

**An-Najah National University**  
**Faculty of Graduate Studies**

**Assessment of the Master Planning Practices  
in the Palestinian Rural Areas under the  
Israeli Occupation in the West Bank**

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**Assessment of the Master Planning Practices in the  
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### III

## **Dedication**

To those who stood by me all.

To my mother and father, the dearest one's.

To my brothers and sisters, and especially to Eng. Ihab Mansour, Mrs.

Shireen Mansour, Dr. Shaden Mansour, and Dr. Najla' Mansour.

To my colleagues in my master degree.

And to those who will walk on this subject with and after me.

I dedicate my humble research...

## **Acknowledgement**

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I would also like to thank all those who helped me in this research from government institutions, private companies and individuals, especially the International Peace and Cooperation center (IPCC), and the Global Group for Engineering & Consulting (Ma'alem Company) that contributed to this modest work.

You have all my love, respect and appreciation...



## الاقرار

أنا الموقع أدناه مقدم الرسالة التي تحمل العنوان :

### **Assessment of the Master Planning Practices in the Palestinian Rural Areas under the Israeli Occupation in the West Bank**

أقر بأن ما اشتملت عليه هذه الرسالة إنما هي نتاج جهدي الخاص، باستثناء ما تمت الإشارة إليه  
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علمي أو بحثي لدى أية مؤسسة تعليمية أو بحثية أخرى.

### **Declaration**

The work provided in this thesis, unless otherwise referenced, is the  
researcher's own work, and has not been submitted elsewhere for any other  
degree or qualification.

**Student's name:**

**اسم الطالب:**

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**التوقيع:**

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**التاريخ:**

## Abbreviations

<b>AREA C</b>	Palestinian Areas with a Control of Israeli Military Occupation
<b>AREA A</b>	Palestinian Areas and Control for the Palestinian Authority
<b>AREA B</b>	Palestinian Areas with a Joint Control
<b>ICA</b>	Israeli Civil Administration
<b>MOLG</b>	Ministry of Local Government
<b>OECD</b>	Organization for Economic Cooperation and Development
<b>CSD</b>	Commission on Sustainable Development
<b>PLO</b>	Palestine liberation Organization
<b>PCBS</b>	Palestinian Central Bureau of Statistics
<b>MOPIC</b>	Ministry of Planning and International Cooperation
<b>PA</b>	Palestinian Authority
<b>HPC</b>	Higher Planning Council
<b>CPD</b>	Central Planning Department
<b>GIS</b>	Geographic Information System
<b>OCHA</b>	Office for the Coordination of Humanitarian Affairs
<b>IPCC</b>	International Peace and Cooperation Center
<b>MA'ALEM</b>	Global Group for Engineering & Consulting
<b>ARIJ</b>	Applied Research Institute Jerusalem
<b>NGOs</b>	Non-Governmental Organization
<b>PIF</b>	Palestine Investment Fund

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**Abstract**

This study deals with the planning process in the Palestinian areas under Israeli occupation or the so-called Area(C), as well as the importance of these areas as the extension of the Palestinian rural land. The objectives of this study are: analyzing the process of rural planning in Area (C), assessing and analyzing the master plan practices in the Palestinian rural areas under the Israeli Occupation in the West Bank, examining the criteria and objectives accredited by the international and regional planning, including: economic, social and environmental objectives and enhancing the value of the Palestinian rural areas.

Three Palestinian villages from the Palestinian rural area in Area (C) were reviewed and analyzed as cases of study. Each case has been studied separately. The researcher tried to study how much of the master plans with the criteria of rural planning have been achieved. This is also an attempt to address the weaknesses and strengths of the structural planning practices in the Palestinian rural areas in Area (C).

The study follows the analytical descriptive method, which is concerned with collecting the facts and analyzing particular aspects of the study. The researcher has also used both the quantitative and qualitative descriptive methods since they are relevant to the purpose of the study.

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The study shows the uniqueness of the Palestinian situation in the planning of the Palestinian rural areas under the Israeli occupation in Area (C) and the planning mechanism, procedures and obstacles together with the assessment of the whole process based on the international situation in rural planning (England) as well as the regional situation (Saudi Arabia).

The study proposed certain guidelines together with the respective requirements and limitations in areas under occupation in Area (C). The study recommended to prepare a planning guide for all Palestinian rural areas in general and another one for Palestinian rural areas under the control of the Israeli occupation in particular, and also recommended to start developing regional plans to link the Palestinian rural areas in an integrated manner. The Palestinian rural areas should be studied and researched more and also the local and international efforts should be consolidated to preserve these areas and protect them from confiscation and depletion.

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# **Chapter One**

## **General Framework of the Study**

### **1.1 Introduction**

The role of master planning is compromises the different interests with the different levels in a region and providing a certain context, within which huge projects or targeted areas of development can be approached. In this respect, site-specific recommendations provide greater benefits to the overall land use balance, functionality, and the identity of an area, while spatial planning goes beyond the traditional land use planning (Gallent et. al., 2008). In fact, the transition to spatial planning and the substitution of a land-use control needs a vast coordinating role since planning and planners have many potential implications for rural areas (Gallent et. al., 2008). In this respect, planning is expected to implement the rural policy and coordinate between the programs of different agencies.

Rural planning is a special case of master planning; its value reflects the socio-economic and political factors, complexity of rural situation and the differences between the whole aspects of urban and rural areas (Robinson, 2008). The modern approach to master planning, which goes back to 2004 legislation of Planning and Compulsory Purchase Act, seems to bring opportunities for a more arranged pattern of space management. However, the approach recognizes that conflict will occur as a result of the multifunctional land use (Gallent et. al., 2008).

Due to the political conflict, Palestine is a case of socio-economic, environmental, and political instability, and one of the occupied territories, which normally has many challenges in all aspects of life and planning field. In addition to this problems, other factors, especially the percentage of population growth, weak management, limited resources, urban sprawl, fragmentation, lack of awareness and lack of updated Palestinian laws, the case of Palestine needs incessant and ambitious efforts to cope with these obstacles. In fact, there is an urgent need from all state institutions to work together; to get out with a perception of a holistic planning for Palestine with all potential scenarios, to reach the result that will bring about development in all various fields in Palestine.

The limited area of the Palestinian land, which is being eroded day by day, the absentees' land and the increased demand for the Palestinian land are the most challenges facing the Palestinian planners. Therefore, the priority to protect our land comes at the top, especially when the occupation is usurping, confiscating and destroying the Palestinian land in the villages and hamlets to expand settlements. (Shamrak, 2000). According to Oslo Accords, the West Bank is divided into three areas; (A), (B) and (C). This research will focus on the rural lands in Palestine, which are mainly located within the Area (C). Area C is rich with natural resources. It also contains about 60% of agricultural lands in the West Bank and includes permanent crops, arable lands, heterogeneous agricultural lands and plastic houses (MOLG, 2016).



Area (C) is controlled by the Israeli military occupation. According to the interim agreements, this control was supposed to expire by 1999, but actually nothing on the ground has changed yet. On the contrary, the Israeli Occupation are still expanding their presence through building and expanding their settlements in the Palestinian rural areas, despite the Palestinian undeterred efforts to strengthen their presence and steadfastness on the Palestinian rural areas (Khamaisi, 2013).

In order to stop the Israeli arbitrary policies, expulsions, demolitions, confiscations and the drain of our villages of its inhabitants, like what happened in Al-Nabi-Samueal in Jerusalem, Al- Hadedeieh in Tubas and Susiya in Hebron, there should be serious actions at all level of planning.

## **1.2 Problem Definition**

According to Oslo Accords, the centers of Palestinian cities in the West Bank were classified as Area (A) and expanded within Area (B), and therefore most of the vast majority of Palestinian rural areas falls within Area (C). Area C forms more than 60% of the West Bank, where construction is prohibited and expanded. Construction is permitted only under complicated conditions and large restrictions that do not fit the planning requirements.

The Israeli restrictions in Area (C) are a major obstacle to expansion and planning. The planning experience in Area (C) is not clear, it takes a long time and passes through complex stages, and through the planning experiments in Area (C), five local outline plans have been approved so far out of 119 communities which 96 have been submitted to the ICA, where the

planning process in Area (C) began in 2008 (MOLG, 2016). This, in turn, increases the responsibility to follow and assess the status of the plans operating in the rural areas- Area C; in order to maintain the remaining ratio of rural areas.

The Palestinian rural communities, which are totally located in Area (C), especially agricultural lands, and all the construction work in the rural or semi-rural towns or villages of the West Bank, where 70% of the population lives, require the approval of the Israeli Central Planning Department and the Higher Planning Council (OCHA, 2014). Due to the continuation of this period for 23 years, these areas have suffered from the Israeli occupation and restrictions of growth in different ways. For example, about 482 houses and structures have been demolished over the past year and thousands of dunums have been confiscated in Area (C) (ARIJ, 2016). This has eventually restricted the growth of these communities and today they are in need of a clear policies on the ground as the actions of Israeli occupation have become more cruel against these areas. Therefore, this situation creates an urgent need for preparing master plans for these rural communities (OCHA, 2009). Despite the Palestinians' invaluable and incessant efforts to prepare and then submit the master plans to the Israelis, these plans are still facing a lot of difficulties and challenges to be approved by the Israelis who follow a foggy, shadowy and procrastinating policies. This stage is considered as complicated and requires a long period of discussions and debates (Coon, 1992).

However, the Israeli military occupation authority approved five local outline plans located in Area (C), for instance Imneizel in Hebron, Ras Tira and Daba'a in Qalqiliya, Wadi El-Nis in Bethlehem, Ti'ink in Jenin, and Izbit Tabib in Qalqiliya, whereas there is still a number of plans under public objection, and few others were refused. Therefore, there is an urgent need to evaluate the process in terms of whether the approved or refused plans complied with the principles of the rural master planning and to discuss the reasons for refusal as well (IPCC, 2017).

### **1.3 Objectives**

The main objective of this study is to evaluate and investigate the master plans for the Palestinian villages located in Area (C). These plans are approved or nearly approved by the Israeli military occupation authority, and were made to meet the Israeli regulations and laws. Specifically, the Israeli rural master planning process applied in the West Bank will be compared with the principles of the modern rural planning. This goal will be achieved by:

- (1) Going out with basic principles and general instructions for the planning in the Palestinian rural areas under occupation in Area (C).
- (2) Investigating the extent to which these plans can achieve the growth in different ways, and protecting the natural resources and environmental aspects.

- (3) Testing these plans with the objectives of rural areas, including: economic objectives, social justice for all, and enhancing the value of our rural areas.
- (4) Investigating the possibility of transferring these plans from land use plans to wider spatial integrated plans.

#### **1.4 Research Question and Motivation**

(1) The main research question:

- To what extent do the Palestinian master plans in rural areas under Israeli occupation achieve the standards of the rural planning layout.

(2) The sub-questions:

- Do we really need to plan the villages and communities in the Palestinian rural areas in the West Bank under Israeli Occupation?
- What are the main obstacles to the planning process in the Palestinian rural areas under Israeli occupation?

(3) Motivation:

The motivation originates from:

- The importance of promoting and planning the Palestinian rural areas in an orderly and thoughtful way, and its impact on the Palestinian state and its reflection on organizing the rural Palestinians life.
- The limited studies on the principles of the rural Palestinian planning and its importance in the reflection of the concept in the region.
- The need to highlight the occupation policy in planning process the Palestinian rural areas.

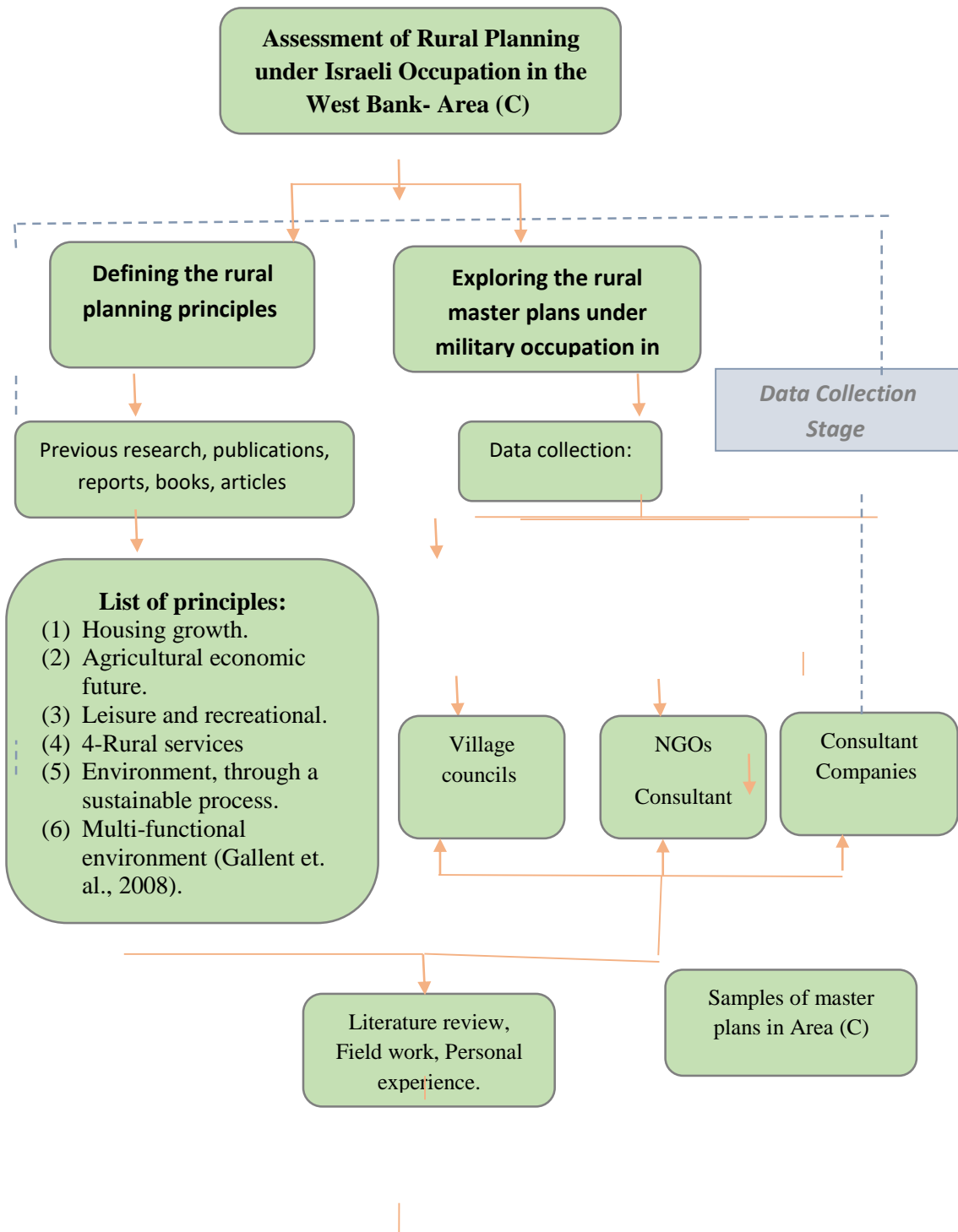
- The need to highlight the suffering of the Palestinian in rural areas and its response to the Israelis' everyday hostile actions.

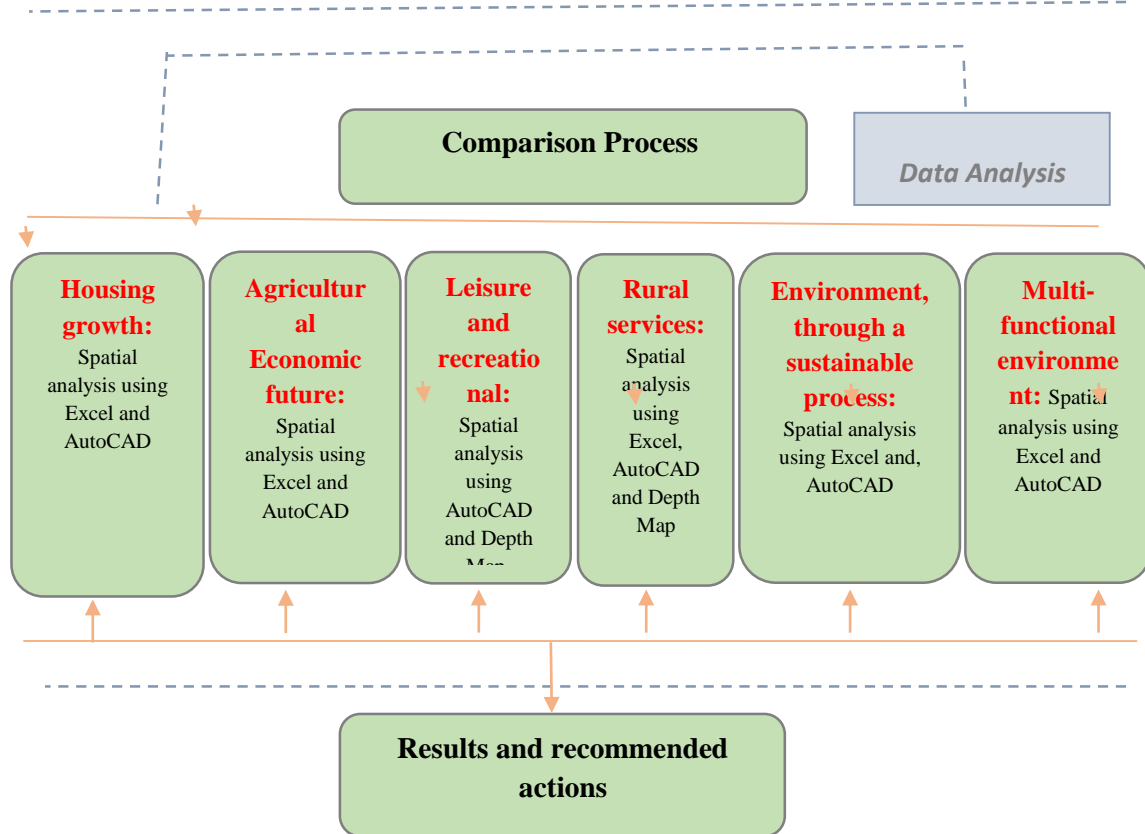
### **1.5 Research Methodology**

The methodology of this research is divided into two main stages, summarized in the following flowchart. The first stage is collecting data, which consist of data gathering mainly from the village councils, NGOs consultant, and private consultant companies. The collected data includes: aerial photos, relevant maps, field surveys for villages, master plans for Palestinian villages, the previous research in the Palestinian rural area, reports and publications in addition to carrying out a literature review of the standard rural planning and planning in Area (C) in the West Bank.

The second stage is data analysis and processing, where the analysis of the master plans of the Palestinian villages located in Area (C) will be carried out by analyzing and simulating the standards of global rural planning. The analysis will be conducted with the aid of MS Excel, Depth Map, and AutoCAD. This step also includes comparing the rural master plans for villages in Area (C), which were made to comply with the Israeli regulations and limitations, with the principles of the rural planning, which include: housing growth, agricultural economic future, leisure and recreation, rural services, environment, through a sustainable process, and multi-functional environment. This step also includes the decision whether these plans are effective to serve the planned developments in the Palestinian rural areas and simulate planning in Area (C). This is done by choosing a case study form

the Palestinian rural areas, which was adapted to suit the principles of planning in Area (C), and have the approval. Finally, this step will mainly lead to the conclusions and recommendations.





**Figure (1.1):** Research Methodology Flowchart

## 1.6 Limitations

The planning process in the Palestinian rural areas face many obstacles, as well as the researcher. The following are the challenges and limitations, which the researcher faced during this study:

- The scarcity of sources of the reliable information and the lack of studies published about these areas.
- Many modifications are made to the master plans during the researcher's analytical process.
- The lack of the approved final master plans by the Israeli side.
- The difficulty of approaching the Israeli side regarding the delays in providing the plans, the approvals and even justifying why they are rejecting certain plans.

To overcome these obstacles, the researcher referred to the references and sources in the field of global information and the institutions concerned with the Palestinian rural areas. The researcher also studied most of the cases that have been planned in Area (C) by UN agencies, Israeli planners, and NGOs (Palestinian planners).

### **1.7 Study Outline**

To achieve the aforementioned objectives, the study is divided into six main chapters. Chapter one included the general framework of the study. In chapter two the theoretical background for the planning process was reviewed. Then in chapter three the rural planning experience was presented, while in chapter four the rural planning practices are showed; the fifth chapter evaluated the rural planning practices under the Israeli Occupation, and chapter six concluded the study with the results and recommendations.



## **Chapter Two**

### **Planning Process and Context**

#### **2.1 Introduction**

In general, planning is a process of thinking to organize the activities to achieve specific goals (Gallent et. al., 2008). The importance of planning increases year by year, due to the needs' diversity, the people's ambitions, the need to maintain the land resources as well as the need for development at each level. The planning process is reflected in economic, political, social, urban aspects and it has several definitions and goals as well.

Urban planning is a process, which aims to organize the spaces in order to achieve the residents' needs and rights. It has many different types and classifications, all of which are related to one of the following considerations, such as: the desired goals, period of time, sectors, responsible body, degree of inclusiveness and geographical coverage (Berke et. al., 2006). Here, we will focus on the geographical coverage that is called “spatial planning” (Dulaimi, 2002). It is divided into three main levels: national, regional and local (Dulaimi, 2002). It is important to highlight that the planning principles and goals of the three spatial planning levels begin with the national level and through the local level, which deals with specific geographical areas, and includes urban and rural planning; in order to achieve the integration of goals at all levels (Berke et. al., 2006).

In Palestine, as in the whole regions of the world, planners and governments care more about urban planning fields and try to develop their issues without

or with a relatively less attention to the rural planning fields. So in this research, the researcher will focus on the rural planning in the West Bank and its importance in all various fields of the daily life as well as the relations between the levels of planning.

## **2.2 Spatial planning**

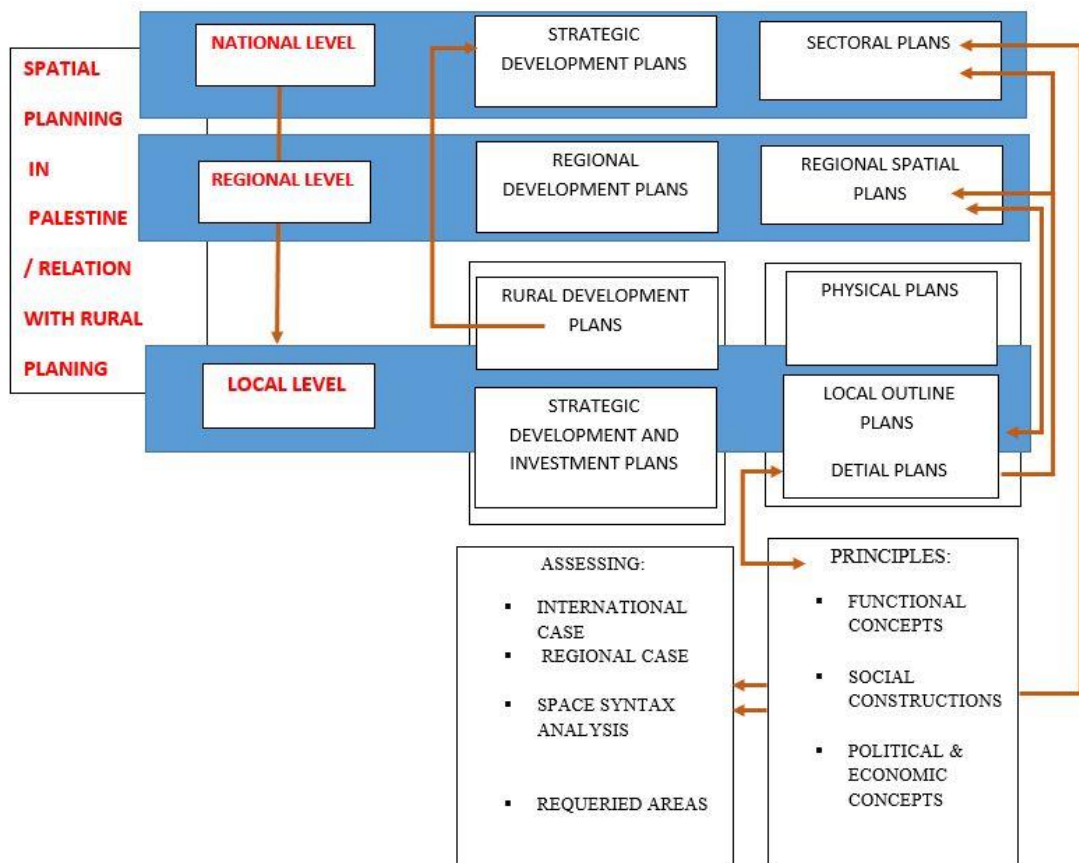
Spatial planning is a set of organized procedures to be implemented in a specific period of time and at one or several spatial levels with collaborative efforts using various tools and means to ensure the utilization of the most appropriate and sustainable natural and human potentials of the available resources. Its main purpose is to achieve the desirable change in the society. This process is carefully followed-up to prevent any negative effects (Berke et. al., 2006).

The idea of ‘town and country’ planning has been replaced with the concept of spatial planning. The transition to spatial planning and the substitution of a land-use control focus with a vast coordinating role for planning and planners has many potential implications for rural areas (Gallent et. al., 2008). Planning is expected to become a means of implementing rural policy and coordinating the projects of different agencies. Rural planning is a special case of master planning, due to the significant role and complexity of rural situation (Gallent et. al., 2008).

Spatial planning can be applied through three broad levels: national, regional, and local (Berke et. al., 2006), and they are not necessarily sequential but they should agree with the levels of the government at which decisions

about land use are taken (Berke et. al., 2006). Different kinds of decisions are taken at each level, where the methods of planning and kinds of plan also differ. At each level there is a need for a land use strategy, policies, projects and operational planning; however, the greater the interaction between the three levels of planning, the better the flow of information should be in both directions (Dulaimi, 2002).

At each level of spatial planning, the degree of details needed increases the direct participation of the local people (Dulaimi, 2002). The local planning may be a city, a town, a village, or a group of villages. At this level, it is easier to fit the plan to the people, making use of local people's knowledge. When planning is started at the regional level, the program of work to implement changes in land use or management has to be carried out locally (Hill, 2005). Alternatively, this may be the first level of planning, with its priorities drawn up by the local people. Local-level planning is about getting things done on particular areas of land - what shall be done where & when, & who will be responsible (Hill, 2005).



**Figure (2.1):** Conceptual Model –Rural Planning through Spatial Planning

### 2.2.1 National Planning

As we aforementioned, spatial planning can be applied through three broad levels, and national planning represents the highest level of spatial planning, and is linked to the upper power in the state. It also aims to achieve the overall urban development, which includes all urban, natural, economic, social and environmental systems and so on.

The national planning process needs a high level of coordination and good use of the human potential and natural resources in the state, which are mainly directed to achieve the goals of the society in a specific period of time

(Berke et. al., 2006). In addition, the central planning systems, which represent the political leadership, have been directed to make progress in the process of social, economic and urban development, which leads to the growth of the national economy in the different economic fields (Berke et. al., 2006).

The national objectives and the location of the major investment projects will need to be centrally determined at an early stage and considered of a more direct political nature, including the transport facilities, particularly seaport, airport, arterial road systems, energy facilities, particularly the electrical generation and distributions, and water extraction and storage (Zahlan, 1997). The national objectives and standards will need to be established for the provision of community facilities and the provision of low-housing (Zahlan, 1997).

The national planning policy framework must be taken into account in the preparation of the local neighborhood plans. It may also be necessary to allow specific legislations to apply to particular zones in order to allow the expected rapid development to take place in an orderly fashion. For example, some legislative needs to be addressed by the central government include the powers of municipality, district and village councils and the designation and review of their boundaries, the powers of development agencies, land registration and provision of information and guidance (Zahlan, 1997). In addition, the crucial issues should be identified in order to make a redevelopment of the state and decide and coordinate the relevant policies. At the same time, it will be essential to determine the desired balance of development between the different regions of the state to achieve the desired regional balance (Coon, 1992).

The system of the governmental planning documents is very centralized and the system of the national spatial policy is constituted by: the national spatial management concept, the programs on governmental tasks for the execution of public goals of national significance, and other planning acts such as periodical reports on the state of national spatial management, programs within the scope of strategic and social-economic forecasts, and studies and planning analyses (Zahlan, 1997). The national policy statements form a part of the overall framework of the national planning policy and is considered in decisions regarding planning applications. However, the national objectives can be achieved not only by the legislations but also by providing advice, such as advice to municipalities, landowners, and to potential developers regarding procedures, opportunities and design (Zahlan, 1997).

The complementary relation between the levels of the spatial planning are clearly shown between the national level and regional level through getting out from the written laws in the upper level to the practical implementation through the next level.

### **2.2.2 Regional Planning**

The development of the region in accordance with the nationalistic perspective aims to dissolve the differences and achieve balance in the distribution of resources and services between the different parts of the region called regional planning, which is ranked as the second level in the spatial planning (Zahlan, 1997).

There are different approaches to define the regional planning. Some researchers and standards define the regional planning in terms of economic issues; others define it in terms of geographical issues; for example, Conyers mentioned the regional planning as a type of development planning, which focuses on certain regions only not on the economic sector or a specific project and aims to improve economic and social conditions and remove all obstacles (Conyers, 1985). While Logan mentioned the regional planning as one of the development planning methods which focuses on a particular region and aims to achieve a more equitable distribution of the benefits of economic growth and satisfy the basic needs of the population and strengthen their self-reliance and activate their role in the planning processes and development through popular public participation and the fight against poverty and attention to environmental matters (Logan, 1989).

The emergence of the regional planning in the second decade of the twentieth century, where many of the regional projects in both the United States and Western Europe emerged, attracted the attention of the importance of the regional planning and regional development in those countries due to several reasons, like the need to achieve better economic growth rates, inability of government administration to provide solutions of many economic and social problems in the marginal areas, high rates of unemployment in the industrial areas and the need to create jobs and regional economic and social disparities between the regions and districts, especially urban and rural areas (Zahlan, 1997). However, the developing countries were late in the adoption

and application of the regional planning compared to the industrialized countries.

The regional planning has different tasks, such as setting the national development strategies, the policies relating to urban and rural development, assessing the structural plans for cities and villages, and distributing the urban and rural settlements (Zahlan, 1997). This, in turn, aims to regulate the expected massive development to identify the locations of the main infrastructure and industrial projects, urban development and its implementation mechanisms and the main priorities (Coon, 1992). The regional planning is a link between the central planning system represented by the national planning level on one hand, and the semi-centralized planning represented by the local planning level on the other hand. Because of this important situation, the regional planning has many roles and functions with regards to a specific region in order to achieve the distribution of optimal economic and social activities within the region primarily to ensure the human potential and available natural resources and use in a good way (Zahlan, 1997).

The regional planning is divided into two main types: the regional development planning between regions (Inter-regional Planning), which studies the regional planning problems and issues related to the regional economic and social disparities between regions ,the movement of labor and population between the different regions and the effects of this movement, poverty, unemployment and ways to overcome problems, and the optimal distribution of the growth and development to ensure a minimum level of



social justice (John, 1974). However, the regional development planning within the same region is the second type (Intra-regional Planning), which focuses on issues, like the resources allocation and the replacement in territories, distribution of public services and infrastructure, internal movement of population, employment and capital between parts of the region, and finding acceptable suitable relations between the population and the environment within the region (John, 1974).

The increase of attention to regional planning began to decrease the negatives and the problems that resulted from the application of the strategies of inappropriate and imbalanced development on one hand, and to work on human capacity building and the creation of self-development with the active participation of each sectors and regions on the other hand (Zahlan, 1997).

The modern approaches of the regional planning includes:

- (1) The integrated rural development planning.
- (2) The regional administrative planning.
- (3) The community planning.

These types of method lead us to zoom more on the third level of spatial planning which is local planning.

### **2.2.3 Local Planning**

Local planning represents the third level of spatial planning, which deals with aspecific geographical areas that vary in their size to include a city or village, or a city and its suburbs, or several cities and villages.

Local planning deals with the social, economic and environmental aspects influencing the lives of individuals and communities, such as improving the distribution of the social services system, developing the lines and public transportation system, and developing a program to preserve the historical and heritage (Dulaimi, 2002), It touches residents daily needs and the current and future land use.

The form and coverage of plans on the local scale depend on the purposes which such plans are expected to serve, these purposes could include the following: providing the basis for deciding applications for building permits, guidance on opportunities for development, identification of priorities and means of resource conservation and environmental enhancement, provision of opportunities for community participation in plan making, identification of land for compulsory purchase by the public authority (Zahlan, 1997).

Many of the policies and zoning categories could be defined by the central government in the form of advice to municipalities and other planning agencies, which could adopt, or adopt these and incorporate them into their plans. This would speed plan production and approval, and facilitates public understanding of the plans provided that this advice is used flexibly and with sensitivity to the needs of the local situation (Coon, 1992). The Organization for Economic Cooperation and Development (OECD) divided the areas into three main categories: Predominantly Urban, Predominantly Rural, and Intermediate (OECD, 2011).

There are many standards and rules applicable to designing new and reconstructing the existing urban and rural settlements and include the core

requirements to their planning and development. Urban and rural settlements should be designed on the basis of town-planning forecasts and programs (Gallent et. al., 2008). During planning and developing the urban and rural settlements, the planners should be guided by the laws and should provide the rational sequence of their development (Gallent et. al., 2008). In Addition, the urban and rural settlements should be selected with regard to the possibility of its rational functional use on the basis of comparing the options of architectural and planning solutions and with regard to the primary functional use (Gallent et. al., 2008).

The territory of a town is classified as territory intended for building, industrial territory and landscape and recreational territory. The planning structure of urban and rural settlements should be formed to provide for the compact placement and interaction between the functional zones, the rational zoning of the territory in linkage with the system of public centers, utility and transport infrastructure, the efficient use of the territory depending on its urban development value and the comprehensive consideration of the architectural and town-planning traditions (Gallent et. al., 2008).

Urban and rural settlements should normally be provided with a continued system of green territories and other open spaces. The relative share of green territories of various purposes within the developed area of the town (developed territory green ratio) must be at least 40%. Within the borders of a residential district, it must be at least 25% (including the aggregated area of green territory within the neighborhood) (Gallent et. al., 2008). As well as A

New a strategy of sustainable neighbourhood planning: five principles-urban planning discussion note 3 (UN- Habitat, 2014):

1. Adequate space for streets and an efficient street network. The street network should occupy at least 30 per cent of the land and at least 18 km of street length per km<sup>2</sup>.
2. High density. At least 15,000 people per km<sup>2</sup>, that is 150 people/ha or 61 people/acre.
3. Mixed land-use. At least 40 per cent of floor space should be allocated for economic use in any neighbourhood.
4. Social mix. The availability of houses in different price ranges and tenures in any given neighbourhood to accommodate different incomes; 20 to 50 per cent of the residential floor area should be for low cost housing; and each tenure type should be not more than 50 per cent of the total.
5. Limited land-use specialization. This is to limit single function blocks or neighbourhoods; single function blocks should cover less than 10 per cent of any neighbourhood

The development should play a significant role in planning process in which to improve the quality life economically, culturally, socially, and environmentally by the progress of economy. However, it should also cover all aspect of life to achieve a comprehensive modern planning to serve the residents need and ambition in rural areas. Urban planning played a significant role in the organization of cities and towns, while rural planning played a partial and progressive role in organizing the countryside, and still

needs a lot of work and development to highlight his role, and this research will focus on it (Gallent et. al., 2008).

### **2.2.3.1 Urban Planning**

Urban planning care about the development and land use distribution on one hand, and on the other hand seeks to achieve the sustainable environment, recreational and entertainment areas, passing into all infrastructure that includes water supply, electricity, transportation, telecommunication, and all services which improve the quality of the life.

Today, urban planning can be described as a technical and political process concerned with the welfare of people, control of the use of land, design of the urban environment including transportation and communication networks, and protection and enhancement of the natural environment (McGill, 2017).

The literature of urban planning in the world dealt with the planning process and built institutions within the availability of stability, which enables the state to develop future scenarios for the local or regional spaces in the state in conjunction with the formation of institutions and administrative services for the management planning process and completed with the availability of the required resources to achieve the goals of the state and its ambitions (Ward, 1994).

Over historical periods, urban planning was found as an idea in recent civilization side by side to architecture to become more practical and functional. Nowadays, it is the ability to reach a master plan in order to serve the residents' need and the development trends in any and every region

(Zahlan, 1997). Urban planning constitutes one of the spatial policies tools and development that seek to rationalize land use and secure integration and consistency in the construction of urban space. The planning process cannot be separated from the political reality, economic, social and any spatial social structure (Forester, 1989), but the planning process is supposed to take these effects into consideration and also propose mechanics to achieve a future vision for the organization of urban spaces (Khamaisi, 1998).

Urban areas differ in terms of the scope and range of citywide services and the manner and form of their operation. Institutions intended for citywide activity for the entire population are located in the main urban centers alongside a main plaza or street, with good access for pedestrians and public transportation. Special institutions are dispersed throughout the city, sometimes in peripheral sections, and preferably close to open spaces and with access for public and private transportation (Freidman, 2005).

#### **2.2.3.2 Rural Planning**

Rural planning is the subject matter of this research, however it's difficult to define or specify. It is integrated within the third level of the spatial planning process, and in the same time connected with the regional level. There are changes in thinking about rural planning and rural studies in recent years, which examine the delimitation of rural areas and the purpose of planning that drive away the land use to spatial planning and the emergence of the multi functionality as a rational way to think for rural areas (Gallent et. al., 2008).

The initiatives of rural development started in the early years of planning in India, after achieving independence. India started its five year plan in 1951. Integrated development efforts in rural areas were the primary objectives of the first five year plan. It focused on simultaneous all-round balanced development which would ensure a rising national income and a steady improvement in the standards of living; the aim was not merely to plan with the socio-economic framework but change it progressively through democratic methods. It was to be achieved through full participation of the people in the consecutive Five Year Plans and their major development (Desai, 1988; Das, R., and Kumar, A, 2011). When India attained freedom, it presented a picture of poverty, malnutrition, poor standards of public health and mass illiteracy. This was the background against which the First Five Year Plan was formulated and there was resolution to reconstruct the country socially and economically. Since the majority of the population lived in rural villages, special attention was given to rural development programs. In the First Plan itself the program had a two-fold objective to correct the disequilibrium in the economy caused by the Second World War and the partition of the country and also to initiate simultaneously a process of all-round balanced development (Desai, 1988; Das, R., and Kumar, A, 2011).

There are different approaches of defining rural areas, and each of which is based on one or more concepts, and each approach has its reasons and goals of that submitted definition. Many countries defined rural areas as they are dependent on the number of populations and the area of agricultural lands, while other countries define rural areas as they are dependent on the rate of

development in different aspects. The researchers have also different approaches to define the rural areas. Some searchers define rural area within three theoretical frames (Cloke et. al., 2006), first, the functional concepts of rural areas, second the political-economic concepts, and the third is the social constructions of rurality. On the other hand, countries have different approaches to define rural areas, for example England has the rural-urban classification which distinguishes between rural and urban areas. The classification defines areas as rural if they fall outside of settlements with more than 10,000 resident's population, and assigned to one of four urban or six rural categories as urban (Gov, 2017).

Rural areas are not isolated from cities (Gallent et. al., 2008). On the contrary, it's a part of the spatial local planning context, so the researcher will highlight this area to make a comprehensive vision, control the planning system, which should control the whole planning process in the area, beginning with national level to regional level finishing with the local level at rural areas, which is more complex due to the specialty of rural life, the need for micro scale, and more significant details, that focus on this level, which includes rural areas.

The interest of rural planning began when all development, progress and improvements took place in urban areas and people became urban residents more and more through whole world, while rural areas were neglected from the governments and planners resulting in a big loss of agricultural areas, landscape, and wildlife. As a result, the planners and governments began to

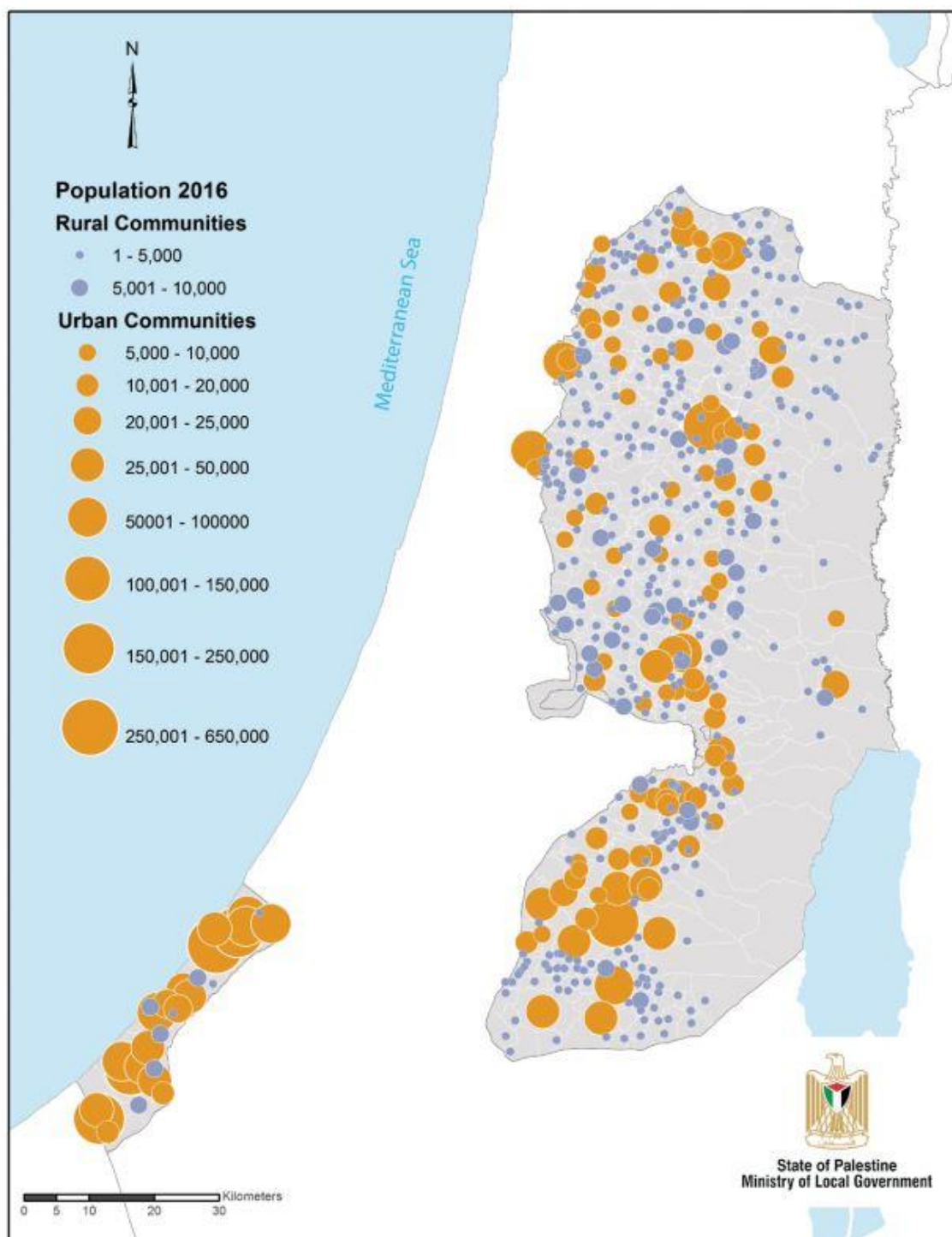


pay more attention to the rural areas by planning and the provision of services.

### **1. Definition of Rural Areas**

There are different approaches of defining rural areas, including what is quantitative and qualitative. Some researchers define the rural area in terms of three theoretical frames (Cloke et. al., 2006). First, the functional concepts of the rural areas; second the political-economic concepts, and third the social constructions of rurality .However, in Palestine the rural area is defined as every cluster with a populations less than 4,000 and every cluster with a populations between 4,000-9,999 and does not include the following services, electricity network, water network, post office, health center with a doctor during the whole week, and a high school awarded general certificate (PCBS, 1997/2010).

This definition missed many important issues in the case of Palestine, such as the social and economical dimensions and others, as well as the topics related to different planning environments as urban sprawl and smart growth. This Palestinian definition focused on the quantitative issue and provides a number of basic services, ignoring the social, cultural and economic aspects of the population in which they live. However, in this research the researcher will focus on different dimensions that affect the rural life and will also focus on Area (C), which represents the majority of the rural areas in Palestine.



**Map (2.1):** Population of the Palestinian Communities- 2016 /MOLG (2016).

## **2. Challenges Facing Rural Planning**

The scale of planning needs has risen through years due to the rapid natural increase and the people's needs, such as the need for housing, services, education, industry, health, recreation and so on. However, planners and governments must guarantee the needs of the current residents and also the needs of the next generations for all individual and groups of peoples. All of this needs to keep and conserve the land resources and that's called "sustainable development". In fact, many obstacles will be facing the planning process before, during and after it. There are certain challenges which faced the rural areas represented in three dimensions: dealing with the changing 'economies' of rural areas, 'societal' shifts resulting from these economic changes, and the consequent 'environmental' issues (Gallent et. al., 2008). Each of these constraints is a challenge for planning. The most prominent of these constraints are:

### **1. Variation on setting goals**

There is a difference in setting goals, whether the goals developed by the residents or planners. Some communities have their aim of planning, that is to protect their areas from confiscation and seizure and buildings from demolition, while others are seeking to expand their lands or trying to prove their existence and embodiment of their identity in that place. At the level of planning, the outline plans seeks to achieve a better life for the communities in a particular place by ensuring that needs and provisions by giving the rights and opportunities for the residents to

improve and develop. In addition, the planner gives the residents an official document to explore the rights and duties to be organized during the planning process and to apply the laws and obligations between the citizens and the responsible (Khamaisi, 2013).

## **2. Geopolitical control**

There is no a doubt that the political and geopolitical control affect deeply the planning process, as the case in Palestine. The political control is an obstacle to the master plans and limits the communities and certain compounds expansion. The political controls has a negative impact on the confiscation of territories and from their owners, and thus limiting the expansion of the village from certain directions as well as increasing the orders and laws (Abdelhamid, 2005). The biggest political challenge for Palestine was the Oslo agreement, which worked on lands division and classification.

## **3. Scarcity of resources (financial, human, administrative)**

The scarcity of the various resources forms affect the overall planning process and the final product; the lack of financial resources, which need to start the planning process, affect negatively the functioning of the stages of planning process basically and the final product, while the availability of financial resources contribute to the process and achievement the stages .this will be reflected in the quality of the final plan as a good product to meet the needs and achieve the ambitious community (khamaisi, 2013).

#### **4. Land registration**

The lands in general are suffering from ownership, classification, and restrictions on the land use. The existence of settlement, the ability to control the land and organize the planning works and development as well as the lack of ability to produce maps needed for the work of the structural and architectural drawing.

The private ownership land is consider as a constraint in the planning process, so the land ownership is very important to know the limits and the rights of citizens first, and then for the implementation of the projects within this master plan, including roads and public areas (Abdelhamid, 2005).

#### **5. Fear of transparency and control**

The communities have a fear of control from dealing with the official body as municipalities and councils from accuracy, review, checking and regulation, as well as the fears of the loss of their lands by the planning hands. Sometimes residents distrust the planning staff itself (khamaisi, 2013).

#### **6. Urban expansion**

Urban sprawl or suburban sprawl describes the population extension away from central urban areas into rural areas in a process called suburbanization. In addition the term also relates to the social and environmental consequences associated with this development (Dulaimi, 2002).

## **2.3 Rural Planning Standards**

### **2.3.1 International Rural Planning (The Case of England)**

The role of rural planning is to shape and manage the change in rural areas with multi functionality. Multi-functionality is about seeing a range of challenges – linked to differing values, rural communities, the economy, environmental change or the state of local services – as interrelated, and subsequently responding (and enabling others to respond), through the policy design and planning that is both well-coordinated and integrated (Gallent et. al., 2008).

Because planning was directed to urban areas in the most of the world, people began to move to urban areas (Gallent et. al., 2008). This, in turn, made people get away from the rural areas and desert the agricultural land and stay away from them and do not try to develop or even preserve these areas.

The vision for rural planning is an agricultural planning, and it's a mix of land use for residential, agricultural, recreational purposes. The decline in funding applies much more to agriculture than it does to other sectors, but agriculture matters on its own account, and in any case there is a deeper problem. Briefly, it is that crisis in rural development that reflects the loss of confidence in the rural development project, which has for long been central to the development effort. In policy terms, rural development has lacked a convincing narrative, which offers manageable and internationally agreed solutions to clear and well understood problems (Ashley and Maxwell, 2001).

Agricultural activities may be prominent in this case, whereas economic activities would relate to primary sectors, production of food, and raw materials. Rural development actions are mainly and mostly social and economic development of rural areas. Rural development aims at finding the ways to improve the rural lives with participation of the rural people themselves so as to meet the required need of the rural areas. Rural areas process has less numbers of basic social amenities and infrastructures, such as portable water, electricity, modern health facilities, good schools and colleges and roads and communication facilities. Lack of these facilities hampers the levels of productivity in the rural areas. The notion of rural development emerges through the socio-economic and political struggle and debate (Desai, 1988).

### **2.3.1.1 Rural Planning Scope and Principles**

Each type of planning has its own principles and private laws.

The following principles of rural planning, include the main topic related to the specific rural life. These principles include:

1. **Housing Growth:** This issue was largely concerned with master and rural planning since 1947 (Gallent et. al., 2008), and will be achieved by testing the direction of expansion and planning areas with the standards of the available spaces and needs for housing. The plans deal with the development strategies, objectives and standards for rural development and housing (Rural Housing and Development, 2010-2016). These standards will serve a suitable housing condition for residence in rural areas.

2. **The Agricultural Economic Future:** The main objective of rural area is to keep the agricultural lands since agriculture forms the foundation of the rural economy (Gallent et. al., 2008), while the conventional wisdom in economic and community development circles is that rural communities must look to something other than agriculture for survival and future prosperity (Ikerd, 2002). Planners should care about the use of the rural lands with all economic aspects mainly agriculture.
3. **Leisure and Recreational:** Rural planning achieves the leisure and recreational objectives for rural area with landscape and vast areas of greening (Gallent et. al., 2008). The cultural identity of the countryside is manifested in the concept of the proper leisure use of the countryside (Snape, 2004). This is a major idea in terms of the strategic planning of the future of rural areas, and support the future roles of leisure and tourism in the countryside.
4. **Rural Services:** Rural services are modern objective in rural areas that must be achieved in rural planning (Gallent et. al., 2008), which every healthy community needs its services including: transport, education, social support and financial access for the citizens to live a decent life (The Rural Coalition, 2010). The decision makers and planners should also care more about providing the countryside with public services, and improve the quality of these services instead of going back to urban services.
5. **Achieving Environment through a Sustainable Process:** Rural planning searches for achieving environment, through a sustainable process and investments in environmental protection; rural infrastructure, rural health



and education are critical to sustainable rural development and can enhance national well-being (UN, 2009). Beyond meeting basic needs, investments must be linked to the potential to raise productivity and income (Gallent et. al., 2008).

6. **Multi-Functional:** In addition to rural planning achieving, the Multi-functional environment is about seeing a range of challenges linked to differing values, rural communities, the economy, environmental change or the state of local services as interrelated (Gallent et. al., 2008), and subsequently responding, and enabling others to respond, through policy design and planning that is both well-coordinated and integrated.

#### **2.3.1.2 Rural Planning Goals**

The objectives of rural development are multi-dimensional. They encompass higher production, improved productivity, increased employment, higher income, as well as minimum acceptable level of food, shelter, health and education. Thus it covers all aspects of human development (Desai, 1988). Rural development generally refers to the process of improving the quality of life and economic well-being of people living in relatively isolated and sparsely populated areas. Rural development has traditionally been centered on the exploitation of land-intensive natural resources, such as agriculture and farming.

Rural development, in general, is used to denote the actions and initiatives taken to improve the standards of living in non-urban neighborhoods, countryside, and remote villages. These communities can be exemplified

with a low ratio of inhabitants to open space. Agricultural activities may be prominent in this case, while economic activities would relate to the primary sectors, production of foodstuffs and raw materials, while urban development is related to improving all conditions at all levels in urban areas and dealing with trade, industry and tourism often as components of urban economy (Desai, 1988).

Before introducing the role of rural planning in shaping or managing the rural areas, it is perhaps worth looking at the goals of rural planning. However the aim of planning is to achieve the residents' needs and interests.

Rural planning has many goals (Gallent et. al., 2008):

1. Managing housing development by working with local communities, housing professionals, developers, contractors, and by finding new technologies and solutions including higher density, better-designed homes, or building transformation through control plan.
2. Connecting the economic future of the rural areas by working with communities, entrepreneurs and investors, and seeing the rural economy as agriculture is the basic economic aspect inside the countryside.
3. Managing leisure and recreational issues by working with the private and local sectors to ensure that such pressures issues do not damage the local infrastructure or natural resources.
4. Encouraging the ability of ensuring that the rural services have a context in which they can be achieved, by involving a more positive position in housing, economic activity and others, and assisting communities to provide their own community services.

5. Developing the environment through a mix of sustainable development and conservation, instead of neglecting the countryside.
6. Maintaining the sectoral objectives coordinated through different interests, groups and actors, and ensuring the future of countryside as ‘multi-functional’, and that the system ‘gets rural areas into shape’ (Buchanan, 1990) by dealing effectively with the management of natural resources.

### **2.3.2 Regional Rural Planning (The Case of Saudi Arabia)**

The studies of the structural plans in the Saudi villages begin with a joint and regional planning, determine the general features of villages of the compound, and identify the population, services and space required. In terms of regional development recommendations and programs planning for the village, the planners begin to prepare a structural plan for the village itself, within the achievement of the regional plan proposals (Ministry of Municipal and Rural Affairs – Riyadh, 2005).

It is recommended to consider the dependency of villages on the rural community center in terms of services, especially non-administrative services, such as educational, health and commercial services, and the goal is to access services to citizens in the shortest and less expensive way and thus save the resources of the state. The planning of rural villages in Saudi Arabia begins by defining the concept of villages with the availability of some indicators, which are characterized by their diversity and coverage, in

comparison with the economic, social and environmental trends (Ministry of Municipal and Rural Affairs – Riyadh, 2005).

There is a proposed hierarchy of services for villages within the village compound:

The center of the village complex - the service center of a village and each one of the services is provided at its level. These services are not required according to village level, but are indicators. The main decision is based on the number of population and services to be available. It is suggested that there should be levels of village services within the single village complex, suggesting that these levels be divided as follows (Ministry of Municipal and Rural Affairs – Riyadh, 2005):

### **1. Center of the village complex**

The services that serve the villages of the village complex as a whole, as well as the services that serve the villages closest to it only, such as: The village hospital, primary health care center, clinic, secondary, intermediate and primary school, police station, post and telephone building, shops and weekly market, public park and playgrounds and mosques.

### **2. Service Center**

It is the smaller level of the center of the village complex within the village complex, which serves the villages that do not need to be located in the center of the village complex such as: Primary school, primary health care center, mosque, garden and playgrounds.

### **3. Village Service**

It is the smallest level of the services center within the village complex, that are not (sometimes) serviced due to the lack of population and services available in the service villages such as: Primary school, mosque, garden and playgrounds.

### **4. A follow-up village**

These are villages with only religious services, as mosques.

#### **2.3.2.1 General Features of Saudi Village Planning**

1. The presence of a village gathering center: a main center for the village group, where the services are mainly located and distributed within its villages.
2. Regional portal: planning the whole region in an integrated manner, and sharing services, economy and transportation.
3. Road, traffic and transport network inside and outside the village: providing an internal transport network linking the various uses and housing communities, as well as an external network linking the village or the community villages with surrounding communities.
4. Public services: achieving the services including: transport, education, social uses, recreational use ... etc.
5. The potential of development in the village, both urban and natural, social and economic: achieving the development, through a sustainable process in different aspects of life, and investments through rural development.

6. Distribution of population and services: achieving through the spatial distribution of the services as appropriate with population distribution, to include the whole village in an integrated manner.

## **2.4 Summary**

The clear vision of planning includes several directions, and the goals of these basic directions are to make planning effective, applicable and continuous. Rural planning plays a significant role in shaping cities and villages; it organizes the rural spaces and defines the urban areas. Although there are many obstacles facing the planning process, planners and residents, planning contributed to drawing the outlines of customizing land use and ordering spaces and maintenance local resources. Planning needs a high cooperation at different levels to rise.

As this chapter shows, the hierarchical sequence of the spatial planning levels, national level, regional level and local level was highlighted in the importance of rural planning through the planning process. The focus was on the national and regional planning, in addition to the challenges facing rural areas in Palestine. However, the effective planning at any specific level needs a balanced mix of analysis of the existing conditions and obstacles, public participation, functional planning, place making, and financially, politically feasible strategies for implementation.

The use of the England case in planning as an example was because the whole planning system in Palestine is affected by the British mandate period and its laws and regulations. It should be noted that the Palestinians are also

affected by the Israeli occupation as well. As for the Saudi case in planning situation, the choice was to attribute its proximity to the Palestinian situation as an Arab state, and a former state in planning, and it is a reference to many Palestinian planners in urban and rural planning.

The next chapter will explore the development of rural planning experience in Palestine over historical periods, starting with planning from the Ottoman Period to the planning in Palestine nowadays.

## **Chapter Three**

### **Rural Planning Experience in Palestine**

#### **3.1 Introduction**

Palestine is a case of socioeconomic and political effects, and one of the occupied territories which normally have many challenges in all aspects of life due to the political conflict, in addition to many other reasons.

As a result of Oslo agreement, the occupied Palestinian territory were divided into three areas: Area (A), where the control is for the Palestinian National Authority. It is located in the main Palestinian cities, and has a high population density. It is identified by a red line, and colored in brown on the map attached to the agreement; Area (B), where the control is joint. That is, the Palestinian National Authority has the civil authority and the Israeli military occupation has the security responsibility. This area includes the Palestinian villages and the surrounding roads, and colored in yellow; Area (C), where the control is for the Israeli military occupation. It includes the Israeli settlements in the West Bank and Gaza Strip, the Israeli army camps, state land and the whole of the Palestinian rural areas (OCHA, 2011).

In this chapter the researcher will explore the rural planning experience in Palestine through historical periods, beginning with the Ottoman Period in 1517, passing through the British Mandate Period, and the Jordanian period and finishing with the Israeli Occupation until 1967. Then the researcher will highlight the rural planning in the West Bank. The main purpose of this is to follow the beginning of the planning process in the Palestinian rural areas



and the beginning of the development of laws and regulations that organized or tried to organize the Palestinian rural areas as well as to study how it affected the planning process and regulations in the Palestinian rural areas today.

## **3.2 Rural Planning History in Palestine**

### **3.2.1 The Ottoman Period (1517- 1917)**

Planning has a strong relation with geopolitics, politics, society and economy and it is also affect and affected by these issues. Spatial planning has played a significant role in the arrangement and shaping our cities and villages over the years.

400 years ago, Palestine was under the Ottoman Empire governed centrally from Constantinople and it was not a single administrative unit, but different provinces (Coon, 1992). The first map of Palestine was drawn by the French surveyors who came with Napoleon Bonaparte during his campaign on Palestine in 1799 (Coon, 1992). However, all these attempts had geopolitical references and policies, goals and governments.

The Ottoman Empire was divided into provinces called (vilayets), each one of these provinces was divided into regions (sanjak), which in turn were subdivided into districts (aqdiya). The smallest entity in this hierarchy was the rural district (nahiya). Based on this administrative classification, Palestine fell into two provinces, Beirut in the north and Damascus in the northern east (Coon, 1992). Map (3.1) shows the administrative divisions in Palestine through the Ottoman Era (1517-1917).

However, in 1877 the Provincial Municipalities Law was issued according to which major towns and large villages had municipal councils and under this law 22 municipal councils were established. Rural districts were established under the Vilayet Law of 1864 and were supposed to have municipal councils, but very few were in fact established. However, many district heads and head of villages (mukhtars) were local Arabs appointed by the government and elections rarely took place (Fruchtman, 1986; Khamaisi, 1997). Land ownership and classification, and restrictions on land use were an essential factor in the development of Palestine. The first attempt for land registration in 1313 during the Mamluki era in the rule of Sultan Muhammad ibn Qalaun and other cadastral survey, which constituted a significant factor in understanding the evolution of urban and rural planning. Under the Ottoman Land Code, the land of Palestine was classified under five main categories (Fruchtman, 1986; Coon, 1992):

1. Miri land: officially owned by the government and practically by the people; Miri Land Registration Law was issued in 1858, which was the official start of registering land and giving the government the control over the state land Almost all of miri land are rural.
2. Mewat land: all lands without title deed, scrub woodland and grazing grounds, and any unoccupied land, which is only owned by the State. A good part of mewat lands are rural lands.
3. Metruka land: the land left for general public use such as highways, communal pastures, wooldlands, village threshing floors and religious places. A goodpart of metruka lands are rural lands.

4. Waqf land: this land was dedicated for religious purposes and owned by different religious groups. In 1877 the Waqf Land Registration Law was issued.
5. Mulk land: is a privately owned land that was mainly concentrated on the boundaries of the localities. It includes built up areas, gardens and very limited agricultural lands. A Mulk Land Registration Law was issued in 1875 for planning purposes and to enable the local authorities to control the land transaction and the tax collection, almost all of mulk lands are rural.
6. Mahlul land: is a miri land returned to the state due to one of two reason: in case the land was left uncultivated for three consecutive years, and when the owner of the land dies without heirs.

The private land was rare, except in the existing urban areas. Most of the land was owned by the state. A system of building permits for towns was set up as well as rules for the appropriation of land for building roads and for regional development. Planning under the Ottomans stressed the physical aspects: roads and buildings, particularly in the towns, disregarding the economic and social aspects (Fruchtman, 1986).

The Ottoman government imposed a tax on the Miri lands that was 10 % of the value of the production (Coon, 1992). Then an increase of 2.63% was added, which was used to make agricultural loans in order to improve the agricultural development; this served the agricultural sector and worked on its development and promotion, in addition to enhancing the value of the rural areas. It should be noted that planning practices attempts for systematic

land mapping in Palestine did not exist until very late period of the Ottoman Empire when the land reform legislation was passed throughout the Empire. This legislation included provisions for cadastral surveys for the registration of property rights (Coon, 1992).

Through the Ottoman period, a lot of planning regulations and laws have been ruled and a few were applied, and there was no clear rural planning, except the regulations and classifications in rural lands that served the interests of the Ottoman Empire and tried to take the ownership from the Palestinian farmers (Coon, 1992). The researcher thinks that these classifications and laws affected negatively the rural lands in terms of their determinants and specific laws for each category; this is because they have made the ownership in the hands of the state, which works as it wishes and takes it at the desired time, in addition to placing many restrictions on the agricultural land and many of the classifications, and many of the taxes that have burdened the Palestinian farmers.



**Map (3.1):** Administrative Divisions in Palestine- Ottoman Era / Source: Al-Gnemat, (2012). Edited by the Resercher, 2017.

### **3.2.2 British Mandate Period (1917-1948):**

The British Mandate planning system left all Ottoman legislations and laws in force since 1914 valid as long as they were not replaced by new legislations and laws (Khamaisi, 1997). Town planning as a legal-administrative activity had not yet been implemented in any comprehensive manner while the political role of town planning was the most serious during this era and also the growth of unofficial and non-statutory planning within the Jewish communal institutions (Coon, 1992).

Town planning was founded in Britain in 1909 in order to organize the space and areas to solve the environmental and social problems created by the industrial revolution and the structural changes in British society. The British carried town planning to the territories under their Mandate, such as India, Malaysia as well as Palestine, whose town planning was very narrow (McCoulrey, 1988; Home, 1993).

When the British troops arrived in Jerusalem, they issued a military order on 9/12/1917 preventing building in an area covering 75 meters in whole of Jerusalem. Any construction within the walls was also forbidden in order to maintain the icon of the city. In the first two years of British occupation, structural plans were set up for the towns of Jaffa and Jerusalem. The British occupying authorities were preparing new legislation for town planning based on the British experience during the first decade of the twentieth century when the term 'town planning' first appeared in 1906 (Gordon, 1974; Khamaisi, 1997).

Town planning was adopted when the British Military rule became civil, but they were implemented in towns. Building plans and space planning were established for the Palestinian towns of Jerusalem, Haifa, Nablus, Gaza and etc. Comparatively, construction plans, building permits and roads were organized at both the local and central organizational levels (Home, 1993; Khamaisi, 1997).

A high number of laws and regulations were issued in this period, for example the High Commissioner issued 150 Ordinances within five years (Coon, 1992). However, the planning system was developed during the British Mandate period in three main stages: the military planning system during the period of (1917-1920), the administrative planning system during the period of (1920-1936), and the planning system was completely dominated by the central government and divided into four classes that contain the High Commissioner for Palestine, the central building and town planning commission, the local building and town planning commissions, and municipal councils, while the third phase of planning system during the period of (1936-1947) was the structure of the planning system adopted in the previous phase was modified by merging the municipal councils with the local commission by Town Planning Ordinance of 1936 (Coon, 1992). Maps (3.2) and (3.3) show the administrative divisions in Palestine through British Mandate (1917-1920) and (1939-1948).

The office of the planning consultant, which was headed by the architect Henry Kendal prepared and approved regional and local plans. The plans were established on the basis of imported concepts orchestrated by the town

planning consultant; the planning system here was developed in an industrial society (Khamaisi, 1994 and 1997).

The British Mandate in Palestine implemented the plans through its control over planning and building permits because the Palestinian society was mostly an agricultural society, developing at a relatively slow pace, functioning on the basis of rural concepts stemming from their own values and customs. This limited the effect of the regional planning on the villages, with the exception of roads. While the towns, local plans were prepared and approved; they were implemented through municipal authorities, which became local organizing committees, responsible for issuing permits, for planning and control as well as for space development within the area of the town (Khamaisi, 1994 and 1997).

In the British Mandate period, the planning system remains all Ottoman legislation and laws in force, and there was a greater attention to town and regional planning with a limited effect in rural areas, which serve the political interests of the British Mandate.





**Map (3.2):** Administrative Divisions in Palestine- British Mandate (1920-1917) / Source: Al-Gnemat, (2012). Eidded by the Resercher, 2017.



**Map (3.3):** Administrative Divisions in Palestine- British Mandate (1948-1939) / Source: Al-Gnemat, (2012). Eided by the Resercher, 2017.

### **3.2.3 Jordanian Period (1948-1967):**

The main geopolitical change in this era was the division of the historical Palestine into three separate entities: Israel which occupied the major area, the West Bank, including East Jerusalem, controlled by Jordan, and Gaza strip controlled by Egypt (Bimkom, 2008).

The Jordanian government maintained the existing planning system created by the British authorities. They only devised structural plans for some towns and supervised construction. They did not prepare plans for the villages, except in a few cases. In fact, there is no noticeable development in the field of planning and construction. But in the mid of 60's, there were two important planning issues. The first was that the authorities started a parcellation project seeking to organize the land ownership and registration, but the project stopped due to the Israeli military occupation in 1967. The second one was that the adoption of the Towns and Buildings Regulation Law number 79 for the year 1966. This law sought to order all development and activities in the built-up areas and organize the hierarchy of the planning process at three geographical levels in the West Bank: local, regional and national. The law described the planning administrative hierarchy, which consisted of five levels: The Minister of Interior, The Central Planning Department, The Higher Planning Council, The District Planning Committees and The Local Planning Committees (Coon, 1992; Abdelhamed, 2005). The Jordanian structural plans for some towns in the West Bank neglected the demographic development, natural increase and the future economic and social needs, further restricted urban development in the towns. They also

missed to keep appropriate lands for public buildings and economic activities, thus limiting economic and industrial developments in the towns. Moreover, the planned network of roads disregarded the future needs and the increasing number of vehicles. All of these actions have contributed to the existence of a weak planning in the Jordanian Period (Al-Gerbawy and Abdulhadi, 1990; Khamaisi, 1997).

Awareness in Jordanian period of the importance of planning was poor, among both the public and the authorities. The Jordanian period did not develop any regional plans, or structural provincial plans. As a result, the plans that were established under the British Mandate remained operational; a fact that was exploited by the Israeli authorities after occupation, when considering building permits (Khamaisi, 1994 and 1997).

As a result, there is no clear rural planning in this era, except the attempts of parecelation and classification project which seeking to organize the land ownership and registration.

Map (3.4) shows the administrative divisions in Palestine through the Jordanian period (1948-1976).



**Map (3.4):** Administrative Divisions in Palestine- Jordanian Period / Source: Al-Gnemat, (2012). Eided by the Resercher, 2017.

### **3.2.4 Israeli Occupation Period (1967-1994):**

Israeli occupation came after one year of the approval of amended Jordanian Law No. 79 of 1966. Most villages and towns lacked the approved structural plans at the time of the Israeli occupation of the West Bank and Gaza. Even, there was no institutionalized planning authorities with long traditions existed, so the Palestinian Territories were 'uncovered' regarding town planning (Abdulhadi, 1990). Thus, it was easy for the Israeli authorities to adjust the relevant laws and regulations to serve their needs and interests, taking advantage of the legal and central changes in the Jordanian law to earn a free hand in controlling land use and in granting building permits to Palestinians (Khamaisi, 1994 and 1997).

The process of granting building permits continued in accordance with Jordanian laws until 1971 and the plans established by the British Mandate. The Israeli decision-makers did not expect the occupation to last already, so their interference was limited with the legal basis and mechanisms for planning (Khamaisi, 1994 and 1997). The Israeli authorities concentrated on security aspects and control of building processes through the army. In 1971 the big change came with the issuing of the military order No. 418 which established the basis for the planning authorities under Israeli occupation. This order came to be known as the *Decree concerning the Organization of towns, Villages and buildings in the West Bank*. The order canceled the district level of planning and building, transferring the authority into a Supreme Planning Council established for each part of West Bank and Gaza. The inclusive powers granted to the minister passed to the hands of what was

called the “responsible”, who was appointed by the military leader of the area through Jordanian law. The same military order also canceled the planning committees in the village councils, as well as establishing six regional and village committees in the West Bank and two in Gaza later (Khamaisi, 1994 and 1997).

The reasons that take part in the limitation of building permits in Palestine were the absence of local structural plans for towns and villages. The legal basis used for the granting of permits centered on the regional planning regulations set up during the Mandate, which was not keeping up with the needs of the Palestinians, the absence of structural plans for some towns and villages and the lack of allowances for urban expansion in others, gave the organizing authorities, dominated by the Israeli authority, a practical means of withholding permits on the pretext that there were no structural plans to allow for the granting of permits for the private or public use. However, the Palestinian population was increasing and so was their needs and ambitions, but the Israeli policies' aim in planning process and building permits is to prevent the achievement of these basic needs (Coon 1992).

The Palestinians were robbed of all authority and responsibility for their own organizing and planning institutions when the military order has been issued and implemented. Their presence in the province and village committees, or in the committees of council, was simply formal. The responsible set up the council and appointed Jewish members with no Palestinian representation, thus going against international law (Khamaisi, 1994 and 1997).

In fact, the control transformed the law in force into an efficient mechanism

to restrict Palestinian urban growth by limiting construction by refusing building permits and reducing the land earmarked for industrial and economic projects, thereby depriving both towns and villages a functioning economy. Planning became a tool for the military government to prevent the expansion of construction by Palestinians; instead, it allowed them to set aside vast areas of land for Jewish settlements in the West Bank and Gaza and to annex these areas (Coon, 1992; Khamaisi, 1994 and 1997).

The factors that increased the negative effect of this era of planning in that the Israeli occupation authorities used the British Mandate's plans and the Jordanian system in a selective manner that commensurate with Israeli interests and needs (Khamaisi, 1994 and 1997), and also the Israeli planning institutions were set up to follow the Israeli interests and needs and so the area commander appoints the members of the council in contravention to the Jordanian law of 1966, which has remained in force despite the occupation and which was recognized by military orders regarding the authority of the local organizing committees in the municipalities (Coon 1992).

The structure of the Council and its following committees made it a flexible tool and a means to implement the Israeli policy aiming at dominating the Palestinian Territories, restricting the Palestinian urban expansion and development and also the Palestinians were prevented from participating in decisions concerning the development of their own spaces (Al-Gerbawy and Abdulhadi, 1990; Coon 1992).

The absentee property, the Military Governor, the information committee, taxation authorities, internal review officials, the difficulty in obtaining



building permits and others, led some Palestinians to build without them and, in many such cases, the building was later pulled down. This difficulty also forced other Palestinians to forego having a house altogether (Khamaisi, 1994). On the contrary, the facilities of the Jewish settlers for development, planning and guiding Jewish settlements in the Palestinian Territories were even exempted from the need to obtain any building permit or to prepare a structural project, since the *responsible* in charge, by virtue of military order No.418, was entitled to grant such a permission. It became very difficult and costly for Palestinians to obtain a building permit; the process went through many stages and required authorization from several institutions and departments (Coon 1992).

The occupying authority has not faced, in its quest to achieve its planning objectives of the occupied West Bank, big obstacles by the West Bank cities. However, the villages of the West Bank, with their large numbers and heavy traffic, were a source of concern for the occupying authority especially since the organization had no old structural plans for it. All the villages of the West Bank, except the village of Al-Taiba, were occupied without structural schemes. The construction was carried out in accordance with the provisions of the regional arrangements prepared by Kandel, which allowed construction in agricultural areas outside the village on easy terms (Al-Gerbawy and Abdulhadi, 1990).

At the beginning of the 1980s, the Israeli occupation showed the existence of mandatory plans dating back to the British mandate, such as RJ5, S15, and R6...etc. RJ5 is a plan for the south of West Bank, while S15 a plan for the

north of West Bank. Mandatory plans are still valid in Nablus and Jerusalem areas, and are not the basis for issuing building licenses in many villages due to differences between the reality and the system of the mandatory regional planning scheme. Therefore, it should be adjusted based on the current and future needs of the Palestinian cities and villages. In addition, Israel, through the military government, prepared partial regional plans for the roads, settlements and protected nature reserves of the Mandatory plans, which constitute an obstacle to planning in the Palestinian villages in Area (C) (Coon, 1992), as we can see in map (3.5) and (3.6).

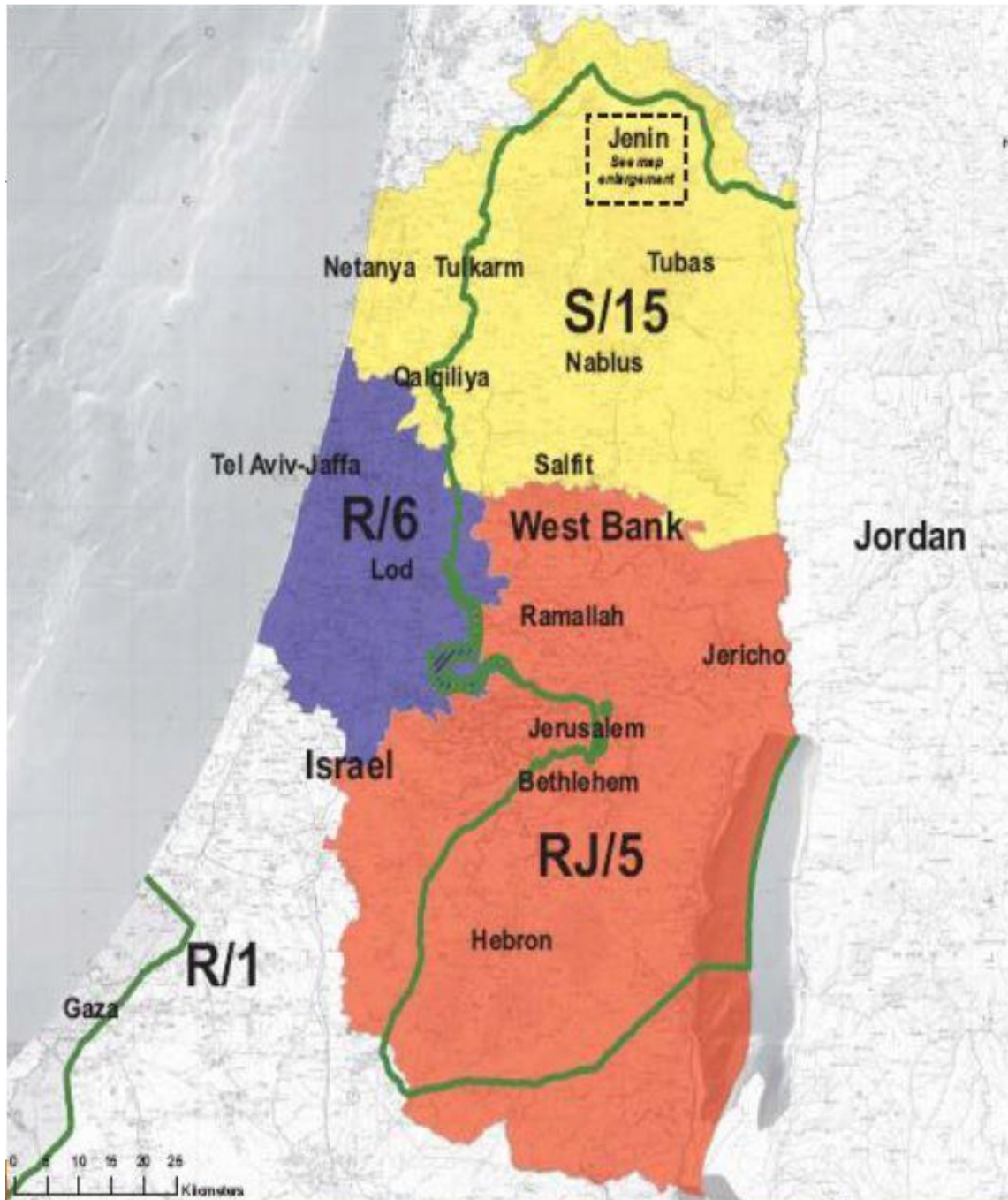
The Israeli authority based the objectives of its absorption plan for the West Bank on steps taken to control the growth and urbanization of the Palestinian countryside. Therefore, first wave was the Shamshoni plans in 1981, the CPD commissioned the Israeli consultant Shamshoni to prepare outline plans for 183 villages. All urban development is to be confined and plans were not based on field surveys, some information from the mukhtars was provided to the consultant by the military authorities. While the pattern of existing development was unclear and the plans are accompanied by a standard set of regulations. Finally, none of Shamshoni plans have been approved. The Second wave was the Palestinian Consulting Firms which began in 1984, mainly it's a reaction to the deficiencies of the Shamshoni plans, and its funded in equal parts by the Jordanian government and from West Bank taxation (Coon, 1992; Al-Gerbawy and Abdulhadi, 1990 ).

The objective was to prepare plans fulfilling legal requirements, and as Shamshoni plans none of these plans have been approved. But the Third

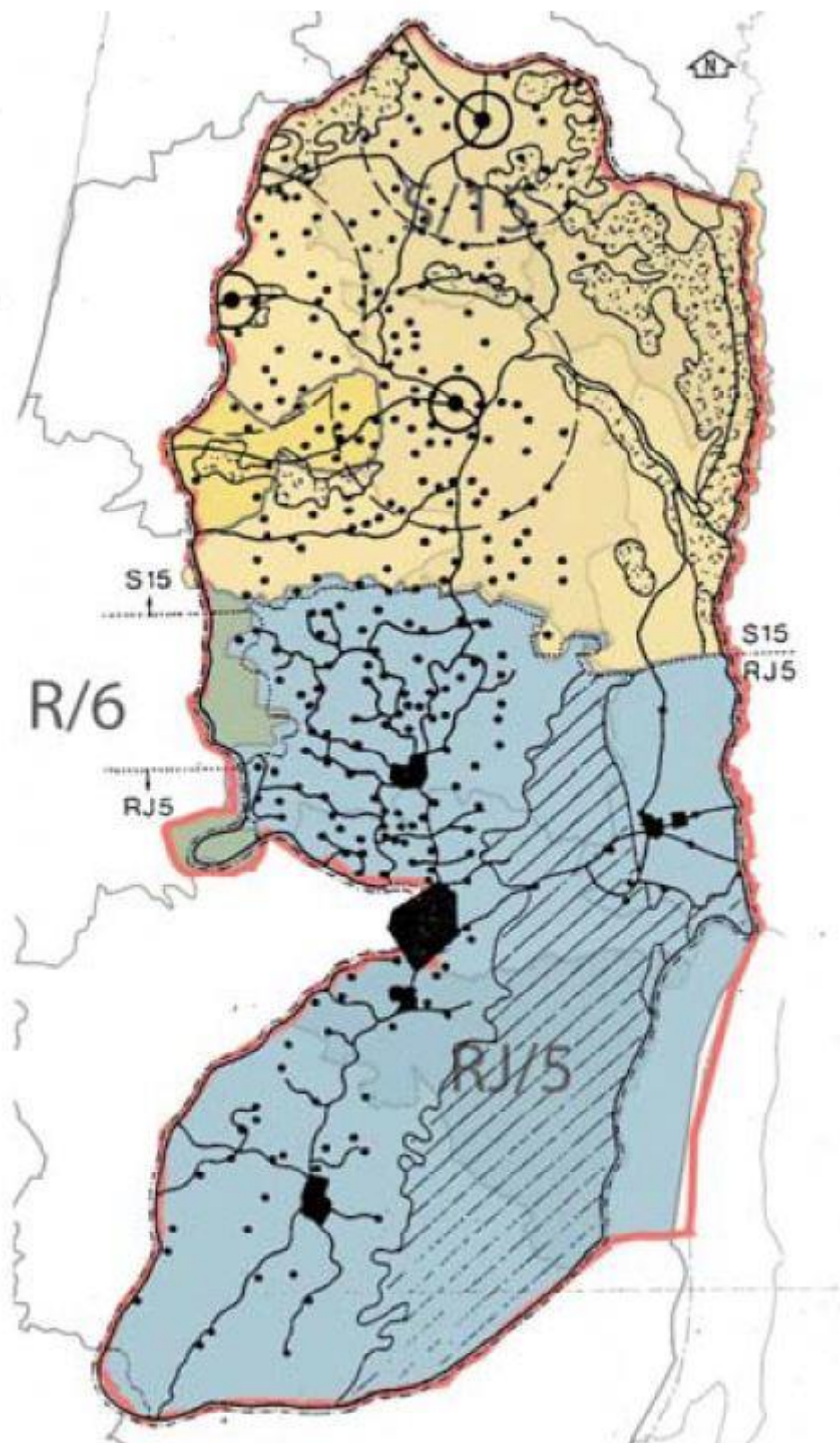
wave was done by the Central Planning Department (CPD), which prepared the outline plans for villages in the West Bank following the Shamshoni plans and the Palestinian consultants' plans. In July 1990 formal notice of deposit of 11 CPD plans had been published in the press, six plans had been approved by the time their existence was realized. The plans are categorized as "outline local particular partial", a species of plan unknown to legislation (Coon, 1992).

As the researcher notices, there is no rural planning for the Palestinians residents in this era, except the building permits, which are characterized by the big obstacles, requirements and long process, without existence of a local structural plans for villages, as well as the establishment of settlements in rural areas. However, during all the historical stages of the Ottoman Empire until the Israeli occupation, the Palestinians did not have the opportunity to plan their cities and villages. Therefore, planning was always aimed at serving the occupier and his settlement interests.

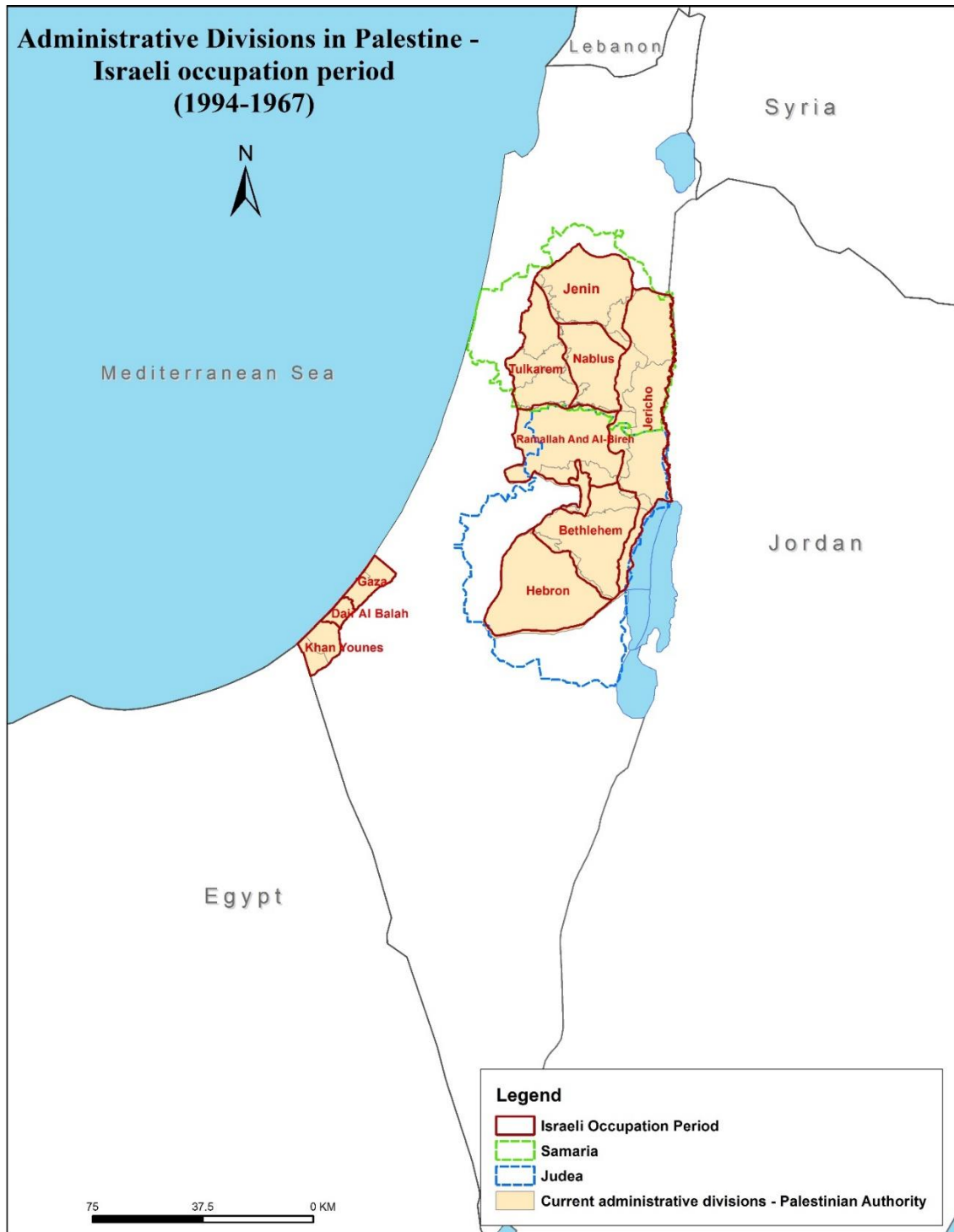
Map (3.7) shows the administrative divisions in Palestine during the Israeli Occupation period (1976-1994).



**Map (3.5):** The borders of the West Bank and the Palestinian governorates through the borders of the mandatory plans / Source: Coon, 1992.



**Map (3.6):** Mandatory plans in force in the West Bank / Source: Coon, 1992.



**Map (3.7):** Administrative Divisions in Palestine- Israeli Occupation Period / Source: Al-Gnemat, (2012). Eiddted by the Resercher, 2017.



### **3.2.5 Palestinian Authority (1994-Now)**

According to Oslo agreements, signed between Israel and PLO in 1993, the West Bank has been divided into three distinct areas; (A), (B), and (C). Area A covers about 18 percent of the West Bank and includes the major cities. While Area B covers about 22 percent of the West Bank, which covers large rural areas. While Area (C), consists of 60 percent of the West Bank's land, which is mostly rural and sparsely populated, accommodating around 300,000 people (OCHA, 2014).

What distinguishes the three areas is the level of security and civil control. Palestinian Authority assumes full control of Area (A). In Area (B), Israel retains security control, while the Palestinian Authority is responsible for all sorts of civil issues, while Israel retains full security control and many aspects of civil services in Area (C), including planning, construction, and infrastructure. Still, the Palestinian Authority is held responsible to provide education and health services for Area (C) residents. It should be noted that the Palestinian rural areas cover a good area from (B) and most of (C) (PASSIA, 2012).

The World Bank report shows that during the 2000-2007 period, less than 6 percent of the 1,624 construction requests were approved. On the other hand, Area (C) residents are exposed to high risk of housing and infrastructure demolition of facilities that did not receive approvals from the Israeli authority. During the same period, Israel executed 1,663 demolitions out of 4,993 demolition orders. Israel's restrictions on Area (C) also extend to the

Palestinian Authority' public infrastructure projects, which are often delayed or refused (World Bank, 2008).

The role of rural planning is to shape and manage the change in rural areas, which contains: political obstacles, agricultural land encroachment and the absence of rural character, with multi functionality that deals with the rural issues. Multi-functionality is about seeing a range of challenges linked to different values, rural communities, the economy, environmental change or the state of local services – as interrelated, and subsequently responding and enabling others to respond, through policy design and planning that are both well-coordinated and integrated (Gallent et. al., 2008).

Map (3.8) shows the administrative divisions in Palestine during Palestinian Authority (1994-2016).





**Map (3.8):** Administrative Divisions in Palestine- Palestinian Authority (2016-1994) /  
Source: Al-Gnemat, (2012). Eidted by the Resercher, 2017.

As a result of Oslo Agreements, the planning responsibilities in (A) and (B) areas as other civilian issues and services were transferred to the Palestinian

ministries and institutions. The planning responsibilities and duties were mainly divided between the Ministry of Planning and International Cooperation (MOPIC) and the Ministry of Local Government (MOLG) during the period between (1998-2016) (MOLG, 2003; Abdelhamid, 2006).

MOPIC focused on the development of relevant internal and external physical planning systems, which include the Directorate for Urban and Rural Planning as a centralized unit responsible for physical planning. The physical planning activities at MOPIC concentrated on the development of land and land use at regional and national levels (MOPIC, 1998a).

MOPIC saw it is necessary to address the integration of future regional development and natural resources protection within the framework of a land use development plan in order to find acceptable solutions to the overall and multi-disciplinary planning problems of several governorates and regions, and considered it essential to provide a regional plan for the co-ordination of future urban and rural development as well as the implementation of large-scale projects due to the current status of the environmental situation (MOPIC, 1998a).

The experience of MOLG in the preparation of the structural plans for local communities (municipalities and villages) was not very successful. The reasons for this are related mostly to the lack of qualified and skilled staff, particularly in urban planning issues. The planning apparatus or administration in the PA, as stated by the Jordanian Law of 1966, consisted of three levels: the Higher Planning Council (HPC), Regional Planning Committees (governorates level), and Local Planning Committees

(municipal and village councils) (Abdelhamid, 2006).

The planning of the rural areas under the control of the Palestinians did not reach the level of clear principles for rural planning. The procedural guide was prepared in the context of the Ministry's efforts to reform and improve the planning situation in Palestine to facilitate local planning procedures and to provide planning tools within the legal framework available. A gradual plan to improve the level of the Palestinian cities and municipalities, and to give local authorities greater powers in the field of local planning and development. The Urban Planning Manual is a procedural guide that deals with the procedures and steps for the preparation of local structural plans in the West Bank and the Gaza Strip and is based on the Local Authorities Law No. 1997/1, the Towns and Villages Regulation Law No. 1966/79 and the Town Planning Law No. 1936/28 and its amendments. It is a manual of tools and procedures, not standards and works in both rural and urban areas (MOLG, 2003).

The Palestinian Urban Planning Manual was specialized in the Palestinian urban areas and was not directed to the planning of the Palestinian rural areas in particular. Therefore, the researcher suggested to adopt this manual mainly for the planning of the Palestinian rural areas, especially Area (C).

In the below, map (3.9) shows the Palestine Regions during the Palestinian Authority (2016).

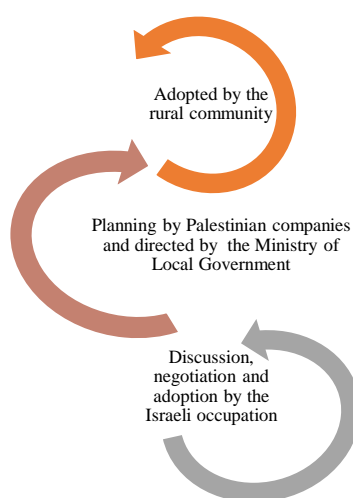


**Map (3.9):** Palestine Regions - Palestinian Authority (2016) / Source: Al-Gnemat, (2012). Edited by the Resercher, 2017.

### 3.3 Rural Planning in Area (C)

Planning process in the Palestinian rural villages under Israeli occupation, is a complex, foggy, and very special one. Rural planning practices in these areas are subject to complex requirements and successive stages that take long time and great effort. This process is carried out by the Palestinian planning institutions, and followed up and directed by the Ministry of Local Government, and support by the international donor countries. Planning in Area (C) generally appeared in 2009 by the IPCC initiative (IPCC, 2013).

The planning process is a political process of negotiations on the Palestinian land. It is a process to prove the existence of the Palestinian farmer in his land. Physical spatial planning is a tool for defense and resistance in the current reality of the Palestinian villages in Area (C), on the one hand, and on the other, a means to guide the future sustainable development of these villages (khamaisi, 2013). As well as planning process in these area represents in three stages which show in the figure (3.2).



**Figure (3.1):** The Palestinian Rural Planning Process under Israeli occupation, Researcher, 2017

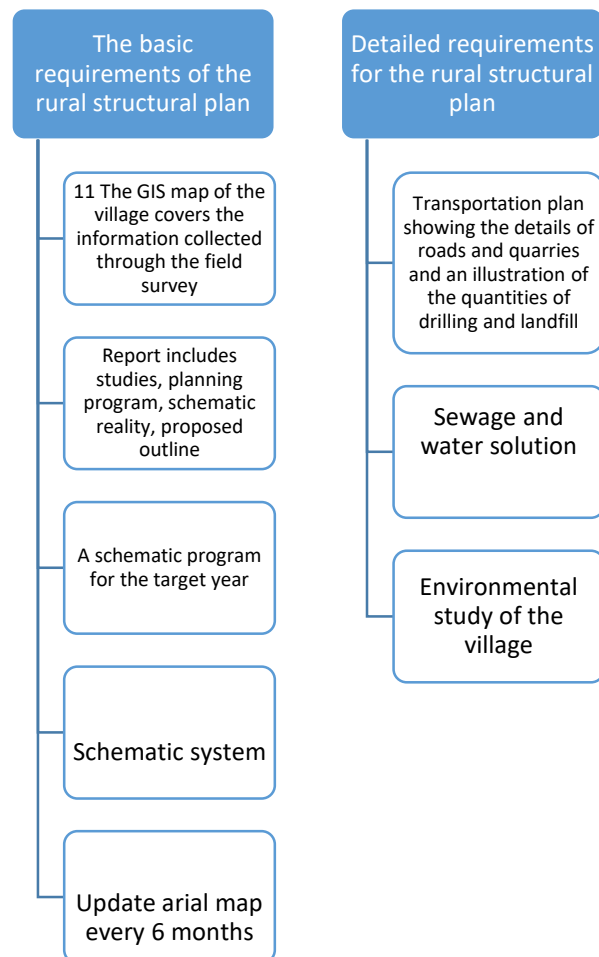
The planner should be a negotiator seasoned politician, and well versed in the political current situation and regional future in this area. As well as his ability to plan in such areas within the challenges and circumstances inherent in the process from the time of the initial stages of the planning process to reach the ratification phase. There is no a doubt that there are difficulties within the planning process in all stages, where the discussion is on the plans carried out by Palestinian planners, with financial and legal international support for the legitimacy and existential right of citizens who living in these areas, in addition to the presence of the Ministry of Local Government as a support, guidance and supervisor of the planning process.

The plans resulting from this process are partial plans for rural Palestinian villages, and do not in any way reflect the full extent of the area of villages and the ownership of their lands, but it is a means of protecting the lands that can be protected and can resist the occupation.

The master plan is a legal document, granted by planners to citizens to be a tool in their hands to practice their rights, and their commitment to the plan, and resistance to the Israeli occupation by applying it on the ground. The master plan contains the classification of land use, in which each piece of land gives a specific use that fits with its nature, demography report, and geographic analysis, which contains 11 maps, including: the location, topography, slop, building materials, the number of floors, conditions of building, and use of the building ... etc. (IPCC, 2013).

These maps represent the basic requirements of the rural master plan requested by the Israeli Civil Administration, as we see in figure below (3.3).

There is also the plan system, which is a legal document prepared by the planner and contains the general instructions including the goals of the master plan, the relationship to other near plans, the planner, the initiator, the geographical site, the supporter, the interpretation of terms and tables of areas, the license of building and setting goals, and special instructions and signatures. There are also annexes to the master plan submitted to the Israeli Civil Administration, which include plans of water and sewage and roads network (IPCC, 2013).



**Figure (3.2):** Basic and Secondary requirements of the Rural Master Plan/ Source: IPCC,

2013

The results of all master plans are not the same, but it involves a specific factor, which is the length of time period. This is because the planning process here is a negotiation process that takes long period of time, and produces an intangible result, which does not exist for the time being. However, it yields results that may be greater than the expected, but always need long time, patience and firmness.

The Israeli occupation didn't care about giving the Palestinian citizens enough space for housing and facilities, but cared more about the area of the boundary of the out borders of the master plan, while in some cases the master plan itself did not take into account the public spaces, green zone and the residential areas the Palestinian needed. The largest discussion was always on the boundaries of the plan and its areas and location, although they discuss the master plan in technical and engineering matters in general. This was for the occupation deals with these plans (khamaisi, 2013).

While in the development of these plans with the Palestinian side, the official status of the Ministry of Local Government in the planning of Area (C) is an observer, general supervisor and a follower of the planning process. The Ministry's position is to follow up the planning process of the communities living in these areas and provide them with community humanitarian needs. Therefore, the Ministry views the discussions with the Civil Administration of Area (C) plans as a formal and humane Palestinian community. The ministry's involvement in the process stemmed from a ministerial decision from the Palestinian Prime Minister and that it is publicly required as a Palestinian state to plan and protect the areas of confiscation and seizure, especially rural areas which located in Area (C).



Planning in Palestinian rural areas has not taken into account the interests of the Palestinian citizens and farmers, and was not to give them their rights according to the laws in force internationally, but planning started in these areas in response to the international pressure of directing the attention to give the rights to the population in these areas, as well as an advertising tool to improve their image on the international arena.

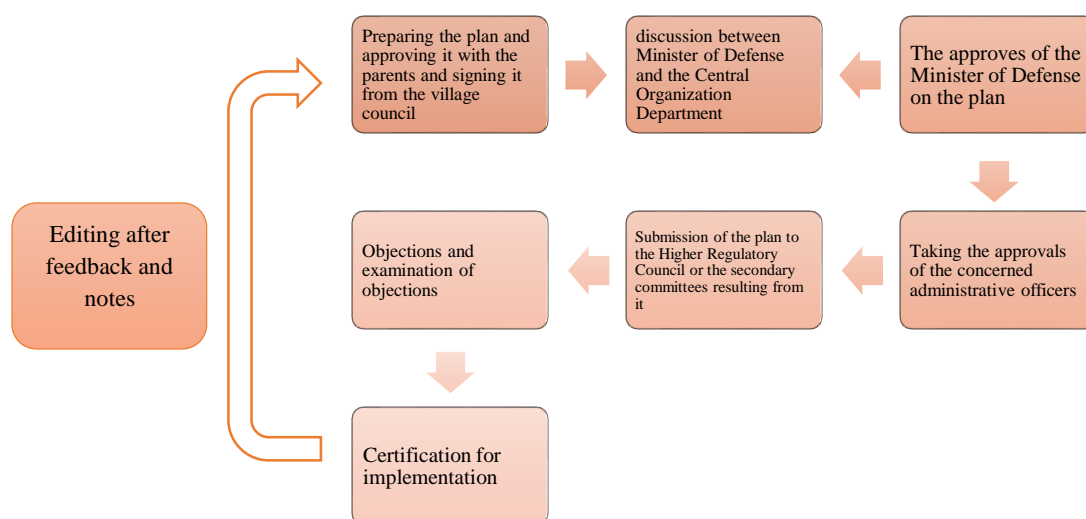
### **3.3.1 Israeli Civil Administration Procedures**

In 2011, the Civil Administration published, for the first time, a list of criteria to prepare the structural plans for areas in Area (C). These criteria address the urban area, construction and over crowdedness, distance from the existing town, natural reserves or archaeological sites, as well as the possibility of construction of public buildings and infrastructure. On the basis of these criteria, the Israeli Civil Administration has canceled the planning of existing villages by ignoring the fact that there are Palestinian communities living there, sometimes for decades (B'Tselem, 2013).

The planning process in the Palestinian rural areas under occupation are subjected to a complex series led by the Israeli authorities, which is clearly defined in general, and non-clear in details and has special design for each village.

The following figure (3.4) represents the planning process, which is controlled by the Israeli authorities. The process began after the choice of the proposed village selected to work on after the fulfillment of all the requirements to start the planning process, and because of the need to plan according to a study developed by the Ministry of Local Government in order to establish a physical plans.

The planning and validation process are summarized in the figure (3.4) below. The planning work is started by giving a number to the village master plan from the Israeli authorities; this number represents the permission for the village to begin the planning process and helps the Palestinian planners to follow up the stages of the certification process, and then complete the follow-up phases of the Israeli authorities to start with the planned preparation and the compatibility with the locals and signed by the village council and then the head of the Central Organization Department and discussed and then approved by the Minister of Defense and then adjusted. The process is finished after the plan reach the stage of authentication for implementation in parallel with adjustments, feedback and discussion within almost all stages.



**Figure (3.3):** The planning and validation process of the village master plan/ Source: IPCC, 2013

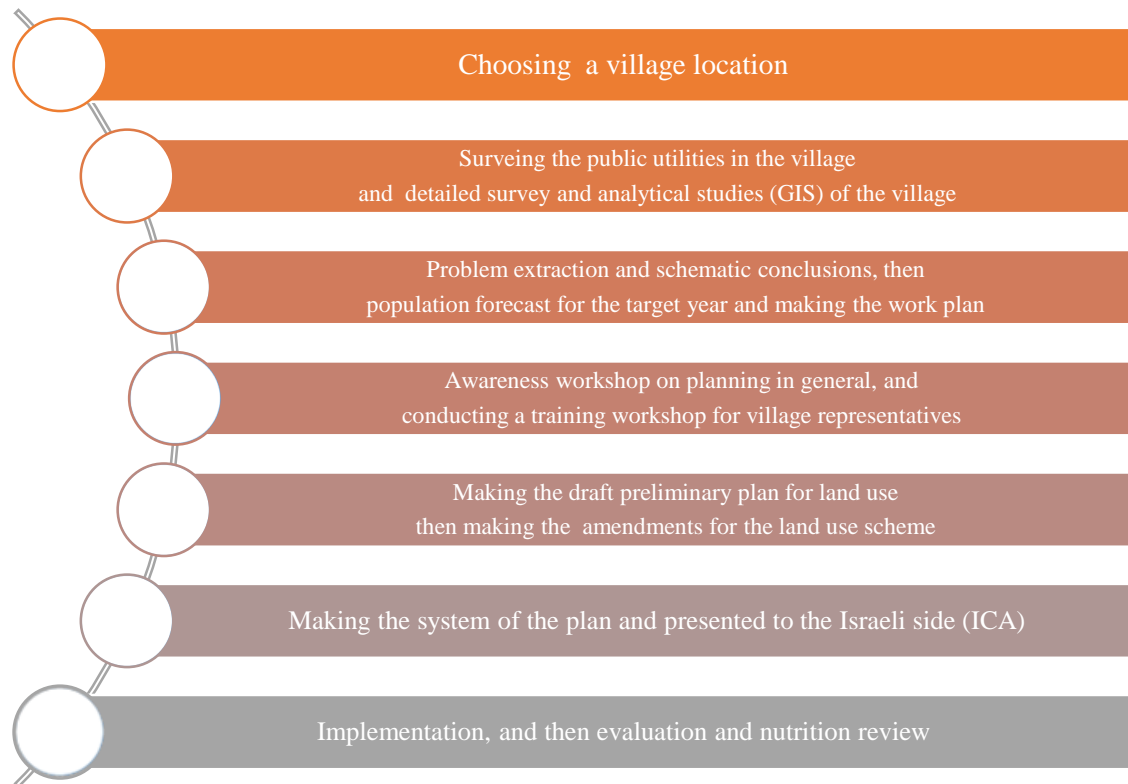
### **3.3.2 The Role of the Palestinian Planner**

The role of Palestinian planner is not limited of being an architect, a planner or a specialized geographer, but a person with a great deal of information, technical, methods and tremendous ability to speak and negotiate. The planning process in the occupied territories begins with a series of spatial and research procedures to reach a plan to protect the Palestinian territories, then a series of negotiations and adjustment that take a relatively long time. The planner of these areas must have many qualifications, including:

1. The ability to negotiate, debate and attend meetings with the Israeli occupation
2. Proficiency in Arabic and Hebrew.
3. The ability to communicate with the Palestinian community and reach a planning solution that satisfies all parties in society and serves the planning process
4. The ability to plan in circumstances and a place that has many obstacles.
5. The ability to follow over the length of time the length of the plan.
6. Deep and spatial knowledge of the characteristics of the Palestinian countryside and its scattered villages.
7. Deep knowledge of the laws, whether in force or otherwise, and the historical periods that Palestine passed through.
8. The ability to analyze and link information

The role of the Palestinian planner can be summarized in Figure (3.5) below, which shows the whole planning process in rural areas, beginning from

village site selection, then the presentation of the plan to the Israeli occupation, which includes; discussions, meetings and amendments, to reach the stage of accreditation and ratification, as well as implementation, evaluation and nutrition review.



**Figure (3.4):** Methodology of preparing rural plan in Area (C) / Source: IPCC, 2013

### 3.3.3 Importance of Area (C)

According to the Palestinian Central Bureau of Statistics (PCBS), the percentage of rural areas in the West Bank decreased from 37% in 1997 to 16.1% in 2010. This big difference in the ratio between the years is due to the confiscation and encroachments on the Palestinian rural areas by the settlements (PCBS, 1997/2010). This, in turn, indicates the responsibility to

maintain the remaining ratio of the rural areas to support the presence of the Palestinians in these areas and to preserve them from confiscation.

Rural areas cover the vast track of the West Bank. Specifically, it covers the most of the Areas (B) and (C), which represent more than 80% of the area of the West Bank, that includes the majority of the agricultural land and urban expansion, and here the researcher will focus on the rural lands in Area (C), which affects both Palestinians and Israelis; rural Area (C) is the largest in size, most fertile, and the richest in resources.

The rural Palestinian communities, which represent 70% of the population there, most of them are located in Area (C), specially agricultural lands, and all constructions in the rural or semi-rural towns or villages of the West Bank, need the approval of the Israeli Central Planning Department and the Higher Planning Council, which entered directly after Oslo agreement to the transitional conditional phase for a period of 5 years for building permits (Abdulhadi, 1990).

Due to the continuation of this period for 23 years until now, these areas suffer from the Israeli occupation and limitation of growth in different directions. About 2,450 Palestinian buildings have been demolished over the past twelve years and thousands of dunums were confiscated only because of its presence in the Area (C). This restricted the growth of these communities and today they are in need of clear policies on the ground as the actions of the Israeli occupation become more complex in these areas. Therefore, this situation, creates an urgent need for preparing master plans for these rural communities (OCHA, 2009).

Rural areas in Area (C) is economically important for Palestinians. The fertility of its agricultural land and the availability of aquifers are vital to serve the basic food needs of Palestinians. Area (C) is also vital in terms of natural resources. In fact it is considered a backyard for an urban expansion (World Bank, 2013). Yet, Area (C) is considered economically underdeveloped, in which the strict Israeli measures are main contributing factors. Construction or any development activity requires the approval of the Israeli authority. Currently, Israel bans development activities in about 70 percent of the area; Area (C) is the land for the expansion and natural extension of the Palestinian rural villages and they are social lands because the Palestinian farmers gather together and there.

In 2014, the Palestinian government has adopted a Strategic National Framework for development interventions in Area (C). This framework outlines the national priorities and interventions in Area (C) across multiple sectors, spanning governance, social sectors, infrastructure, the economy, and the importance of the consolidating of the efforts of all stakeholders in developing Area (C) as part and parcel of the territory of the State of Palestine. Building on this government strategy in Area (C), the Palestine Investment Fund (PIF), the investment arm of the State of Palestine, has developed a portfolio of projects intended for Area (C). This includes the development of agricultural production, food processing and packaging plants, the development of solar farm projects in ten locations, the development of the shores of the Dead Sea, including mineral production and tourism facilities, residential housing projects, creating contiguity

between areas (A) and (B), a waste recycling site in many areas in west bank, for example, a waste recycling site in Beit Furik, a waste burial and recycling site west of Deir Sharaf, a new town in the northern Jordan Valley area to include residential units, an area for commerce and business, and health care and recreational facilities, a new town between Ramallah and Jericho comprised of four thousand housing units, a new neighborhood in Hebron in the area of Jabel Johar and the Moon City north of Jericho comprised of residential housing units and recreational facilities (World Bank, 2013).

### **3.3.4 Challenges Facing the Rural Planning in Area (C)**

In general, a set of conditions that are important elements of any decision in the planning process may prevent the process of construction or urban expansion. Disadvantages may be natural, such as topographical or human phenomena, such as land use, planning decisions, or certain political or administrative situations. The planning process in the Palestinian rural areas faced many particular obstacles which can be divided into three reasons: First, geopolitical obstacles, which include the Israeli control and regulations; the second obstacles is the scarcity of the financial and professional technical resources needed to support the trend in planning in Area (C), while the third one is the local reasons, such as the land, setting goals and objectives of planning, and social readiness for such aspirations.

The constraints of the process in rural Area (C) are represented by the occupation policy of the chaotic and foggy planning process and also the difficulty of determining the policies and the occupation approach in dealing

with the Palestinian villages as well as the limited historical data of the Palestinian rural villages. To overcome these obstacles, we will go back to references and sources of global information and locations of institutions concerned with the Palestinian rural areas and adopted policy of occupation against rural areas, as well as the study of the most cases that have been planned in Area (C) with the hands of Palestinian planners and Israeli determinants.

The constraints are a challenge for the Palestinian rural planning, which is reflected spatially and translated on the ground in different directions; the most prominent of these spatial constraints include: Variation on setting goals, geopolitical control, scarcity of resources (financial, human, administrative), private ownership of land and registration as well as the fear of control.

### **3.4 Summary**

Rural planning is a term used for a branch of local planning, which aim to order and regulate land use in an efficient active and moral way in countryside, then to prevent land use conflict. However, land-use planning is viewed as the direct responsibility of the public sector. Planning is fundamentally concerned with controlling land-use change in the light of wider objectives.

This chapter highlighted the planning experience in Palestine through historical periods, and the current rural planning in Palestine and specially planning in Area (C). Through the historical periods, a lot of planning



regulations and laws have been ruled and a few were applied, and there was no clear rural planning, except the regulations, classifications, registration and limitation of building permits in rural lands. As the researcher notices, there is no clear rural planning for the Palestinians residents, which are characterized by the big obstacles, requirements and long process, without existence of a local structural plans for villages, as well as the establishment of settlements in rural areas. However, during all the historical stages of the Ottoman Empire until the Israeli occupation, the Palestinians did not have the opportunity to plan their cities and villages. Therefore, planning was always aimed at serving the occupier and his settlement interests. As well as the Palestinian Urban Planning Manual was specialized in the Palestinian urban areas and was not directed to the planning of the Palestinian rural areas in particular. Therefore, the researcher suggested to adopt this manual mainly for the planning of the Palestinian rural areas, especially Area (C).

The next chapter will explore the three case studies of rural planning in Area (C) with different situations and stages.

## **Chapter Four**

### **Rural Planning Practise in West Bank Under Israeli Occupation**

#### **4.1 Introduction**

In Palestine, like other countries of the world, the attention of planning is directed towards the Palestinian urban areas, which are confined to areas (A) and (B) according to the Oslo agreement. Due to this situation, planning in rural areas was neglected, including the areas classified as (C). However, in recent years the attention was focused towards planning in the Palestinian rural areas, especially Area (C), which represents more than 60% of the area of the West Bank.

In this research, three different villages are chosen as cases of study. They are situated in Area (C) in the West Bank, representing the rural planning in the West Bank under occupation. This kind of planning was done by the Palestinian planners and authorized by the Israeli side of the civil administration, and supervised by the Palestinian Ministry of Local Government.

The selection of the three different villages with three different master plans in different areas in the West Bank, where one of the villages is located in the north; the second in the center and the last one in the south of the West Bank. Each village has a different situation and stage of discussion with the Israeli Civil Administration and output; one plan approved; the second plan

under process and the last plan was rejected. Each village has a different location and diverse obstacles and land classification.

This selection will help us in studying the rural planning under occupation and the knowledge of the various obstacles and the processes in three different locations and different circumstances, and these conditions will help us achieve a comprehensive vision to analyze the rural planning process in these areas, and enable us to evaluate the master plans under occupation in the Palestinian rural area.

The three different stages of the progress of the rural planning process represented in the three villages that located in three main cities in the West Bank, as we can see in the Map (4.1), the first village is Ras Tira and Daba'a, which located in the city of Qalqilia in the north of the West Bank. These village are located in Area (B) and expanded in Area (C). Ras Tira and Daba'a are two villages attached to each other. They have approved master plan.

While the second village is Al-Midya, which is located in the city of Ramallah in the center of the West Bank, and outside the separation wall within the territory of (C) and located entirely in Area (C). Al-Midya village has a proposed plan that is under the process. The last village is Susiya, a region in the south, and located in the city of Hebron, entirely in Area (C), but the proposed plan of Susiya was rejected even it was submitted to the Israeli Civil Administration many times.



**Map (4.1) :** Case Studies in the West Bank/ Source : Resercher, 2017.

## 4.2 Ras Tira and Daba'a Village

### 4.2.1 General Description

Ras Tira and Daba'a are two Palestinian villages, located on a distance of 5 kilometers to the south-east of Qalqilia governorate in the western side. Daba'a is located to the south of Ras al-Tira (IPCC, 2010).

Ras Tira and Daba'a are located at a hill with a height of 230 meters above sea level, and the built up area spread from the top to down, through the height of 160 meters above sea level within a slope of 20% maximum. However, this situation makes Ras Tira and Daba'a a good area for farming and development (IPCC, 2010).



**Figure (4.1): Ras Tira and Daba'a General View** /Source: IPCC: International Peace and Cooperation Center, 2010.

#### **4.2.1.1 Location**

Ras Tira and Daba'a are located in the western side of the city of Qalqilia, within Area (C) of the West Bank; part of them is categorized within Area (B), in an enclave formed by the separation barrier with other villages and the Alfei Menashe settlement (IPCC, 2010).

Regarding the regional orientation, as we can see in Map (4.2), Ras Tira and Daba'a are bordered by Alfei Menashe settlement from the north, and isolated from Alfei Menashe by the separation wall; from the east it is bordered by Kafr Al-tholuth village, and Wadi Rasha, Ras Atiya villages and town of Habla in the west, and Ezbet Jalud and Al-Mdwaar village in the south. (IPCC, 2010).

In map (4.3), we can see the brown boundary, which represents area (B) in Ras Tira and Daba'a and form about 30% of the proposed planning area, which appears here in the closed blue boundary.

Ras Tira and Daba'a are two close villages separated by two hundred meters away, and because of the proximity of the villages geographically, they are closely linked to each other to exchange and share services. They are linked geographically from the east and west, where the slope is suitable for road networks construction and urban sprawl, as well as the surrounding land is very fertile and has long been used to grow a variety of crops (IPCC, 2010).

Administratively, there projects for the villages, and currently there are attempts to include five communities in the local authority of those

gatherings: Daba'a, Ras Tira, Wadi Rasha, and northern Arab-Ramadin and Abu Farda village (IPCC, 2010).

Nowadays the planning directions are looking forward to creating the regional planning system to extend the boundaries of the villages and country side, and also to include the surrounding areas to exchange and share services and networks, as well as to expand the area of the Palestinian land, which is becoming more and more interdependent day after day.



**Map (4.2):** Ras Tira and Daba'a location / Source: The Applied Research Institute of Jerusalem (ARIJ), 2010.





**Map (4.3):** Ras Tira and Daba'a Street Network within Outline Plan / Source: IPCC, 2013.

#### 4.2.1.2. Demographic Aspects

According to the International Peace and Cooperation Center (IPCC) survey in 2010, in Ras Tira and Daba'a we can see the difference in the number of population over years as shown in the table (4.1) below, and also we can notice the increase in the number of population after starting the planning (2010). There are 738 residents. Who live in 277 housing units. The number of the residents of Ras Tira and Daba'a in 2030 will be about 1511 (IPCC, 2010).

**Table (4.1): Population Change in Ras Tira and Daba'a (1997-2016)**

Year	Population
<b>1997</b>	664
<b>2000</b>	682
<b>2007</b>	720
<b>2010</b>	738
<b>2016</b>	908

**Source: IPCC and Palestinian Central Bureau of Statistics**

Table (4.2) below shows the distribution of age categories in the year of survey (2010) in Ras Tira Daba'a, which tells that the residents in Ras Tira Daba'a are young, and they need more work places, houses, public facilities and more lands (IPCC, 2010).

**Table (4.2): Age Categories in 2010 in Ras Tira and Daba'a**

Age categories	Total category	Percent %
0-14	297	40.3%
15-64	417	56.5%
+65	24	3.2%
Total	738	100%

**Source: IPCC, 2010.**

#### **4.2.1.3. Land Use**

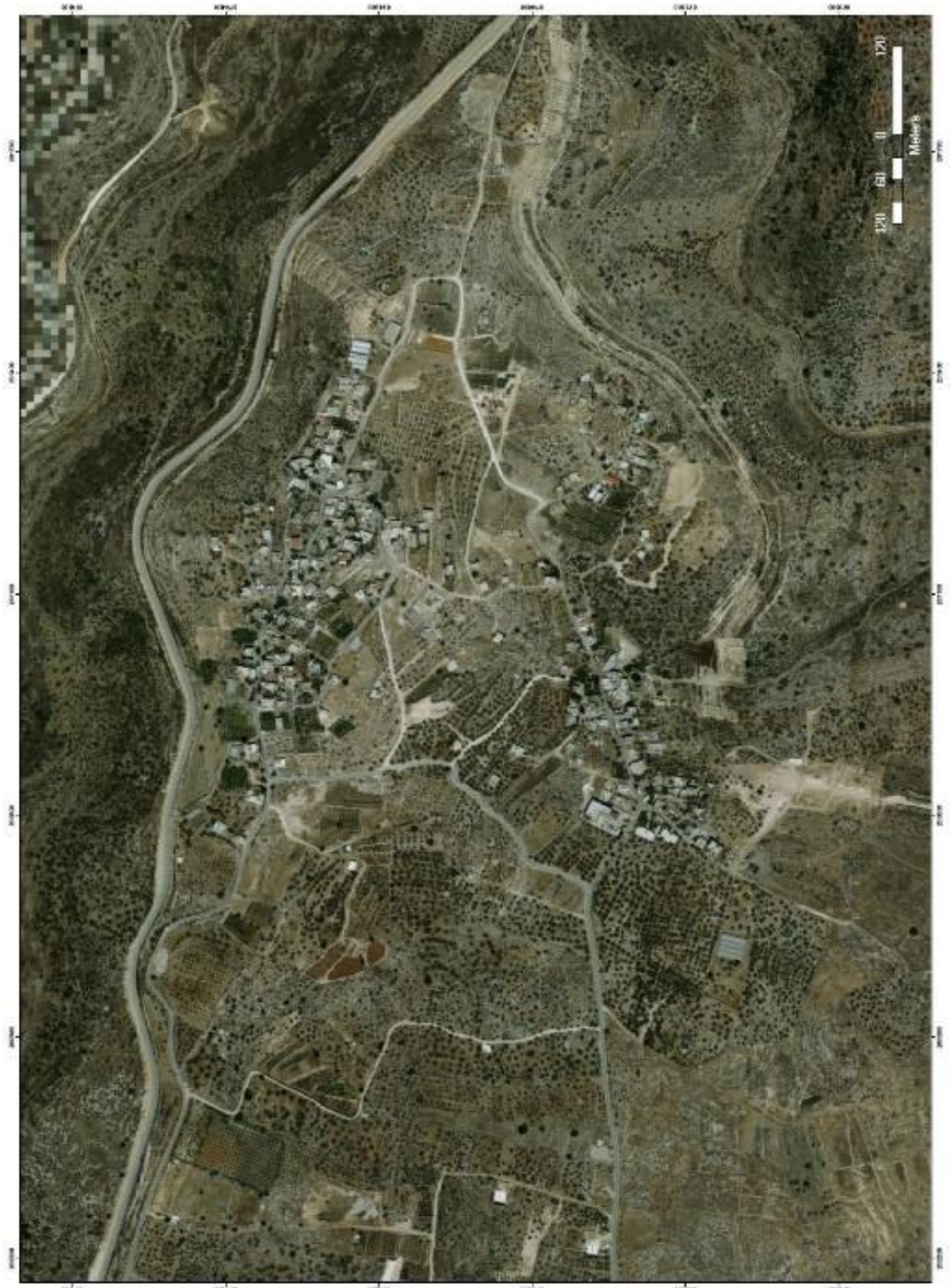
The original land use of Ras Tira and Daba'a was for agriculture, and the surrounding lands are very fertile and have long been used to grow a variety of crops, as we can see in the photometric map in Map (4.4), which shows the agricultural lands and green areas.

The water comes from a private sector (Ras Atiya) by an artesian well and then pumped to both Ras Tira and Daba'a, where the population suffers from

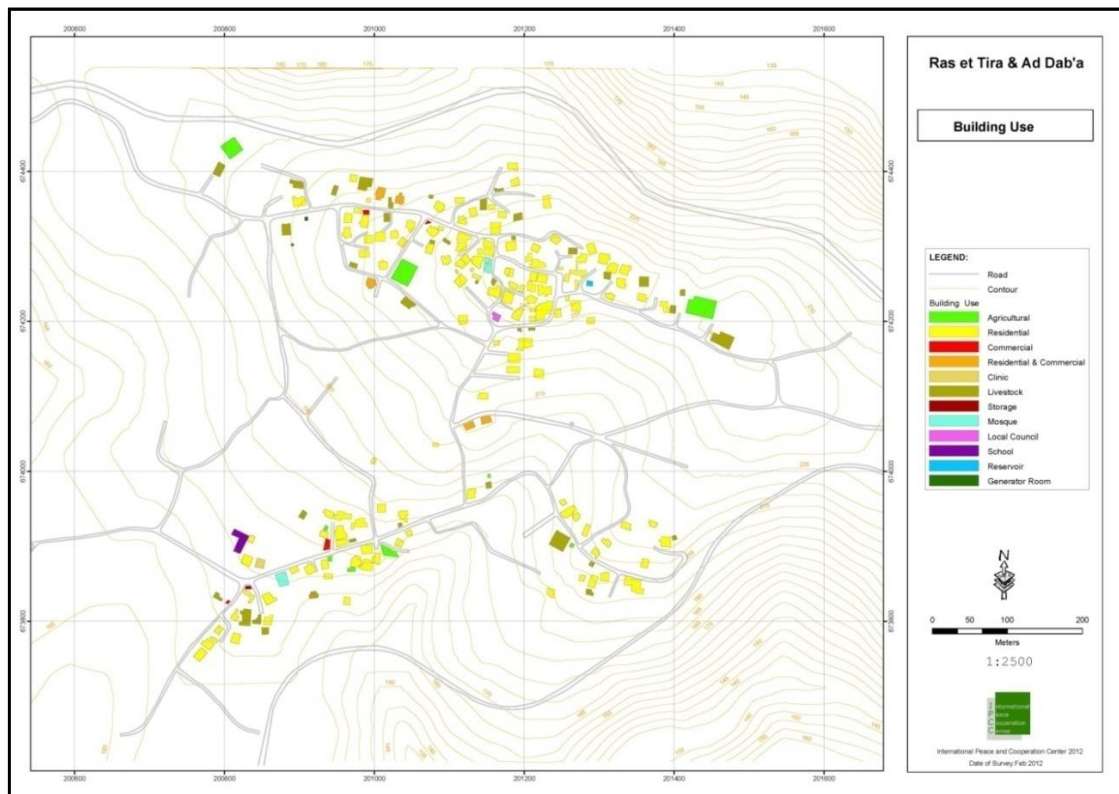
water pollution and difficulty in connecting it to the houses. The Palestinian Water Committee and Oxfam have also provided the area with a clean water project and will therefore be connected to a water network (IPCC, 2010).

As for the data field survey of the uses of the existing buildings in (2010) by IPCC, there are 44 buildings, 73.3% of which are residential buildings; 14 buildings which are accounted for 23.3% of the total number are barracks are used for livestock. There is only a mosque, school, and cemetery in the east as we can see in the Map (4.5) below. Ras Tira and Daba'a have a limited and simple land use (IPCC, 2010).





**Map (4.4):** Photometric Map of the Villages of Ras Tira and Daba'a / Source: IPCC,2010



**Map (4.5):** Building Use in of Ras Tira and Daba'a / Source: **IPCC,2010**

#### **4.2.1.4. Socio-economic**

The nature of the rural and social life in the villages of Ras Tira and Daba'a requires updated rural planning in order to achieve farming, agriculture activities and public facilities.

In the urban context of the Palestine, homes are rarely sold to outsiders, but are usually dedicated for future generations. For these reasons, families tend to live in the same building - or close to their husband's relatives. The strong family social relations system also play a fundamental factor in the household location in Ras Tira and Daba'a (IPCC, 2010).

There is a high rate of unemployment in the village of Ras Tira and Daba'a that reach to 80-90% most days of the year, causing many negative effects

for people living there, forcing them to leave the village to any other country outside Palestine. The percentage of employees is low, and the percentage of the remaining labor is distributed among the village's population between 30% for agriculture and 60% for workers. Although there are about 15% of the population with academic degrees, there are a few employers, which means that the village workforce is not used well, and reflects the need to establish suitable projects to exploit the labor force of the population (IPCC, 2010).

IPCC prepared master plan for the two villages and developed it with community participation and collaboration with the local council of the locality. This ensured the plan responds to the needs of the locality, helping to protect it from demolition orders of the existing buildings, supporting its development and expanding the development in Ras Tira and Daba'a in the new extra area.

#### **4.2.1.5. SWOT Analysis**

Every region has both potentials and constraints. SWOT analysis has been shown general points of strengths, weaknesses, opportunities, and threats. As for Ras Tira and Daba'a (IPCC, 2010).

There are many strengths for Ras Tira and Daba'a:

1. Fertile soil and good climate.
2. The success of agriculture, and due to the use the green houses that helped to cultivate many crops, like citrus, legumes and olives.
3. Water availability.

While the weakness for Ras Tira and Daba'a are:

1. There was no outline plan to license the current buildings premises, and issuing licenses for new buildings.
2. There was no planning to direct the land use and development process in the village.
3. The lack of facilities and poor services and infrastructure.
4. The lack of awareness about planning and its importance to the village.

The general opportunities for Ras Tira and Daba'a are:

1. The presence of archaeological sites in the villages to activate the internal fence elements.
2. Proximity with regional environment and the sharing of goods and services.

While the threats for Ras Tira and Daba'a are:

1. The limitations that hinder the process of the economic development, and its impact on the percentage of employment of the village.
2. Shrinking of the area of the lands in the village due to the surrounding settlements and the separation wall.
3. Fragmentation of the village between different administrative areas (between Area C and Area B).
4. The problem of land settlement, where there was no land settlement, however, the citizens know very well the limits of their land.



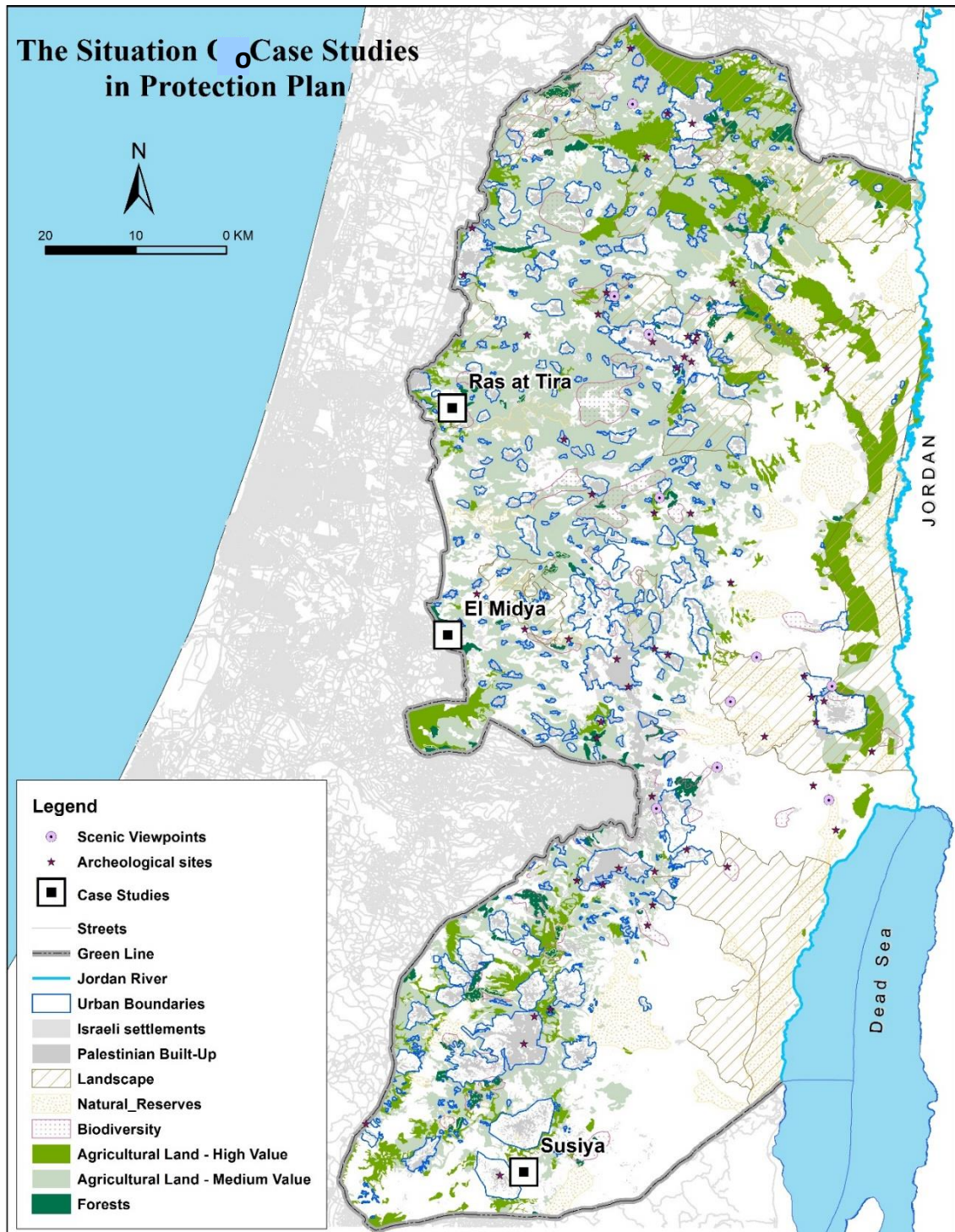
**Figure (4.2):** Farmland and Roads Situation in Ras Tira & Daba'a / Source: IPCC, 2013.

#### **4.2.1.6. Village Status through the Protection Plan**

In Map (4.6), we can see the situation of case studies in protection plan, then we can identify the nature of the classification of land according to the plan of protection from high and medium and low agricultural value and other types and categories.

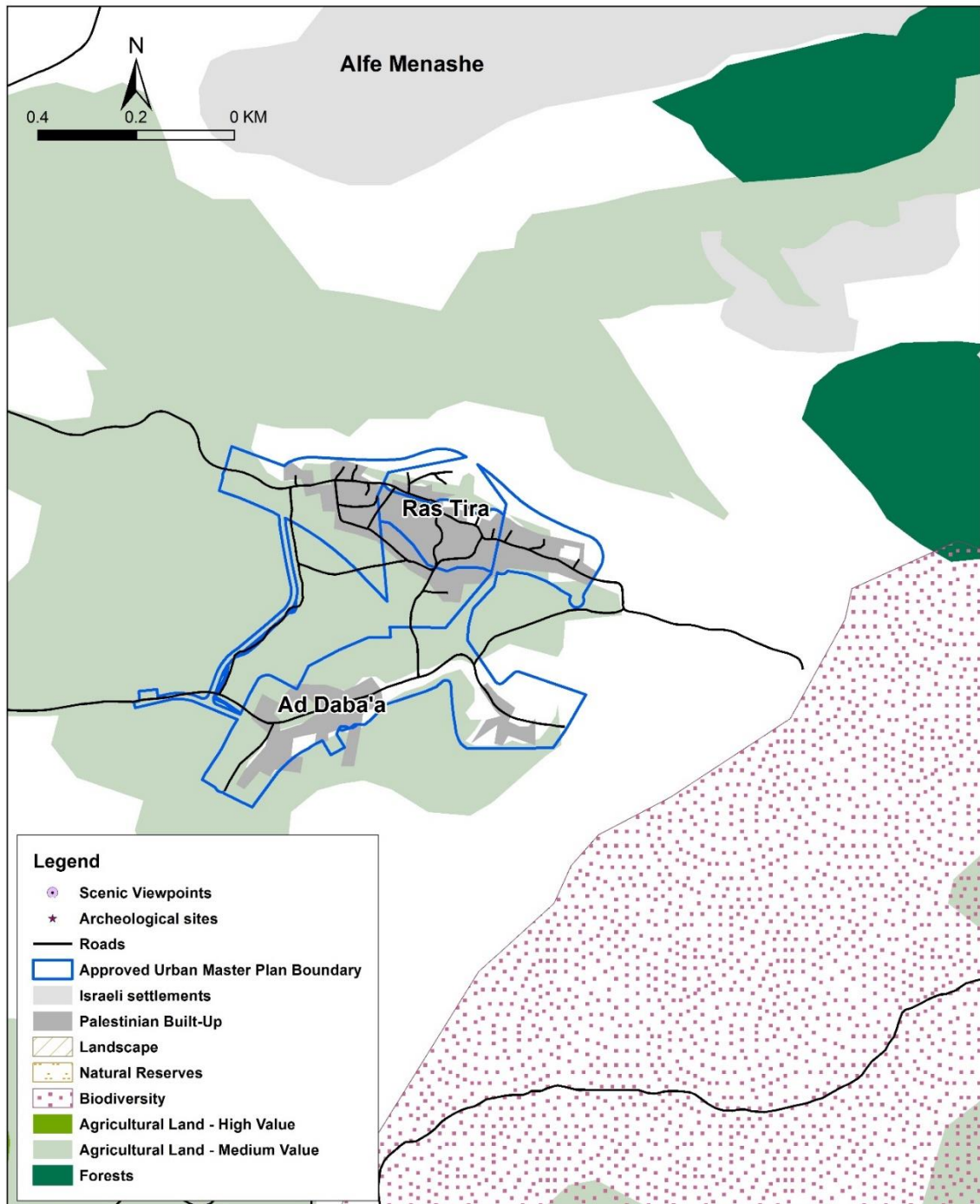
Ras Tira and Daba'a are classified in the Palestinian Protection plan as we can see in Map (4.7), as a Palestinian town which contains agricultural lands with a medium value and has fertile lands and cultivated agricultural crops and citrus. This classification conflicts somehow with the village master plan, which rated most of the area as a residential area and the proposed plan did not pay attention to the protection plan classification in the planning process, which was started in Ras Tira and Daba'a.





**Map(4.6) :** Protection Plan /Source: National Spatial Plan:<http://www.nsp.pna.ps>.

### Case Studies in The West Bank - Ras Tira and Daba'a/ Qalqilia Governorate



**Map(4.7) :** Ras Tira and Daba'a through the Protection Plan/Source: National Spatial Plan:<http://www.nsp.pna.ps>.

## **4.2.2 Master Plan**

### **4.2.2.1 Overview**

The area of the proposed outline plan for Ras Tira and Daba'a is about 211.3 dunm, which contains a residential area, roads network, public and open spaces and also engineering facilities as we can see below in Map (4.8). This arrangement and identification of the land uses played an important role in the growth and prosperity of the village and helped the residents to achieve a better life for housing and services, although it's not enough.

We can also notice the Ras Tira and Daba'a Contains Area (B), and surrounded from each directions by Area (C), and here we can observe the overlap and integration of the schemas in the two different areas of control and validation schemes, although it is one continuous land. We can also see the blue line which represents the boundaries of the outline plan of Ras Tira and Daba'a and Daba'a.

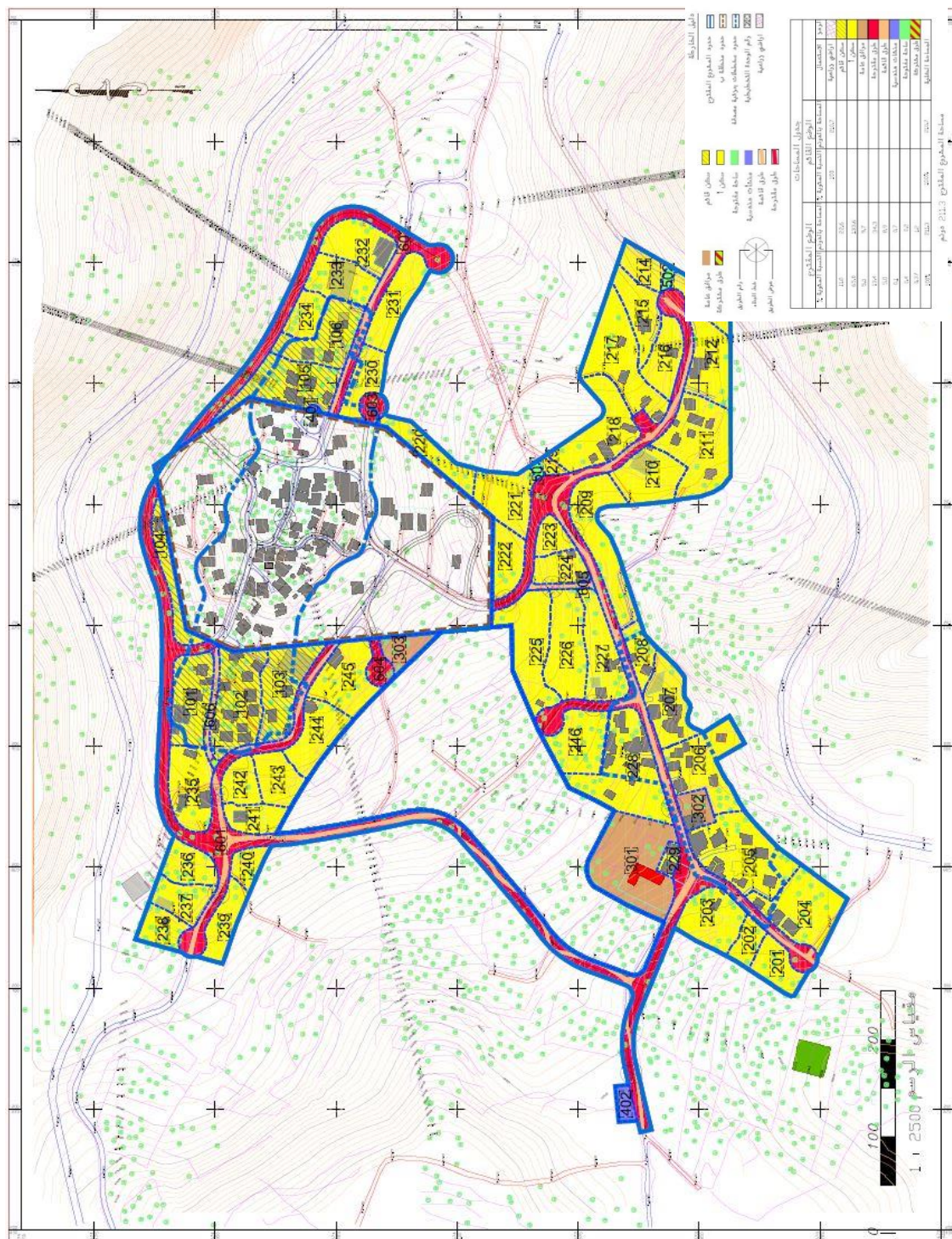
The boundaries of the master plan are dividing the vast lands and green areas.

### **4.2.2.2 Goals and Objectives**

An estimation of the current needs must be followed by a prediction of future needs for 2030. The village's infrastructure and services will be planned according to these needs allowing a socially and economically viable community to progress.

The key to any such predictions is an accurate analysis of population projection and age distribution within the time frame of the present to 2030. In 2030, Ras Tira and Daba'a are likely to have a population of 1511. This population projection along with accompanying age distribution are based on 5 year interval age groups that coincide with the age groups recorded in the 2007 PCBS. The groups of 0-4 year olds in 2007 will be 5-9 year olds in 2007 and so on. The West Bank standard population growth rate is 3.0%, then applied to the numbers to complete the projections.





**Map (4.8):** Land Use Plan of Ras Tira & Daba'a/Source: IPCC, 2010.

The general planning objectives for Ras Tira and Daba'a, including the following (IPCC, 2010):

- Protection of buildings from demolition.

- Developing action plan to improve the village in different respects.
- Developing an agricultural village that takes into account land ownership and social affiliation of the population.
- Development out line plan to preserve the rural and community style in Ras Tira and Daba'a.
- Enabling the granting of licenses for existing buildings and the expansion of the residential area.
- The allocation of land for public facilities.
- Linking the villages with the regional roads network and encourage the corporation of sharing services with surrounding.

#### **4.2.2.3 Public participation**

The planning team held several meetings with family representatives in Ras Tira and Daba'a to communicate and consult with residents and encourage their participation in the planning process in order to meet the needs of the population, especially with regard to services and facilities and for better life. The first meeting was with the residents of Ras Tira and Daba'a during a field visit by the planning team to learn about the status of Ras Tira and Daba'a and the confiscation and demolition orders against their lands. During the meeting, several viewpoints were discussed to suit the villagers and their current and future needs, so that a plan for the village is prepared in a given location and the possibility of dealing with land ownership in the approved plan (IPCC, 2010).

The second meeting was held at the initiative of the representatives of the families to start the planning process and explain the planning process and its various phases and possible alternatives that reflect the aspirations, expectations and needs of the population

In order to involve the residents of Ras Tira and Daba'a in all stages of the preparation of the plan proposed by the planning team, the representatives of the families were informed of the results of the studies prepared through the field survey, and some planning solutions were presented for the preparation of the plan (IPCC, 2010).

After the alternatives were formulated, they were presented to the population and explained to them in order to choose the best alternatives that could be approved by the competent authorities and that meet most of the needs of the population.



**Figure (4.3):** Meetings between village representatives and planning staff in Ras Tira & Daba'a/Source: IPCC

#### **4.2.2.4 Output**

On May 2014, Ras Tira and Daba'a obtained the final approval from the Israeli Civil Administration for the outline plan of these localities to the south of Qalqilia after four years of negotiation, discussion, meetings and a lots of adjustments (IPCC, 2010).

After the authorization, the community started to build new houses and extend existing ones. The donors as EU funded different projects as construction of a kindergarten and a public playground in Ras Tira and expansion of the water network and electricity transformer in Daba'a (IPCC, 2010).

We can see through Map (4.9), the approved master plan for Ras Tira and Daba'a, with road networks connecting the two villages together and with surrounding areas.

### **4.2.3. Evaluation of the Master Plan**

#### **4.2.3.1. Compatible the Goal of Planning**

The master plan for Ras Tira and Daba'a is a rural scheme that agrees with the main objective for which it has been done, while the main objective is to convert the land use from agricultural to residential use and public facilities. The planners have succeeded in turning the lands and issuing new land uses, which aim to grow and improve the village. The plan takes into consideration the planning goals in general. It should be noted that, the villages are short of recreation and green areas. But sometimes in a manner contrary with the goals of rural planning aim to preserve the nature of the agricultural village



and its extension by connecting the economic future of the rural areas by working with communities, entrepreneurs and investors, and seeing the rural economy as agriculture is the basic economic inside the countryside. However, the proposed plan seeks to build public buildings and services and to determine land uses, but the Palestinian situation requires us to plan for rural villages in Area (C) to protect the villages from demolition and confiscation orders and to regulate the land use and direct it to future development and promoting agriculture, to serve and support the Palestinian living there.

The main technical objective of such plans is to convert the agricultural land into residential areas and public services. This is conflicts somehow with the goals of rural planning, that because the main goal for rural planning is to increase the agricultural areas and green spaces, as well as the planner should be familiar with the nature of the Palestinian rural area and the objectives of rural planning.

#### **4.2.3.2. Meeting the Needs of the Population**

The meeting of people's needs is a very difficult process; especially in low-resource areas and disputed ones as in the Area (C) in the West Bank, even though Palestinian planners are trying to do a lot of works in the vast amount of obstacles in this area. The outline plan in Ras Tira and Daba'a took four years (2010-2014) of discussion, and modification, and was supported by the British Consulate General in Jerusalem UN-Habitat, and the European Union. The plan covers an area of 211.3 dunums with 133.6 dunums assigned for residential development. In some directions the outline plan for Ras Tira and Daba'a meet and serve the people needs in residential use and



But in other directions, there is lack of open spaces, green areas, recreation and landscaping as what country side must be, as well as the public facilities are concentrated in one site and also away from the center of this village.

We can see the boundary of the outline plan as a sharp cutting part from the whole region, non-eroded and smooth with the contour lines in this area and there is no attention to the regional connection, and also the outline plan was directed in a specific area in isolation from the neighboring areas and surrounding land, which seems as a closed box although it should open up to the nature and geographical extension.

#### **4.2.3.3. Compatible with Israeli Determinants**

The village of Ras Tira and Daba'a suffers from many of the Israeli physical limitations on its land, including the wall and the surrounding settlements, and the resultant planning obstacles and strong determinants that prevent the completion of the planning process properly, and the confiscation of its land through the existence of these obstacles.

In the designing of Ras Tira and Daba'a master plan, the presence of the settlement of Alfei Menashe in addition to the wall, which is considered an obstacle to illegal occupation, is considered. However, the planning in Area (C) is recognized, determined and dropped on the ground, and it is treated as a boundary to the end of the village lands after considering the areas of rebound. Israeli plans do not recognize the presence of the Palestinian villages in Area (C) and consider them empty lands. These obstacles have been dealt with as an existing and renewable Israeli standard and should be

taken into consideration on the ground and at the beginning and completion of planning process.



**Figure (4.4):** The Israeli Determination Surrounding Ras Tira and Daba'a Village (the Separation Wall and the Alfei Menashe Settlement)/Source: IPCC.

### **4.3. Al-Midya Village**

#### **4.3.1 General Description**

Al-Midya is a Palestinian village located about 25km to the far west of Ramallah in the area classified (C) of the West Bank (Ma'alem, 2015).

Al-Midya is located at a small hill with a height of 220 meters above sea level and surrounded by olive trees. The village has a suitable topography for urban development and there are no sharp slopes that hinder the urban extension, which has a range between 1-10 meter, as well as the built up area located in a suitable slope about 5 meter. The village is characterized by its

unique location and original heritage and special animal production (Ma'alem, 2015).

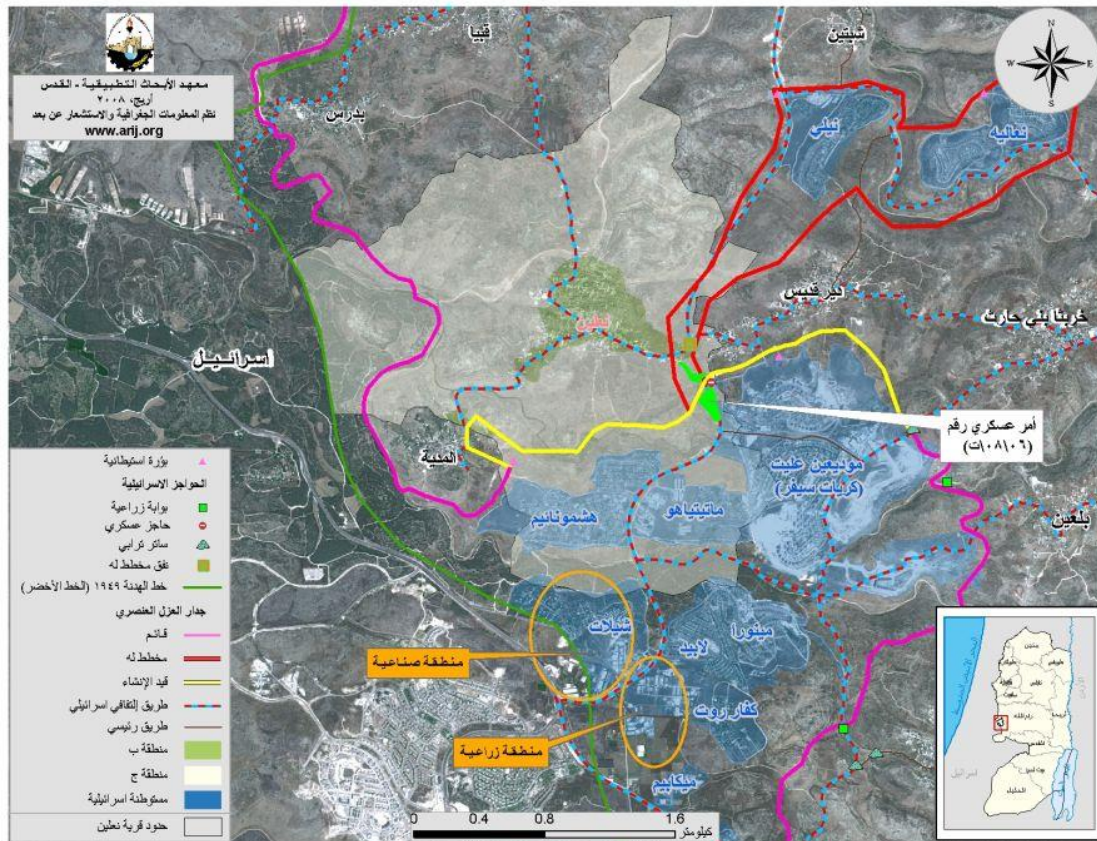


**Figure (4.5):** Al-Midya General View /Source: Ma'alem: Global Group for Engineering & Consulting, 2015.

#### **4.3.1.1 Location**

Al-Midya village is located to the far west of Ramallah city on the edge of the separation wall, and it's surrounded by the lands of Ni'lin town. The separation wall, which was built by the Israeli occupation authorities, cuts off a large area of the village lands where they have been denied from natural extension in this direction, as well as the confiscation of large areas of the





**Map (4.10):** Al-Midya Location / Source: The Applied Research Institute of Jerusalem (ARIJ), 2008.

Regarding the regional orientation through Map (4.10), Al-Midya village is located west of the city of Ramallah, adjacent to the so-called Green Line, which was part of the occupied of Palestine in 1948 and which separates the Palestinian territories into the land of 1948 and the West Bank. Before 1948, Medea was the capital of the city of Ramle, which is now part of the occupied territories in 1948. Al-Midya then followed the jurisdiction of the city of Ramallah after most of its territory was confiscated (Ma'alem, 2015).

#### 4.3.1.2. Demographic Aspects

According to the Global Group for Engineering & Consulting (Ma'alem) survey (2014) in Al-Midya, we can see in the table (4.3) that the difference of the number of population over years has been 1,363 residents, out of which are 51.8% males, 48.2% female and 196 constructions, 245 families with an average family size of 5.6 members. Based on the natural increase rate of 3.0% annually. The number of residents of Al-Midya in 2029 will be about 2,355 people (Ma'alem, 2015).

**Table (4.3): Population Change in Al-Midya (1997-2016)**

<b>Year</b>	<b>Population</b>
<b>1997</b>	923
<b>2000</b>	990
<b>2007</b>	1,223
<b>2014</b>	1,363
<b>2016</b>	1,665

**Source: Ma'alem, 2014 and PCBS, 2017.**

The table below (4.4) shows the distribution of age categories in 2014 in Al-Midya; the percentage of people under the age of 15 years is 41%, as well as the proportion of people aged between 16-60 years is 56.5%. This tells us that the Al-Midya is a young society, and they need education, work, houses, and public facilities (Ma'alem, 2015).

**Table (4.4): Age categories in 2014 in Al-Midya**

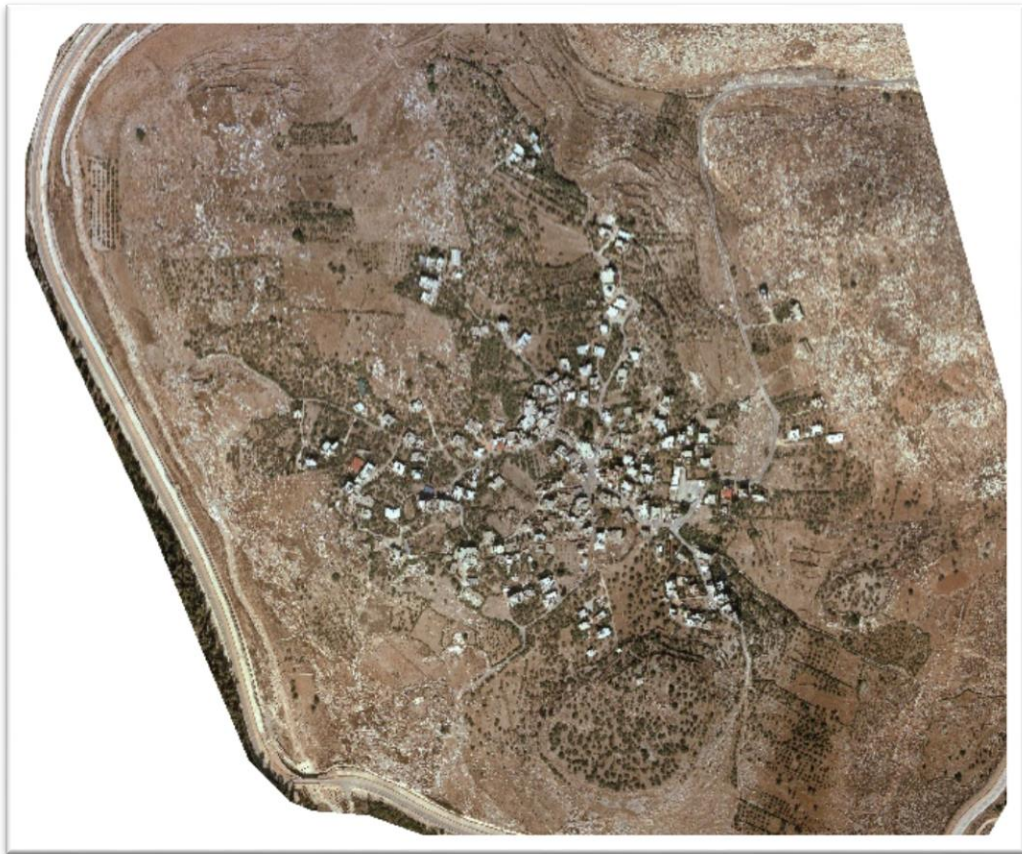
Age categories	Total category	Percent %
0-15	558	41%
16-60	771	56.5%
+61	34	2.5%
Total	1,363	100%

Source: Ma'alem, 2014.

#### **4.3.1.3. Land use**

The original land use of Al-Midya was agricultural, pasture land and olive lands. As for the data field survey of the uses of the existing buildings in 2013 by Ma'alem, the built up area consists of 121 residential buildings (62%), and 21 buildings for the agricultural use (11%), 22 construction without use (11%), and 3 buildings for commercial use, one building for education, three governmental buildings and ten joint buildings and 15 under construction (Ma'alem, 2015).





**Map (4.11):** Photometric Map of the villages of Al-Midya / Source: Ma'alem, 2015.

As for the building materials, 60% of the buildings is built with bricks, 11% built with zenko, 22% stone, and 8% under construction, and most of the buildings in the village are in good and acceptable condition except 17% in bad condition (Ma'alem Survey 2015).The table below (5.4) shows the distribution of areas of Al-Midya village:

**Table (4.5): Areas of Al-Midya Lands**

<b>Area of use</b>	<b>Dunums</b>
<b>The Structural organized area</b>	150
<b>The area of land confiscated by the Israeli occupation of the construction of the wall and settlements</b>	1000
<b>Agricultural Land Area (Agricultural Crops)</b>	500
<b>Olive land area</b>	1000
<b>Area of pasture land</b>	100

Source: Ma'alem, 2015.

#### **4.3.1.4. Socio-economic**

The social and economic composition of the village plays an important role in its planning and the nature of the rural village and the strong social relations require a kind of construction and planning of building materials and methods.

The nature of the rural and social life in the village of Al-Midya requires a modern rural planning in order to achieve farming, agriculture activities and facilitate communication between the people in the public facilities.

Families in Al-Midya rely on the primitive sources in its income, because of the lack of significant economic resources. There are 35.8% workers who work in Israel. It also relies on primitive agriculture, where agriculture is one of the most important sources of income although it is modest, which means that there is low income and a clear decline in living standards, with the high cost of reclamation (Ma'alem, 2015).

There are positive indicators in the economic sector represented by (Ma'alem, 2015):

- Development (agricultural diversity) trees, crops, vegetables and animal diversity.
- Availability of stocks in the qualified and unqualified workforce.

While the negative indicators:

- Primitive farming style.
- High unemployment rates.
- Clearly rely on work in Israel.
- The proximity of the compound of the separation wall and the exceptional circumstances that ensue.

So the needs and priorities are:

- Raising the productive capacity.
- Finding solutions to agricultural marketing problems and clear fluctuations in the prices of agricultural products.

#### **4.3.1.5. SWOT Analysis**

Every region has both potentials and constraints. SWOT analysis has been shown general points of strengths, weaknesses, opportunities, and threats. As for Al-Midya (Ma'alem, 2015):

There are many strengths for Al-Midya:

1. Harmony among the local population and the absence of conflicts between them.
2. The area is generally simple and modern in planning, making it easier to plan.

3. The topography is good and has an extremely sharp tendency, which is conducive to urban development.

While the weakness for Al-Midya are:

1. There was not updated outline plan to license the current buildings premises and issue licenses for new buildings to come out the population from the current suffering.
2. There was no planning to direct the land use and development process in the village.
3. Unplanned randomized and not studied urban expansion due to the lack of land use schemes.
4. Lack of awareness about planning.

The general opportunities for Al-Midya are:

1. The planning area is located on an average distance from a regional road, thus making its geographical continuity with the communities surrounding is easy.
2. Proximity of the town to Na'alin, where the basic services and facilities are available, making it easier to obtain a number of these services.
3. The attention of the village council and the population to organizing the urban and economic activities based on structural plans prepared on scientific grounds.
4. Attention to the region by international and local institutions.

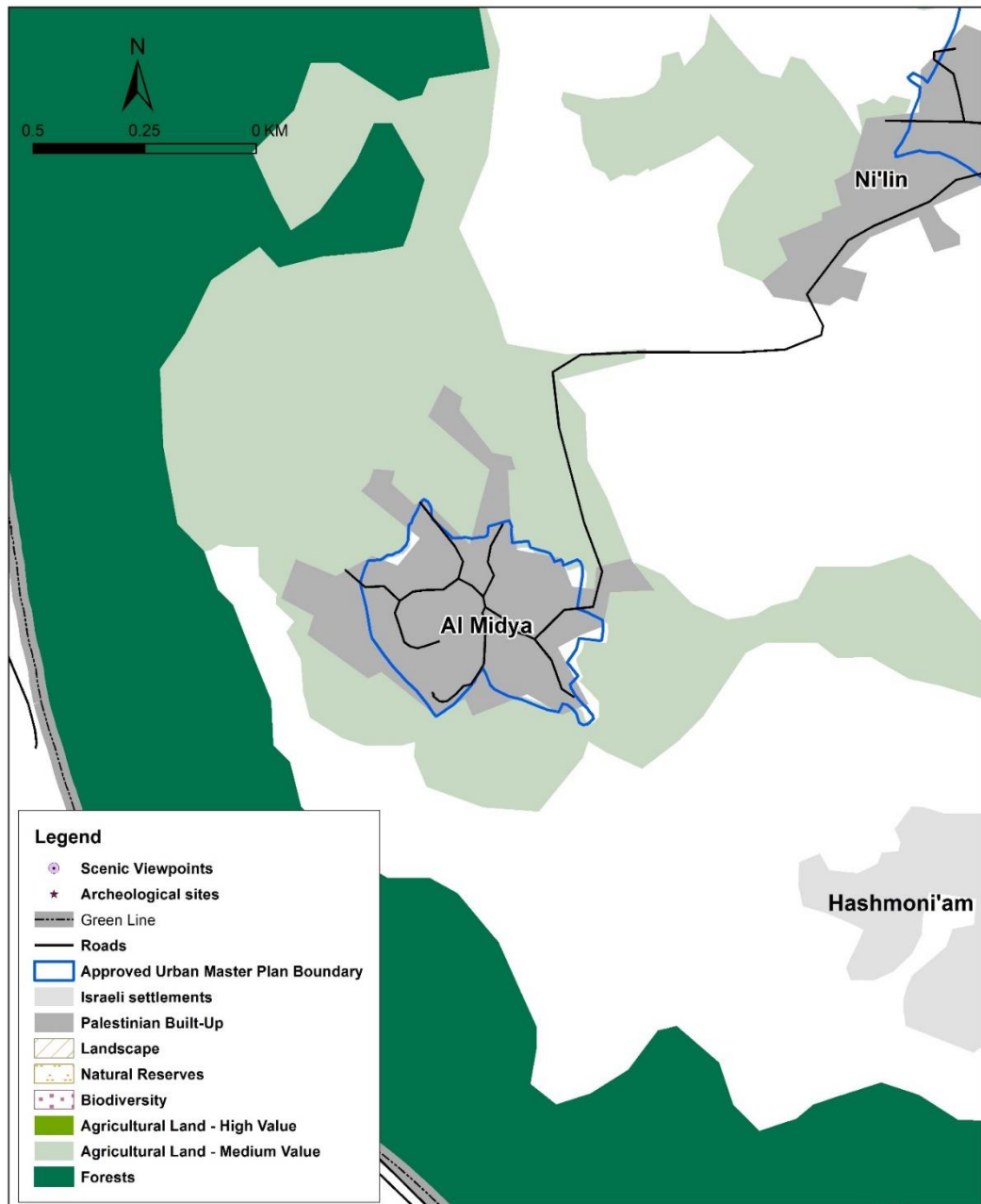
While the threats for Al-Midya are:

1. Interference of urban and agricultural animal uses and the non-regulated urban uses within the boundaries of the built-up area on the other.
2. The limitations and control hinder the process of development of the village, and that the outline plan seeks to overcome these obstacles.
3. The problem of land settlement, where there was no land settlement, however, the citizens know very well the limits of their land.
4. The village is surrounded by a Green Line borders and the military rebound line.
5. Lack of public land for the purpose of building public buildings.
6. The village suffers from narrow internal roads and the decline of some sections and poor condition.

#### **4.3.1.6. Village Status through the Protection Plan**

Al-Midya was classified into the Palestinian Protection plan as a Palestinian town as we can see in the Map (4.12). The expansion of the Al-Midya village is classified as agricultural lands with a medium value, but the area of Al-Midya master plan is classified as poor agricultural lands. However, this classification does not conflict with the village master plan. However, the proposed plan did not pay attention to the protection plan classification when the planning process was started in Al-Midya.

# Case Studies in The West Bank - Al Midya/ Ramallah and Al-Bireh Governorate



**Map(4.12):** Al-Midya through the Protection Plan/Source: National Spatial Plan:<http://www.nsp.pna.ps>.

### **4.3.2 Master plan**

#### **4.3.2.1 Overview**

In 1994 the Israeli Civil Administration prepared a partial structural plan for the village number 1562/91 but this plan no longer meets the needs of people in terms of land use, urban expansion, and social and spatial changes. As a result of these changes, there is an urgent need to expand the micro-plan and develop public facilities and services to meet the current and future needs of the village through the development of a new structural plan for the village (Ma'alem, 2015).

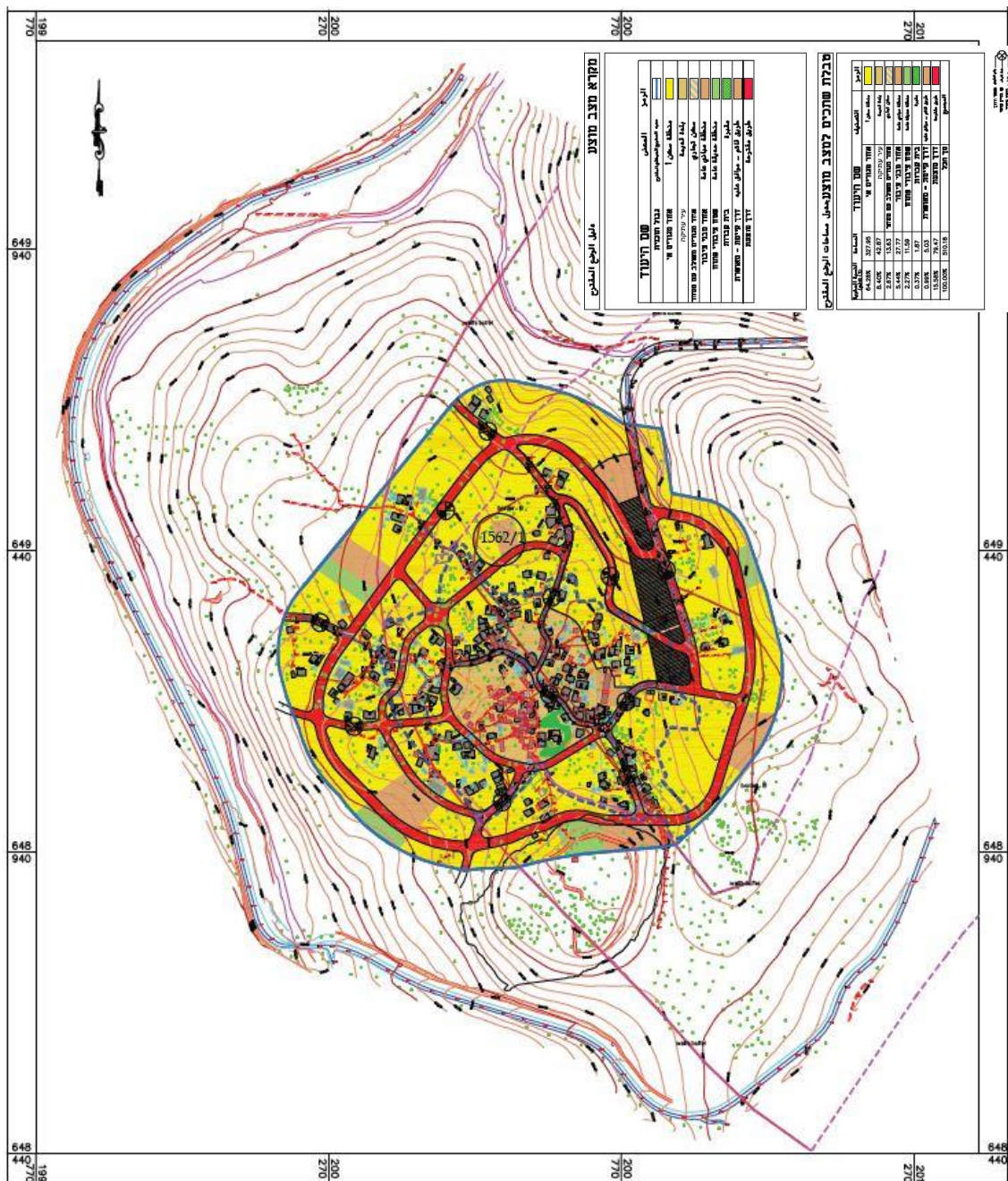
Ma'alem prepared outline plan for Al-Midya village and developed it with community participation and collaboration with the Local Council there. This ensured that the plan responded to the needs of the locality, and protect it from demolition orders of existing buildings, support it to expand their lands and annex new areas for development and construction. The original land use of Al-Midya was Agricultural land use, while the goal of the proposed plan project is to convert the land use from agricultural to residential use and public facilities.

The area of the proposed outline plan for Al-Midya is about 510.18 dunums, which contains residential area and road network and public area and public garden, the commercial area as we can see below in map (4.13). This identification of the land uses played an important role in the growth and prosperity of the village supporting and steadfastness (Ma'alem, 2015).



**Figure (4.6):** Roads Condition and Public Spaces in Al-Midya / Source: Ma'alem, 2015.





Map (4.13): Land Use Plan of Al-Midya/Source: Ma'alem, 2015.

### 43.2.2 Goals and objectives

An assessment of the current needs must be followed by a prediction of future needs for 2030. The village's infrastructure and service will be

planned according to these needs allowing a socially and economically viable community to develop.

The key to any such predictions is an accurate analysis of population projection and age distribution within the time frame of the present to 2030. In 2029, Al-Midya is likely to have a population of 1363. This population projection along with accompanying age distribution is based on 5 year interval age groups that coincide with the age groups recorded in the 2007 PCBS. The groups of 0-4 year old in 2007 will be 5-9 year old in 2007 and so on. The West Bank standard population growth rate of **3%** is then applied to the numbers to complete the projections.

The general planning future needs for Al-Midya, include the following

(Ma'alem, 2015):

- Developing a traditional village that takes into account land ownership and social affiliation of the population.
- Development of an outline plan to preserve the rural and community style in Al-Midya village, at the time of all the villages are struggling to be semi-cities.
- Protecting the lands in Al-Midya village by the outline plan from the expansion of settlements adjacent to the village.
- Enabling the granting of licenses for existing buildings and the expansion of the residential area.
- Development and improvement of infrastructure services of water, sewage and electricity.

- The allocation of land for public utilities and green areas also pastures for their animal wealth.
- Linking the village with the surrounding regional roads network.

#### **4.3.2.3. Public participation**

Ma'alem consultant team conducted a series of field visits to Al-Midya village in order to identify and learn about the general status of Al-Midya village, and focus the problems facing the population and their current and future needs. The residents expressed their cooperation in this part. They also invited them to attend a number of workshops to discuss village conditions, the need for planning, and strengths and weaknesses points in Al-Midya in order to be able to develop solutions to solve their problems and reduce their suffering (Ma'alem, 2015).

The planning team held several meetings with family representatives in Al-Midya to and talked to the residents and encouraged their participation in the planning process in order to meet the needs of the population, especially with regard to services and facilities and for better life. During the meeting, several viewpoints were discussed to suit the villagers and their current and future needs. As a result of the workshop, which was held for the gathering with the participation of a number of population representatives of the village and through meetings and meetings, the advisory group came up with the demographic and physical characteristics of the village (Ma'alem, 2015).

The work still exists between the consultative group and the village council in Al-Midya and the Israeli Civil Administration.



**Figure (4.7):** Meetings between village representatives and planning staff in Al-Midya/source: Ma'alem

#### 4.3.2.4. Output

The plan of Al-Midya village today is under the process, in which there is still amendments and reviews under the Civil Administration, as well as the negotiation with the advisory office parameters, and therefore the development of the scheme is under the process currently, and has been given the outline number and was approved to plan the area and hold the first meeting in the preparation of the initial scheme proposing and conducting demographic and spatial studies.

In 2015 Ma'alem started planning Al-Midya by the Palestinian Ministry of Local Government and funded from the Belgium Technical Cooperation (BTC).

### **4.3.3. Evaluation the Master Plan**

#### **4.3.3.1. Compatible the Goal of Planning**

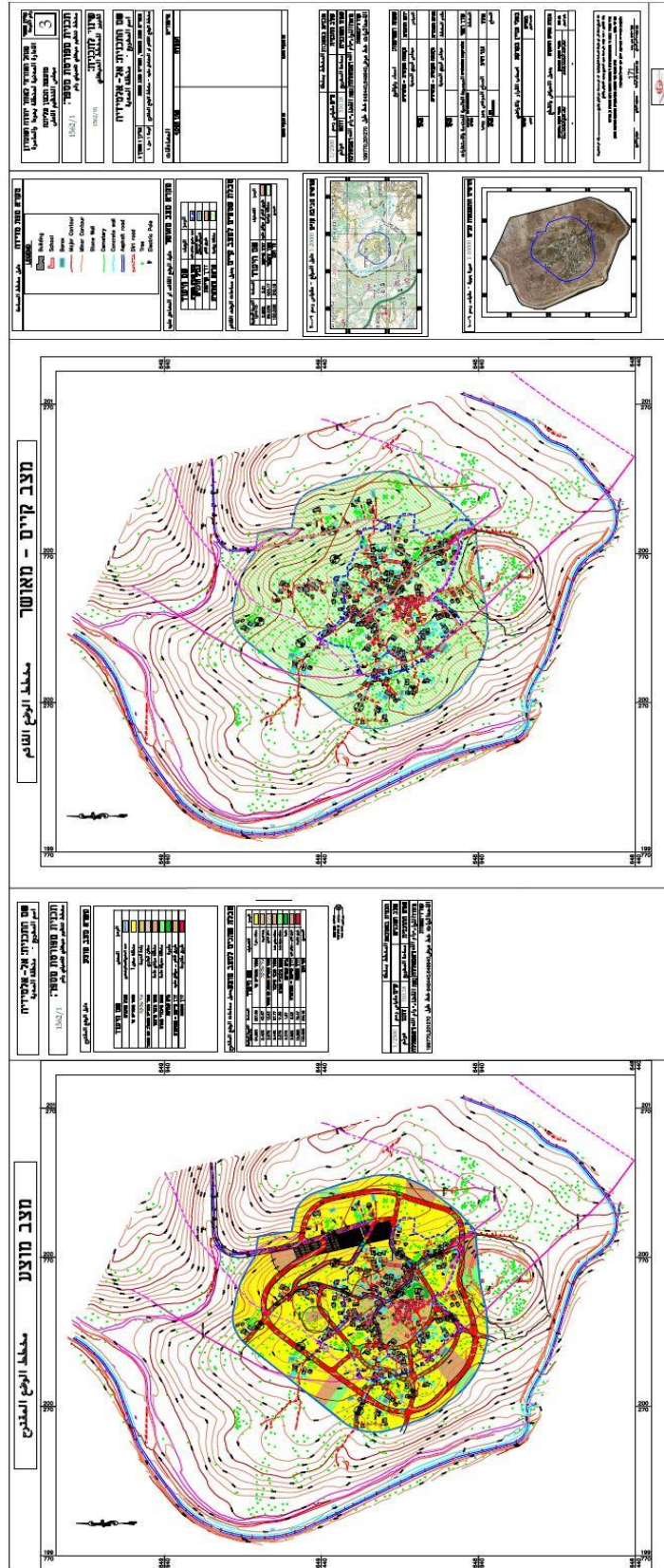
The master plan of Al-Midya is in line with the general objectives of planning, through the development of new land uses commensurate with the future and needs of the populations and village.

The methodology and goals of rural planning, except for some directions and uses, seeks to connect the economic future of the rural areas by working with communities by seeing the rural economy as agriculture is the basic economic inside the countryside, in addition to the development of the environment, through a mix of sustainable development and conservation.

The positive point we can notice in Al-Midya master plan is that the village was planned in an organic manner with a ring roads to suit the nature of the land and the contour lines, and to serve all houses in different areas in Al-Midya, as well as this way will keep the nature of the lands.

The main goals of the proposed plan is to reduce the house demolitions, and seeks to build residential, public and services buildings, as well as to determine land uses, But the main goals of the rural planning, aims to preserve the nature of the agricultural village and its extension by connecting the economic future of the rural areas with communities, entrepreneurs and investors (Gallent et. al., 2008).





**Map (4.14):** Al-Midya local outline Plan / Source: Ma'alem, 2016

#### **4.3.3.2. Meeting the Needs of the Population**

Assessing the needs of the current and future population is a difficult process in the occupied areas due to the volatile political, geographic and economic conditions surrounding it and the difficulty of determining a permanent reference to rely on it, where several laws are applied.

The outline plan in Al-Midya has taken discussion, negotiation and modification for more than two years (2015-2017). It was supported by the Belgian Technical Cooperation BTC. The plan covers an area of 510.18 dunums with 327.95 dunums assigned for residential development. In some directions, the outline plan for Al-Midya meet and serve the people needs in residential use and roads network. According to the survey by Ma'alem (2014) in Al-Midya, the population in this locality is 1363 people, who live in 121 housing units. The outline plan that Ma'alem prepared allow for 2355 people, the predicted population in 2029, has increased the number of housing units to 354. In other directions, there is lack of open spaces, green areas, recreation and landscaping. We can see the boundary of the outline plan as a fragment circle cutting from the original natural region, and in some areas the boundary cuts the contour lines and in other sites aligned with the contour lines. However, there is no attention paid to the regional connection.

#### **4.3.3.3 Compatibility with Israeli Determinants**

Al-Midya village suffers from many of Israeli obstacles, including the wall, the surrounding settlements, Military orders, Green Line borders, and the

partial structural plan for the village number 1562/91. All of these affect the planning process, which prevent the completion of the planning process properly.

In the plan, the presence of the settlement of Mevo Modi'in in addition to the wall, which is considered an obstacle, is considered. However, the planning in area (C) is recognized, and applied on the ground, and it is treated as a boundary to the end of the village lands after considering the areas of rebound. The Israeli plans do not recognize the presence of the Palestinian villages in Area (C) and consider them empty land.

These obstacles have been dealt with as an existing Israeli standard and should be taken into consideration on the ground and at the beginning and completion of planning process.

#### **4.4 Susiya Village**

##### **4.4.1 General Description**

Susiya is a Palestinian village located about 15 km to the south of the city of Hebron. Susiya is a group of several separate facilities and uses the tent for housing, and there is also livestock. The village is located in the region classified (C) according to the Oslo agreements, and extends as part of the inhabited buildings in the western side of Susiya in Area (B) (IPCC, 2012).

The village of Susiya is located on a high hill about 750 meters above sea level. It is characterized by a wide range of terrain; the height ranging from the east to 800 meters above sea level , while the slope ranges from 0 to 10 meters. In general, the residential areas in Susiya are developed on a



relatively easy topography and limited slope) (IPCC, 2012). The climate is moderate Mediterranean and semi-desert with an annual average temperature of 28°C and the annual minimum temperature is 7.3 ° C and the humidity is 61%, which helps Susiya to be a postural area (ARIJ, 2010).

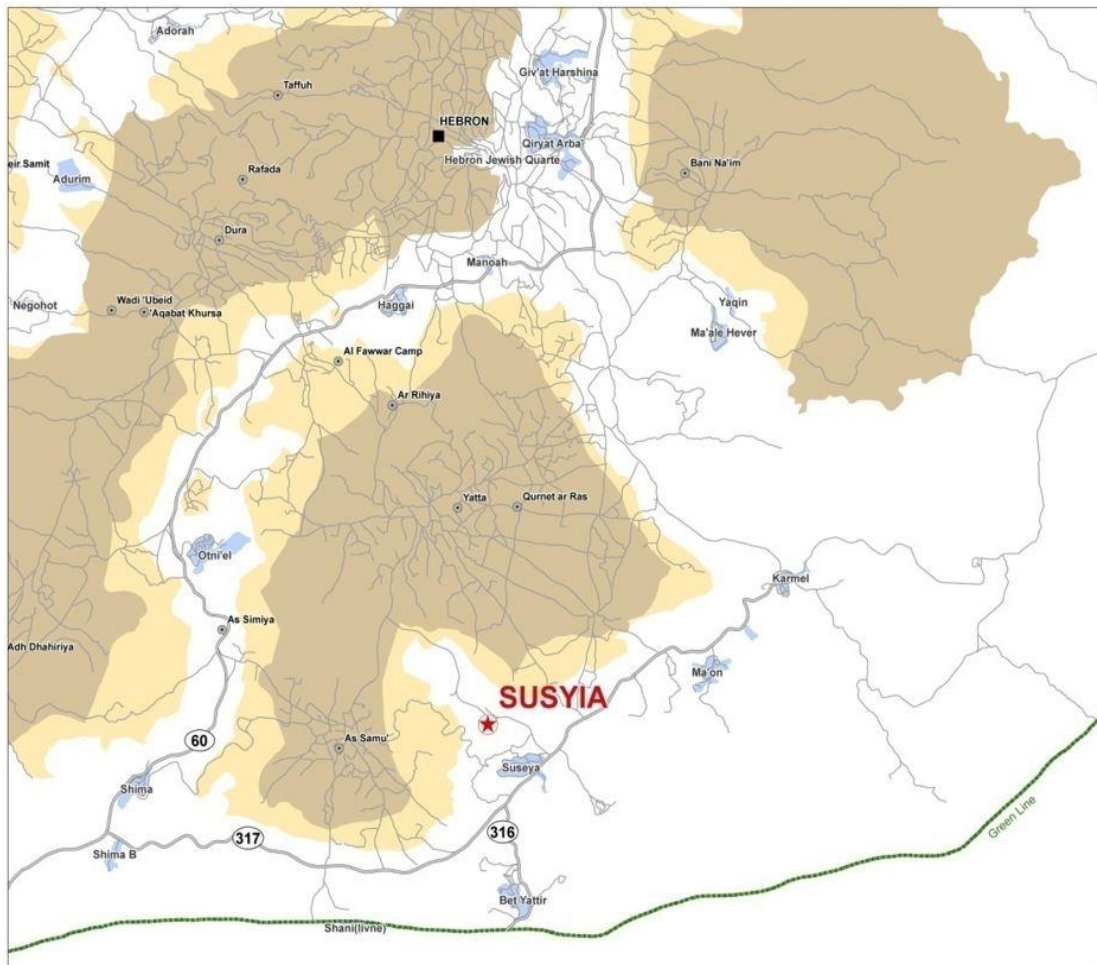


**Figure (4.8):** Susiya General View /Source: IPCC, 2012.

#### **4.4.1.1 Location**

Susiya is located in the area classified (C) and about 15 km south of Heron, and 5 km north of the green line. Regarding the regional orientation, as we can see in Map (4.15), Susiya lies to the west of old Susiya and 5 km from Yatta in the north, 4km from Al-Samoua village in the west, and in the south and east lies the Jewish settlement of Susiya. The origin of the name of the village Susiya is "Susi", a word taken from the Syriac and means horses (IPCC, 2012).

In the archaeological area of Susiya, there are the foundations of a building entrance, gates, engraved column, tanks, sills, doors and high old ways. However, there is illegal Israeli settlement buildings in the vicinity of Susiya village. There are also regional obstacles surrounding Susiya, like the Israeli settlements and the regional road that is required to be rebuilt. There are also some archaeological sites that are not allowed to be built (IPCC, 2012)



**Map (4.15):** Susiya Location / Source: IPCC, 2012.

#### 4.4.1.2 Demographic Aspects

According to IPCC survey (2012), there are 339 residents, out of which 54% males, 46% female, are and 175 structures, 39 families with an average family size of 8.7 members, depending on the natural increase rate of 3.0% annually until the target year. The number of residents of Susiya in 2030 will be about 700 people and the largest family in Susiya is Al-Nawaja, which accounts for 48% of the residents (IPCC, 2012).

**Table (4.6): Population Change in Susiya (1997-2016)**

<b>Year</b>	<b>Population</b>
<b>1997</b>	-
<b>2007</b>	108 with Qawaweess village
<b>2012</b>	339
<b>2016</b>	370

**Source: IPCC,2012 and PCBS, 2017**

In 2007, the Palestinian Central Bureau of Statistics (PCBS) considered Susiya as a gathering village with Qawaweess, which is a gathering related to Twani group (PCBS, 2017).

The table (4.7) below shows the distribution of age categories in the year of survey 2010 in Susiya, which shows that the residents of Susiya are young, and they need more work places, building houses, public facilities (IPCC, 2012).

**Table (4.7): Age Categories in 2012 in Susiya.**

Age categories	Total category	Percent %
0-14	136	40%
15-64	193	57%
+65	10	3%
Total	339	100%

**Source: IPCC, 2012.**

#### **4.4.1.3 Land Use**

The original land use of Susiya was agricultural and pastoral use. As for the data field survey of the uses of the existing buildings in 2013 by IPCC, the built up area consists of 52 residential buildings, and 57 buildings for animals, 12 wells, and 54 stores and there is also a primary school, a health clinic, a cultural center and a small shop. All the houses of Susiya are in an unacceptable state. There are several separate facilities, which are tents for living, kitchen and a toilet usually separated and a little away, as well as there are sheds for animals, birds and feed stores(IPCC, 2012).

As for the building materials, 45% of the buildings are built with plastic, 12% built with stone, and 9% brick covered with plastic, and most of the buildings in the village are not in a good conditions. (IPCC, 2012).

#### **4.4.1.4 Socio-economic**

The nature of Susiya is Bedouin, and we notice how the building materials were tents; the social relations are strong; it has a few population, so the whole population knows each other, and therefore all the houses are close to each other. There are 38 families living in Susiya. Each family in Susiya has

a number of facilities including tents for sleeping and living, an animal shed, a fodder store, a well to collect rainwater, a separate toilet as well as a kitchen. Sometimes, more than one family share some facilities, such as toilets, feedstock and Tabbon. The average size of the family in the village of Susiya is 8.8 persons per household, which is much higher than the average size of the family in other Palestinian communities (IPCC, 2012).

As for the economic composition, we note that the majority of the population work in agriculture and grazing livestock (IPCC, 2012). The social and economic formation in the village of Susiya requires rural planning in order to achieve farming, grazing, and let people communicate easily within public facilities. This needs rural planning.

With an area of about 600 dunums, the population of Susiya depends primarily on the livestock farming and agricultural land, as well as on services and workshops outside the town. However, the current Israeli attacks prevent them from accessing their land and confiscate parts of it. Settlers destroy the crops and prevent them from farming the land and grazing the sheep. This leads to cutting off the only source of livelihood for the population, especially since the percentage of education among Susiya residents is very low, and part of the population depends on the Israeli labor market (IPCC, 2012).





**Map (4.16):** Photometric Map of the villages of Susiya / Source: IPCC, 2012.

#### 4.4.1.5. SWOT Analysis

Every region has both potentials and constraints. SWOT analysis has been shown general points of strengths, weaknesses, opportunities, and threats. As for Susiya, (IPCC, 2012):

There are many strengths for Susiya:

1. The rural Bedouin character.
2. A place for breeding livestock and grazing.

While the weakness for Susiya are:

1. There is no outline plan to license the current buildings premises and issuing licenses for new buildings, out of which 58 of the facilities are threatened with demolition.
2. There is no planning system to direct the land use and development process in the village.
3. The problem of the road connecting the village to the end of the Israeli camp and that most of the facilities are located on the road
4. There is a significant lack of essential services for development.

The general opportunities for Susiya are:

1. The presence of archaeological sites in the villages to activate the internal fence elements
2. The spirit of determination, challenge and cooperation among the people of the village

While the threats for Susiya are:

1. The population is distributed in accordance with land ownership

2. The main obstacles are that more than 80% of the buildings are located in Area (C) of the Israeli control, which does not want to recognize the village.

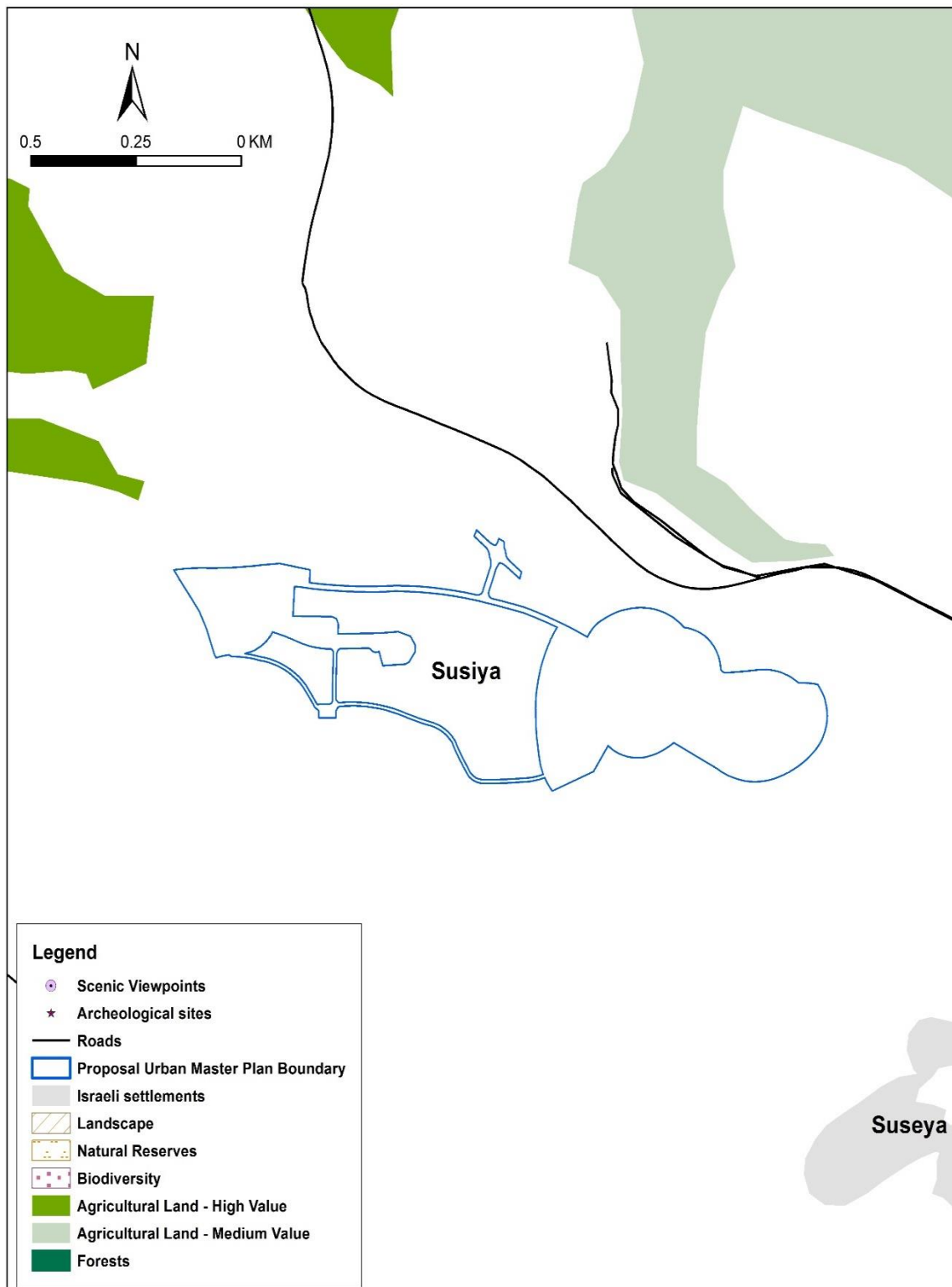
#### **4.4.1.6 Village Status through the Protection Plan**

Susiya was not mentioned in the Palestinian protection plan, but the region is classified as an archaeological site in different Palestinian and Israeli maps. The surrounding area is classified as agricultural lands with a high and medium value but the area of Susiya is classified as poor agricultural lands. However, this classification does not contradict with the village master plan, which is classified as residential and public.

However, the proposed plan did not pay attention to the protection plan classification when the planning process was started in Susiya.



## Case Studies in The West Bank - Susiya/ Hebron Governorate



**Map (4.17):** Susiya through the Protection Plan/Source: National Spatial Plan:<http://www.nsp.pna.ps>.

## **4.4.2. Master Plan**

### **4.4.2.1. Overview**

IPCC prepared outline plan for Susiya and developed it with the community participation and collaboration with the local council of the village. This ensured the plan responded to the needs of the locality to protect it from demolition orders of the existing buildings, support the presence and steadfastness of the village and expand the development in Susiya. The original land use of Susiya was grazing livestock and agricultural land use, while the goal of the planned project is to convert the land use from agricultural to residential use and public facilities (IPCC, 2012).

The area of the proposed outline plan for Susiya is about 1486.7 dunums and the area of development is about 260 dunm, which contains a residential area, road networks, public facilities, engineering facilities, commercial housing and open areas as we can see below in Map (4.18) (IPCC, 2012).

This identification of the land uses played an important role in the growth and prosperity of the village and supported the residents to strengthen their steadfastness and existence and to achieve a better life for housing and services, although it does not cover the needs of the population or meet the requirements of the rural planning.



**Figure (4.9):** Roads and Water Networks Condition in Susiya / Source: IPCC

#### **4.4.2.2. Objectives and goals**

An assessment of the current needs must be followed by a prediction of future needs for 2030. The village's infrastructure and services will be planned according to these needs allowing a socially and economically viable community to progress.



Key to any such predictions is an accurate analysis of population projection and age distribution within the time frame of the present to 2030. In 2030, Susiya is likely to have a population of 700. This population projection goes along with accompanying age distribution is based on 5 year interval age groups that coincide with the age groups recorded in the 2007 PCBS. The West Bank standard population growth rate of 3% is applied to the numbers to complete the projections.

The general future needs for Susiya are (IPCC, 2012):

1. Planning a small traditional agricultural village with a synergy and integration between popular architecture, self-construction, environmental green building, which can be sustainable without waste of land resources.
2. Granting building rights within the development areas, which are the basis for granting building permits.
3. Providing planning that can develop the village and distribution of land uses.
4. Providing planning that can develop the village and attract donors to develop and build village infrastructure and public facilities.
5. linking the villages with the regional road network
6. Identification and definition of construction and development areas.
7. Developing a traditional village that takes into account land ownership and social affiliation of the population.

#### **4.4.2.3. Public participation**

The planning team held several meetings with family representatives in Susiya to communicate and consult with residents and encourage their participation in the planning process in order to meet the needs of the population, especially with regard to services and facilities and upgrading the quality of life.

The first meeting was with the residents of Susiya during a field visit by the planning team to learn about the status of Susiya and the confiscation and demolition orders against the village's history and the history of land confiscations and demolition orders that Susiya had suffered since the first confiscation in 1983 until today. During the meeting, several viewpoints were discussed to suit the villagers and their current and future needs, so a plan for the village is prepared in a given location and the possibility of dealing with land ownership in the approved plan. The second meeting was held at the initiative of the representatives of the families to start the planning process and explain the planning process and its various phases and possible alternatives that reflect the aspirations, expectations and needs of the population (IPCC, 2012).

In order to involve the residents of Susiya in all stages of the preparation of the plan proposed by the planning team, the representatives of the families were informed of the results of the studies prepared through the field survey, and some planning solutions were presented for the preparation of the plan.



After the alternatives were formulated, they were presented to the population and explained to them in order to choose the best alternatives that could be approved by the competent authorities and that meet most of the needs of the population. After the suggested plan was approved, the planning team completed the suggested plan by merging it into some of the suggested alternatives (IPCC, 2012).

In parallel with the planning process, which took place under unusual circumstances, the planning process was accompanied by a team of lawyers from Rabbis for Human Rights. During the planning process, representatives of the population were trained in order to be able to adopt the plan, and defend it with the stakeholders.



**Figure (4.10):** Meetings between Village Representatives and Planning Staff in Susiya

/Source: IPCC, 2012.

#### **4.4.2.4. Output**

In Susiya, the political situations and decisions are the most important constraints and obstacles in the process of preparing a plan, where more than

one alternative was prepared for planning this area, while the last suggested land use plan was adopted by the community but rejected by ICA.

Currently, the village of Susiya is not recognized by the Israeli authorities and it is liable for demolition and expulsion. Therefore, the plan seeks to stop the demolition and abuse procedures, and the conversion of the village from non-recognition to recognition.

More than one suggestion was made for the planning of the Susiya region, and the Map (4.19) below is the proposed plan for Susiya by IPCC.

#### **4.4.3. Evaluation of the Master Plan**

##### **4.4.3.1 Compatible the Goal of Planning**

The master plan of Susiya village has been prepared by the local community since 2012 to meet their future needs, during several course of workshops awareness. The plan was submitted to the Israeli Civil Administration more than one time during three years, but the result was always negative.

The master plan of Susiya agrees with the main goals of the planning process, while the main objective of the plan is to convert the land use from agricultural to residential use and public facilities.

The planners have succeeded in turning the lands and issuing new land uses, which aims to grow and improve the village. The plan takes into consideration the planning goals in general, and conflict with some of the details, because of the uniqueness of the planning of Palestinian rural areas Israeli under occupation.



The rural planning objectives are not significantly embodied in the planning of Susiya. The objectives are: development the environment, through a mix of sustainable development and conservation, encouraging the ability of ensuring the rural services, managing leisure and recreational issues, managing housing development by working with local communities, and connecting the economic future of the rural areas by working with communities, entrepreneurs and investors, and seeing the rural economy as agriculture is the basic economic inside the countryside.

**Map (4.19):** Susiya local outline Plan / Source: IPCC, 2013.

Currently, the master plan seeks to plan a small traditional agricultural village with a synergy and integration between popular architecture, self-construction, environmental green building, which can be sustainable without waste of land resources, as well as developing a traditional village that takes into account land ownership and social affiliation of the population.

The main objective of such plans is to convert the agricultural land into residential areas and public services. This is contrary to the goal of rural planning in addition to reducing the agricultural and green areas.

#### **4.4.3.2 Meeting the Needs of the Population**

After IPCC identified the program and the planning goals and studied the population's studies, IPCC refined five planning alternatives. Each alternative presents a vision of how the village evolves. The main general principles of alternatives are the following (IPCC, 2012).

- Development of an agricultural village.
- Maintaining sustainable development and integration into the surrounding environment.
- Meeting societal patterns and behaviors.
- Spreading of land ownership.
- Geopolitical and environmental constraints.

The outline plan in Susiya took more than four years (2012-2015) of discussion, negotiation and modification. It was supported by the MOF. The final proposed plan covers an area of 1486.7 dunums with 178.9 dunums

assigned for residential development. In some directions, the outline plan for Susiya meet and serve the people needs in residential use and road networks. According to the survey by IPCC (2012) in Susiya, the population in this locality is 340 people who live in 52 housing units. The outline plan that IPCC prepared allow for 700 people, the predicted population in 2030, increasing the number of housing units to 140 (IPCC, 2012).

But in other directions, there is lack of open spaces, green areas, recreation and landscaping as what country side must be and we can see the boundary of the outline plan as a fragment circle cutting from the original natural region. In some areas, the boundary cuts the contour lines and in other sites aligned with the contour lines. There is no attention paid to the regional connection, The outline plan was also directed to a specific area in isolation from the neighboring areas and surrounding land, which seems as a closed circle although it should open up to the nature landscape and geographical extension.

People in Susiya suffer from problems in providing the infrastructure and basic services, like water network, sewerage, electricity ... etc. Yet the community lives in a primitive and sustainable life, but it seeks to develop and grow according to traditional village patterns.

#### **4.4.3.3 Compatible with Israeli Determinants**

The main obstacles and regional control that presented as closed areas such the surrounding Israeli settlements, and the regional road. There are also some archaeological sites, which do not allow construction. However, the

Israeli side claimed its presence. The master plan tries to give a legal protection against demolition orders and stimulate the development processes.

These obstacles and other unknown reasons prevented the completion of the planning process properly. While preparing the Susiya master plan, the presence of Susiya settlement is considered in the master plan, although it is considered as an illegal issues.

However, the planning in Area (C) is recognized, determined and applied on the ground, and it is treated as a boundary. Israeli plans do not recognize the presence of Palestinian villages in Area (C) and consider them as empty land to serve their current and future interests. However, the planning problems need to be taken into account and resolved in the proposed master plan for the village of Susiya. The proposed scheme attempts to create a balance of internal and external obstacles to develop a village that is suitable to the expectations and desires of the population.

These obstacles have been dealt with as an existing Israeli standards and should be taken into consideration on the ground and at the beginning and completion of planning process.

#### **4.5 Summary**

This chapter presented the rural planning experience in the West Bank, by selecting three different case studies, which are geographically distributed in the West Bank: Ras Tira and Daba'a in the north, Al-Midya in the center and Susiya in the west of the West Bank.

This chapter discussed also the master plans of the villages separately and the main requirements for each plan and the direction of the planning process of ratification and adoption, as well as the challenges, problems and obstacles facing the planning process in these areas, and how they were overcome to reach the approval or rejection. All of the reasons and the Palestinian points of view were shown and also my part as a Palestinian planner who works in the field of planning in Area (C) in addition to consulting planners and other colleagues.

It is important and urgent to build a new planning methodology that takes into consideration the nature of each village or community, and serves its interests, in addition to the greater interest in joint or regional planning and linking the village with adjacent neighborhoods through road plans and networks, and calls for full village areas without illegal restrictions.

In the following chapter we will evaluate the case studies in terms of the international and regional rural planning standards, and space syntax theory, as well as assessing the process of rural planning under the Israeli Occupation (Area (C)), and then come up with proposed instructions for rural planning under the occupation.

## **Chapter Five**

### **Assessment of Rural Planning Practices Under Israeli Occupation**

#### **5.1 Introduction**

After analyzing the case study of the rural planning under occupation in the West Bank Area (C) in the previous chapter, this chapter will evaluate the case study and assessing the Palestinian situation of rural planning under occupation Area (C), based on the international and regional experiences in rural planning, and then put the proposed guidelines for the Palestinian rural planning.

There is no doubt that the obstacles play a negative role in the progress of the planning process in the Palestinian rural areas, but we must define the obstacles in this area according to the political and natural factors. Therefore, we can say that the Palestinian rural areas, especially the areas under occupation Area (C) are full of obstacles; the geopolitical obstacles are considered one of the biggest obstacles facing the Palestinian planners in the areas under occupation control.

Three cases were reviewed in the previous chapter, and we noticed that there are different obstacles attributed to the political situation of each village and its regional location and nature

There are different kinds of geopolitical obstacles, which include the settlements, the presence of the separation wall, military area, training area, shooting site, closed military areas, and regional roads networks...etc. These

obstacles vary from one region to another. However, there are local obstacles, such as land division and ownership, in addition to the scarcity of resources in terms of financial, administrative factors and planning experts, as well as the blurry process and its lack of certain systems.

The Palestinians are afraid of such planning operations that taking place by the Israeli side without being aware of the whole process. The impact of these obstacles varies from one village to another, and the effect is different on the progress of the planning process.

All these local and external obstacles impede and affect the process of evaluating plans in the rural areas under occupation, and therefore the evaluation process is governed in one way or another by these determinants and influences negatively and positively (Khamaisi, 2013).

The Palestinian rural planning in areas under occupation Area (C) is very different from other types of planning. This type of planning is subject to many laws and regulations that have accumulated in these areas throughout history, like the laws that were applied on the lands during the Ottoman period, the British Mandate, Jordanian period, and sometimes according to the Israeli laws that currently applied in Israeli settlement.

Based on the analysis and study in the previous chapters and specifically in Chapter IV, where case studies from the Palestinian rural areas were reviewed, as well as the international and regional rural planning standards Chapter II, an assessment of the rural planning practices can be conducted in the areas under the control of the Israeli occupation.



## **5.2 Feedback on Rural Planning Practices under the Israeli Occupation (Area (C))**

With reference to Chapter III, the planning process in the Palestinian rural villages under Israeli occupation, is a foggy process, and the rural planning practices in these areas are subject to complex requirements and successive stages, that take long time and great effort. The assessment of this process needs detailed information. The researcher worked in this field and has a good experience. Rural planning practices will be evaluated according to international and regional rural planning practices.

In addition, the ICA planning procedures in the Palestinian rural areas under occupation are clearly defined in general, and non-clear in details and have a special design for each village. The procedures include several stages and are not entered in a stage without the adoption of the previous stage. The overall process includes revisions and feedback.

❖ Remarks regarding the overall planning process :

1. Depending on the situation of these rural areas in particular, the planning process of the rural areas under occupation Area (C), is considered to be a foggy and complex process.
2. What matters most to the Israeli side of the plan as a whole after the approval of the planning of a particular area is the boundary (blue line) that forms the area of the plan.
3. Although the rural planning process under occupation needs a lot of follow-up and adjustment, and after many years on working in the plans, the ICA approved a few plans. Therefore, the planning status is:

the number of progressing plans is 69, the number of stuck plans is 39 and the approved plans is 5 until the beginning of 2017 (MOLG, 2016).

4. The reasons for plans rejection are not explained and the excuses are given insufficiently, inaccurately and even unofficially documented.
5. It is noteworthy that the Israeli occupation does not care about the planning process in the Palestinian rural areas, but cares more about what serves their image in front of the world.

❖ Remarks regarding the obstacles :

1. It is not possible to predict the approval of a specific village plan, despite our knowledge of the Israeli determinants. There are illogical reasons and many reasons that the Israeli side hides according to its policies and future expansion.
2. There are many Israeli geopolitical determinants that prevent the beginning or completion of the planning process. These determinants vary according to the location, nature and characteristics of the village, such as buffer areas for future roads, or current settlements, which impede the extension of the Palestinian buildings.

❖ Remarks regarding applicable laws and planning determinants:

1. The Israeli side may be concerned with the planning standards and their application, as areas of green, public spaces and roads network, but the failure to achieve these standards is not considered an obstacle to the process.
2. There are no clear planning criteria and no specific laws for planning these areas. However, there are many laws and military orders to

which the Israelis and the Palestinians refer in each case, which makes it difficult to evaluate this process.

3. The plan is being issued for receiving objections from the Palestinians and Israeli settlers in the nearby settlements of the village, as they have the right to object on a Palestinian village built on its land hundreds of years before the settlement, apart from the duration of short objections, compared with the duration of the entire planning process.
4. The discussion of the plans is carried out in Hebrew despite their knowledge of the Arabic language. This sometimes weakens the Palestinian side, especially the village representatives, who a translator to understand and discuss the plan, and at certain cases they cannot understand.
5. The village council that initiates the planning process is required only at the first meeting, and then its presence is not required.
6. Changing of the Israeli team in every meeting leads to unsystematic and clear process, in addition to the changing of ideas every time.

❖ Remarks regarding the procedures :

1. A series of complications that would prolong the duration of the planning process.
2. The change of one of the officials in this process, especially the Minister of Defense, would stop the planning process for a long period.
3. There is not enough explanation about how each side adopts each stage.

4. A process that requires many approvals from the concerned parties from the Minister of Defense, administrative officers for the environment, archeology, transportation, etc. in order to serve the interests and expansion of the Israeli settlements.
5. There is a very long period time between the meetings because of consultant's carelessness.
6. There are many plans, which were stopped because they require a very official meeting between the Palestinian authorities and the Israeli relevant sides.

### **5.3 Assessing the Process of Rural Planning under Israeli Occupation (Area C)**

#### **5.3.1 Assessing through International Case of Rural Planning**

The procedures of the international rural planning differ from one country to another depending on the nature and spread of the lands, population expansion, and obstacles. But the rural planning in most countries agree on some basic criteria and objectives for rural planning in general, and consequently these standards and goals are the basis for evaluating the local case studies, which were analyzed in this chapter of rural planning in Palestine.

After the principles and objectives of the international rural planning have been reviewed in chapter II, case studies must be tested to meet these basic requirements. Regarding the master plans for the cases of study: Ras Tira & Daba'a, Al-Midya and Susiya, we can conclude from Table (5.1) below that

the villages have achieved the goals and principles of international rural planning to limited, reasonable or not achieved extents. The table (5.1) below also shows the principles and goals of the international rural planning compared with what has been achieved in the planning of the Palestinian rural area under occupation Area (C), as an assessment of the overall planning process in rural areas under occupation

**Table (5.1): Investigation of the Extent of the Case Studies Achievement of the Principles and Goals of International Rural planning**

Principles and goals of international rural planning	Ras Tira & Daba'a village	Al-Midya village	Susiya village
<p><b>Housing Growth</b> By testing the direction of expansion and planning area with standard of available spaces and needs for housing. The plans deals with development strategies, objectives and standards for rural development and housing.</p>	<p>was achieved in an inappropriate manner 1- The main objective of Ras Tira and Daba'a master plan was to convert the land use from agricultural to residential use and public facilities. 2- The plan covers an area of 211.3 dunums with 133.6 dunums assigned for residential development. 3- In some directions the outline plan meets and serves the people's needs in residential use, which allow for</p>	<p>was achieved to a reasonable extent 1-The area of the proposed outline plan for Al-Midya is about 510.18 dunums, which contains about 60% as residential area 2-the direction of residential expansion was central and in line with the nature of the area.</p>	<p>was achieved in an inappropriate manner 1- The main objective of Susiya master plan was to convert the land use from agricultural to residential use and public facilities. 2- The residential area represents more than 65% of the plan 3- In some directions, the outline plan meets and serves the people's needs in residential use, which allows the predicted</p>

	1500 people, the predicted in 2030, by increasing the number of housing units to 336.		population in 2030 to increase the number of housing units.
<p>This goal has been achieved to a limited extent: it is one of the most important planning objectives in the Area (C), which first considers the Israeli official to give space to the current and future population based on the needs of the individual, then the number of population, and then the number of units. Therefore, there are criteria applied by the Palestinian planner to reach the specific areas needed only by the population of the village, without any increase to annex other areas of the territory. In some cases, this goal is achieved in an inappropriate manner, such as infringing on other uses and sometimes in unacceptable way that serves somewhat expected natural increase.</p> <p>In addition to determining land use rates and classification of housing types A, B, C and others.</p>			
<p>The Agricultural Economic Future</p> <p>By keeping and in large the agricultural lands, the agriculture forms are the foundation of the rural economy, and rural communities must look to something other than agriculture for the survival and future prosperity.</p>	<p>was not achieved</p> <p>1- The main objective of Ras Tira and Daba'a master plan was to convert the land use from agricultural to residential use and public facilities.</p> <p>2- The plan does not contain of any use of agricultural areas, while the region is considered as an area with agricultural resources.</p>	<p>was not achieved</p> <p>1- The plan does not contain of any use of agricultural areas, while the expansion of the Al-Midya village is classified as agricultural lands with a medium value.</p>	<p>was not achieved</p> <p>1- The main objective of Susiya master plan was to convert the land use from agricultural to residential use and public facilities.</p> <p>2- The plan does not contain of any use of agricultural areas</p>

<p>This goal has not been achieved in most cases: This objective is achieved based on the nature of the land of the village and the existence of agriculture and the work of its members in the field of agriculture, but most of the villages in the Palestinian countryside have agricultural areas and therefore there are projects proposed for the agricultural economy and marketing outside and within the village and surrounding villages, The goal on the Israeli side as much as it depends on the nature of the land, the Palestinian planner and its objectives.</p> <p>In many cases, the main objective of the planning process was to turn agricultural land into residential areas and public facilities, which had a negative impact on the agricultural land and forced the housing to move towards it</p> <p>The occupation does not authorize the plans that contain large areas beyond the needs, where the demand is calculated upon the population's need of land mainly for residential use and the Palestinian planner believes that the annexation of more areas for residential use, while the agricultural use is not important to be within the boundary of the master plan, and this is because of the Israeli limitations.</p>			
<p>Leisure and Recreational</p> <p>By achieving the leisure and recreational objectives for rural area with landscape and vast areas of greening, the cultural identity of the countryside is manifest in the concept of the proper leisure use of the countryside.</p>	<p>was not achieved</p> <p>1- The plan did not include any land as recreational use, but a small area as open spaces.</p>	<p>was achieved to a limited extent</p> <p>1- The plan includes areas for public facilities, such as public gardens.</p> <p>2- The public gardens were spatially distributed to serve most areas</p> <p>3- The area of the public parks is 2.27% of the proposed plan.</p>	<p>was not achieved</p> <p>1- The plan did not include any land as recreational use, but a small area as open spaces which represent 1% of the proposed plan.</p>
<p>This goal has been achieved to a limited extent. The element of leisure and recreation in the planning of the rural area under occupation is only realized in rare cases, where land is sometimes identified as green areas and gardens are very small and not ready for use.</p> <p>It may be necessary to follow the planning process, the existing of entertainment areas, but it is not a hindrance to the ratification, in addition to the scarcity of lands and the lack of initiative of the people of the village and especially that most of the land services are donations from the people of the village.</p> <p>If a project is available for a particular village, the project will be completed in a suitable way. It is a non-planning project, but a support for the villages located in Area (C).</p>			
<p>Rural Services</p> <p>By achieving the services including: transport, education, social</p>	<p>was achieved to a reasonable extent</p>	<p>was achieved in a good way</p> <p>1- The plan include areas</p>	<p>was achieved to a limited extent</p> <p>1- The plan includes areas</p>

support...etc for the citizens to live a decent life, the decision makers and planners should care more about providing the countryside with public services, and improve the quality of these services instead of going back to urban services.	1- The plan includes areas for public facilities, such as schools, cemeteries and mosques. 2- In some directions, the outline plan meets and serves the people's needs in roads network.	for public facilities such school and mosque. 2- The public areas were spatially distributed to serve most areas 3- The outline plan meets and serves the people's needs in roads network (Ring of roads).	for public facilities, such as schools, cemeteries and mosques, commercial housing area, and a small open area. 2- In some directions the outline plan meets and serves the people's needs in road networks where a joint road combines the residential areas in the East and West together.
<p>This goal has been achieved to a reasonable extent. This goal will be achieved by providing villages with the services including: transport, education, social...etc. There are many rural services that differ from one village to another and according to the nature of the village and its needs, are provided such services, but the Israeli occupation is primarily concerned with the closed boundary (blue line) that shows the entire area of the plan. However, the Palestinian planner pays attention to the rural services of each village and works to achieve them based on the availability of land and the need to use. For example, some villages need a public transport or a network of secondary roads to connect with another neighboring village or tourist areas or many other services.</p> <p>By achieving the services including: transport, education, social</p>			
Achieving Environment, through a Sustainable Process By achieving environment, through a sustainable process and investments in environmental protection, rural infrastructure, rural health and education.	was not achieved 1- The goals of Ras Tira and Daba'a master plan was to obtain a plan with the basic needs. Planning does not address the sustainable environment.	was not achieved 1- The goals of Al-Midya master plan were to obtain a plan with the basic needs. Planning does not address the sustainable environment.	was not achieved 1- The goals of Susiya master plan were to obtain a plan with the basic needs. Planning does not address the sustainable environment.



<p>This goal has not been achieved in most cases: The process of achieving the environment through a sustainable process is initially a difficult process for Palestinian rural planning under occupation. Especially since the planning process is still in its beginnings in these areas. Therefore, the achievement of such standards is difficult in the current period, especially in areas under occupation, as the main objective of the planning process in Area (C) is to limit the confiscation of land and house demolitions and deportation of the population and preparing outline plan in order to determine and regulate land use, that is, we are currently seeking to meet the basic requirements, in addition to this is an emergency planning ,which has very different principles and basics than other types of planning.</p>			
<p><b>Multi-Functional</b> By seeing a range of challenges linked to differing values, rural communities, the economy, environmental change or the state of local services as interrelated, and subsequently responding, and enabling others to respond, through policy design and planning that are both well-coordinated and integrated.</p>	<p>was achieved to a limited extent 1- The plan of Ras Tira and Daba'a weakly achieved the multi- functional by determining some different land use like residential and public spaces, but sometimes the uses were disproportionate with the nature of the village.</p>	<p>was achieved to a reasonable extent 1- The plan achieved the multi- functional by determining some different land uses like commercial and public gardens, but sometimes the uses were disproportionate with the nature of the village like the agricultural use.</p>	<p>was achieved to a limited extent 1- The plan of Susiya weakly achieved the multi- functional by determining some different land uses, like residential and public spaces, but sometimes the uses were disproportionate with the nature of the village as animal resources</p>
<p>This goal has been achieved to a limited extent. The realization of a multifunctional principle is clearly evident in the planning of rural areas under occupation. These functions are determined by the nature of the village's land and its uses, the work of the population and the services they need. The Palestinian planner therefore pays attention to the diversity of these rural jobs. Based on the availability of land and the need for use, for example, some villages need agricultural areas, commercial, conservation, rehabilitation and Pastures and forests...etc. There is no objection to these basic services from the Israeli occupation, but it is always opposed to the area of the proposed plan. As well as rural planning seeks a multi-functional achievement through multiple suitable land uses for each village to give a good result at the economic, social or environmental level in well-coordinated and integrated manner.</p>			

In the Palestinian rural areas under occupation, planning is rarely guided by the criteria and objectives of international rural planning, and we notice that the Palestinian rural planning has its own situation and nature that differ in its application from any other place. Therefore, as Palestinian planners, we

do not view the process as an application of the rules of rural planning, and meet the needs of population in present and future only, but also a tool to prove the existence of the Palestinian rural villages and to strengthen the steadfastness of its people on the Palestinian land and Israeli maps currently in use.

Is worth noting that the master plan of the village of Susiya has not been completed yet. This evaluation by the researcher herself as a Palestinian planner based on the analysis of the master plans of these three villages and what was agreed with the goals and principles of the international and regional rural planning .

### **5.3.2 Assessing through Regional Case of Rural Planning**

As mentioned before about the selection of the Saudi case through regional level as a reference, it is possible to study and evaluate the Palestinian rural master plan by referring to it. The criteria for Saudi rural planning are agreed rates and bases, by achieving the requirements of a particular element and providing it in a manner that is appropriate to the need. The standards can vary from country to country and from region to region according to the general circumstances of each.

After the general features of Saudi Village Planning have been reviewed in the previous chapter and by identifying a number of criteria for comparison, the case of Palestinian rural area must be tested to meet these basic requirements. The table (5.4) below shows that the Palestinian rural area under occupation has achieved some features of the Saudi Village Planning

in a limited extent, and has not achieved others through the master plan. Regarding the master plan for the case studies, Ras Tira & Daba'a village, Al-Midya and Susiya, we notice from Table (5.2) below that: The village has achieved some features of Saudi Village Planning to limited extent reasonable, not achieved extents.

**Table (5.2): Investigation of the Extent of the case Studies Achievement of the General features of Saudi Village Planning**

general features of Saudi Village Planning	Ras Tira & Daba'a village	Al-Midya village	Susiya village
The presence of a village gathering center This is done by having a main center for the village group, where the services are mainly located and distributed within its villages	was achieved to a reasonable extent 1- Gathering center was made for Ras Tira & Daba'a village because of its closeness and easy exchange of services among the population	was not achieved 1- There is no village gathering center, due to absence of village group, where the services located and distributed within its villages.	was not achieved 1- There is no village gathering center, due to absence of village group, where the services located and distributed within its villages.
<p>This feature has not been achieved through the Palestinian rural master plan. The existence of a village gathering center is one of the most important planning principles in the Saudi countryside, where a number of villages are connected to a main village that is the center of this gathering. This type of joint planning is suitable for many Palestinian villages in the countryside under the control of the occupation to exchange services and facilitate the planning process, but it is rare to plan more than one group together for several reasons including: 1- Choosing a villages is different; the village can be planned from among several villages close to each other.</p> <p>2- The lack of consent of the village councils to include a number of villages with each other 3- sometimes it is not possible to plan for a number of villages that have been separated by the roads of the crocodile and regional. Is one of the Israeli determinants 4-in addition to the greater need for financial support.</p>			
Regional portal This is achieved by planning the whole region in an integrated manner, and sharing	was achieved to a limited extent 1- Ras Tira & Daba'a was	was not achieved 1- Al-Midya was planned in isolation from the	was not achieved 1- Susiya was planned in isolation from

services, economy and transportation	planned together but in isolation from other surrounding villages.	surrounding villages.	the surrounding villages.
<p>This feature has not been achieved through the Palestinian rural master plans. The regional portal is one of the characteristics of Saudi rural planning, which means planning the region in an expanded regional manner, so that the areas are converged in a comprehensive and overlapping manner in an integrated manner. Where the services and road networks are interfering, which facilitates the access of services to the population, but this type of planning is not applied in the planning in the Palestinian rural areas under occupation for the same reasons mentioned in the previous topic, and also the existence of Israeli expansionist policies that limit the realization of this type of Planning.</p>			
Road, traffic and transport network inside and outside the village By providing an internal transport network linking the various uses and housing communities, as well as an external network linking the village or the community villages with surrounding communities	<p>was achieved to a reasonable extent</p> <p>1- Acceptable transport network inside (main and secondary road network).</p> <p>2- The network of internal streets between the two regions (B) &amp;(C) has been linked and maintained.</p> <p>3- The village was connected to the regional road and it is the only entrance to the village.</p>	<p>was achieved to a reasonable extent</p> <p>1- Acceptable transport network inside (main and secondary road network).</p> <p>2- The village was connected to the regional road and it is the only entrance to the village.</p> <p>3- The outline plan meets and serves the people's needs in roads network (Ring road).</p>	<p>was achieved to a reasonable extent</p> <p>1- Acceptable transport network inside (main and secondary road network).</p> <p>2- In some directions the outline plan meets and serves the people's needs in roads network (Ring road).in roads network where a joint road combines the residential areas in the East and West together.</p> <p>2- The village was connected to the regional road and it is the only entrance to the village.</p>

<p>This feature has been achieved through the Palestinian rural master plans. This is an important planning element by planning internal roads network to connect the residential communities well, in addition to linking the village with the regional road, and is sought by the rural population where they need to new streets, pave and repair the old streets, and the streets are planned in the rural stratagems under the occupation by clear standards and engineering techniques cannot be bypassed and therefore the planning of street networks is a fairly well-handled subject.</p>			
<p>Public services By achieving the services including: transport, education, social uses, recreational use ... etc.</p>	<p>was achieved to a limited extent 1- The plan increase the public facilities, such as schools, cemeteries and mosques. 1- The plan did not include any land for recreational use, but a small area as open spaces.</p>	<p>was achieved to a reasonable extent 1- The plan includes areas for public facilities, which were spatially distributed to serve most areas, such as schools and mosques. 2- The plan includes areas for public facilities, such as public gardens. 3- The area of public parks is 2.27% of the proposed plan.</p>	<p>was achieved to a limited extent 1- The plan did not include any land as recreational use, but a small area as open spaces, which represents 1% of the proposed plan. 2- The plan includes areas for public facilities, such as schools, mosques, cemeteries, commercial housing area, and a small open area.</p>
<p>This feature has been achieved to a reasonable extent through the Palestinian rural master plans: the rural planning works to modernize land uses and allocate new lands to suit new jobs. The most prominent of these uses are public services, including public utilities, health, education, social activities and others. And all the planned villages seek to provide some public services within the scheme and is a prerequisite for the planning process and completion of the planning stages, but the area of services and diversity and location is not well studied, and depends on the existence of these services on the availability of land donated in addition to the existence of a donor of such projects.</p>			
<p>The potential of development in the village, urban , natural, social and economic By achieving the development, through a sustainable process in different aspect of life, and investments through rural development.</p>	<p>was achieved to a limited extent 1- There are possibilities for good development, but they have not been realized as required</p>	<p>was achieved to a limited extent 1- There are possibilities for good development , but they have not been realized as required through the plan, like the agricultural use for economic</p>	<p>was not achieved 1- There are possibilities for good development, but they have not been realized as required through the plan, like the livestock use for economic</p>

	through the plan, like the agricultural use for economic development and recreational use for social development	development and regional portal for social development	development and regional portal, recreational use for social development
<p>This feature has been achieved to a limited extent through the Palestinian rural master plans. Achieving the rural development component is a very important element, whether economic, service or social.</p> <p>We note that in the process of Palestinian rural planning under occupation is still in its infancy and is currently trying to prove the existence and practice of life as a primary objective. In some villages, the rural economic and social development requirement is a good requirement and in some villages rural development is lacking.</p>			
Distribution of population and services This is achieved through the spatially distribution of the services as appropriate with population distribution, to include the whole village in an integrated manner.	was achieved to a limited extent 1-The public services were not distributed spatially to cover the needs of the population, and their areas was limited.	was achieved to a reasonable extent 1- Public services were distributed spatially to cover the needs of the population, and their areas and number was acceptable	was achieved to a limited extent 1-The public services were not distributed spatially to cover the needs of the population, and their areas was limited.
<p>This feature has been achieved to a limited extent through the Palestinian rural master plans. The distribution of population and services is different from one village to another. The distribution of services is largely unrecognized in rural planning under occupation. In some villages, services are concentrated in a given area and far from the population movement. Therefore, there is no distribution of services as needed and demand, but the availability of donated land.</p> <p>As for the distribution of the population in most of the villages , there is an approximate balance in the distribution of the population on the land of the village as most of the population is usually concentrated in the center of the village and there after the recent expansions.</p>			

After evaluating the Palestinian situation and comparing it to the neighboring and international situations, we notice that there are some requirements that differ from one country to another according to the nature of their lands and surrounding circumstances. There are some considerations that cannot be

applied in the Palestinian case. This is because of the specificity of the Palestinian situation and its fresh experience in planning in these areas.

### **5.3.3 Assessing through Space Syntax Analysis**

Using of Space Syntax Analysis will help to evaluate the number and situation of the public areas in the plans of the previous three cases. The researcher used Depth Map software for this analysis.

The Space syntax analysis is a method to analyze topological properties of spatial configurations, which provides a set of theories, techniques, and measures used for studying the syntactic structure of the networks of physical spaces. One of the most effective concepts to be emerged within the repertoire of space syntax is that of generic function. Urban space clearly derives its intelligibility and functionality in part from the characteristics that are local and specific, and the key properties that shape the urban complex are primarily generic. In the present study, axial mapping is used to examine the spatial structure of the three villages in the rural planning of the West Bank.

Depth map is the software, which studies an element in a configuration, is calculated by totaling the shortest distances from one element to all other elements; the smaller the depth of an element, the simpler (shorter) it is to move from it to all other elements. Depth is the basis to calculate the integration of an element, and the higher the depth, the smaller the level of integration and vice versa, while the total Depth (td) of a configuration is the sum of the depth of all nodes.

The following are brief definitions of integration, connectivity, and choice analysis, which were discussed during the analysis of the study by depth map software.

- **Connectivity:** a direct connection of nodes to each individual node; the red lines show the streets with the highest connectivity values, while the blue ones show the least connected ones.
- **Integration:** a degree value in which a node is integrated or segregated from the system as a whole (global) or partially (local); the red lines show the streets with the highest integration values, while the blue ones show the most segregated ones, which are thought to be related to “to movement”.
- **Choice:** how often is an element calculating the short distance between the streets with a high movement, which is thought to be related to “through movement”; the red lines show the streets with the highest choice values, while the blue ones show the least one.

The following maps present the integration, connectivity, and choice analysis for the three master plans of the case study for this research, through the depth map software.

## **1. Ras Tira & Daba’a Village**

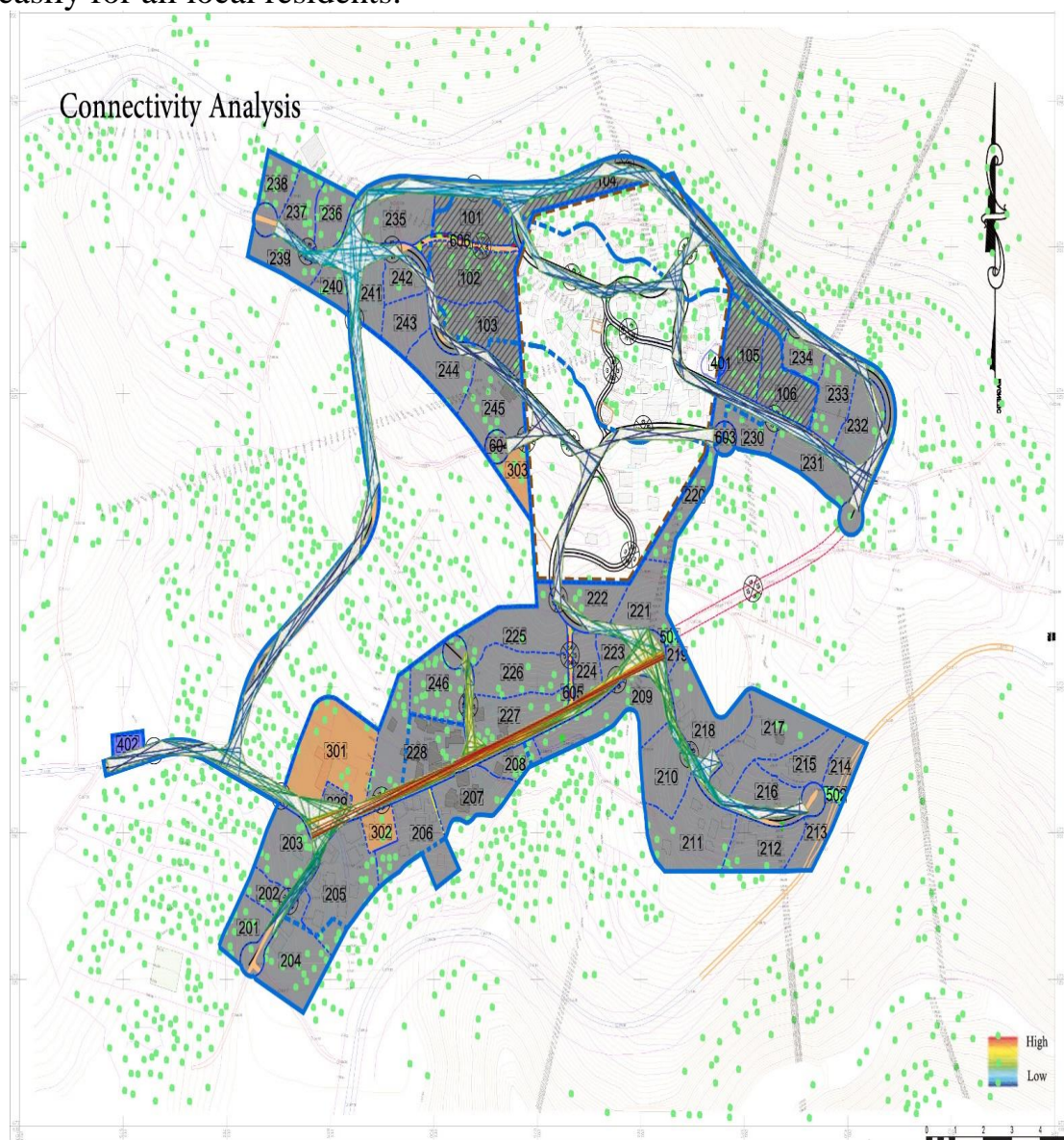
### **A. Connectivity Analysis**

The connectivity analysis for Ras Tira & Daba’a village shows the highest connectivity values in the south part of the village, which are represented by



the red line, while the blue lines represented the least connected one. As we can see in the map (5.1).

Regarding Ras Tira & Daba'a's master plan, we can see the public space (schools, mosques (local)), which represents 9.7% of the total area of the master plan has a good place, that is located in the most connectivity street in the village as a local area, making it clear and easy to access quickly and easily for all local residents.

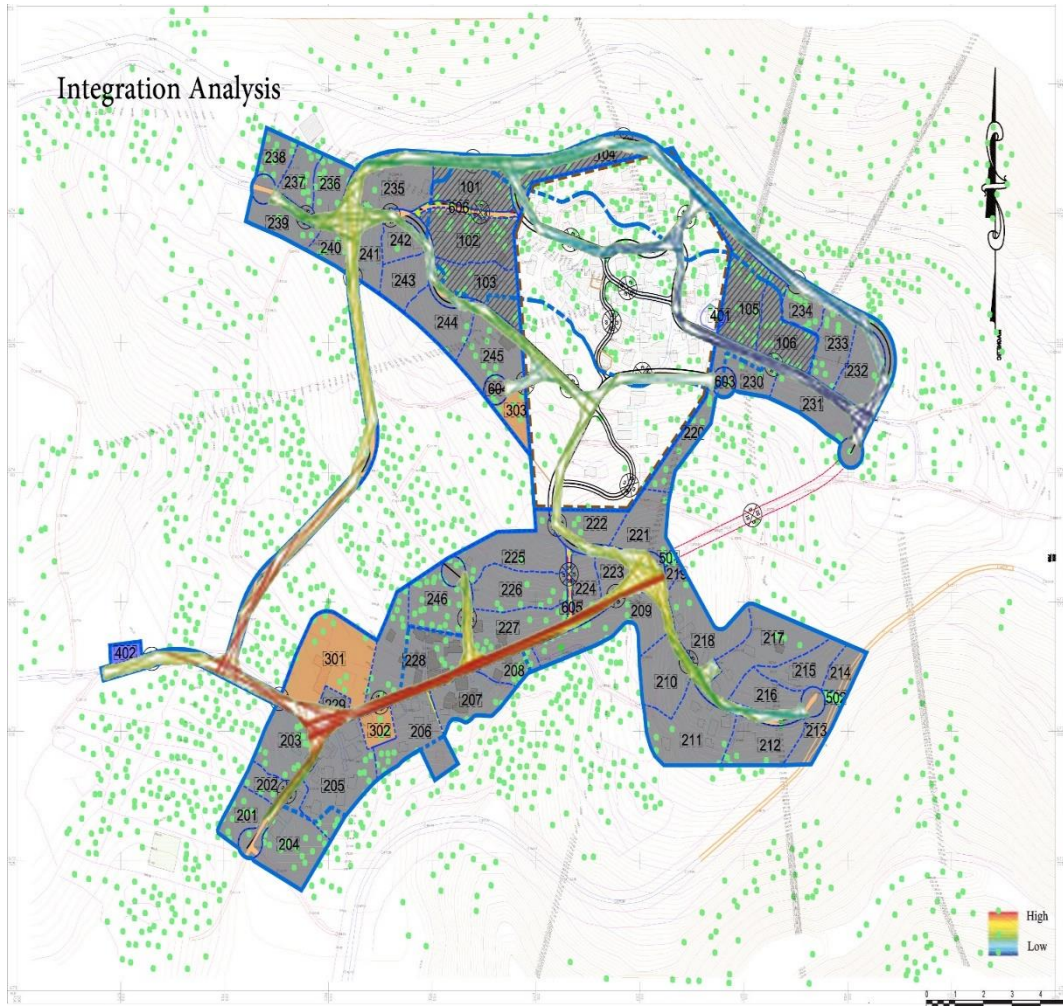


**Map (5.1):** Connectivity Analysis of Ras Tira & Daba'a /Source: Researcher, 2017.

**B. Integration Analysis**

The integration analysis for Ras Tira & Daba'a village shows the highest integration values in the south and west part of the village, which is represented by the red line, while the blue lines represented the least connected ones as we can see in the map (5.2).

Regarding Ras Tira & Daba'a's master plan, we can see the areas, which have the highest value in the integration test of the whole village. The south part has a high value of integration and it was a good location for public spaces, which serve Ras Tira & Daba'a village and other surrounding villages, such as the clinic and public health facilities and police stations to join villages around with Ras Tira & Daba'a village and to make it clear and easy to reach, but the public spaces were for schools and mosques; the western part has a high value of integration which does not exist within the master plan.



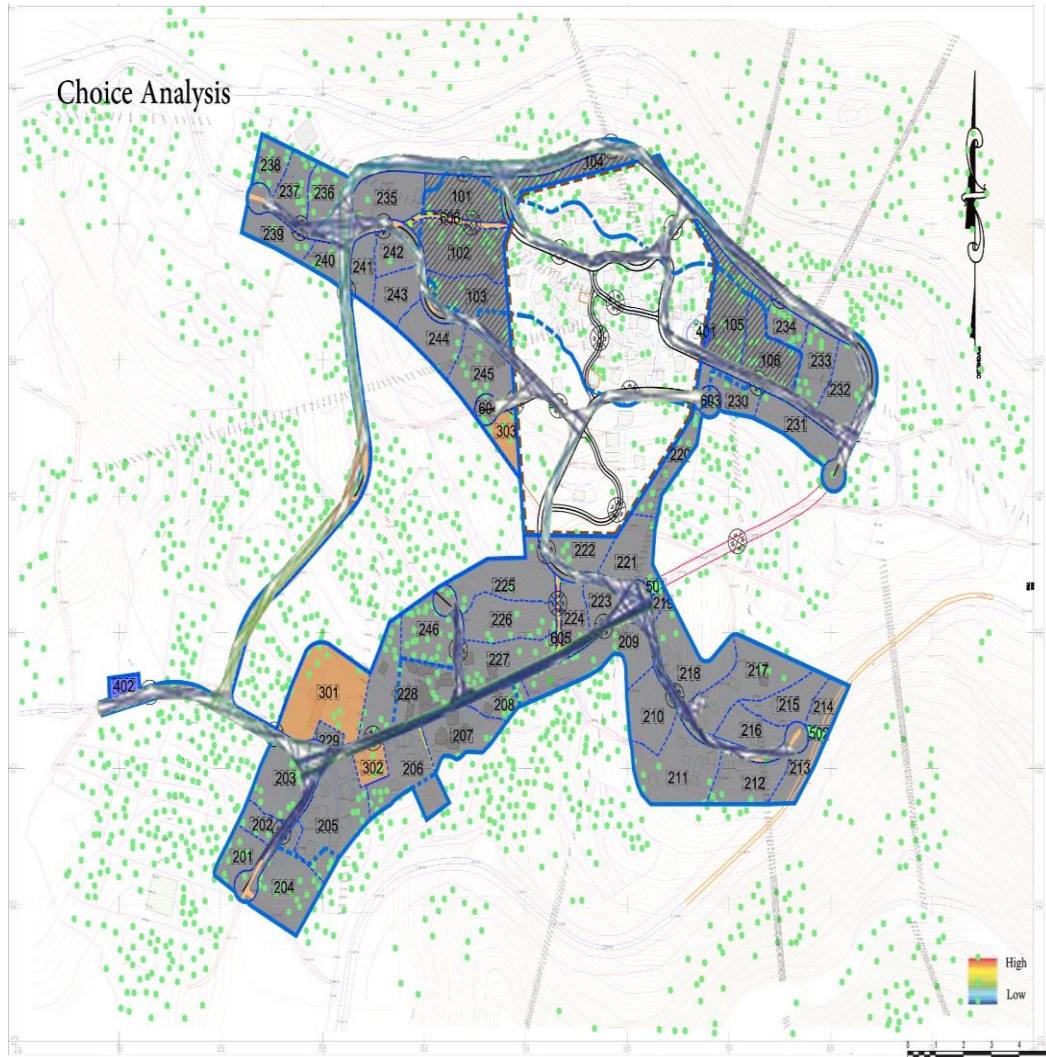
**Map (5.2):** Integration Analysis of Ras Tira & Daba'a /Source: Researcher, 2017.

### C. Choice Analysis

The choice analysis for Ras Tira & Daba'a village shows the highest choice values in the west part of the village, which is represented by the red line, while the blue lines represented the least connected ones as we can see in the map (5.3).

Regarding Ras Tira & Daba'a's master plan, there is no area which has the highest value in the choice test, and this is not bad because we neglect the overcrowded area, and good because it will be a suitable place for commercial use.





**Map (5.3):** Choice Analysis of Ras Tira & Daba'a /Source: Researcher, 2017.

## 2. Al-Midya Village

### A. Connectivity Analysis

The connectivity analysis for Al-Midya village shows the highest connectivity values in the west, north and south part of the village, in selected streets, which is represented by the red line, while the blue lines represented the least connected ones as we can see in the map (5.4).

Regarding Al-Midy's master plan, we cannot see the public spaces (schools, mosques public health (local)), which are represented by 5.44% of the total area of the master, in a good place; they are located in the least connective streets as a local area, making it unclear and not easy to access, for all local residents.

### **B. Integration Analysis**

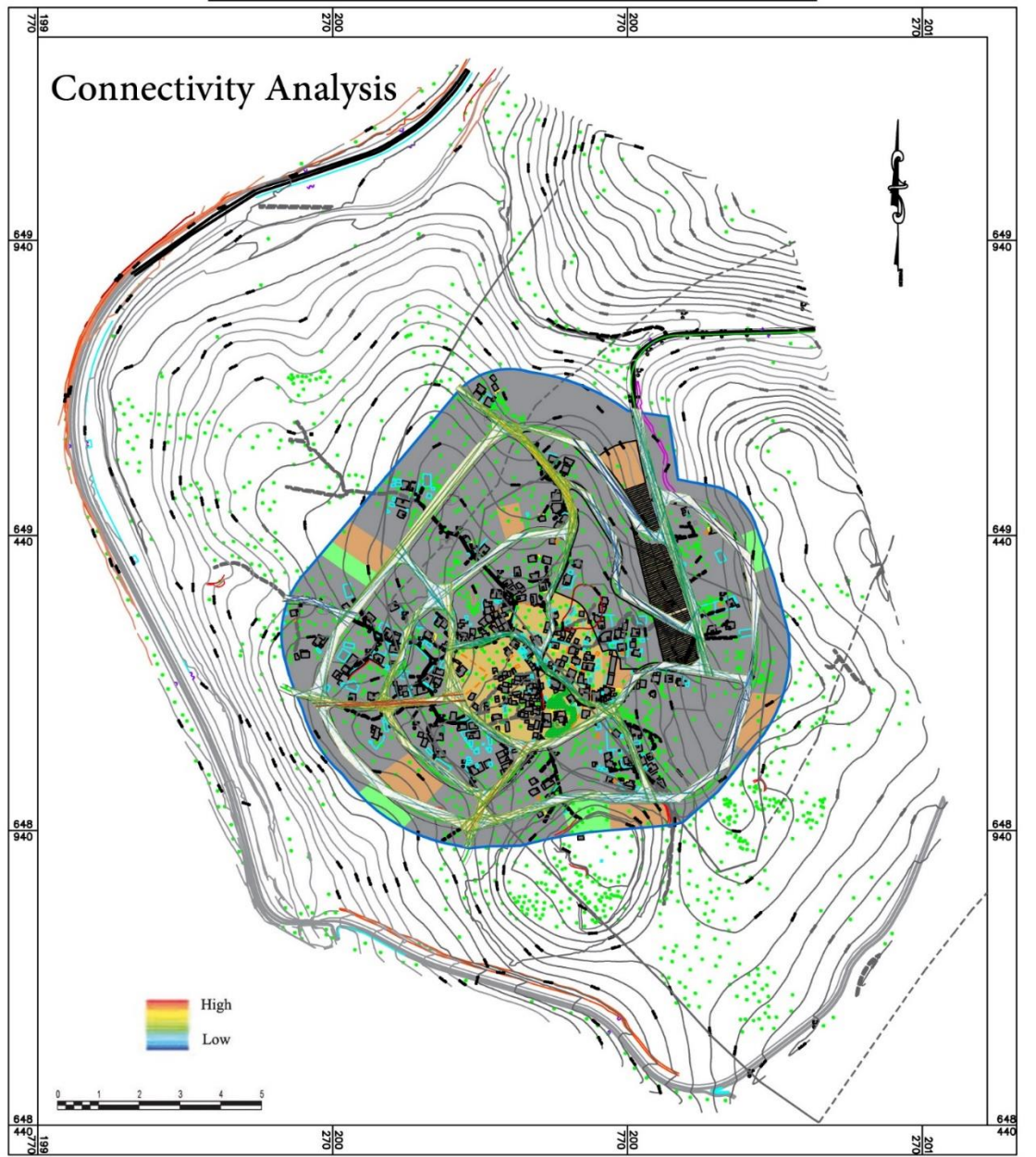
The integration analysis for Al-Midya village shows the highest integration values in the center and west part of the village, which are represented by the red line, while the blue lines represented the least connected ones as we can see in the map (5.5).

Regarding Al-Midya master plan, we can see the area which has the highest value in the integration test as a whole village. The west part has a high value of integration and it was a good location for public spaces, which serve Al-Midya village and other surrounding villages, such as the clinic and public health and police stations to join villages around with Al-Midya village and to make it clear and easy to reach, but the public spaces were for schools and green areas, which represents 2.27% of the total area of the master plan.

### **C. Choice Analysis**

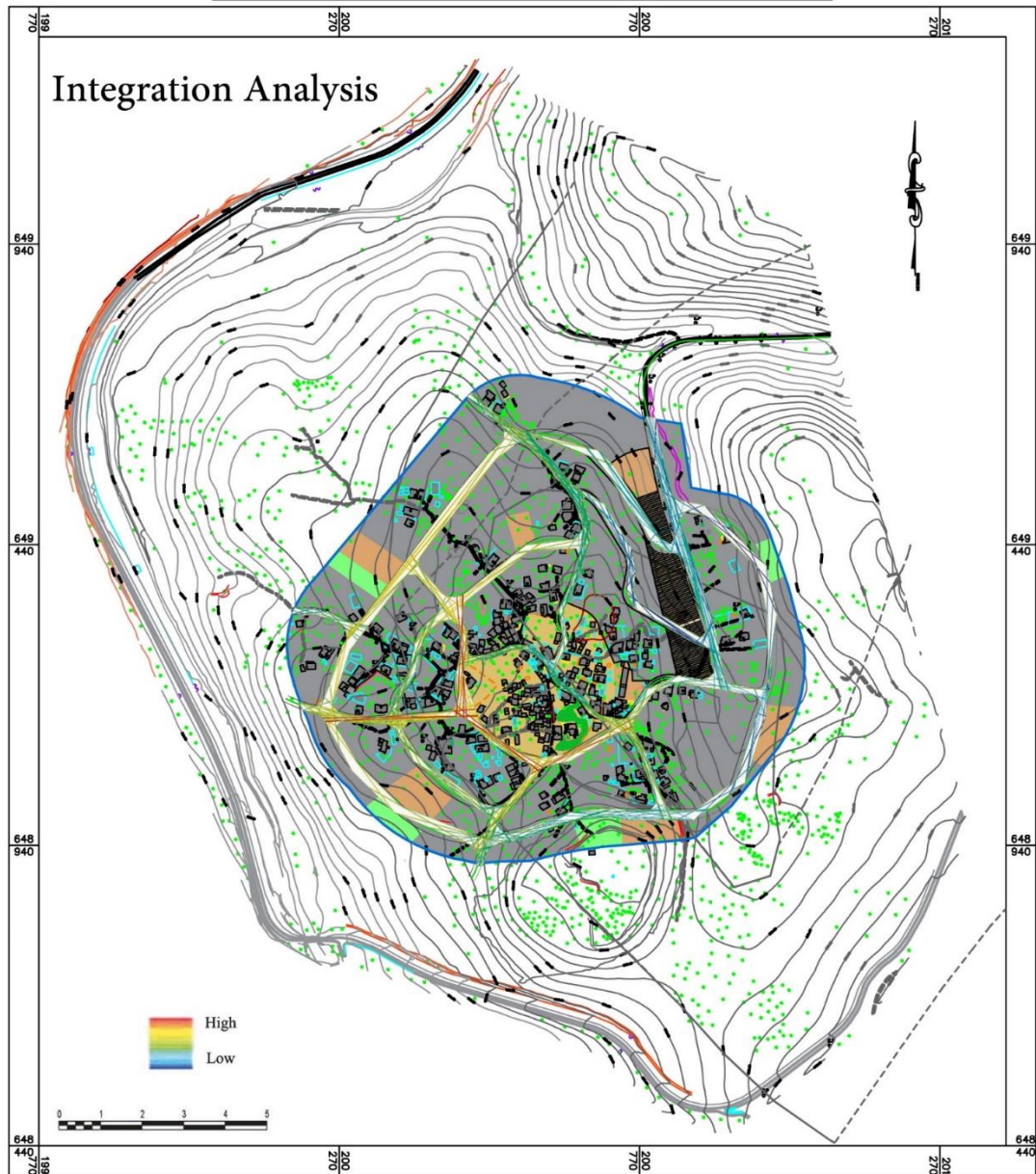
The choice analysis for Al-Midya village shows the highest choice values in the east part of the village, which is represented by the red line, while the blue lines represented the least connected one as we can see in the map (5.6). Regarding Al-Midya master plan, we can see that there is no area which has the a high value in the choice test, and there is a little bit acceptable values

of choice in the east part of the village, and this is not bad because we neglect the overcrowded areas, and maybe good because it is a place for commercial use.

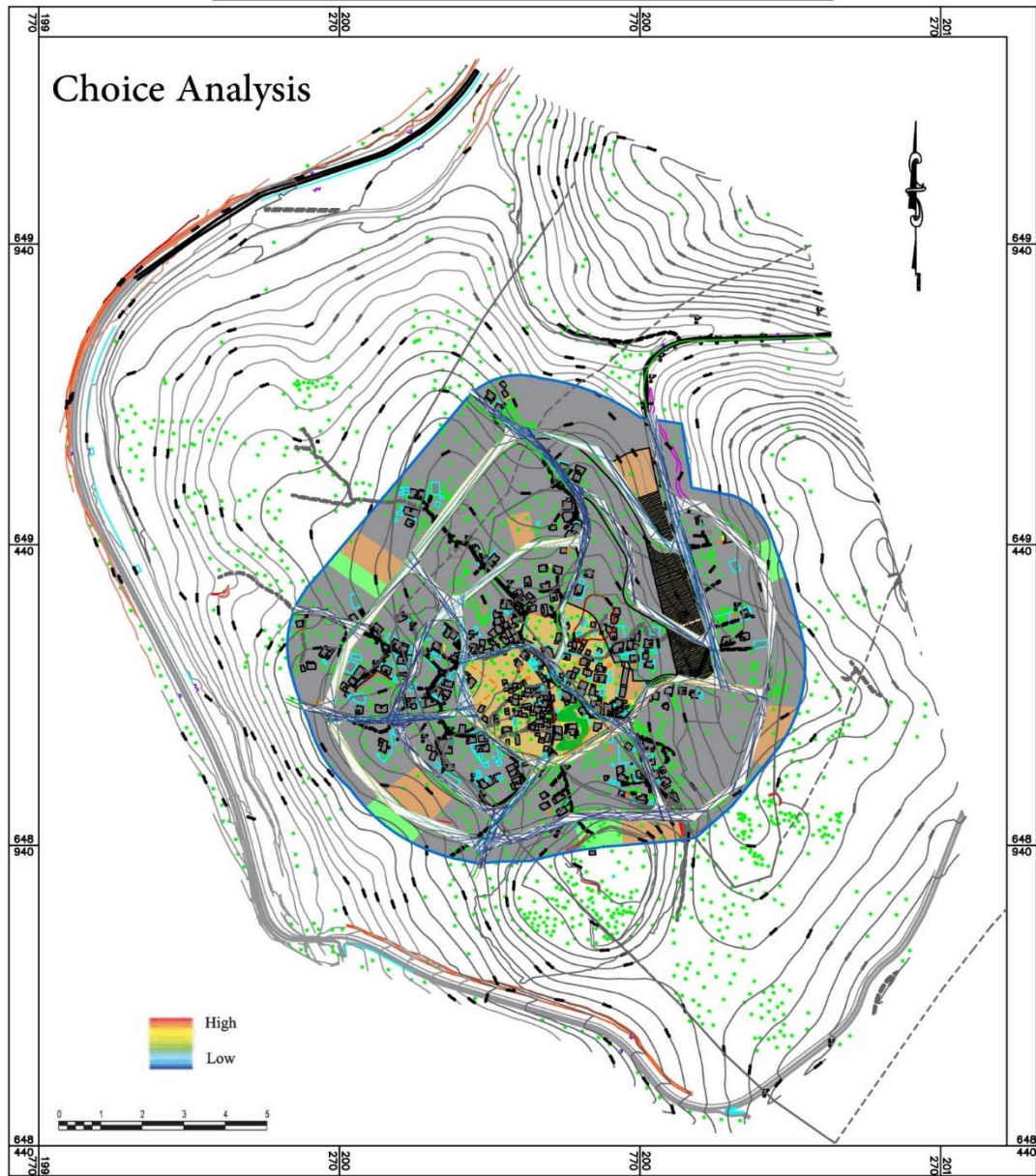


**Map (5.4):** Connectivity Analysis of Al-Midya /Source: Researcher, 2017.





**Map (5.5):** Integration Analysis of Al-Midya /Source: Researcher, 2017.



**Map (5.6):** Choice Analysis of Al-Midya /Source: Researcher, 2017.

### 3. Susiya Village

#### A. Connectivity Analysis

The connectivity analysis for Susiya village shows the highest connectivity values in the east part of the village, through the main street, which is



represented by the red line, while the blue lines represented the least connected ones as we can see in the map (5.7).

Regarding Susiya's master plan, we can see the public spaces (schools, mosques (local)), which represent 5.8% of the total area of the master plan, and some of them have a good place, that is located in the most connectivity street in the village as a local area, making it clear and easy to access faster and easier, for all local residents.

### **B. Integration Analysis**

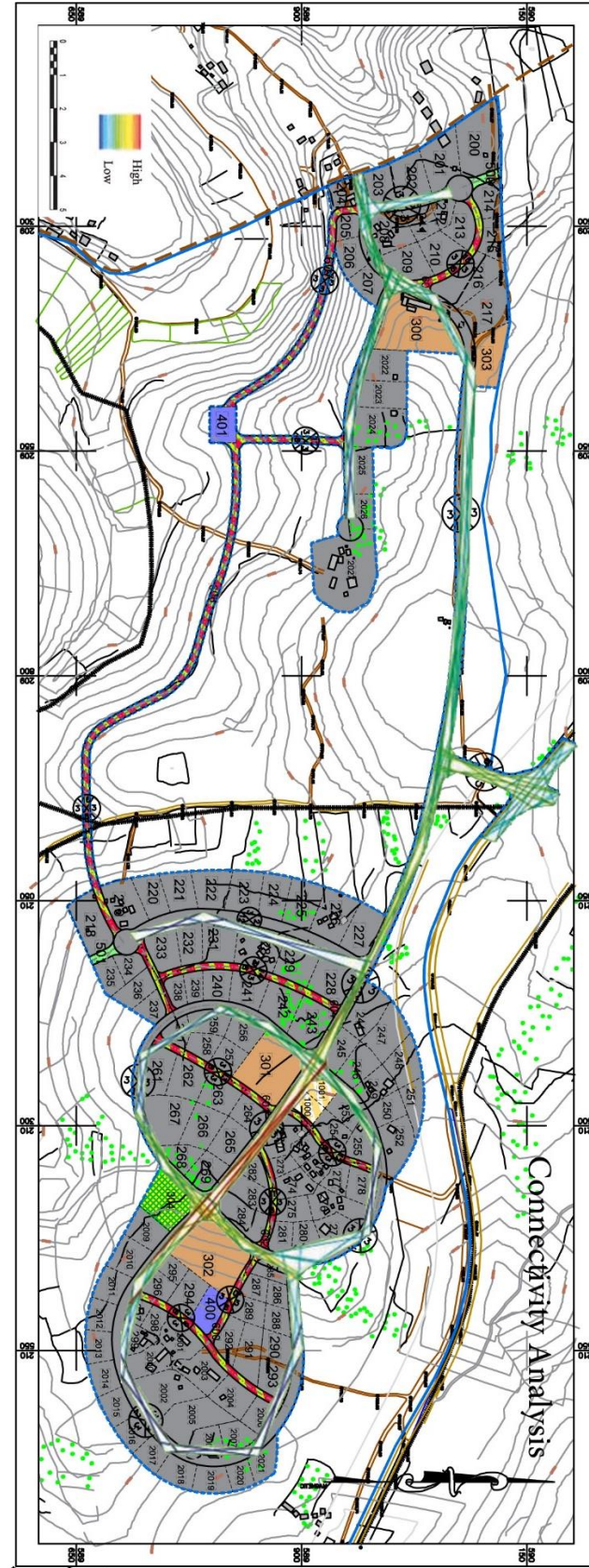
The integration analysis for Susiya village shows the highest integration values in the center and the central part of the village, which is represented by the red line, while the blue lines represented the least connected ones as we can see in the map (5.8)

Regarding Susiya's master plan, we can see the area, which has the highest value in the integration in the middle of the master plan with a good location for the public spaces, which serve Susiya village and other surrounding villages, such as the clinic and public health and police stations to join villages around with Susiya village and to make it clear and easy to reach, but there are no public spaces there, and the distance to the main street is far.

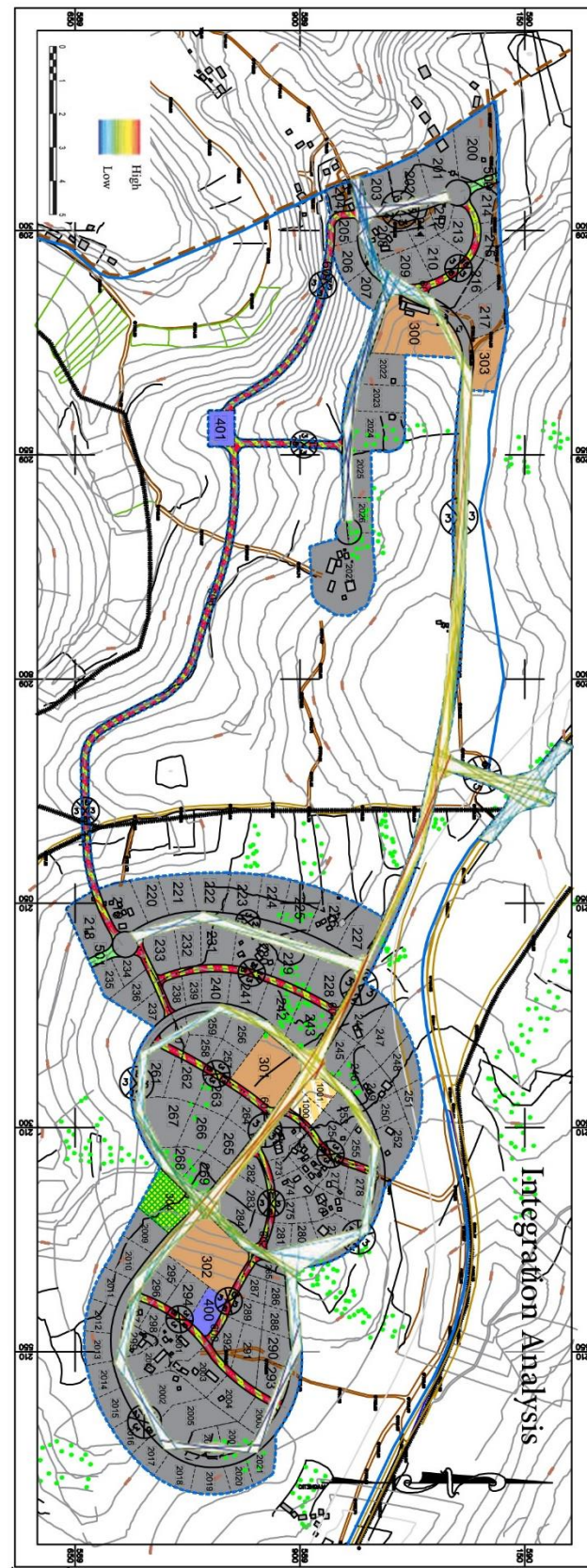
### **C. Choice Analysis**

The choice analysis for Susiya village shows the highest choice values in the west and middle part of the village, which are represented by the red line, while the blue lines represented the least connected ones as we can see in the map (5.9).

Regarding to Susiya's master plan, we can see that there is no area which has a high value in the choice test, and there is a little bit acceptable values of the choice in the west and middle part of the village, and this is not bad because we neglect the overcrowded area, because it does not exist within in the master plan

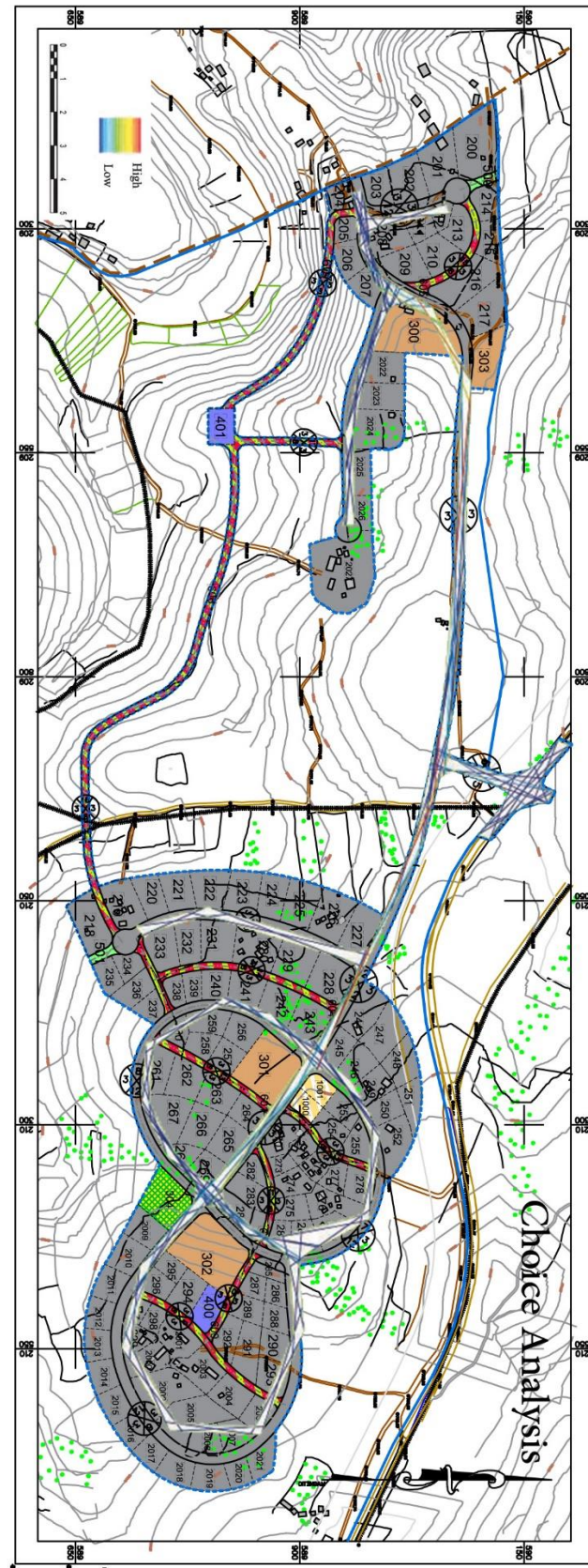


**Map (5.7):** Connectivity Analysis of Susiya /Source: Researcher, 2017.



**Map (5.8):** Integration Analysis of Susiya /Source: Researcher, 2017.





**Map (5.9):** Choice Analysis of Susiya /Source: Researcher, 2017.

### **5.3.4 Assessing through the required areas in the plan (planning, modification, approval)**

#### **1. Ras Tira and Daba'a**

After surveying and investigating Ras Tira and Daba'a village needs, the first proposed plan was set and included 549.26 dunums together with a number of land uses to suit the needs of the population and the village development. The main needs were: housing, tourist housing, public buildings, agriculture, public facilities and gardens, roads network and the cemetery. After a long series of amendments and modifications, Israeli restrictions and meetings, which continued for 4 years, a plan was approved for 211.3 dunums only.

A comparison between the first proposed areas and the approved areas (chapter IV, Master Plan, Map (4.8): Land Use Plan of Ras Tira & Daba'a):

- The area of housing in the first proposed plan was 335.49 dunums, while in the approved plan, it was 133.6 dunums for the proposed housing and 22.6 dunums for the existing housing with the total of 156.2 dunums
- The area of the agricultural lands in the first proposed plan was 140.89 dunums, while this use was cancelled in the approved plan.
- The area of the public buildings in the first proposed plan was 20.53 dunums, while in the approved plan it was 9.7 dunums
- The area of the residential use in the first proposed plan was 16.43 dunums, while this use was canceled in the approved plan.

- The area of the public facilities and parks in the first proposed plan was 6.7 dunums, while in the approved plan it was replaced by an open area of 0.2 dunums.
- The area of the roads network in the first proposed plan was 48.18 dunums, while in the approved plan it was 34.3 dunums for the proposed main roads and 1.2 dunums for the common roads, with the total of 35.5 dunums.
- The area of the cemetery in the first proposed plan was 6.35 dunums, while this use was canceled in the approved plan.
- Engineering facilities: A new land use was added in the approved plan with an area of 0.7 dunums. That area was assigned for the sewage network, collection points, pumps and well water.

We notice that the Palestinian planner seeks to support the rural Palestinian communities through planning different uses and increasing the area . That is, the main objective of these plans is to enable the Palestinians to build and expand and to prevent demolition of houses and confiscation of lands and confront the policies of ICA, which reduced the area to more than the half and therefore the area of all uses reduced, and some of them canceled, and did not take into account the need of the local people for development, entertainment, open spaces and future reserves.

## **2. Al-Midya**

After surveying and investigating Al-Midya village needs, the first proposed plan was set and included 652 dunums together with a number of land uses to suit the needs of the population and the village development. The main

needs were: residential area, public garden, main and local roads network, pedestrian roads and a cemetery. After a long series of amendments and modifications, Israeli restrictions and meetings, which continued more than two years, an initial plan was agreed for a smaller area of 510.18 dunums, which is still under operation.

A comparison between the first proposed areas and the currently planned areas (chapter IV, Master Plan, Map (4.13): Land Use Plan of Al-Midya):

- The area of housing (A) in the first proposed plan was 453.51 dunums, while in the currently planned it was 327.95 dunums for the proposed housing
- The area of an old town in the first proposed plan was 42.21 dunums, while in the currently planned it was 42.87 dunums
- The area of the public buildings in the first proposed plan was 29.82 dunums, while in the currently planned it was 27.77 dunums
- The area of commercial housing in the first proposed plan was 14.50 dunums, , while in the currently planned it was 13.63 dunums
- The area of the public park in the first proposed plan was 8.73 dunums, while in the currently planned it was 11.59 dunums
- The area of roads network in the first proposed plan was 84.97 dunums, while in the currently planned it was 79.74 dunums.
- The area of the local roads network in the first proposed plan was 4.08 dunums, while this use was canceled in the currently planned.
- The area of the pedestrian roads in the first proposed plan was 3.63 dunums, while this use was canceled in the currently planned.



- The area of the cemetery in the first proposed plan was 5.49 dunums, , while in the currently planned it was 1.87 dunums.

We notice that the Palestinian planner seeks to support the rural Palestinian communities through planning different uses and increasing the area . That is, the main objective of these plans is to enable the Palestinians to build and expand and to prevent demolition of houses and confiscation of lands and confront the policies of ICA, which reduced the area by canceling 141.82 dunums until now and therefore the area of all uses reduced, and some of them canceled, and did not take into account the need of the local people for development, entertainment, open spaces and future reserves.

### **3. Susiya**

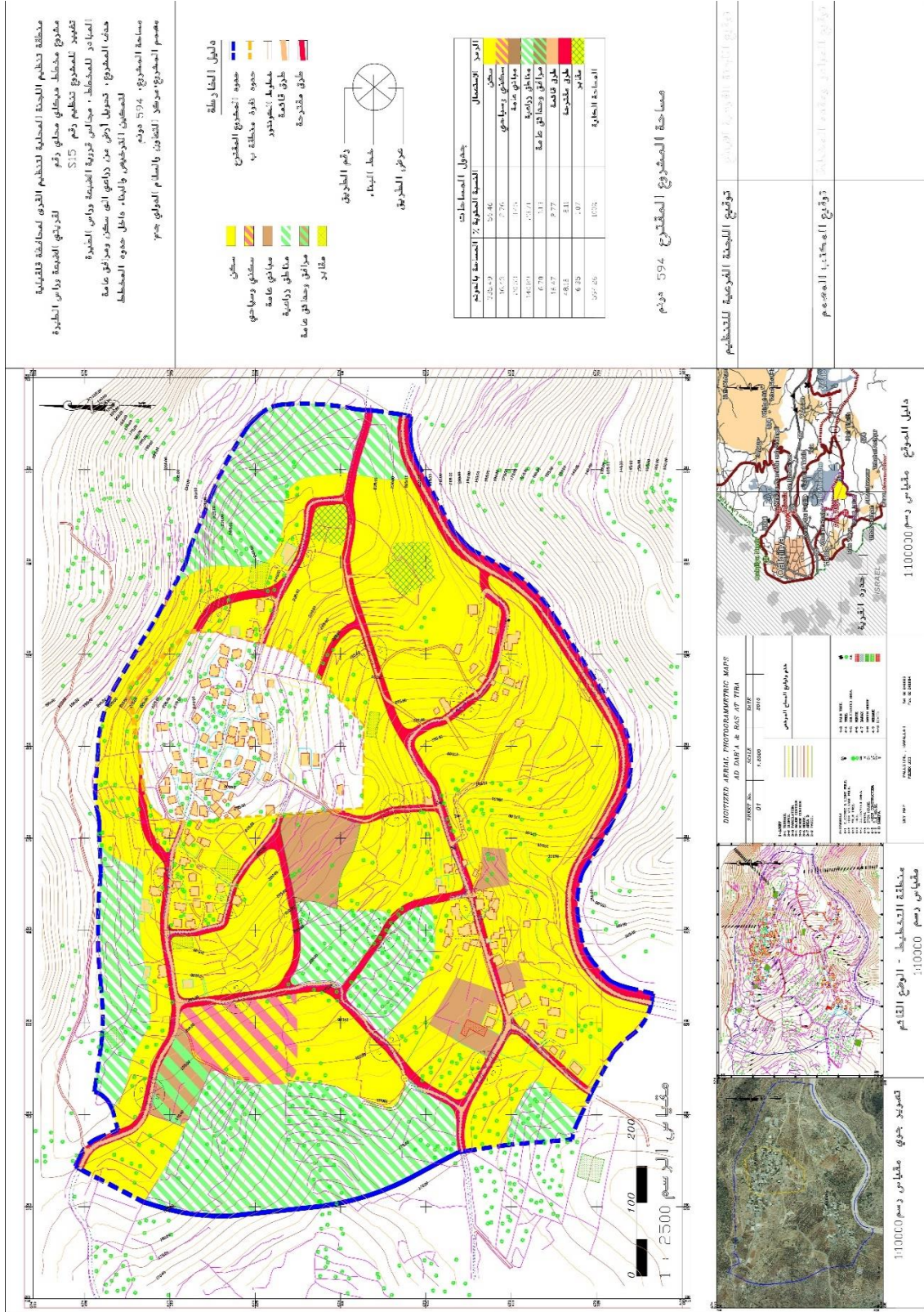
After surveying and investigating Susiya village needs, the first proposed plan was set and included 1240 dunums together with a number of land uses to suit the needs of the population and the village development. The main needs were: housing, public buildings, Agricultural, roads network and cemetery. After a long series of amendments, modifications, proposals, Israeli restrictions and meetings, which continued until the day since 2012. All proposals for susiya planning were rejected for more than once and were finally submitted through a court. The plan was initially submitted with an area of 1486.7 dunums which contains 260 dunums as a development area containing a number of uses mentioned above

A comparison between the first proposed areas and the areas submitted by the court (chapter IV, Master Plan, Map (4.18): Land Use Plan of Susiya):

- The area of housing in the first proposed plan was 137.6 dunums, while in the proposed plan which submitted by the court it was 178.9 dunums.
- The area of public buildings in the first proposed plan was 11.6 dunums, while in the proposed plan which submitted by the court it was 9.6 dunums
- The area of agricultural land in the first proposed plan was 1049.1 dunums while in the proposed plan which submitted by the court it was 1106.0 dunums
- The area of the roads network in the first proposed plan was 38.7 dunums, while in the proposed plan which submitted by the court it was 41.2 dunums
- The area of Cemeteries in the first proposed plan was 2.2 dunums , while in the proposed plan which submitted by the court it was 2 dunums
- The area of archeology and rehabilitation was added to the proposed plan which submitted by the court with an area of 149 dunums

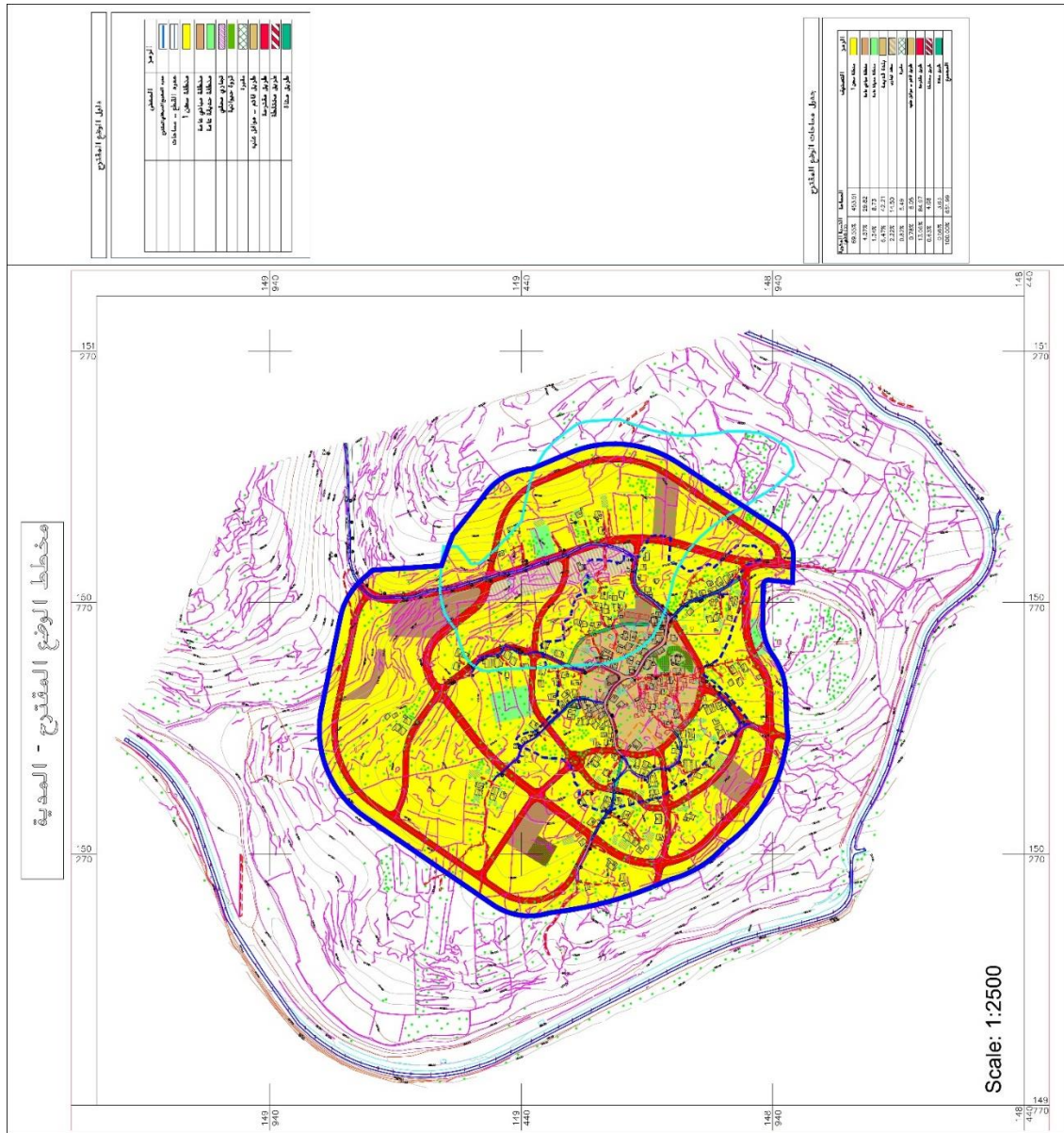
We notice that the Palestinian planner seeks to support the rural Palestinian communities through planning different uses and increasing the area . That is, the main objective of these plans is to enable the Palestinians to build and expand and to prevent demolition of houses and confiscation of lands and confront the policies of ICA, which rejected the proposed plans for the Susiya village, and considered susiya as an Israeli archaeological site and the occupation seeks to expel and displace its inhabitants. The national and

international institutions are still planning to plan the village of Susiya and strengthen the steadfastness of its people. There were several proposals presented to the Israeli side to plan Susiya and rejected all of them, ICA did not take into account the need of the local people for development, entertainment, open spaces and future reserves.



**Map (5.10):** First Proposal Land Use Plan of Ras Tira and Daba’a village /Source: IPCC, 2010.





**Map (5.11):** First Proposal Land Use Plan of Al-Midya village /Source: Ma'alem, 2015.

**Map (5.12):** First Proposal Land Use Plan of Ras Tira and Daba'a village /Source: IPCC, 2012.

## **5.4 Strength and Weakness of the Palestinian Experience in Rural Planning**

The Palestinian countryside is currently suffering from the lack of the basic rules and criteria to rely on in the preparation or updating of rural plans, and therefore the absence of a mechanism to evaluate and test, so there is an urgent need to develop the basic rules for the Palestinian rural planning.

Through this study, it is possible to classify some of the strengths and weaknesses of the Palestinian rural planning under occupation Area (C), and there may also be some points of strength and weakness in the same time, depending on the point of view and the use of these factors. The following are the points of strengths and weaknesses in the Palestinian rural planning under occupation:

### **❖ Points of strength in planning:**

1. Preserving the rest of the Palestinian land from confiscation and building settlements.
2. Obtaining a rural structural plan as an official document to support the existence and survival of these rural communities.
3. Limiting the expansion of settlements and confiscation of land surrounding Palestinian villages.
4. Annexation and the transformation of part of the areas classified as (C) to the Palestinian control as rural Palestinian areas.
5. Giving a hope to the Palestinians to restore their lands stolen throughout history.

6. Providing basic services and infrastructure for the Palestinian rural areas.
7. Development the agricultural economy to support and meet the needs of cities.
8. Expanding the area of the housing and its presence and protecting it from demolition and extending the village lands for future population expansion.
9. Developing a tool to put pressure on the Israeli occupation and a mechanism to respond to daily actions of land confiscation and house demolitions.

❖ Points of weakness in planning:

1. Fragmentation of the rural areas between different administrative areas (between Area (C) and Area (B)).
2. The blurry of the planning process and the lack of clarity of its features and approaches.
3. Planning which is usually contingency planning and needs to be renewed after a short period but here does not renew.
4. There is no specific law to be relied on.
5. Lack of joint or regional planning.
6. Partitioning of the Palestinian countryside with separate, unconnected plots/plans.
7. The planning of Palestinian villages with partial plans has negatively impacted the agricultural and green areas by turning them into housing, which has a negative impact on the goal of rural planning.



8. Lack of criteria for Palestinian rural planning.
9. The absence of a clear approach to the occupation, and the presence of a lot of geopolitical obstacles that vary from village to village.
10. The occupation controls the entire process of rural planning.
11. Not taking the Palestinian protection plan into account.

## **5.5 Proposed Instructions for Palestinian Rural Planning**

### **5.5.1. The peculiarity of Palestinian Rural Areas**

The Palestinian rural areas that covers the vast area of Palestine, has a special status for its advantages and natural resources. The Palestinian rural areas is considered the first agricultural economic wealth and the green areas of Palestine. In contrast, the region suffers from the hardships and obstacles of the occupation through the construction of Israeli settlements, confiscation of land, cutting of rural lands through walls, and the massive regional street networks.

The characteristics and morphology of the Palestinian rural areas, which directs the role of the topographic factor in shaping and guiding the patterns of rural development are diverse and serve the various residential and agricultural activities in the Palestinian countryside. The form of the Palestinian rural development is the result of the interaction of a range of social, environmental, spatial, political, cultural and historical relations, which interact with each other permanently and throughout history, so it is difficult to determine the role of each worker individually and its impact on the Palestinian rural areas (Qashou, 2009). Therefore, the study of these factors,

together and individually, helps planners, engineers, geographers and citizens to determine the direction of agricultural, residential and industrial activities, and to overcome the obstacles of the Israeli occupation through a deep knowledge of the nature of the Palestinian countryside and its characteristics.

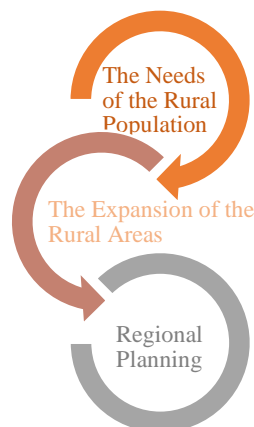
The uniqueness of the Palestinian rural areas is crystallized in several factors, including: the huge areas that serve the expansion of Palestinian cities, fertile soil, good climate, availability of water from the springs and groundwater, diversity of vegetation cover, the nature and atmosphere of the quiet countryside, a place for leisure and recreation, a place for diversity of historical heritage and the source of the Palestinian local economy by the agricultural sector (World Bank, 2010). However, all of these advantages useless when the Israeli interests started; the occupation controls the lands of Palestinian countryside by a large percentage through forces and methods, including: building and expanding Israeli settlements, confiscating land for agriculture, military purposes, training, and natural reserves...etc. These are forms of depleting the natural resources of the Palestinian rural areas and directing them to serve the interests of the occupation.

The current rural planning in the West Bank in areas under Israeli occupation, aims at preserving Palestinian villages, establishing their presence, expanding their land and preserving their natural resources, as well as a means to prove the presence of citizens in these areas.

### 5.5.2 Proposed Instructions Requirements

The proposed guidelines for Palestinian rural planning sets the basic rules for the planning in Palestinian rural areas, which is subject to the practices and control of the Israeli occupation. Therefore, there must be several basic elements to support the steadfastness of the rural citizens first, and then to preserve and develop the Palestinian rural areas.

This study has tried to shorten the compilation of several factors, which determine and influence the shaping of the planning process in Palestinian rural areas, which are divided into three main sectors:



**Figure (5.1):** Proposed Instructions requirements /Source: Researcher, 2017.

The first sector is directed to the population living in the Palestinian rural areas, which aim to provide them with the basic services, daily needs and entertainment, as well as securing a decent life for the target year. The second sector is dealing with the expansion of the rural areas, which will help to annex the lands adjacent to the Palestinian village and to preserve them as

Palestinian lands that can be exploited, cultivated, housed and any other services according to their nature.

As for the third sector, it is oriented towards future, and must be studied and directed from now. The Palestinian villages adjacent to each other should be planned in the whole of Palestinian countryside through a joint planning or the so-called regional planning in order to unify the Palestinian countryside and services and trade between the neighboring villages easily and quickly.

### **1. The Needs of the Rural Population**

Meeting the needs of the population, and improving the quality of life is one of the priorities of this proposed planning instructions. From the humanitarian point of view or what so-called adequate slandered of living, every society has the right to provide the basic requirements and needs, which ensure a decent life.

The population needs in the Palestinian rural areas, as well as in cities and anywhere in the world is to provide services of various kinds, educational, health and recreational, as well as improving the way of life by providing infrastructure, transportation and building rights; in the Palestinian rural areas, people need to be steadfast in the face of the violations of the Israeli occupation.

### **2. The Expansion of the Rural Areas**

It is achieved through annexation and transformation of a part of the areas classified (C) to the Palestinian control as rural areas. This sector needs to pay attention to the expansion of the rural areas, especially agricultural lands

because of their contraction as a result of partial plans. The importance of this sector stems from two main reasons. The first one is planning issues; the aim of expanding the Palestinian villages and annexing the neighboring lands for residential, agricultural and other economic activities, while the second reason is the political issues in the first place, which aim to preserve the Palestinian land from confiscation or expansion of nearby settlements or the establishment of military barracks, training sites and any other Israeli settlement targets.

The expansion of the Palestinian countryside also helps to maintain nature in its different forms, improve the landscape of the Palestinian countryside and preserve the diverse livestock.

### **3. Regional Planning**

The third sector represents the future vision of the Palestinian rural land, by achieving the regional planning that aims to strengthen the bond of the Palestinian countryside with its spread in the north and south of the West Bank.

Planning of the countryside nowadays, and as the result of the separate partial plans for small villages, play a negative role in the dismemberment of the Palestinian countryside, while planning through a regional one plan helps to connect and maintain larger areas.

Regional planning seeks to achieve clear and specific objectives in the Palestinian countryside:

1. Confronting economic and social problems and developing appropriate solutions.

2. Mitigating regional disparities through equitable distribution of development benefits.
3. Satisfying the basic needs of the population and reducing the class differences between them.
4. Involving the public in the preparation, implementation and the follow-up of regional development plans.
5. Taking care of the environment and making optimal use of the available natural and human resources.

Regional planning deals with the development situations in a holistic, partial or sectoral manner in a particular geographic region. It seeks to achieve clear and specific objectives, so that modern methods and forms of regional planning could be integrated into rural development planning.

### **5.5.3 Proposed Instructions for the Palestinian Rural Planning**

The setting up of the planning guidelines for the Palestinian rural areas under Israeli occupation Area (C) requires an establishment of the basic rules and instructions of the rural planning for Palestine's special status, which needs a lot of time, effort, experiences, details, high level of planning staff, in addition to a formal ministerial decision.

The attempt to suggest these guidelines is a pilot attempt, although it came from the practical experience of the researcher in this field. Rural planning for the Palestinian territories under occupation Area (C) must be laid down within the basic rules of rural planning for reference and adoption. Planning in the Palestinian rural areas, and especially the status of the rural areas under

Israeli control, and the absence of specific laws governing the process, make the assessment of the planning process in these areas hard and inaccurate; therefore, it is difficult for us to evaluate and review the planning process in these areas accurately and come up with accurate studies and results that can be generalized because each case has its own status. The Israeli occupation controls all the planning process to ensure its interests and serve the settlements.

The evaluation of the rural planning helps us to know the weakness and strength in the course of this process and then to start the process of feedback. So, it is important for this process to start by a decision of the population and end with its application on the ground.

The proposed instructions based on a several basic rules starting with:

1. Adoption the Palestinian Urban Planning Manual (2010) in rural areas through the following:
  - a) Promoting a balanced and sustainable development in rural areas of the West Bank.
  - b) Building and developing effective rural planning processes at the regional and local levels.
  - c) Strengthening coordination and cooperation between the regulatory authorities responsible for rural planning and partners, and organizing the rural planning process among them.
  - d) Developing an approach to improve the quality and content of the rural planning.

- e) Providing a guide to illustrate how to prepare modified physical maps, with practical examples.
  - f) Identifying and clarifying the expected results for each stage of planning.
  - g) Providing references and practical tools to all planning steps.
2. Making an official decision emanating from the authority of the State of Palestine to adopt the Palestinian Rural Planning Manual: A guide contains procedures and tools for preparing the Palestinian rural plans.
  3. Preserving the nature of the Palestinian rural areas and keeping the agricultural land and green areas in the rural areas under occupation and try to include it in the rural master plans through sustainable development and smart growth.
  4. Referring to the adoption of the population in rural areas and to ensure the planning of uses according to the needs of the population and the nature of the communities.
  5. Non-infringement of the lands of the rural areas, especially agricultural and green housing and public services.
  6. Determining the general and specific objectives of the Palestinian rural planning in different areas, whether these areas were classified as (A), (B), and (C).
  7. The formation of the concept of the Palestinian rural planning and determining its tools, approaches, elements and main procedures.
  8. Issuing and enacting the legal and institutional framework for the relevant laws and regulations, by referring to the applicable laws in



Palestine, or reformulating and renewing of laws, or drafting a new laws in the line with the current situation and the interest of the country through an efficient of planning team, with a high degree of responsibility, patriotism and true knowledge of successive planning laws on the land of Palestine.

9. Identification of stakeholders and legal reference to each of them, where the stakeholders are: Ministry of Local Government, Planning and advisory team, and citizens.
10. Identifying the responsibilities of each of the parties involved in the planning process in the rural areas of Palestine under occupation and the steps to be taken in general as well as taking preventive steps.
11. Starting of applying the joint planning in the Palestinian rural areas, in a way that combines several neighboring villages and connects them with road networks and economical participation.

#### **5.5.4 Instructions Limitations and Implementations**

The proposed guidelines for the Palestinian rural planning has several positive points. It helps to crystallize the idea of rural planning and its tools, elements and procedures to preserve the Palestinian land from fragmentation through joint planning, as well as contributes to the development of the planning process as a whole, where the rural areas are integrated with the urban areas.

Through this proposed guidelines, we can come up with several points of limitations and implementations in Palestinian rural planning under occupation in general, as follows:

❖ The limitations for the Palestinian rural planning guidelines:

1. The existence of effective laws clearly defined
2. A formal decision emanating from the state
3. Determination of general and specific objectives
4. Defining the concept of rural and rural planning
5. Identification of stakeholders
6. Identifying the responsibilities of each of the responsible parties:
7. Legislation of the rural areas
8. Identification of special cases of rural land

❖ The implementations for the Palestinian rural planning guidelines:

1. Clarifying the process of planning
2. Responsibility of the state towards the rural and the citizens and the realization of elements of belonging by the rural population
3. Balanced growth and sustainable rural development
4. Defining and developing rural areas, development of the agricultural sector and recreation.
5. Integrating the responsibility, evaluating the process, reviewing it and providing services at a high level.
6. Development of the countryside and conservation of its resources.
7. The ability to exploit and preserve these lands.

## **Chapter Six**

### **Conclusions and Recommendations**

#### **6.1 Conclusions**

The main objectives of this study are analyzing the rural planning process in the Palestinian localities under Israeli occupation Area (C), and evaluating the planning practices in these areas, then testing these plans with the objectives of rural areas, including: economic objectives, social justice, and enhancing the value of our rural area, and set general instructions for planning in the rural Palestinian areas. Based on this research, the three cases of study from the Palestinian countryside were reviewed and analyzed. These cases were evaluated based on the criteria of evaluation in international and regional rural planning. The following conclusions may be drawn:

- The Palestinian rural areas under the Israeli occupation Area (C), generally suffer from their existence under the policies of the occupation, which aim to serve its settlement interests, resulting in the confiscation of rural land, and the depletion of rural resources.
- The Planning process in the Palestinian rural areas under the Israeli occupation Area (C), suffers from the absence of a clear mechanism to shape the planning process that produced and still produces partial plans for the Palestinian villages, and also the absence of specific laws, which organize and control the planning process.
- It is difficult to assess the practices of rural planning in the areas under the control of the Israeli occupation in the light of the international and

regional models and standards. This is because of the specificity and uniqueness of the Palestinian situation, although the Palestinian situation was assessed in Chapter V in light of the basic criteria and goals for global rural planning. The Palestinian rural planning in these areas achieved some points and did not achieve many.

- The rural planning process in the areas is currently under the Israeli occupation is based on various laws and military orders, from the Ottoman, British, Jordanian and Israeli military orders, and their use in accordance with the interests of Israel.
- In general, the process of rural planning in the Palestinian areas under the control of the Israeli occupation is a geopolitical process in the first degree, and the political importance varies from one case to another.
- The main obstacles that prevent the planning of these areas, or to complete the planning process properly and in a timely manner, are geopolitical obstacles, whose influence vary from region to region. Based on these constraints, the Palestinian rural areas under Israeli occupation Area (C) can be classified into several levels of planning: areas with a red line that are non-negotiable, areas with a green line that can be negotiated and all require a great effort of discussions, negotiations and relatively long time.
- After a long series of amendments and modifications, Israeli restrictions and meetings, always the approved outline plan is less area compared with the first proposed outline plan.

- The approval of the Israeli Occupation on the planning of Area (C) is practically a means to improve its image in front of the international community and in response to the pressure to give rights to citizens living in these areas.
- It is hard to transfer these plans from land use plans to wider spatial integrated plans.
- The inability of these plans to meet the challenges of the rural planning, including the economic, social and environmental challenge, because these villages are not planned on the basis of the principles of rural planning.
- The inability of these plans to achieve the natural strategic priorities, including the enjoyment of the natural environment, the sustainable use of the natural environment and a safe environmental future, because these villages are not planned on the basis of the principles of rural planning.

## **6.2 Recommendations**

The following recommendations are made with regard to studies carried out on the evaluation of the existing rural planning, and based on the previous results, the study came up with a set of recommendations:

- The importance of drafting laws for the planning of the Palestinian rural areas under the control of the Israeli occupation, because of their specificity in terms of politics as they are classified as disputed

territories, and to organize the rural areas as well as to guide its growth and meet the needs of the population.

- The need to conduct full studies for the Palestinian countryside and to strive for local and international preservation of these areas from confiscation and depletion
- It is urgent and necessary to provide a guide for the planning of the Palestinian countryside in general, and a guide to planning the Palestinian countryside under the control of the Israeli occupation in particular because of its privacy and sensitivity and the importance of preserving and developing it. The Palestinian rural and urban areas generally suffer from the lack of a manual for planning standards despite the existence of procedures and tools manual.
- It is necessary to work out strategic planning policies at the national level to support the agricultural economy to develop the Palestinian agricultural sector in order to encourage the local economy
- It is necessary to unite and cooperate with all the responsible bodies in the Palestinian state to plan the rural areas under the control of the Israeli occupation in order to come up with plans of the rural structure, which cover the entire area of the Palestinian countryside in Area (C).
- It is important to start creating regional plans to link the Palestinian countryside in an integrated manner. In the regional situation, such as Saudi Arabia, for example, the presence of a main village associated with several smaller villages makes the planning process a comprehensive and integrated process.

- The Palestinian society must be aware of everything related to the Palestinian countryside and the occupation's control over it and its resources and its exploitation of the benefits and services of the settlements.

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جامعة النجاح الوطنية  
كلية الدراسات العليا

## تقييم ممارسات التخطيط الهيكلي في المناطق الريفية الفلسطينية تحت الاحتلال الإسرائيلي في الضفة الغربية

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قدمت هذه الأطروحة استكمالاً لمتطلبات الحصول على درجة الماجستير في التخطيط الحضري والإقليمي، بكلية الدراسات العليا، في جامعة النجاح الوطنية في نابلس، فلسطين.

2017



ب

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### الملخص

تناولت هذه الدراسة عملية التخطيط في المناطق الفلسطينية الخاضعة للاحتلال الاسرائيلي او ما يسمى (مناطق ج)، وكذلك اهمية هذه المناطق كاراضي امتداد للريف الفلسطيني. وكان الهدف من هذه الدراسة تحليل عملية التخطيط الريفي، وتقييم ممارسات التخطيط الهيكلي في المناطق تحت الاحتلال، وتحقيقها لمعايير واهداف التخطيط العالمي والاقليمي بما في ذلك: الأهداف الاقتصادية والاجتماعية والبيئية، وتعزيز قيمة الريف.

تم استعراض وتحليل ثلاث قرى فلسطينية كحالات للدراسة من الريف الفلسطيني موزعة مكانيا في ريف الضفة وكذلك متباينة في وضع مخططها من حيث الاعتماد والرفض، حيث تم دراسة كل حاله على حدة، ومحاولة دراسة تحقيق المخطط لمعايير التخطيط الريفي، كذلك الحال محاولة الخروج بقاط الضعف و القوه لممارسات التخطيط الهيكلي في المناطق الريفية الفلسطينية مناطق ج.

اتبعت الدراسة المنهج الوصفي التحليلي وهو المنهج الذي يهتم بتحديد الواقع وجمع الحقائق عنه وتحليل بعض جوانبه، وقد استخدمت الباحثة أسلوب الوصف الكيفي والكمي معاً، لأن هذا الأسلوب يجمع بين مميزات الدراسات الكيفية والكمية، ويتجنب عيوبهما.

أظهرت نتائج الدراسة خصوصية الحالة الفلسطينية في تخطيط الريف الفلسطيني تحت الاحتلال الاسرائيلي مناطق ج، اضافة الى الية واجراءات التخطيط حالياً ومعوقات العملية. تم تقييم العملية ككل من خلال دراسة ثلاث مخططات لقرى فلسطينية، وذلك بالرجوع الى الحالة العالمية في التخطيط الريفي (انجلترا) وكذلك الحالة الاقليمية (السعودية) الذي خرج بنقاط متباينة في التقييم.

## ج

خرجت الدراسة بعدة توصيات، منها: مبادئ توجيهية مقترحة للتخطيط في المناطق الريفية الواقعة تحت الاحتلال مناطق ج، كذلك المتطلبات لهذه المبادئ، إضافة الى التطبيقات والقيود على هذه المبادئ التوجيهية، والعديد من التوصيات ومنها: من الضروري توفير دليل للتخطيط الريف الفلسطيني بشكل عام ودليل لتخطيط الريف الفلسطيني تحت سيطرة الاحتلال الإسرائيلي بشكل خاص وذلك لخصوصياته وأهمية الحفاظ عليه وتطويره، وأيضاً من المهم البدء في وضع خطط إقليمية لربط الريف الفلسطيني بطريقة متكاملة، و ضرورة إجراء دراسات كاملة للريف الفلسطيني والسعي للحفاظ على هذه المناطق محلياً ودولياً من المصادرة والنزوب وغيرها .