Ashajayea After War, a Livable Neighborhood!

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General Background

General Background of Gaza strip

Culture  housing
Topography  site
Ownership  Public places
Tenure  Land use
Services  infrastructure
Population  Density
General Description

Med Sea = 40 km

Total Area = 360 km²

Occupied Palestinian = 59 km

Egypt: 13 km
GAZA STRIP, General Background

Urban and Socio Economic Conditions:

Total population: 2,015,650 inhabitants.

Population density: 20,000-40,000 person/km²

Urbanization: 74%

Urbanization rate: 3.1% per annum
Administrative Map of Gaza

North Gaza
1. Beit Hanun
2. Beit Lahya
3. Jabalia
4. Um alnassr
5. Gaza
6. AlMughraqa
7. Alzahra
8. Wadi Gaza

Deir Al Balah Gaza
9. Deir Al Balah
10. An Nuseirat
11. Az-Zawayda
12. Al-Bureij
13. Al-Maghazi
14. Al-Musaddar
15. Wadi As Salqa

Rafah Khan Younis
16. Khan Younis
17. Al Qarara
18. Bani Sheila
19. Absan Alkabira
20. Absan Aljadida
21. Khuzaa
22. Al Fukhari
23. Rafah
24. An Nasser
25. Ash Shoka

Gaza Strip
Five Governorate
25 municipalities
4 Joint service councils
8 refugee camps
Demographic Statistics

Population density per km²:
- <5
- 5-10
- 10-20
- 20-30
- 30-40
- 40+

Population aged:
- <15
- 35'-40%
- 40-45%
- 45-50%
- 50-55%
- >55%

Median age: 18 years
Infrastructure Statistics

Percentage living in units connected to sewage network:
- <25%
- 25%-50%
- 50%-60%
- 60%-70%
- 70%-80%
- 80%-90%
- 90%-100%

78% connected

Percentage living in units connected to water network:
- <50%
- 50%-60%
- 60%-70%
- 70%-80%
- 80%-90%
- 90%-95%
- 95%-100%

96% connected
The history of Gaza strip

1948
1987
1994
2000
2005
2007
2012
2014
intifada
2012

Israel launched an 8 day operation in Gaza (Pillar of Defense). During this offensive, Israel killed more than 158 people and destroyed more than 124 houses and more than 238 public institutions (mosques, schools, health, governmental, etc.).

2014

The 2014 Israel–Gaza conflict also known as Operation Protective edge.
Damaging density

45% of Gaza area

21% of Gaza building

71% from Gaza damaged building
Diagnosing Stage

General Background about Ashajae’ya Neighborhood

Culture  housing

topography  site

ownership  Public places

Land use  Tenure

Population  Services

infrastructure  Density
At-Turkman Al Jadida, Eastern neighborhood of Gaza city

14305 Acre

120000
Current and Future land Use

- Governorate Boundary
- Municipal boundary
- Statistical divisions
- Historical site
- Crossing point
- Built-up Area
- Urban development
- Recreation
- Agricultural land
- Wadi Gaza (reserve)
- Fisheries site
- Existing industrial area
- Proposed industrial area
- Proposed harbor site
- Proposed treatment site

Scale 1:150000
ASHajaiya is located in the highest areas of Gaza at a height of 60-90 m above sea level.
Land ownership

Most of Ashajaiya's lands are Private, and there is an Waqf lands (Cemeteries).
45%-50% from Ashajae'ya residents aged < 15.
The median age = 18 comparing with the world average = 28 year.
Social Characteristics

30%-40% from Ashajae'ya residents located below the poverty line.

Poverty rate:
- <20
- 20.1 - 30
- 30.1 - 40
- 40.1 - 50
- >50

Scale 1:150000
Overcrowding

The average number of persons by housing unit at ashajae’ya (6-7) persons, and that is an indicator of overcrowding.

Average number of persons per housing unit.

- < 4
- 4-5
- 5-6
- 6-7
- >7
Ash'shajae'ya is a neighborhood of Gaza city, residents go to the city for Banks, Police, and for recreation, administrative services, and for jobs.

Regional Services
- Town Hall
- Police
- Restaurants
- Banks
- Theatre
Ash’shajae’ya is a neighborhood of Gaza city, residents go to the other cities for public services, universities, other cross points.

Regional Services

- Cross Point
- Universities
- Public Services and careers
Analysis stage

Ashajayi’a Before and After War

Section A: Housing
Section B: Social Sector
• Health
• Education
• Culture
Section C: Utilities
Infrastructure
• Transportation
• Energy
• Water and wastewater
• Telecommunication
Section D: Livelihoods and economy
• Agriculture
• Commercial
• Industrial
Neighborhood Definition:

Is a residential area with residential neighborhoods (2-5) and a population of between 100,000 and 150,000.

Ashajayea as a neighborhood:

- Is a residential area with residential neighborhoods (2-5)

1. At-Turkman: 2895 donum
2. Eastern Turkma: 3700 Donum
3. Al-Jadida: 2760 Donum

- Population of between 100,000 and 150,000.
Analysis stage

Section A

housing Sector
Housing sector

Before War vs. After War
Housing sector

Damaging Density

- Gaza strip: 22%
- Ashajaeya: 78%
Housing sector

Housing Damage

Before War: 2011

After War: 2015

- Destroyed
- Impact Crater (Damage to Field)
- Impact Crater (Damage to Road)
- Moderate Damage
- Severe Damage
Damage to road
Green house
Field
Building
Al-Shujaiya recorded the highest rate of overcrowding in Gaza City at a rate of 7.2 persons \( \text{dwelling} \), with about 17,000 housing units. It has about 120,000 citizens. By 2020, the population will be 13,3512 citizens. Need about 18,543 housing units that need 1500 unit to be built to meet the demands of the population.

All of this without War!
After the last War on Ashajaeya, 3258 units damaged, 1500 units severely damaged and destroyed. So that there is a need for more 1500 units.

So

1500 units before war
+ 1500 Units after war
= 3000 units need !!!
Analysis stage

Section B

Social Sector

• Education
• Health
• Culture and recreation
Education: 1- Primary Stage

Before War:

- 23 Primary Schools
- Service Area: 500 m
- Number of Served residents: 3000 people/school

Ashajaeya population: 120,000
Population served: 69,000!
Almost half of the population is not serviced
1- Primary Stage

after War

after War: 13 Primary Schools

Service Area: 500 m
NO of Served residents: 3000 p/school

Ashojaeya population: 120000
Served population: 39000
Almost two third become no served!

Ashajaeya need 17 additional primary school!
2- Secondary Stage

Before War:
- 12 Secondary schools
- Service Area: 2500 m
- Number of served residents: 15000 p/school

Ashajaeya population: 120000
Population served: 120000
All of Population Served
2- Secondary Stage

After War:

- After War: 11 Secondary schools
- Service Area: 2500 m
- No of Served residents: 15000 p/school
- Ashajaeya population: 120000
- Population served: 120000
- All of Population Served
1- Education

Before

after

Before

after
2 : Health

Before War

After War
Before War

The hospital located in Al-Shojaeya neighborhood is Al-Wafa Specialist hospital (for medical rehabilitation and specialized surgery).

According to planning criteria:
- Population Served: 150,000 - 300,000
- Service distance: 30 km

Ashajaeya Population: 120,000
Almost it served all Gaza strip

After War

It was completely destroyed
2 : Health : Clinics

Before War

There is a 7 clinics in al Shojaeya neighborhood. Consist of health centre and psychological centre. Ashojaeya considered have the large number of this clinics on Palestine. According to planning criteria:

- Population Served: more than 12000
- Service distance: 800 mm
- Ashajaeya Population: 120,000

So 84,000 population served. Almost it served all part of Ashojaeya neighborhood.

After War

Only five clinics remained undestroyed.

So 60,000 population served (the Half)
3 : Cultural section: mosques

Mosques Before War

Mosques After War
There is a 20 Mosques in al Shojaeya neighborhood, consist (Ahmad ibn Othman mosque) that considered as a historical place because of its history (Al-Mamaleek age).

According to planning criteria:
- Population Served: 2000
- Service distance: 500 m
- Ashajaeya Population: 120,000

So 40,000 population served (Just one third population served)
16 Mosques still in al Shojaeya neighborhood, 4 mosques consist (Ahmad ibn Othman mosque) destroyed after war.

According to planning criteria:

- Population Served: 2000
- Service distance: 500 m
- Ashajaeya Population: 120,000

So 32,000 population served!
3: Cultural section: recreation

Before War

After War

AlQubba Park
Nadi Ashojaeya
AlQubba Hall
Al-Mintar
3 : Cultural section: recreation

Before War

There is just one park in al Shojaeya neighborhood (AlQubba Park. Consist a sport hall. According to planning criteria:
Population Served: 15000
Park area for neighborhood: 1 hectare
Ashajaeya Population: 120,000
So 40,000 population served (Just eighth population served)!
AlQubba Area: 1 hectare

After War

Total damage to Al-Qubba Park in Shejaiya area!
Analysis stage

Section C

Infrastructure sector

• water
• Waste water
• roads
1: water network

Before War

After War
1: water network
1: water network

Total damage to Al-Montar Water Reservoir and the related Boosters

Damage to water pipelines and network in different areas of the city
3: roads

Before War

After War
Analysis stage

Section D

Livelihoods and economy

• Agriculture
• Industry
• Economy
1: agricultural land

Before War

The damaged!
2,3: the commerce and industry
The concept

The vision of the reconstruction and development of Ashajaeya neighborhood

develop commerce livable
infrastructure housing
welfare health
Al-Shajayea as a livable neighborhood, so reconstruction must be given priority. Balanced development is also needed, to regain its economic and promote the welfare of its population.
Reconstruction

- 1500 building destroyed
- 1600 building partially damaged
- 1 secondary school destroyed
- 10 primary schools partially damaged
- 1 hospital destroyed
- 3 clinics damaged!
- 1 park destroyed
- Many road damaged
Reconstruction

1: Al Quba Park, Jamal Abd Al-Nasser school

before

after
2 : Al-Wafa hospital

Reconstruction

after

before
Reconstruction

3 : green houses

before

after
Baghdad Street before war

Baghdad Street after war

Baghdad Street after reconstruction
• 1500 new building need.
• 10 primary schools need.
• 2 new clinics need.
• 2 new park need.
<table>
<thead>
<tr>
<th>Sector</th>
<th>Project</th>
<th>Objective</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>Construction a new houses (Total 1,500)</td>
<td>Provide Decent housing for people living in Gaza, &amp; Help in solving housing crisis.</td>
</tr>
<tr>
<td>Education</td>
<td>Construction a new 10 schools through 5 years</td>
<td>develop schools to accommodate the increasing numbers of students .</td>
</tr>
<tr>
<td>Health</td>
<td>Construction a new clinic in the north side and construction a new mother and child health centres</td>
<td>Develop the health services and add new specialized services.</td>
</tr>
<tr>
<td>Economic sector</td>
<td>Rehabilitation the industrial sector (wood, food, construction)</td>
<td>Job creation and Support local Production</td>
</tr>
<tr>
<td>Infrastructure</td>
<td>The Supplying and installation of a desalination station for all wells in East of Al-Shagayieh with a capacity of 2,000 cubic meters per day</td>
<td>Providing safe drinking water to the inhabitants of the region</td>
</tr>
<tr>
<td>Sector</td>
<td>Project</td>
<td>Objective</td>
</tr>
<tr>
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<td>---------------------------------------------------------------------------</td>
</tr>
<tr>
<td>road</td>
<td>The Rehabilitation of the Area between Umar Al Mukhtatar street  Jamal Abed Al Naseer street and Mustafah Hafeth street</td>
<td>Improving and Developing the infrastructure utilities</td>
</tr>
<tr>
<td>road</td>
<td>The Rehabilitation of the AL Mansoura and Al Qaramah Street</td>
<td>Improving and Developing the infrastructure</td>
</tr>
<tr>
<td>health</td>
<td>The rehabilitation of Al Sikah Road from Bagdad street to AL Shaghaf street</td>
<td>Improving and Developing the infrastructure</td>
</tr>
<tr>
<td>Road\</td>
<td>The rehabilitation of the Access Roads of Bagdad street south east</td>
<td>Improving and Developing the infrastructure</td>
</tr>
</tbody>
</table>