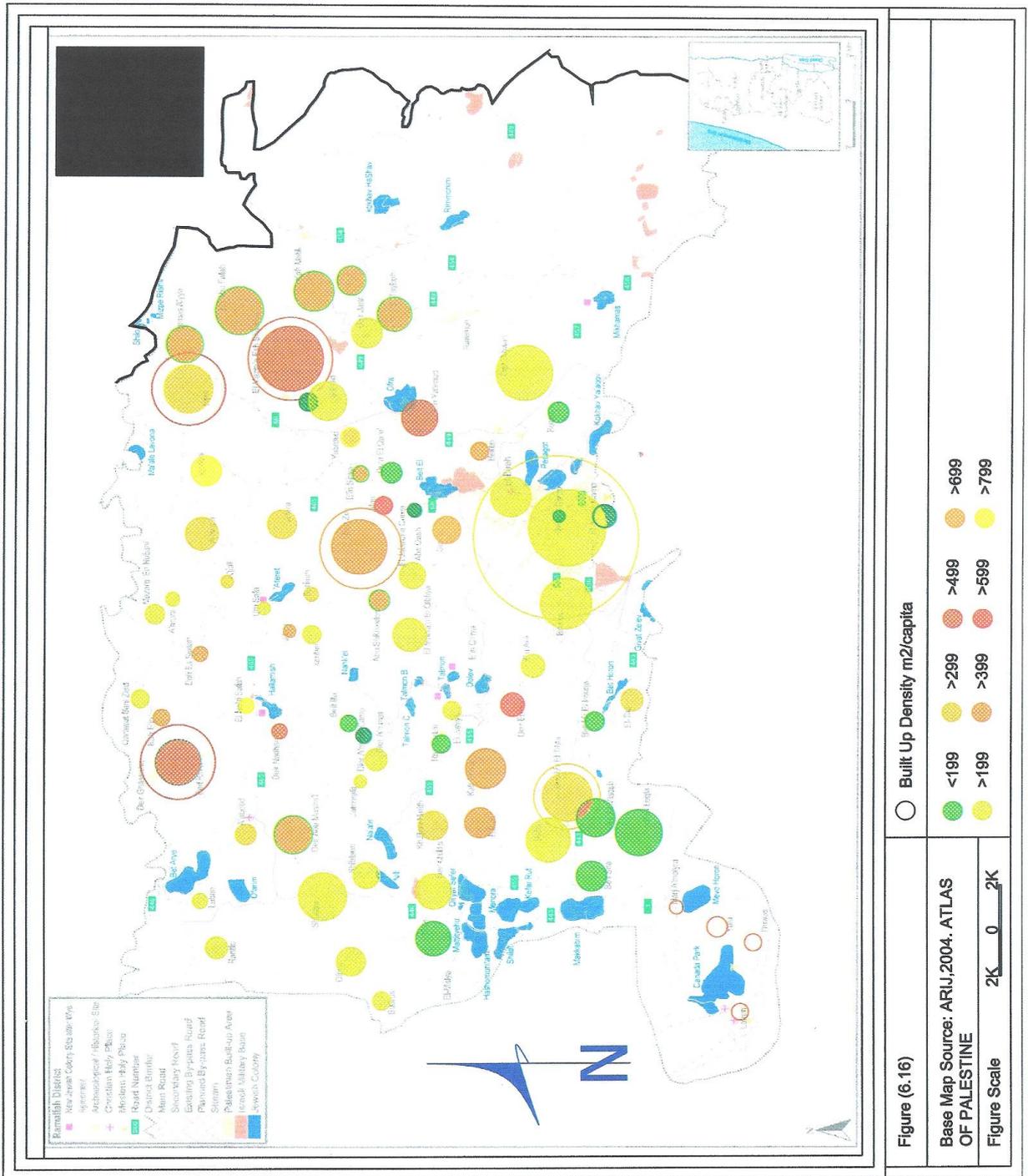


Fig (6.16): Built Up Density
Source: Author, 2008.
Base Map source: ARIJ, 2004, ATLAS OF PALESTINE

The density calculations considered two different built up areas for Ramallah governorate from two different sources. The first one is 53972 dunums cited from ARIJ (2004, P68, IKONOS image, 2002), the second area is 86579.518 dunums cited from Ministry of Planning

2003. Two growth rates were considered 3% and 2.5 %, which are the current growth rate and a lower limit of sustainable growth.

Table (6-15): Population and Built Up Area Forecasting Calculations

	Population capita /year	2007	2028	2100
Growth Rate 3%	Population of Ramallah	278018	517195	4344450
	Population WB	2895683	5386823	45249409
Growth Rate 2.5%	Population of Ramallah	278018	466954	2763073
	Population WB	2895683	4863537	28778655
	Built Up Area Percentage		6.5-9.2% of the West Bank	55% of the West Bank

Source: Author, 2007

Scenario 1:

scenario 1 will give us the following results Table (6-16).

- Built up percentage in 2028 are between 8.8% and 12.6%
- Built up densities are between 146 and 230 sq.m\capita.

This first percentage is acceptable while the second is not acceptable under the sustainable vision.

Scenario 2:

Scenario 2 gives us the following results:

- Built up percentages in 2028 are between 10.8% 14.5%.
- Built up densities are between 179 and 265 sq.m\capita, the first percentage is acceptable while the second one considered to be high densities compared to a sustainable vision Table (6-16)

Scenario 3:

The third scenario percentages and densities considered to be too high and will not lead to a sustainable development Table (6-16).

Scenario 4: The Sustainable Scenario:

Considering the sustainable scenario will lead us to a built up density between 108-170 sq.m\capita depending on growth ratio 3% and 2.5% respectively (Table 6-16). Which is still less than the built up densities assigned by the Regional Plan, which is 210 sq.m\ capita, and above the total average density in centers identified for planning purposes which is 163 sq.m./person, and the total average for non centers which is 230 sq.m./person.

Scenario 5:

From a sustainable spatial development view, we should keep the land which is scarce commodity to the coming generation, on the long run we should not exceed the third of the available land for the spatial development, and the second third is for agriculture since it is where our food come from the third portion is to keep the wild life and natural resources. Moreover it provides the urban model with sufficient green buffer zones between localities. The built up density in 2007 is 311 and 194 sq.m\capita (Table 6-16). Following scenario 5, that require maintaining the current built up area since 6.3% and 10% of the built up area is the lower and upper limits for the sustainable

scenario. Such scenario resulted in built up densities 167-185 sq.m\capita and 104-115 sq.m\capita (Table 6-16).

Table (6-16): Built Up Density Scenarios' Calculations

Scenario 1	Ramallah Built up area data in 2003	Annual Increase (dunums)	Built up Area Increased from 2003- to 2028 (dunums)	Up in Area 2028 (dunums)	Percentage %	Population in 2028 (capita)	Up in Density 2028 .m2/capita
Growth Rate 3%	53972 (ARIJ)	834	21684	75656	8.842822	517195	146.2814
Growth Rate 2.5%						466954	162.0202
Growth Rate 3%	86579.518 MoP	834	20850	107429.5	12.55657	517195	207.7157
Growth Rate 2.5%						466954	230.0645
Scenario 2							
Growth Rate 3%	53972 (ARIJ)	1487	38662	92634	10.82724	517195	179.1085
Growth Rate 2.5%						466954	198.3793
Growth Rate 3%	86579.518 MoP	1487	37175	123755	14.46467	517195	239.2802
Growth Rate 2.5%						466954	265.0251
Scenario 3							
Growth Rate 3%	53972 (ARIJ)	17829	463554	517526	54.1811	517195	1000.64
Growth Rate 2.5%						466954	1108.302
Growth Rate 3%	86579.518 MoP	17829	445725	532305	62.2168	517195	1029.214
Growth Rate 2.5%						466954	1139.951
Scenario 4							
Ramallah Area(Dunums)							
Growth Rate 3%	855564			56018.96	6.548%	517195	108.313
Growth Rate 2.5%				79523.76	9.295%	466954	170.3032
Scenario 5							
	Ramallah Built Up in 2003 area	Population 2007	Up Built Density 2007	Built Up Area in 2028 (Dunums)	Percentage %	Population in 2028 (capita)	Up in Density 2028 .m2/capita
Scenario 5a	86579.518	278018	311.417	86579.52	10%	517195	167.4021
						466954	185.4134
Scenario 5 b	53972	278018	194.1313	53972	6.3%	517195	104.3552
						466954	115.5831

Source: Author, 2007.

(Fig 6-25) illustrated different calculated densities according to the built-up percentage. Comparison between the built up area and density scenarios will give you that scenario 5a and scenario 1 is close to the sustainable vision more than the others (Fig 6-24)

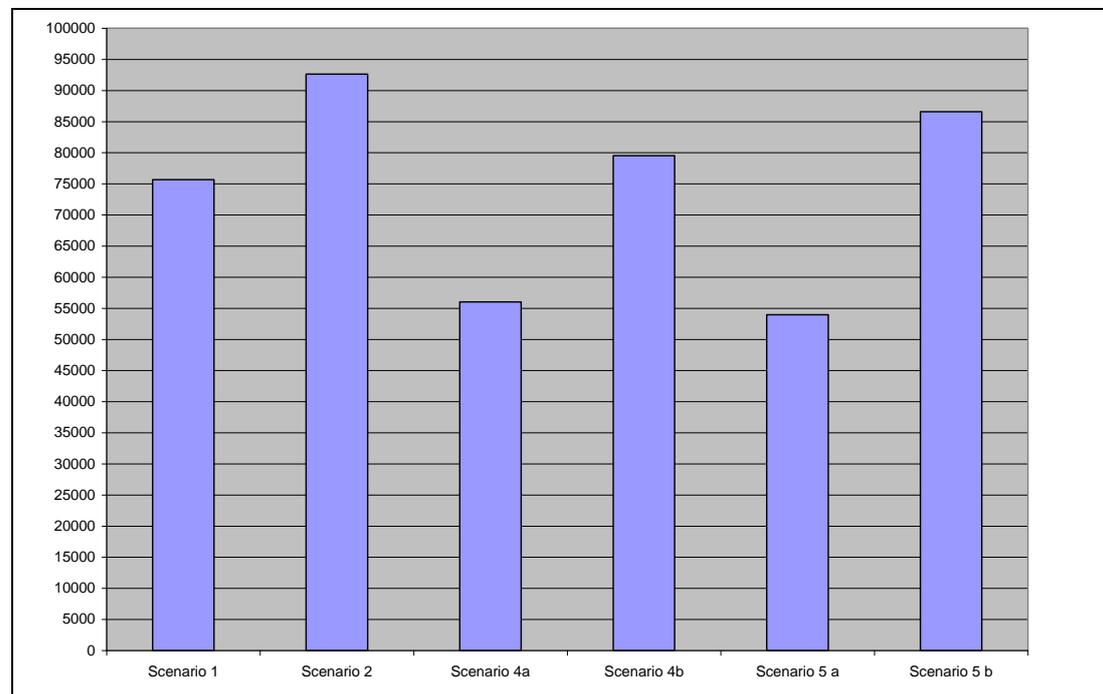


Figure (6-24): Built Up Area of Different Scenarios in 2028
 Source: Author, 2007

The recommended percent 6.5%, and 9.2 of the governorate was applied to the localities to calculate each locality built up density, although this could not be accurate. Since every locality has its own land use classification. And the built up area could be less or more than assigned by this percentage, depending on the nature of the land of that locality. That's why a study to classify these land uses among the localities could be recommended to reach more accurate built up densities. currently, 55% of the localities have built up percentage more than 10%, 33% are less than 7%, 8% are between 10% and 7% built up percentage, while 4% have no data (Fig 6-25, 6-26). To overcome the high densities is to maintain the built up area percentages, and not to be

further increased as a first step to deal with such problem, the localities with less percentage, could increase their built up area but it should not exceed the 10% by the target year.

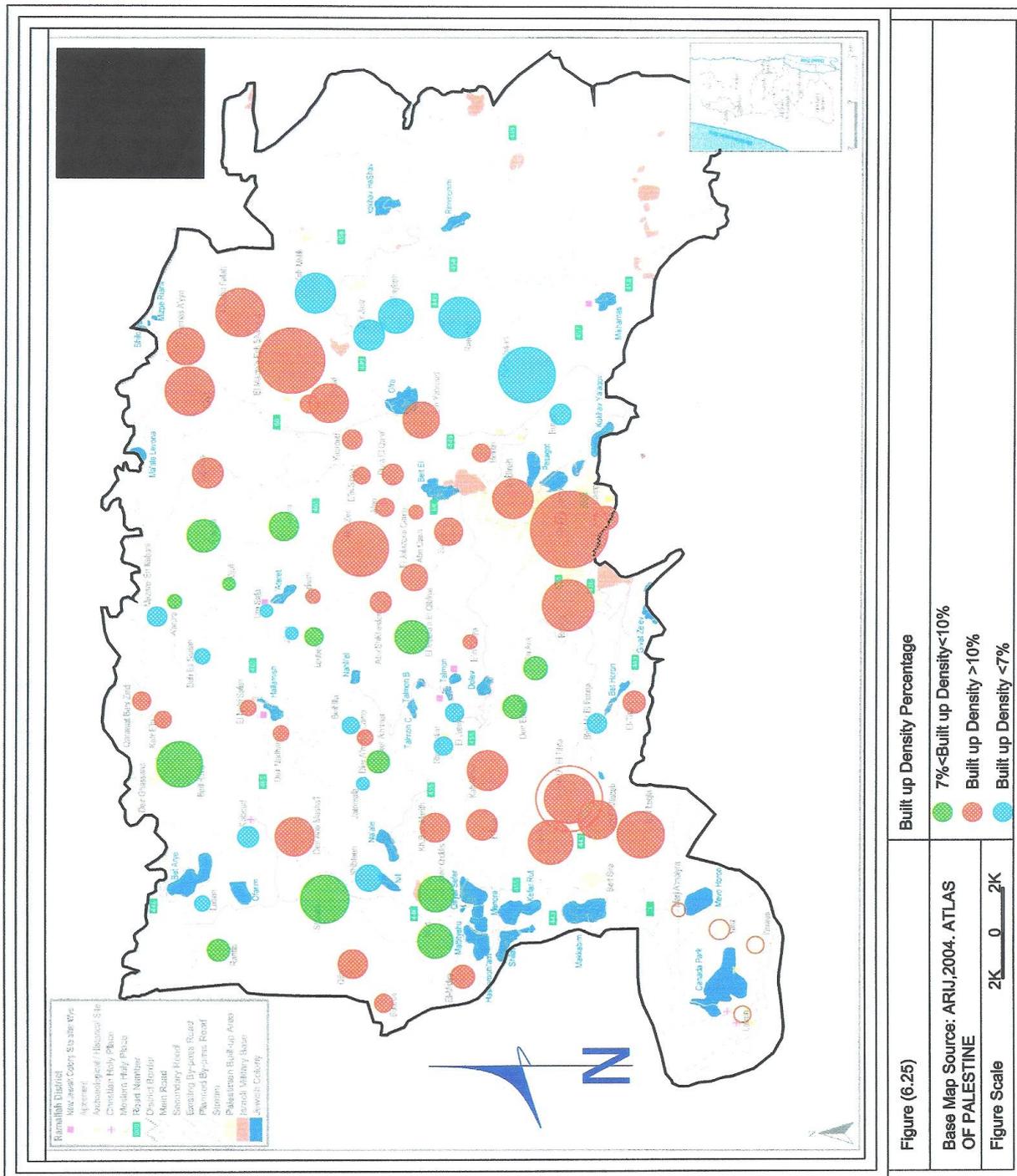


Fig (6.25): Built Up Density Percentage
 Source: Author, 2008.
 Base Map source: ARIJ, 2004, ATLAS OF PALESTINE

But such suggested strategy need the investigation of land use of such localities, therefore applying Fig (6-26) to the land use figure will clarify and assign the needed strategy (Fig 6-27).

The localities with built up percentage more than 10%, and located at the eastern, the middle, northern and the southern parts of the governorate, their relative land use is classified as arable and agricultural area with little or no open spaces, which made their built up densities as alarming densities and their growth should be limited. While the same percentage localities located at the western part, the relative land use allow for more urban growth. This is applicable for all localities in the same part with less density and the localities at the eastern part with built up density less than 7%.

6.5.3 Transportation:

Developing a hierarchy in spatial urban structure require to adapt hierarchy in transportation structure as suggested earlier by Frey. That implies the existing of three transpiration modes

- Local transportation between local centers
- Local transportation between sub centers
- Light Rail Transit between the (sub centers and local center) and the core center.
- Light Rail Transit between the governorate center and the other centers

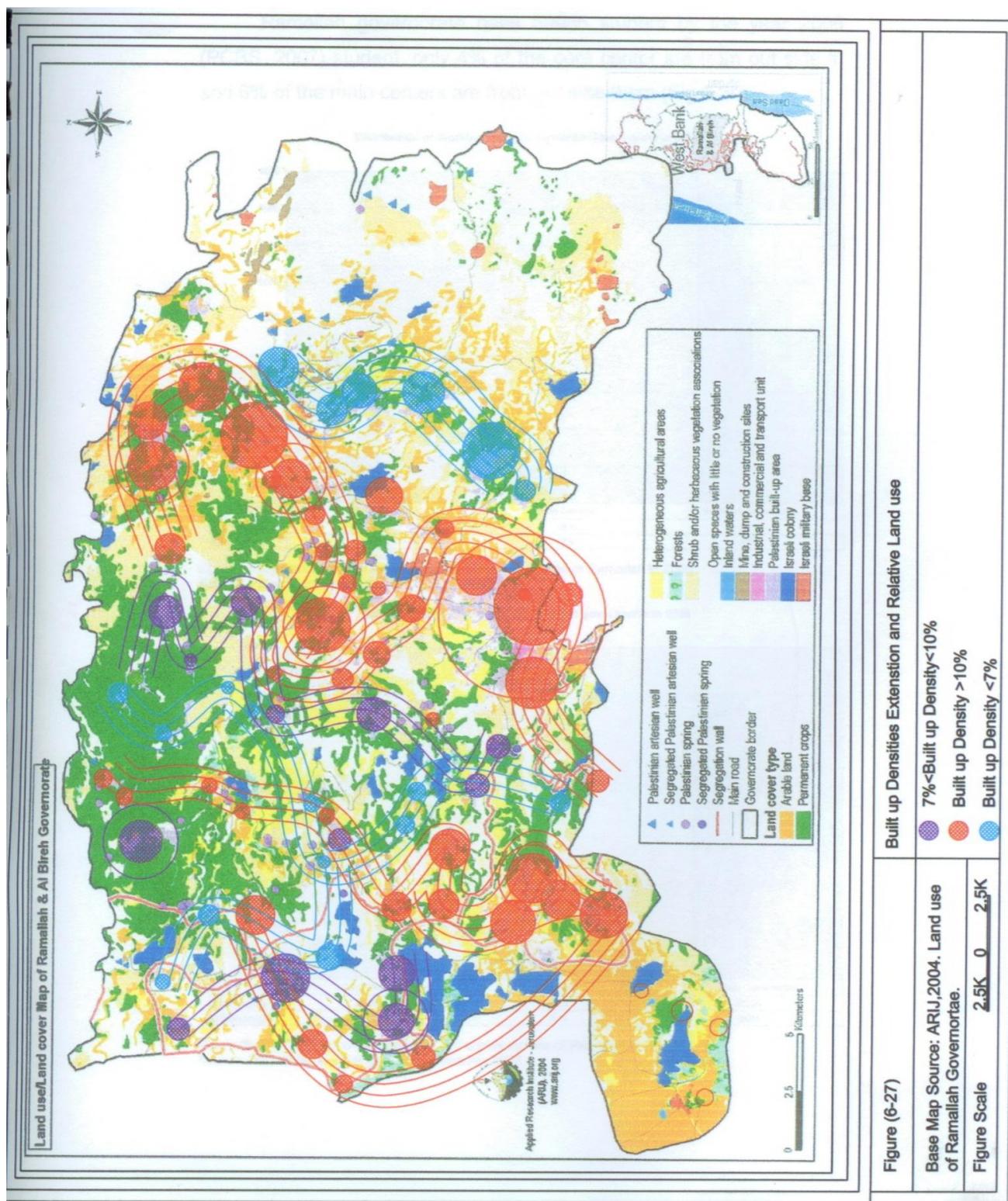


Fig (6.26): Built Up Density Extension and Relative Land Use
 Source: Author, 2008.
 Base Map source: ARIJ, 2004, ATLAS OF PALESTINE

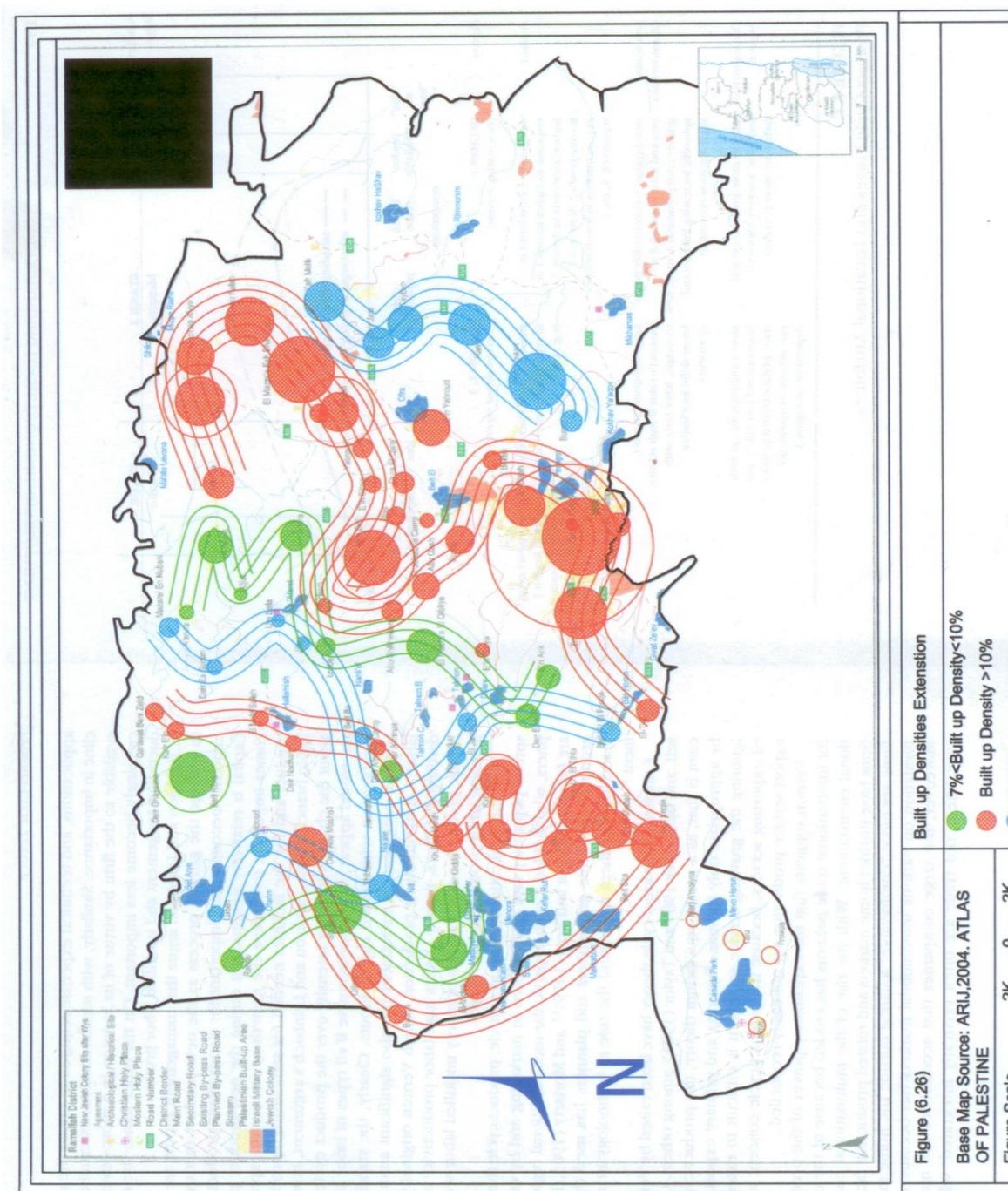


Fig (6.27): Built Up Density Extension
 Source: Author, 2008.
 Base Map source: ARIJ, 2004, ATLAS OF PALESTINE

6.5.4. Rural- Urban Partnership in Ramallah Governorate:

The urban –rural relationship in Ramallah governorate consists mainly about the spread of services, workplace and student flow to

the core centers and main services. The current typology of the urban-rural relationships in Ramallah governorate localities is:

- Home-work relationships
- Central place relationships
- Relationships between metropolitan areas and urban centers in rural and intermediate areas
- Rural areas as open spaces for urban areas
- Rural areas as suppliers of natural resources for urban areas.

Ramallah core area is a workplace for 54% of the governorate workers from the governorate and from other governorates (Fig 6-28) and provides jobs for 71% of Ramallah governorate workers (Fig 6-29).

Ramallah governorate have 59955 student by the year 2006 (PCBS, 2007) student, only 4% of the core center are from out side it, and 6% of the main centers are from out side them (Fig 6-30).

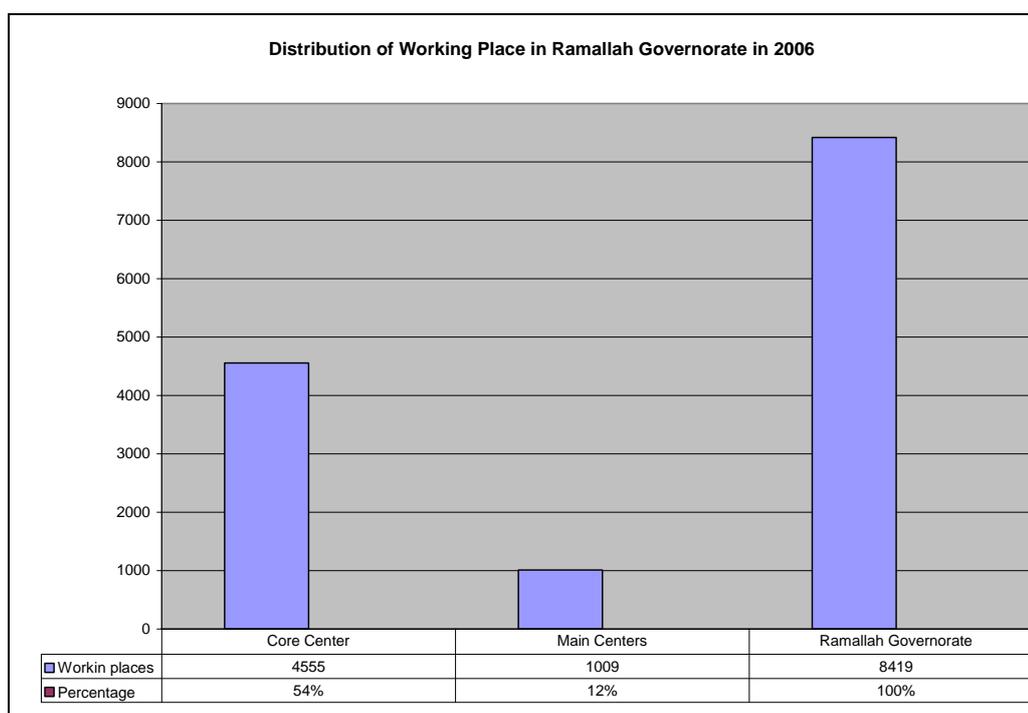


Figure (6-28): Distribution of Working Place in the Governorate of Ramallah in 2006
Source: Palestinian Central Bureau of Statistics, 2006.

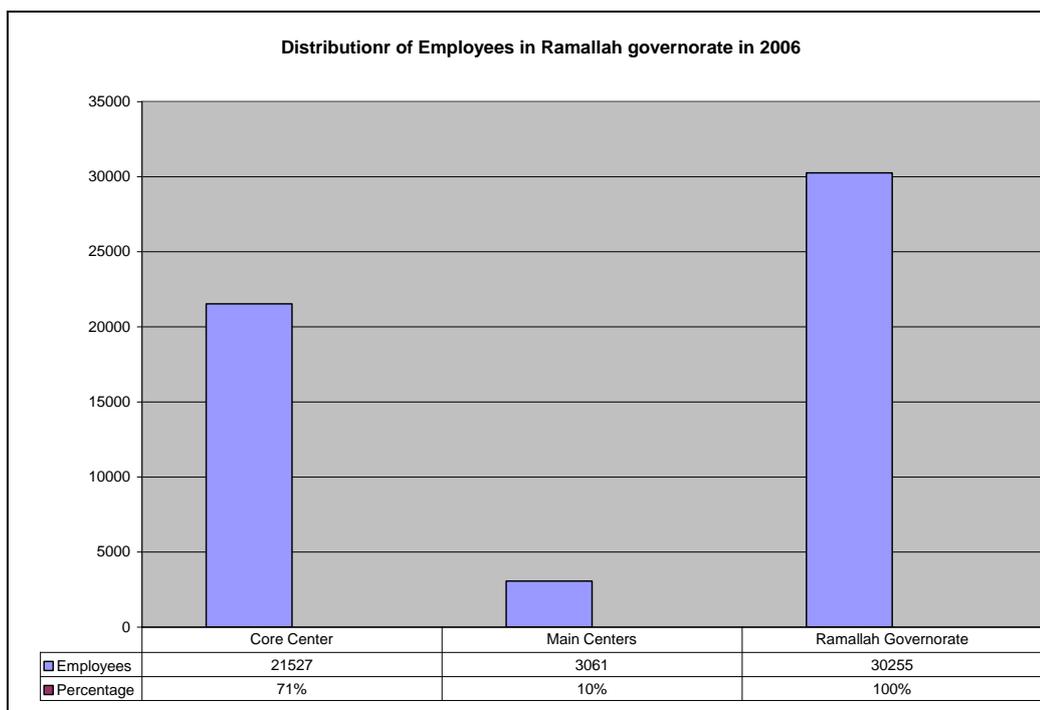


Figure (6-29): Distribution of Employees in the Governorate of Ramallah in 2006
Source: Palestinian Central Bureau of Statistics, 2006.

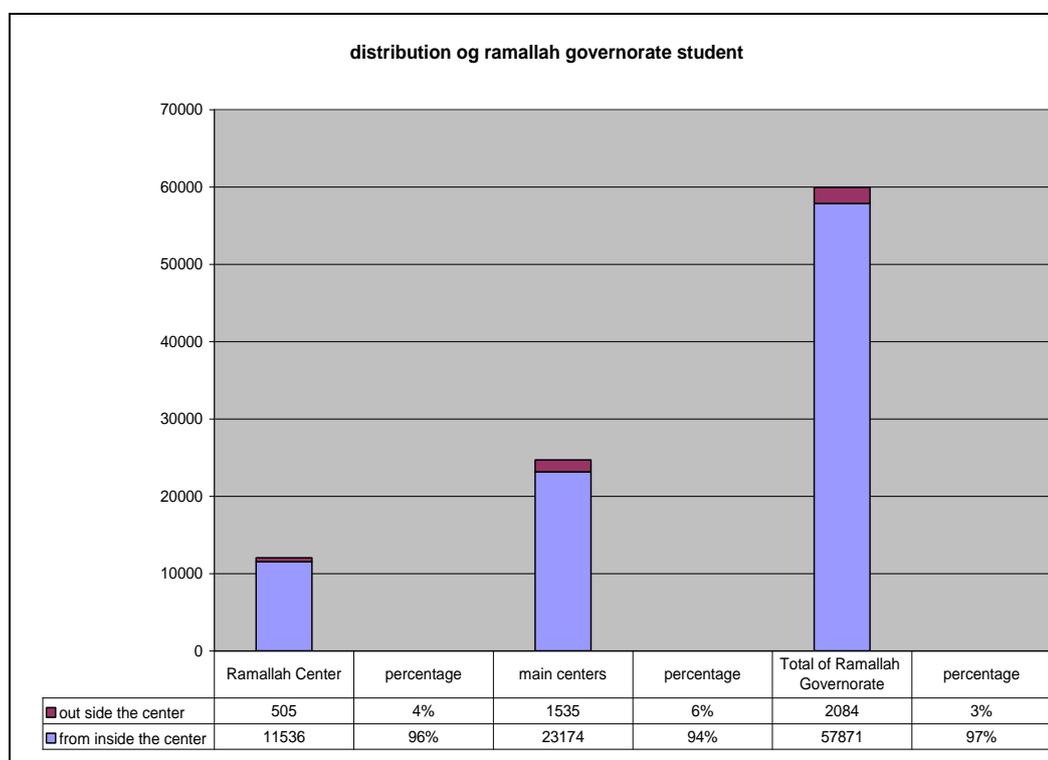


Figure (6-30): Distribution of Students in Ramallah Governorate in 2006
Source: Palestinian Central Bureau of Statistics, 2006

The used definition of the rural areas and urban areas was based on the population growth and provision of basic services, and the accessibility, but culturally and socially there are no major

differences between them, neither in lifestyle nor in the standard of housing which is a good base for the required rural- urban interaction. They share a wide agricultural landscape, a variety of natural environment many historical sites. They also share the same services needs.

Commuting is naturally strongest in the bordering municipalities; the volume of the commuting is clearly dependent on the time distance from the core area. The commuting of the localities bordering the core area causes pressure on the land use and the transportation route. For example The route of Ramallah- Birzeit, Birzeit, Surda and Abu qash built up area is 27%, 10% and 19% respectively of its total land. It is worth mentioning that their land is classified as arable land and permanent crops.

6.6 Conclusions

Ramallah governorate localities structure could easily developed to form a Regional city model, its performances to be sustainable spatial urban model need integrated effort on the governmental and local level, yet the local level is the basic level to start the cooperation between its localities and the Urban-rural partnership that could lead us to a sustainable spatial development. Such cooperation and coordination need an appropriate structure to be achieved efficiently, it need a special local committee that coordinate the partnership in managing and developing land use issues between the localities, and in the other hand coordinate this development with the government level.

The obstacles facing such model are associated with its main component of city's sustainability which is land use, density and transportation. Land use classification should be done on the governorate level; accordingly each locality should have its own percentage of built up area that should not be exceeded on the long run, in order to be sustainably developed. The built up density should be decreased to meet sustainable standards. Transportation network should be developed into hierarchical levels to serve the localities efficiently; public transportation vehicles should be developed.

Developing the new urban structure of the spatial unit in Ramalah Governorate require the construction and extension the main transportation route to connect the new suggested sub-center. it also require establishing new routes to connect the local centers with each other and with its sub centers. The New transportation routes aim to minimize the travel time to change the rural-urban relationship typology, and the related unsustainable urban expansion of the core area, as a mono center, as well providing the required services in the local centers to develop a sustainable partnership between its localities to maintain the Palestinian unique urban tissue between of rural and urban areas.

Public awareness should be attracted to understand the dangerous of the urban growth and its expansion without controls or limits to our environment and our opportunity to be sustainably developed. As well as the environmental benefits of decreasing using private transportation and encouraging using public one. Such attraction could be done through a planed media and publicity.

The result of our land use and density calculation using the last built up area data in 2003 and the forecasted population in 2028 revealed that the density is exceeding the required sustainable densities. 55% of these localities have used more than 10% of its land, this could be considered as an alarming percentage, to be sustainably managed and decreased to reserve land natural resources from urban sprawl for the new generations. The best to do is to maintain the current built up area; hence it is sufficiently needed built up area for the coming years to achieve sustainable spatial development.

It's worthy to mention that camps are special case of land use, which needed a separated study. The camps built up area is more than 100% (Ministry of Planning, 2008), they need special management. It could not naturally developed due to limited rented land provided by the UNRWA. They were initiated as a temporary status on the neighboring localities' lands. Expanding these camps land would be considered as legalizing such status of refugees. Allocating these refugees in new villages would consider to be as the end of their historical right of return. Currently the best that could be done is to improve the camps infrastructure; as well the partnership between localities definitely should include these camps.

Finally, developing a sustainable model is just an attempt to improve the life of our people while preserving the land and natural resources for our children. Such attempts should be accepted and supported locally and legally to be successfully implemented.

CHAPTER SEVEN: Conclusions and Recommendations

Conserving land and natural resources for the coming generation is a noble mission, which is the responsibility of every citizen on earth. Achieving such goal under the Israeli occupation constrains is hardly accomplish. Since Palestinians have to deal not only with their natural resources and their social and economic needs to achieve sustainable spatial development, they are forced to deal with the constrains forced by the occupation, which assert obstructions and destructive effect to their social, economical and environmental life. Managing these constrains are dependent on the final status of negotiation, hence it will assign the control status over land and natural resources. It will definitely affect the sustainable city requirement, land use, density and transportation that are used by Israeli occupation to restrict Palestinian growth and development. The governorate could be managed as one administrative unit which is the only way to spatially planning for sustainable development. Hence land sovereignty and land continuity are perquisites for such development.

On the other hand Palestinians are facing many challenges to achieve sustainable spatial development on the governmental and local level; coordination between them is vitally required. Yet, the local level could play a great role to achieve the needed development, it only lack the appropriate structure and program as well as the financial support.

Three main requirements should be the local and governmental levels' target goal to achieve sustainable spatial development:

- Developing national planning legislations that respond to the Palestinian needs and objectives, socially economically and environmentally.
- Developing a legal structure for a citizen involvement program
- Developing spatial planning model on a governorate level that responds to the included governorates localities needs and objectives. Using the urban rural partnership method.

Managing and planning for such goals require legal, social, financial and technical support.

Our study was an attempt to manage these requirements, but each one need enormous effort to be achieved; hence the available data is not sufficient it need to be more accurate, specific and detailed to reach desirable results.

The planning legislation need to be studied carefully to make the necessary changes, more over the legislation council should work intensively to achieve unified national planning laws for the Palestinian territories.

The local level involvement need to be organized in a clear legal structure and program, to ensure effective citizen involvement in the different stages of the planning process.

The suggested model should be one of many planning efforts aiming to plan for sustainable spatial development in the Palestinian territories.

The regional city model could be applied easily to Ramallah Governorate without major spatial changes. It requires establishing a hierarchical spatial unit system of local centers and sub centers. In our study we concluded that we need to establish new sub centers beside the existing one to serve the local centers efficiently.

New transportation hierarchical structure should be established, the main route should be extended to connect the sub-centers with each other and with the core center. New secondary routes also should be established between the local centers. These development steps aims raise the accessibility and mobility in the governorate to meet sustainable development requirements.

The built up area and density is affecting our opportunity to achieve sustainable spatial development. The hierarchical spatial structure and the rural urban partnership should provide the governorate structure with a relative built up areas, percentages that should not be exceeded to preserve the natural resources and the agricultural land. it also provide a hierarchical services level among the different spatial unit which also provide the governorate structure with a classified land use between such units.

Its worth to mention that Palestinian initiatives concerning initiating such structure should consider the time factor. Thus any plan or model should be periodically revised, developed or amended.

The developed sustainable Ramallah Governorate model is just a vision for the governorate development. It needs an implementation mechanism to be applied on the ground, and the following are suggested mechanism and strategies needed to achieve such model:

- The participatory approach should be applied in the planning process.
- The community survey in Ramallah Governorate should be updated, since the latest survey that was used as the basic for our study was conducted in 1997. New data may require redesigning

and developing new different sub-centers. On the other hand it may support the suggested model.

- The new updated data for the transportation sector, land use trends, density and services sectors would certainly reveal the shortages and needs in these sectors. So as to be provided in each sub-center and locality. This way, the model will be successfully applicable and valid.
- Studies and analysis should be done on lower level, the sub centers level and localities level taking more factors in assigning the sub centers such as (services, socio economical, environmental and geographical), to make sure that the suggested model is responding to the spatial needs.
- Each suggested sub-center should be studied as a separated functional spatial unit to investigate the validity of such centers to serve it localities efficiently, and as integrated to other sub center in the governorate. Studies may suggest including localities from next sub-centers or the opposite. It also may support the suggested model.
- Deciding on the needed sectors to be developed would provide the basis for wide range of development projects that should be implemented in each localities and sub-centers to support the applicability of the sustainable model. The use of the participatory approach in planning for these projects would guarantee its successfulness.

- Each sub center should have a committee or council to coordinate the needed development projects in the sub center localities, and a council or a committee for all sub centers should be included in the municipality.
- The development projects should be executing on stages based on its priorities in supporting the sustainable model, and the urgent needs for localities and sub centers.
- For this model to be applied on West Bank Governorates, we need to bear in mind that every spatial unit has its individuality. Thus every governorate should be studied separately. Its spatial structure and analysis would provide the suitable sustainable spatial model.
- The thesis proves that the occupation constrains imposed hard difficulties to achieve sustainable development, specially these constrains that prevent from considering Ramallah governorate as one administrative spatial unit. Thus dividing the applicability of this model into implementing stages could be one of these constrains management.

For the previously mentioned requirements to be achieved, more studies should be done. Therefore this study is recommending for the following studies and reports:

- The applicability of the previous spatial model to the other governorates of the West Bank.
- The urban – urban integration relationship between sub centers in Ramallah Governorate and in the Palestinian urban structure.

- Sustainable Transportation system and structure in the Palestinian structure, strategies and policies to sustainably develop the transportation system and structure in the Palestinian urban structure.
- Evaluation study for the Palestinian urban Planning institutions projects in developing partnership and integration to achieve sustainable development.
- Actually every chapter and section in this study need to be more investigated and studied. Legally, socially and environmentally.

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APPENDIXES

Appendix (A): Localities Built Up Area Calculations for Ramallah Governorate

Locality Name	Area dunum	AREA Meter	Population 2003 Capita	Built up Area 2003	Percentage %
Qarawat Bani Zeid (Bani Zeid al gh	5196	720237	2572	720	14
Mazari' an Nubani (Bani Zeid ash S	9738	628976	2333	629	6
Kafr 'Ein (Bani Zeid al gharbiya)	7028	757906	1693	758	11
'Arura (Bani Zeid ash Sharqiya)	10978	887625	2757	888	8
Bani Zeid	22045	3377222	5720	3377	15
'Abwein (Bani Zeid ash Sharqiya)	16205	1212473	3193	1212	7
Turmus'ayya	17611	1796626	4133	1797	10
Al Lubban al Gharbi	9820	300339	1403	300	3
Sinjil	14186	1995174	5167	1995	14
Deir as Sudan	4498	1001745	2024	1002	22
Rantis	11700	755682	2688	756	6
Jiljiliya	7283	909786	950	910	12
'Ajjul	6639	459206	1348	459	7
Al Mughayyir	33615	945636	2239	946	3
'Abud	15007	737252	2284	737	5
An Nabi Salih (Bani Zeid al gharbi	2846	953771	487	954	34
Khirbet Abu Falah	8186	1954888	3810	1955	24
Umm Safa	4083	158017	670	158	4
Al Mazra'a ash Sharqiya	16333	3064886	4807	3065	19
Deir Nidham	1938	456252	844	456	24
'Atara	9545	812377	2183	812	9
Deir Abu Mash'al	8778	1525624	3197	1526	17
Jibiya	1666	70172	148	70	4
'Ein Samiya	No Data	8199	163	8	No Data
Burham	1589	219065	525	219	14
Kafr Malik	52196	1304444	2792	1304	2
Shuqba	13850	1009296	4028	1009	7
Kobar	9678	803518	3411	804	8
Qibya	6250	1035668	4580	1036	17
Silwad	18880	2025180	6739	2025	11
Yabrud	2431	252649	640	253	10
Beitillu	13409	407232	2864	407	3
Shabtin	4423	190377	812	190	4
Jammala	7170	330183	1350	330	5
Bir Zeit	14088	2739474	6154	2739	19
'Ein Siniya	2791	334079	700	334	12
Silwad Camp	No Data	32116	394	32	No Data
Deir Jarir	33162	911372	3998	911	3
Deir 'Ammar	7107	572106	2243	572	8
Deir 'Ammar Camp	251	186267	2071	186	74
Budrus	2900	308801	1405	309	11
Abu Shukheidim	1430	915353	1728	915	64
Jifna	7198	941654	1262	942	13
Dura al Qar'	4166	417269	2545	417	10
At Tayba	20231	1104529	1975	1105	5
Al Mazra'a al Qibliya	13240	952537	3944	953	7
Al Jalazun Camp	340	827984	8069	828	244
Abu Qash	4751	479948	1453	480	10
Deir Qaddis	8324	591945	1828	592	7

Source: Author , 2007, Based on PCBS, 2007

Appendix (A): Localities Built Up Area Calculations for Ramallah Governorate

Continue

Locality Name	Area dunum	AREA Meter	Population 2003 Capita	Built up Area 2003	Percentage %
Ni'lin	14800	742037	4414	742	5
'Ein Yabrud	11488	1863185	3304	1863	16
Kharbatha Bani Harith	7120	873229	2700	873	12
Ras Karkar	6000	274969	1764	275	5
Surda	3726	1005276	1321	1005	27
Al Janiya	7565	296231	1087	296	4
Al Midya	833	394548	1212	395	47
Rammun	30043	983175	2983	983	3
Kafr Ni'ma	10286	1602328	3599	1602	16
Bil'in	3992	753274	1631	753	19
Beitin	4764	1485010	2836	1485	31
'Ein Qiniya	2494	337629	750	338	14
Badiw al Mu'arrajat	No Data	9558	742	10	No Data
Deir lbzi'	14208	1315400	1932	1315	9
Deir Dibwan	76908	1676868	6437	1677	2
Al Bira	No Data	9819439	36737	9819	No Data
'Ein 'Arik	5934	501637	1584	502	8
Saffa	8202	1018874	3755	1019	12
Ramallah	2250	6756185	23663	6756	300
Burqa	6001	285604	2153	286	5
Beit 'Ur at Tahta	4619	1606516	4100	1607	35
Beituniya	No Data	3994688	12334	3995	No Data
Al Am'ari Camp	93	196921	5314	197	212
Beit Sira	No Data	542451	2640	542	No Data
Kharbatha al Misbah	4438	981012	4874	981	22
Beit 'Ur al Fauqa	3818	213221	862	213	6
At Tira	3968	626972	1527	627	16
Beit Liqya	13500	1947427	7498	1947	14
Beit Nuba	14	92739	272	93	662
Rammalh, bitunia, albirah	101778	20570312	72734	20570	20

Source: Author , 2007, Based on PCBS, 2007

Appendix (B): Localities Built Up Density Calculations for Ramallah Governorate in 2028, Built Up Area 10%

Locality Name	Built Up Density 2003	Projected Poulation 2006	Built up Density 2006	Needed 2028,10%	Projected population 2028	Built up Density 2028 built up percentage 10%
Qarawat Bani Zeid (Bani Zeid al gh	280	2768	260	520	5401	96
Mazari' an Nubani (Bani Zeid ash Sh	270	2510	251	974	4899	199
Kafr 'Ein (Bani Zeid al gharbiya)	448	1822	416	703	3555	198
'Arura (Bani Zeid ash Sharqiya)	322	2967	299	1098	5790	190
Bani Zeid	590	6156	549	2205	12012	184
'Abwein (Bani Zeid ash Sharqiya)	380	3436	353	1621	6705	242
Turmus'ayya	435	4448	404	1761	8679	203
Al Lubban al Gharbi	214	1510	199	982	2946	333
Sinjil	386	5561	359	1419	10851	131
Deir as Sudan	495	2178	460	450	4250	106
Rantis	281	2893	261	1170	5645	207
Jiljiliya	958	1022	890	728	1995	365
'Ajjul	341	1450	317	664	2831	235
Al Mughayyir	422	2410	392	3362	4702	715
'Abud	323	2458	300	1501	4796	313
An Nabi Salih (Bani Zeid al gharbi	1958	524	1820	285	1023	278
Khirbet Abu Falah	513	4101	477	819	8001	102
Umm Safa	236	721	219	408	1407	290
Al Mazra'a ash Sharqiya	638	5173	592	1633	10095	162
Deir Nidham	541	909	502	194	1772	109
'Atara	372	2349	346	955	4584	208
Deir Abu Mash'al	477	3440	443	878	6714	131
Jibiya	474	160	439	167	311	536
'Ein Samiya	50	No Data	No Data	No Data	342	No Data
Burham	417	565	388	159	1103	144
Kafr Malik	467	3005	434	5220	5863	890
Shuqba	251	4335	233	1385	8459	164
Kobar	236	3671	219	968	7163	135
Qibya	226	4929	210	625	9618	65
Silwad	301	7253	279	1888	14152	133
Yabrud	395	688	367	243	1344	181
Beitillu	142	3083	132	1341	6014	223
Shabtin	234	874	218	442	1705	259
Jammala	245	1453	227	717	2835	253
Bir Zeit	445	6624	414	1409	12923	109
'Ein Siniya	477	753	444	279	1470	190
Silwad Camp	82	No Data	No Data	No Data	827	No Data
Deir Jarir	228	4303	212	3316	8396	395
Deir 'Ammar	255	2414	237	711	4710	151
Deir 'Ammar Camp	90	2229	84	25	4349	6
Budrus	220	1512	204	290	2951	98
Abu Shukheidim	530	1860	492	143	3629	39
Jifna	746	1358	693	720	2650	272
Dura al Qar'	164	2739	152	417	5345	78
At Tayba	559	2126	520	2023	4148	488

Source: Author , 2007, Based on PCBS, 2007

Appendix (B): Localities Built Up Density Calculations for Ramallah Governorate in 2028

Continue

Locality Name	Built Up Density 2003	Projected Poulation 2006	Built up Density 2006	Needed 2028,10%	Projected population 2028	Built up Density 2028 built up percentage 10%
Al Mazra'a al Qibliya	242	4245	224	1324	8282	160
Al Jalazun Camp	103	8685	95	34	16945	2
Abu Qash	330	1563	307	475	3051	156
Ni'lin	168	4751	156	1480	9269	160
'Ein Yabrud	564	3556	524	1149	6938	166
Kharbatha Bani Harith	323	2906	300	712	5670	126
Ras Karkar	156	1898	145	600	3704	162
Surda	761	1422	707	373	2774	134
Al Janiya	273	1170	253	757	2283	331
Al Midya	326	1305	302	83	2545	33
Rammun	330	3210	306	3004	6264	480
Kafr Ni'ma	445	3873	414	1029	7558	136
Bil'in	462	1756	429	399	3425	117
Beitin	524	3052	487	476	5956	80
'Ein Qiniya	450	807	418	249	1575	158
Badiw al Mu'arrajat	13	No Data	No Data	No Data	1558	No Data
Deir Ibzi'	681	2079	633	1421	4057	350
Deir Dibwan	261	6928	242	7691	13518	569
Al Bira	267	No Data	No Data	No Data	77148	No Data
'Ein 'Arik	317	1705	294	593	3326	178
Saffa	271	4041	252	820	7886	104
Ramallah	286	No Data	No Data	225	49692	5
Burqa	133	2317	123	600	4521	133
Beit 'Ur at Tahta	392	4413	364	462	8610	54
Beituniya	324	No Data	No Data	No Data	25901	No Data
Al Am'ari Camp	37	5719	34	9	11159	1
Beit Sira	205	2841	191	No Data	5544	No Data
Kharbatha al Misbah	201	5246	187	444	10235	43
Beit 'Ur al Fauqa	247	927	230	382	1810	211
At Tira	411	1644	381	397	3207	124
Beit Ligyā	260	8070	241	1350	15746	86
Beit Nuba	341	293	317	1	571	2
Rammalh, bitunia, albirah	283	78279	263	10178	152741	67

Source: Author , 2007, Based on PCBS, 2007

Appendix (C): Localities Built Up Density Calculations for Ramallah Governorate in 2028, Built Up Area 7%

Locality Name	Built Up Area Needed 2028, 7%	Built up Density 2028 Built Up percentage 7%	Actual Built up Density
Qarawat Bani Zeid (Bani Zeid al gh	364	67	133
Mazari' an Nubani (Bani Zeid ash S	682	139	128
Kafr 'Ein (Bani Zeid al gharbiya)	492	138	213
'Arura (Bani Zeid ash Sharqiya)	768	133	153
Bani Zeid	1543	128	281
'Abwein (Bani Zeid ash Sharqiya)	1134	169	181
Turmus'ayya	1233	142	207
Al Lubban al Gharbi	687	233	102
Sinjil	993	92	184
Deir as Sudan	315	74	236
Rantis	819	145	134
Jilijliya	510	256	456
'Ajjul	465	164	162
Al Mughayyir	2353	500	201
'Abud	1050	219	154
An Nabi Salih (Bani Zeid al gharbi	199	195	933
Khirbet Abu Falah	573	72	244
Umm Safa	286	203	112
Al Mazra'a ash Sharqiya	1143	113	304
Deir Nidham	136	77	257
'Atara	668	146	177
Deir Abu Mash'al	614	92	227
Jibiya	117	375	226
'Ein Samiya	0	0	24
Burham	111	101	199
Kafr Malik	3654	623	222
Shuqba	970	115	119
Kobar	677	95	112
Qibya	438	45	108
Silwad	1322	93	143
Yabrud	170	127	188
Beitillu	939	156	68
Shabtin	310	182	112
Jammala	502	177	116
Bir Zeit	986	76	212
'Ein Siniya	195	133	227
Silwad Camp	0	0	39
Deir Jarir	2321	276	109
Deir 'Ammar	497	106	121
Deir 'Ammar Camp	18	4	43
Budrus	203	69	105
Abu Shukheidim	100	28	252
Jifna	504	190	355
Dura al Qar'	292	55	78
At Tayba	1416	341	266
Al Mazra'a al Qibliya	927	112	115
Al Jalazun Camp	24	1	49

Source: Author , 2007, Based on PCBS, 2007

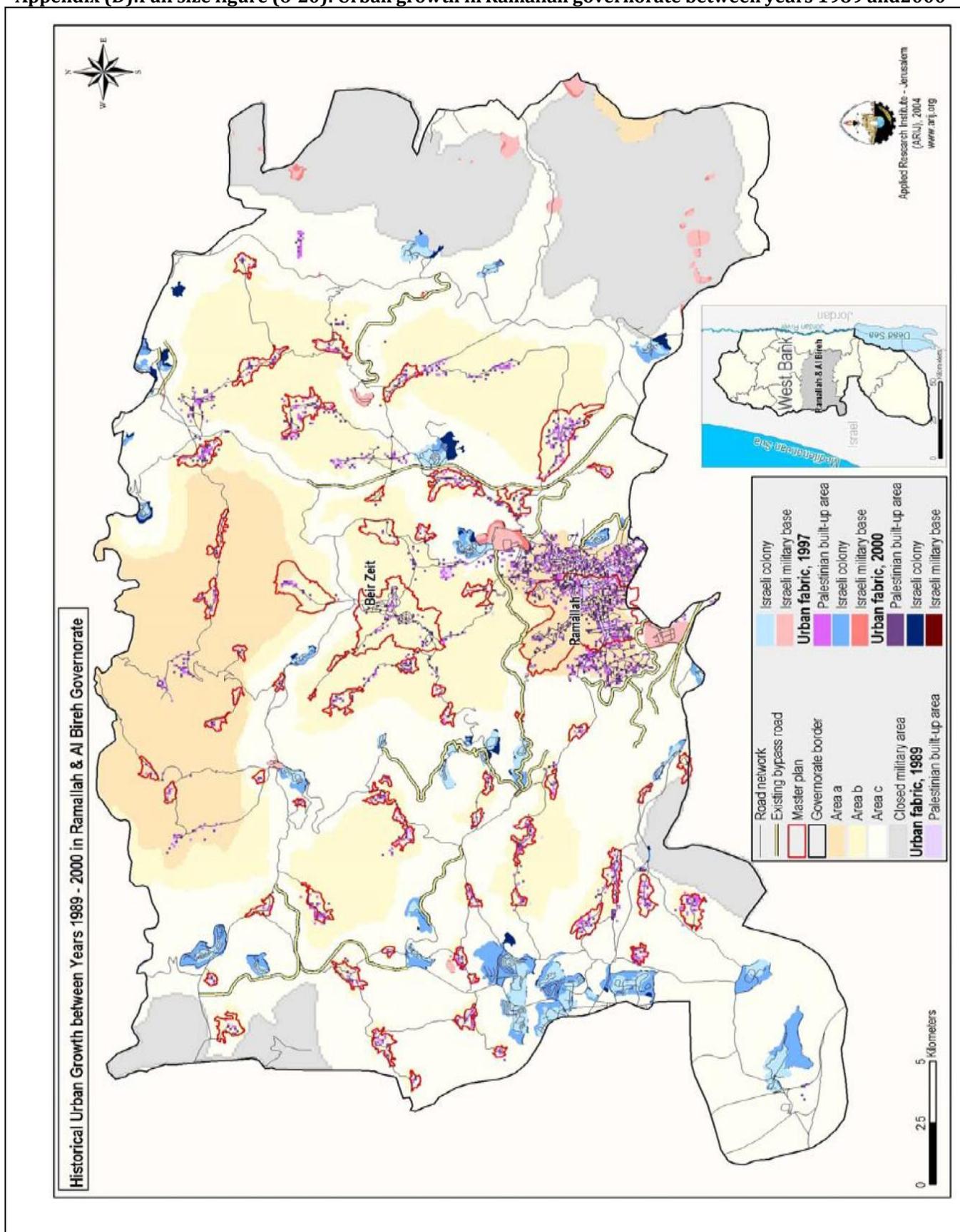
Appendix (C): Localities Built Up Density Calculations for Ramallah Governorate in 2028

Continue

Locality Name	Built Up Area Needed 2028, 7%	Built up Density 2028 Built Up percentage 7%	Actual Built up Density
Abu Qash	333	109	157
Deir Qaddis	583	152	154
Ni'lin	1036	112	80
'Ein Yabrud	804	116	269
Kharbatha Bani Harith	498	88	154
Ras Karkar	420	113	74
Surda	261	94	362
Al Janiya	530	232	130
Al Midya	58	23	155
Rammun	2103	336	157
Kafr Ni'ma	720	95	212
Bil'in	279	82	220
Beitin	333	56	249
'Ein Qiniya	175	111	214
Badiw al Mu'arrajat	0	0	6
Deir Ibzi'	995	245	324
Deir Dibwan	5384	398	124
Al Bira	0	0	127
'Ein 'Arik	415	125	151
Saffa	574	73	129
Ramallah	158	3	136
Burqa	420	93	63
Beit 'Ur at Tahta	323	38	187
Beituniya	0	0	154
Al Am'ari Camp	7	1	18
Beit Sira	0	0	98
Kharbatha al Misbah	311	30	96
Beit 'Ur al Fauqa	267	148	118
At Tira	278	87	196
Beit Liqya	945	60	124
Beit Nuba	1	2	162
Rammalh, bitunia, albirah	7124	47	135

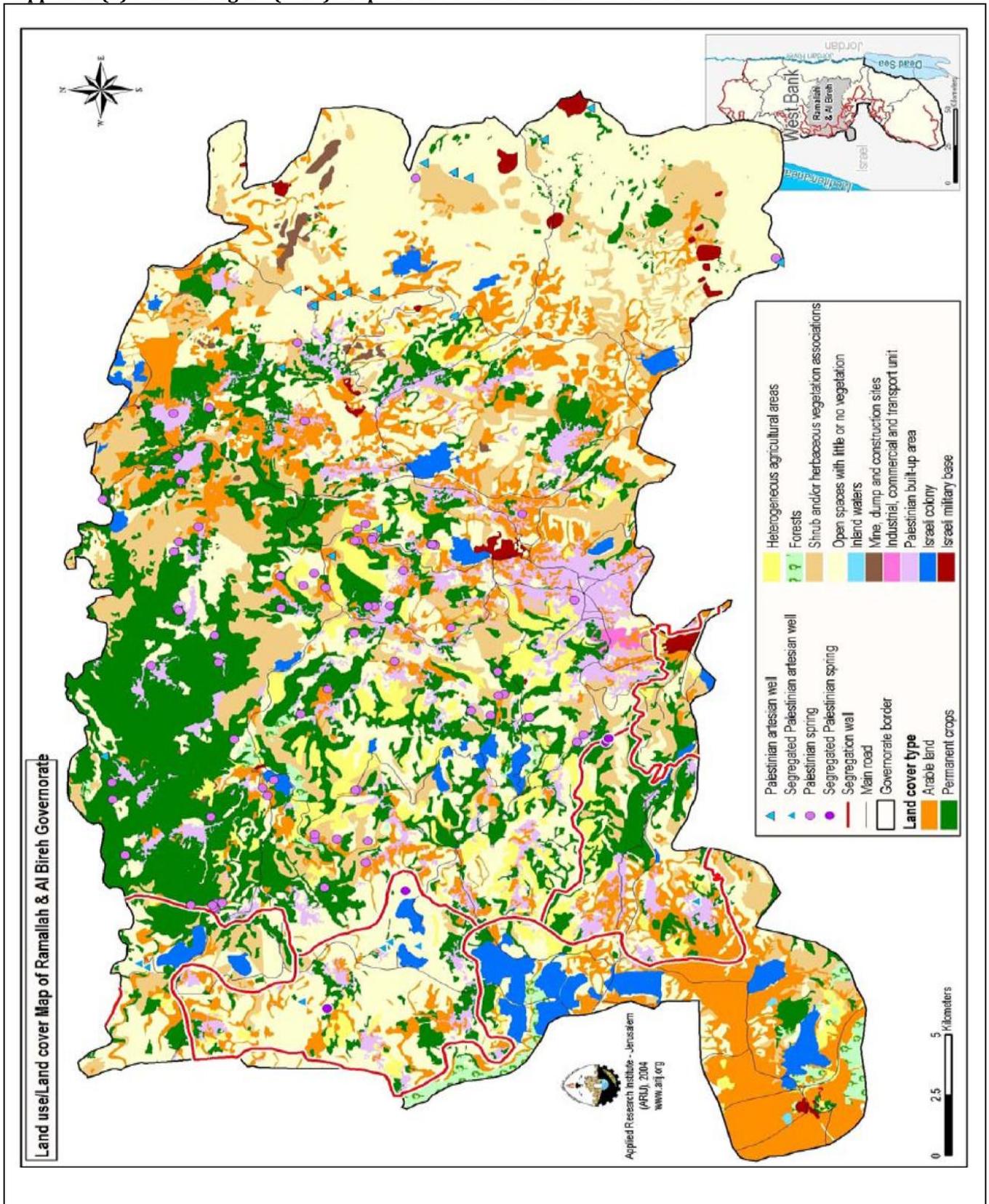
Source: Author, 2007, Based on PCBS, 2007

Appendix (D): Full size figure (6-20): Urban growth in Ramallah governorate between years 1989 and 2000



Source: ARIJ, 2004.P70

Appendix(E):Full size Figure (6-23): Map of land use in Ramallah Governorate



Source: ARIJ, 2004.P7