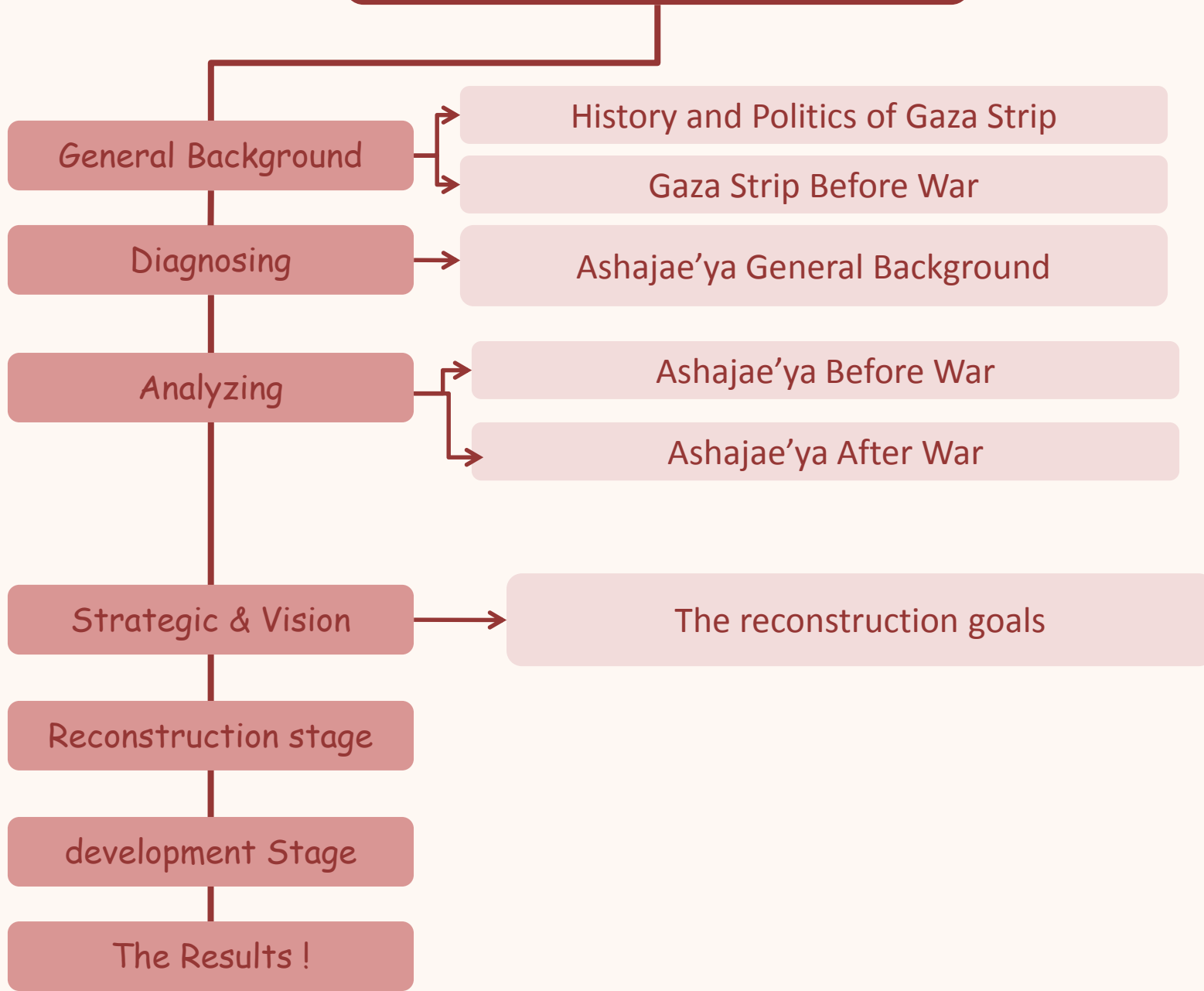




Ashajayea After War , a Livable
Neighborhood !

Raghad Saleh

Methodology



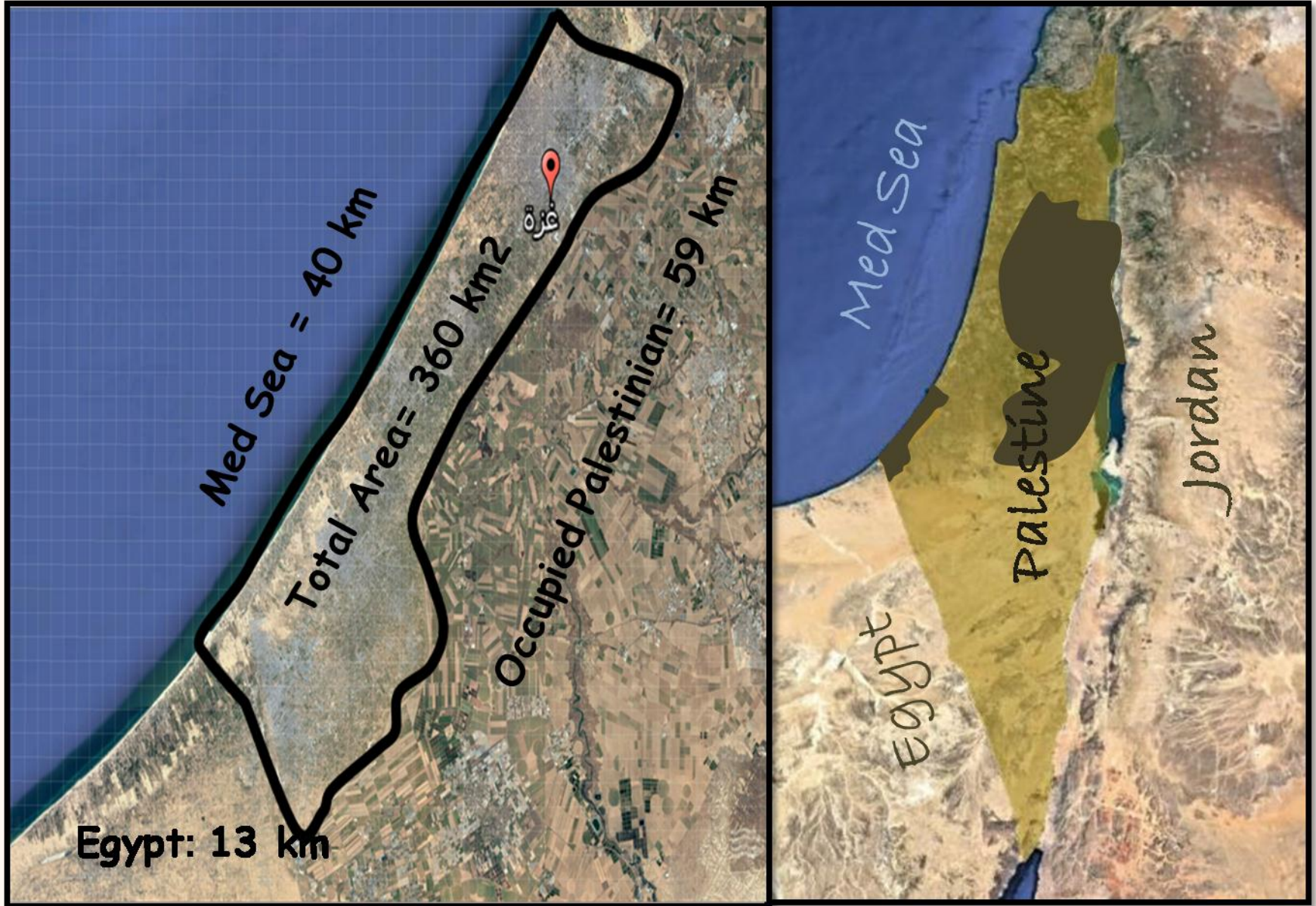


General Background

General Background of Gaza strip

Culture
topography
housing
site
ownership
Public places
Tenure
Population
Land use
Services
infrastructure
Density

General Description



GAZA STRIP, General Background

Urban and Socio Economic Conditions:

Total population : 2 015 650 inhabitants .

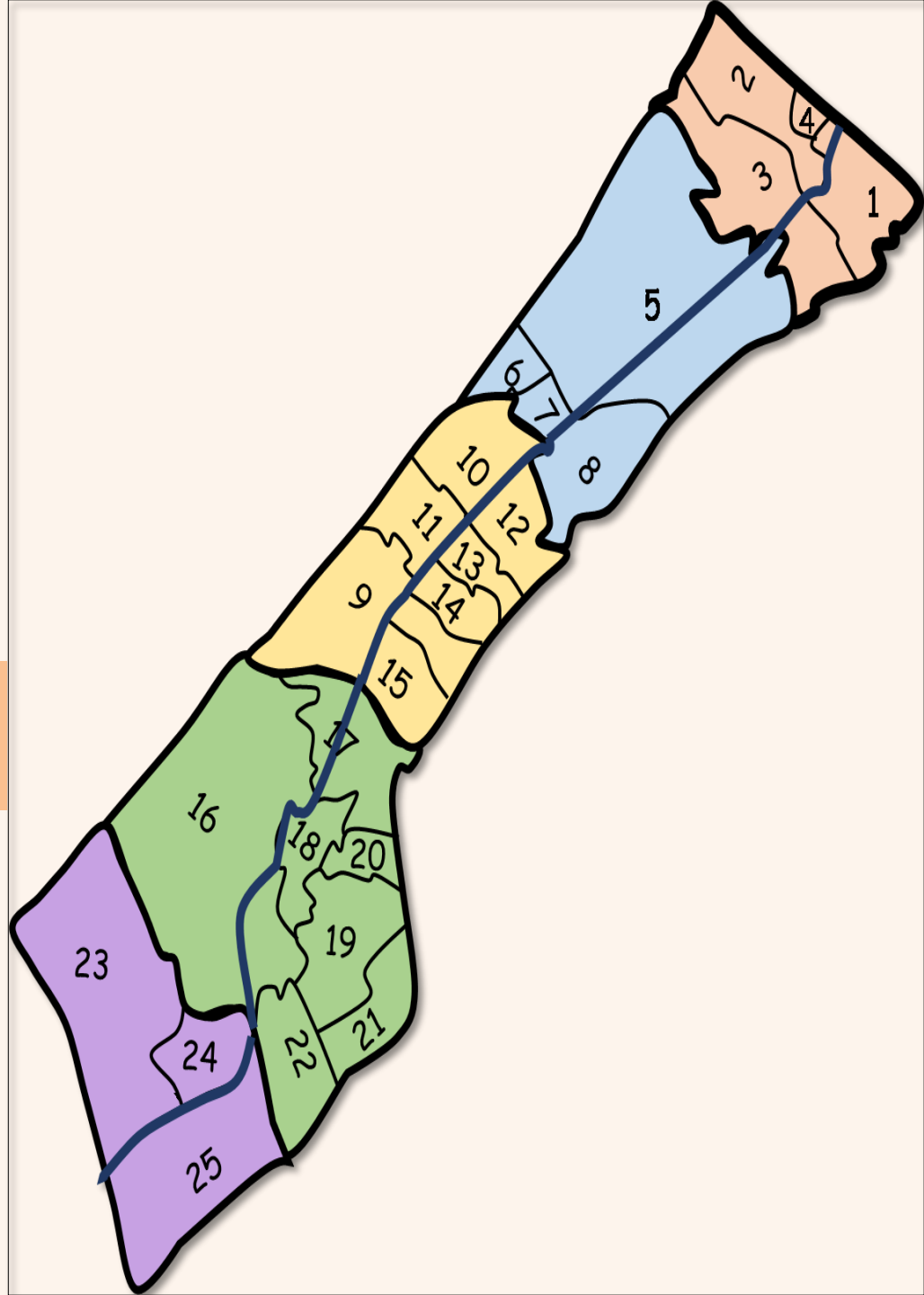
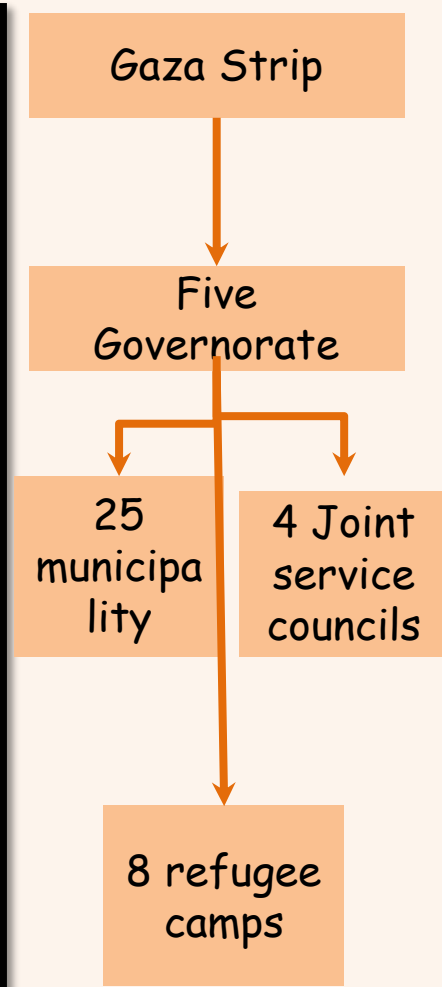
Population density: 20,000- 40,00 person\km²

Urbanization: 74%

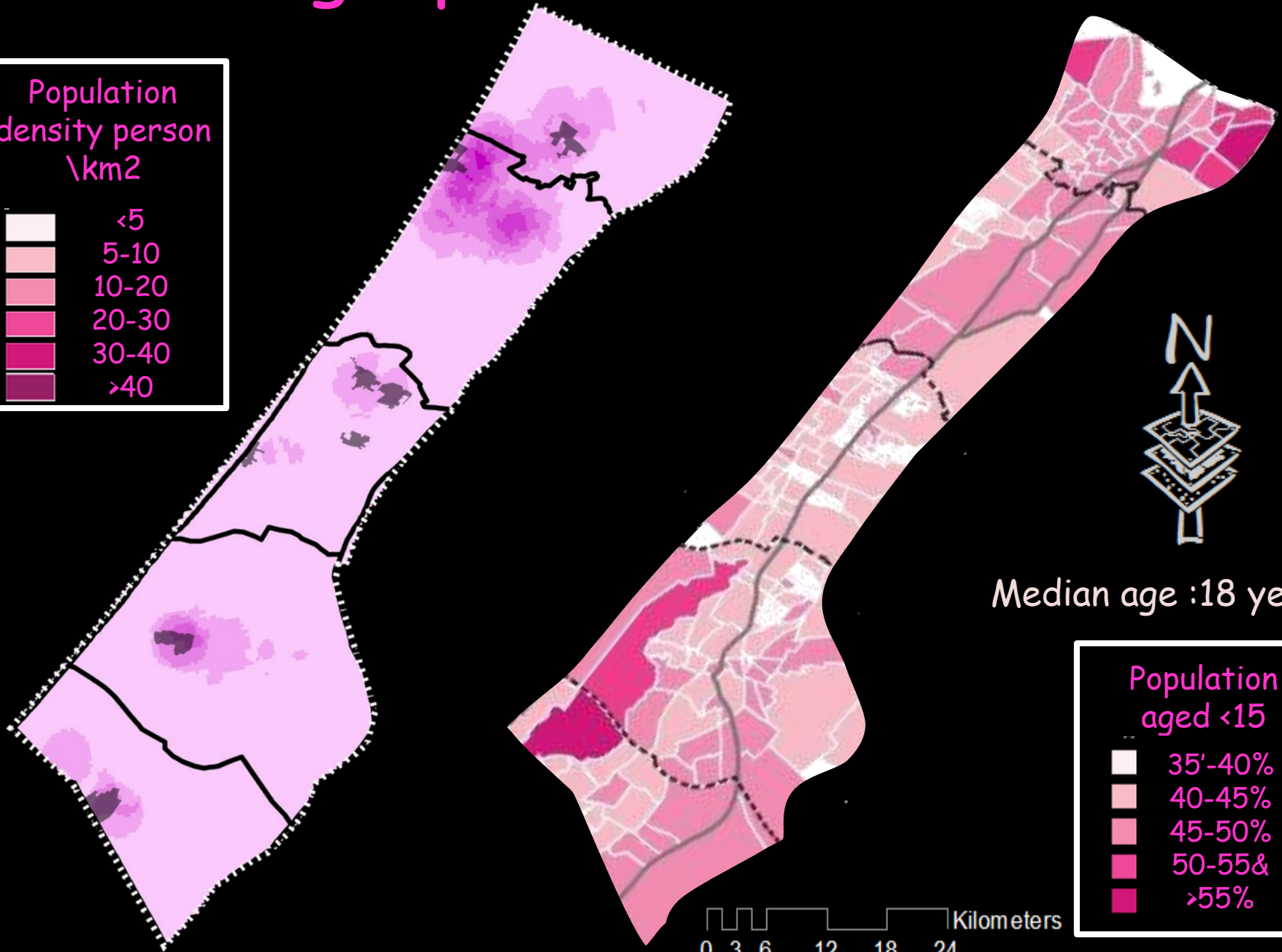
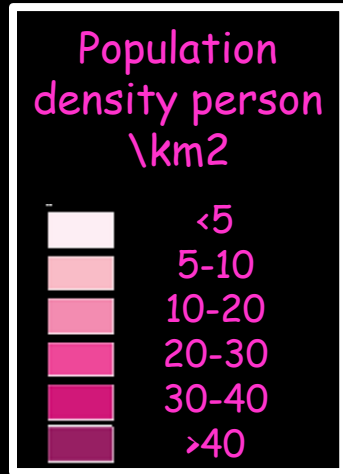
Urbanization rate : 3.1% per annum

Administrative Map of Gaza

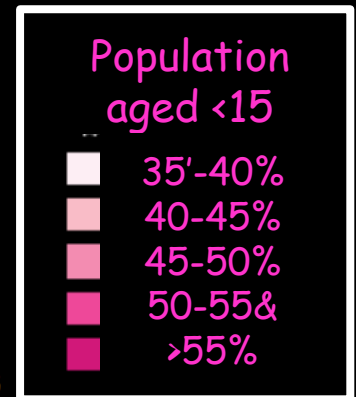
North Gaza	1	Beit Hanun
	2	Beit Lahya
	3	Jabalia
	4	Um alnassr
Gaza	5	Gaza
	6	AlMughraqa
	7	Alzahra
	8	Wadi Gaza
Deir Al Balah	9	Deir Al Balah
	10	An Nuseirat
	11	Az-Zawayda
	12	Al-Bureij
	13	Al-Maghazi
	14	Al-Musaddar
Khan Younis	15	Wadi As Salqa
	16	Khan Younis
	17	Al Qarara
	18	Bani Sheila
	19	Absan Alkabira
	20	Absan Aljadida
Rafah	21	Khuzaa
	22	Al Fukhari
	23	Rafah
	24	An Nasser
	25	Ash Shoka



Demographic Statistics

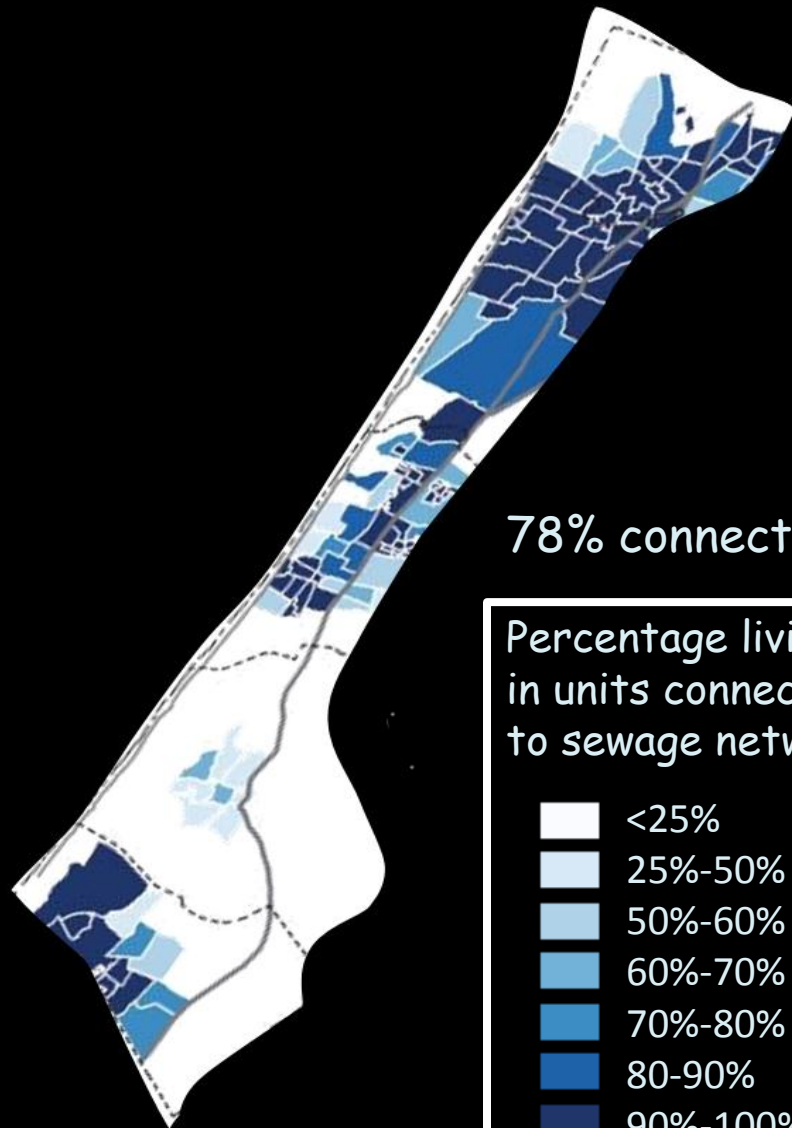


Median age :18 year



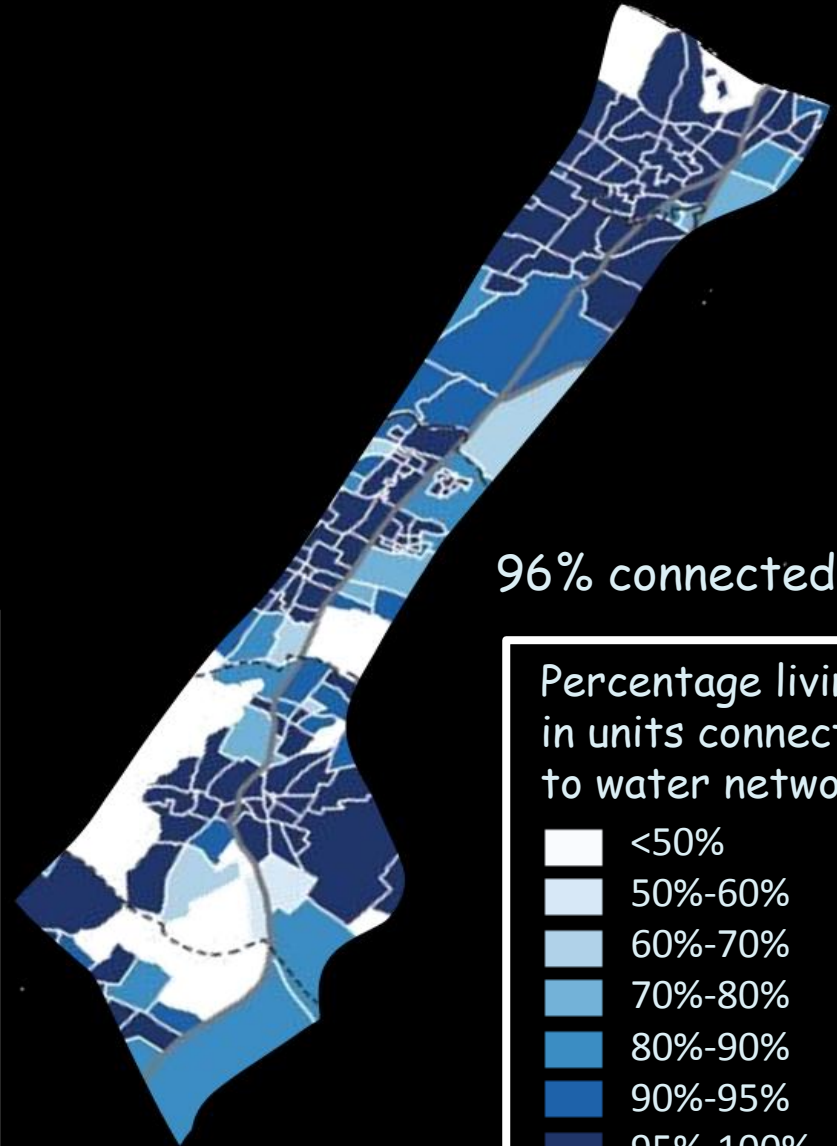
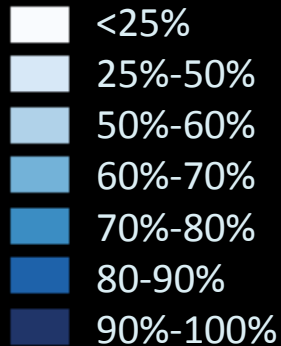
0 3 6 12 18 24 Kilometers

Infrastructure Statistics



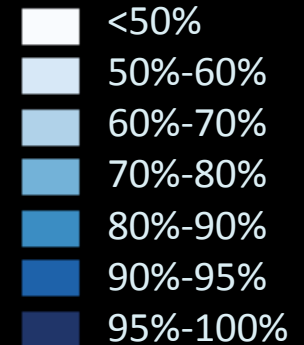
78% connected

Percentage living in units connected to sewage network.



96% connected

Percentage living in units connected to water network.



General background

The history of Gaza strip

2005

2007

2000

1948

1994

1987

2014

2012

intifada



2012

5

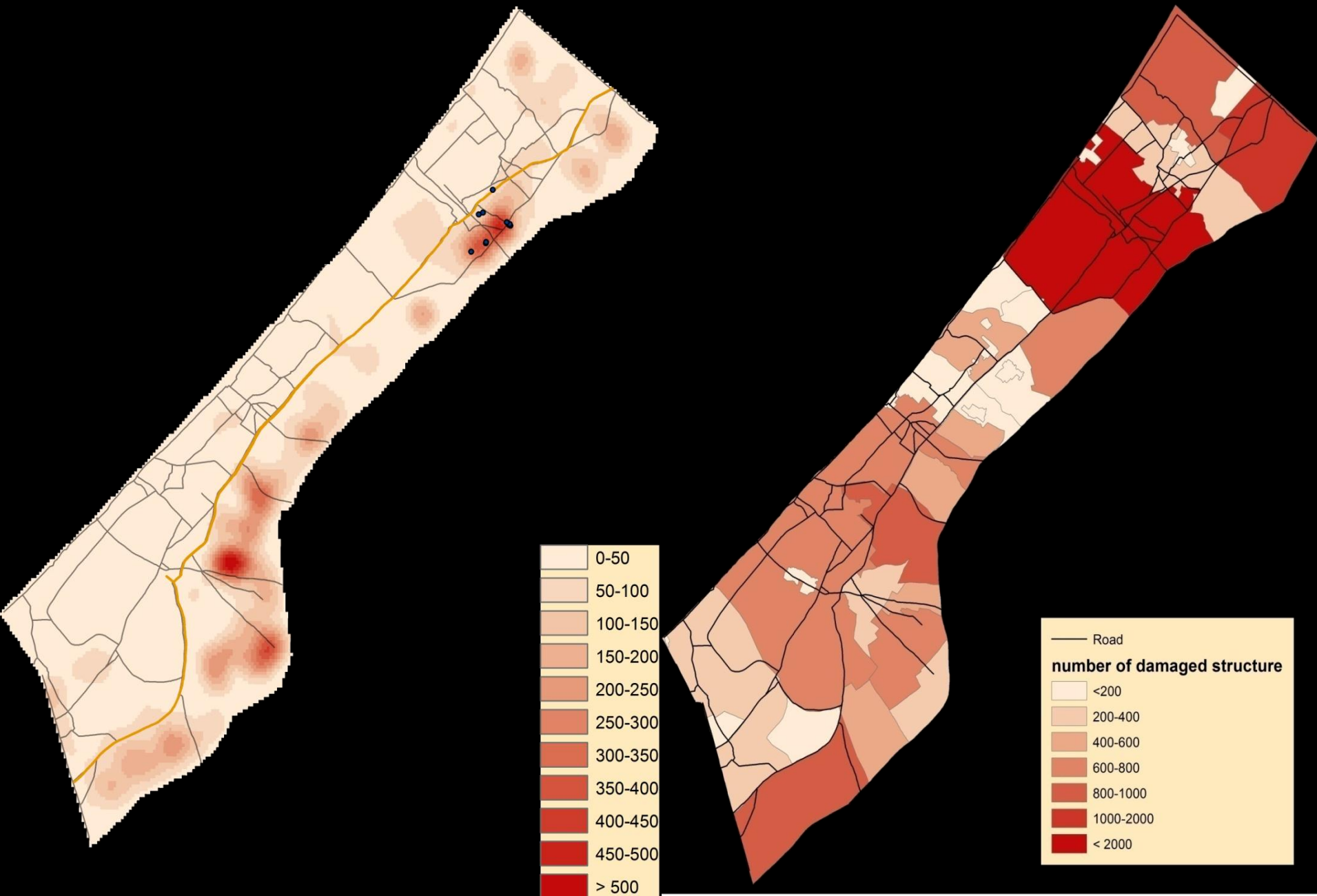
Israel launched an 8 day operation in Gaza (Pillar of Defense). During this offensive, Israel killed more than 158 people and destroyed more than 124 houses and more than 238 public institutions (mosques, schools, health, governmental, etc.).

6

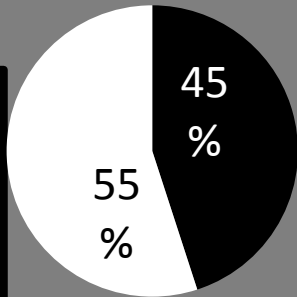
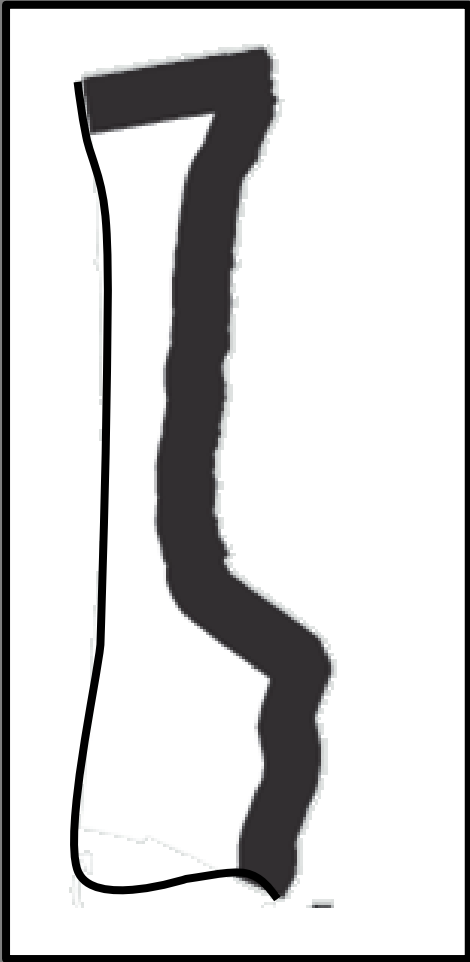
2014

The 2014 Israel–Gaza conflict also known as Operation Protective **edge**

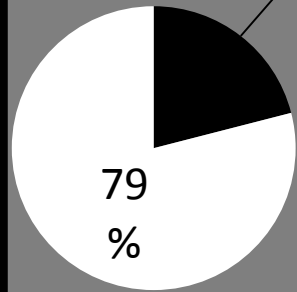
Gaza Post War (2014)



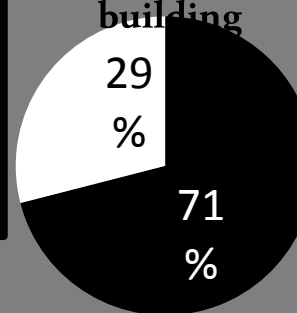
Damaging density



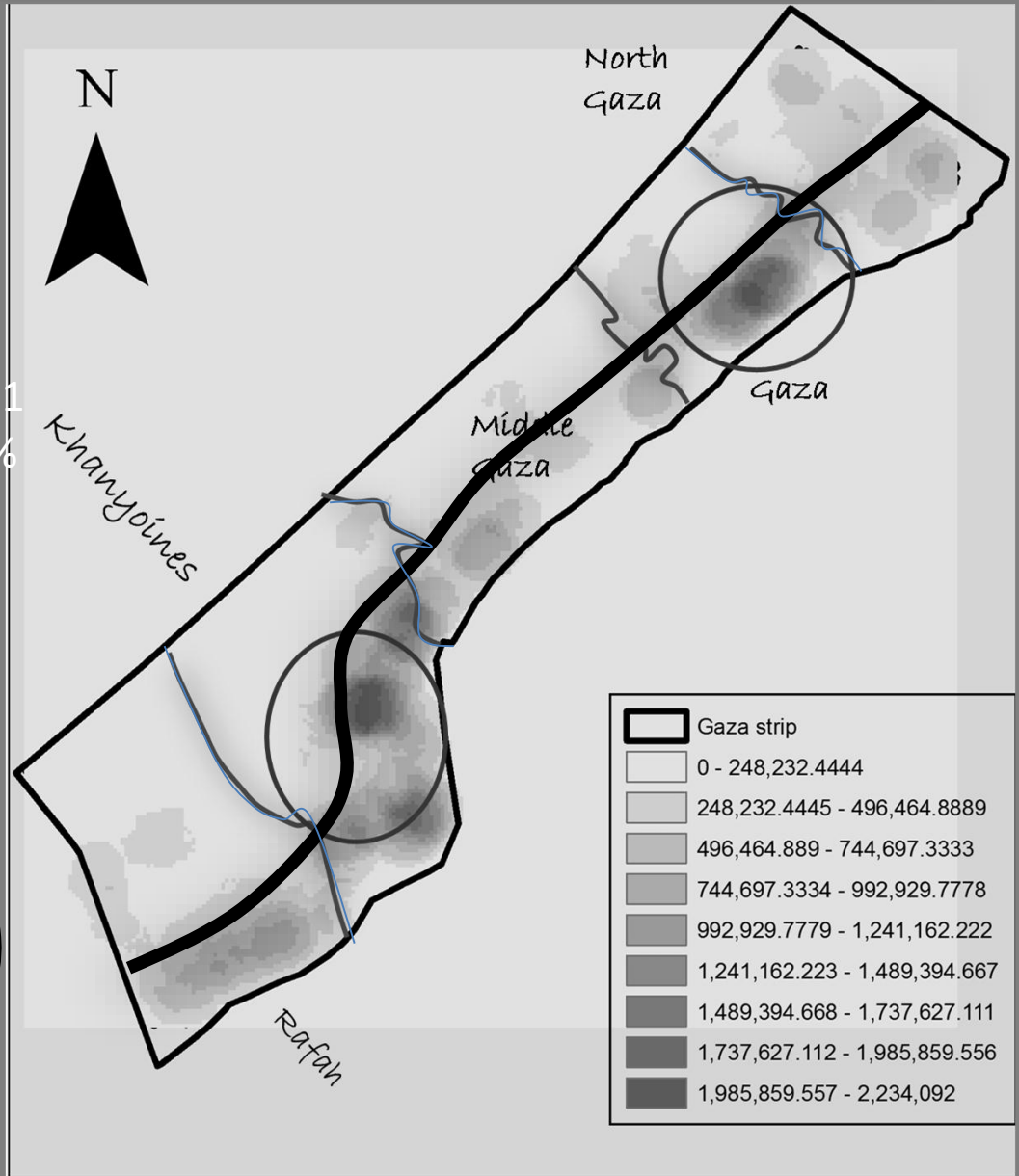
45 of Gaza area



21% of Gaza building



71% from Gaza damaged building





Diagnosing Stage

General Background about Ashajae'ya Neighborhood

- Culture
- topography
- Tenure
- Services
- housing
- site
- ownership
- Population
- Public places
- Land use
- infrastructure
- Density



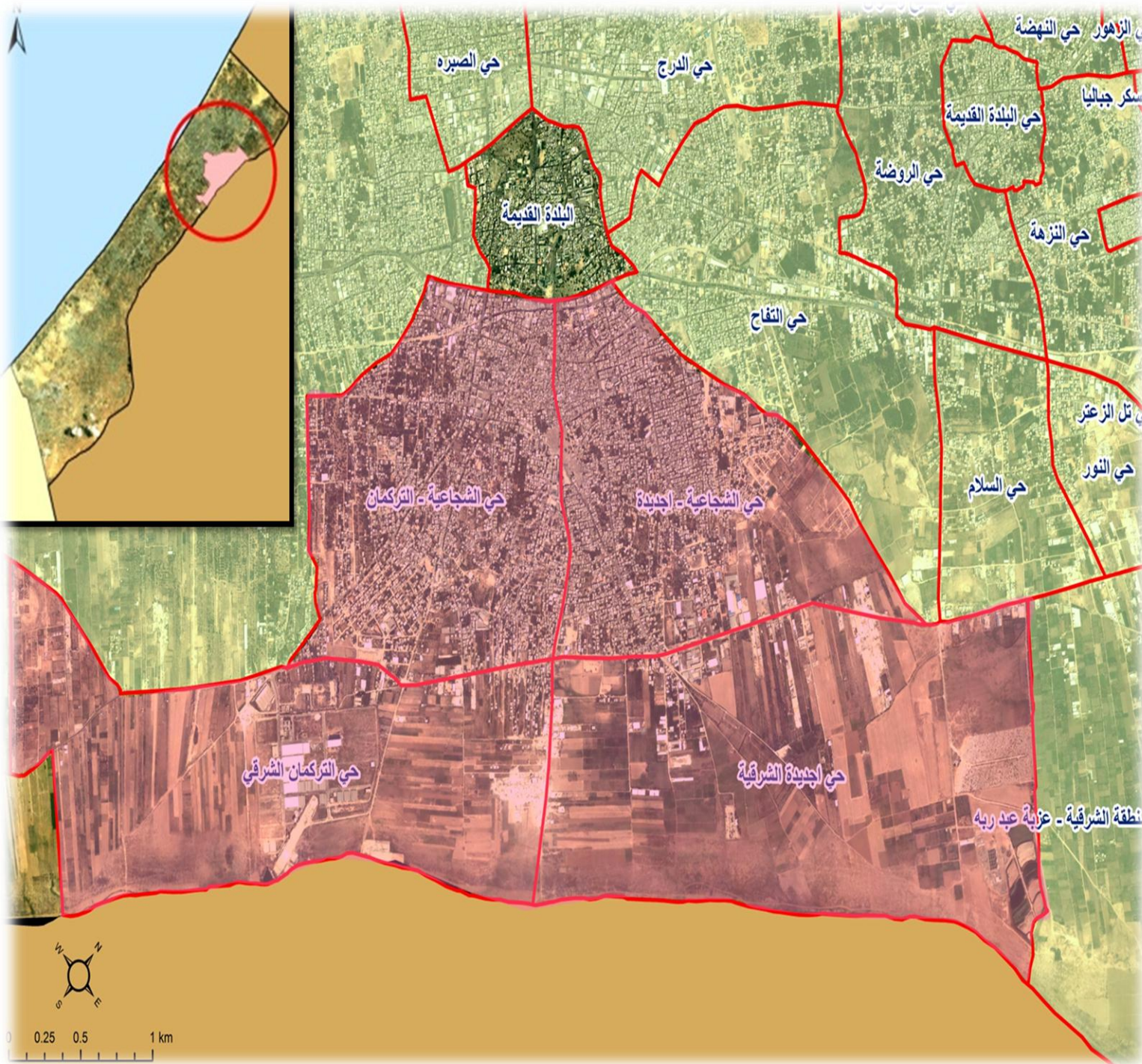
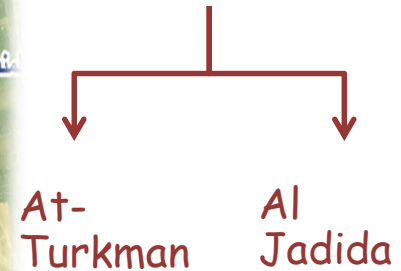
14305 Acre



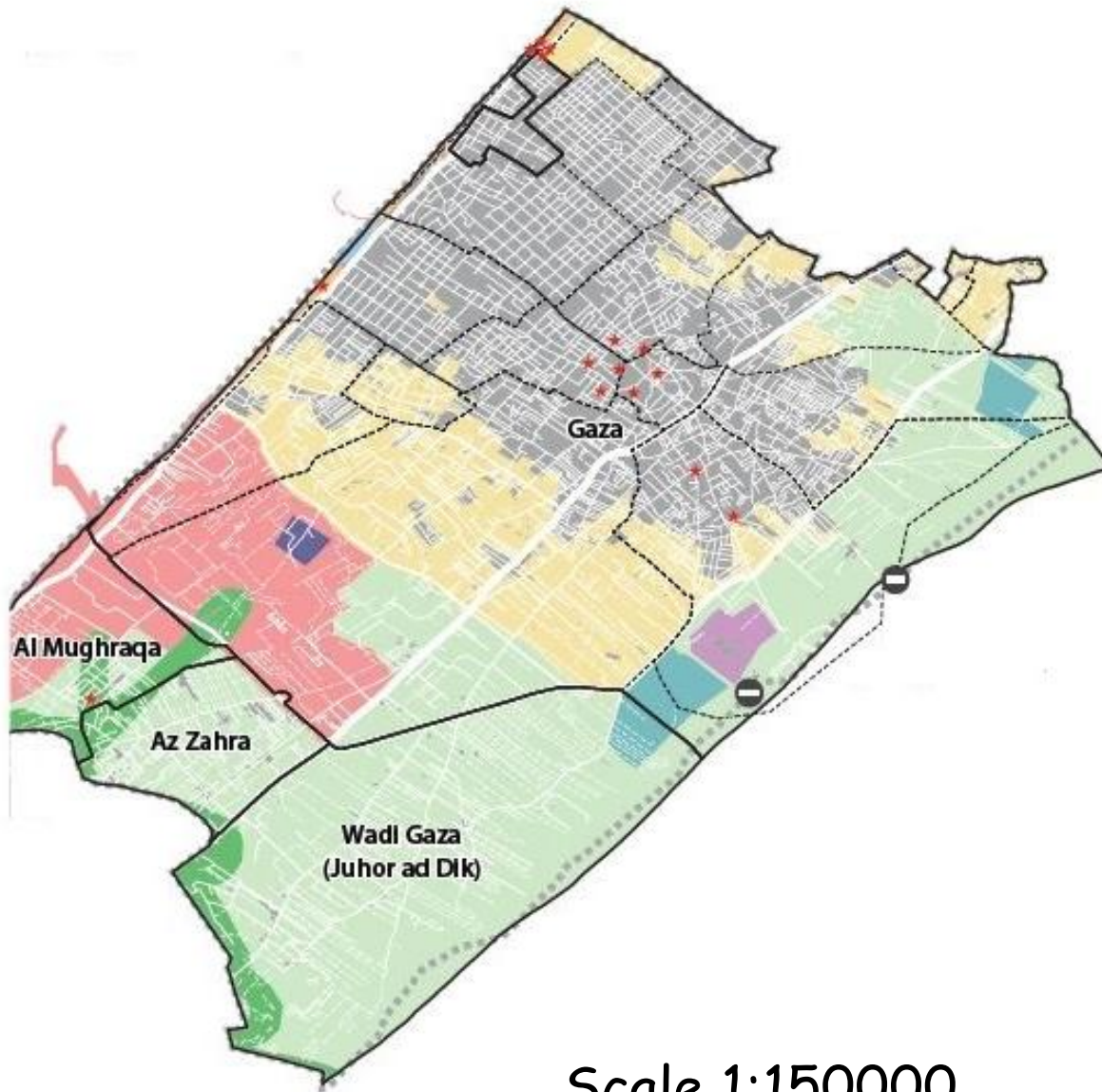
120000



Eastern neighborhood of Gaza city



National Spatial Plan

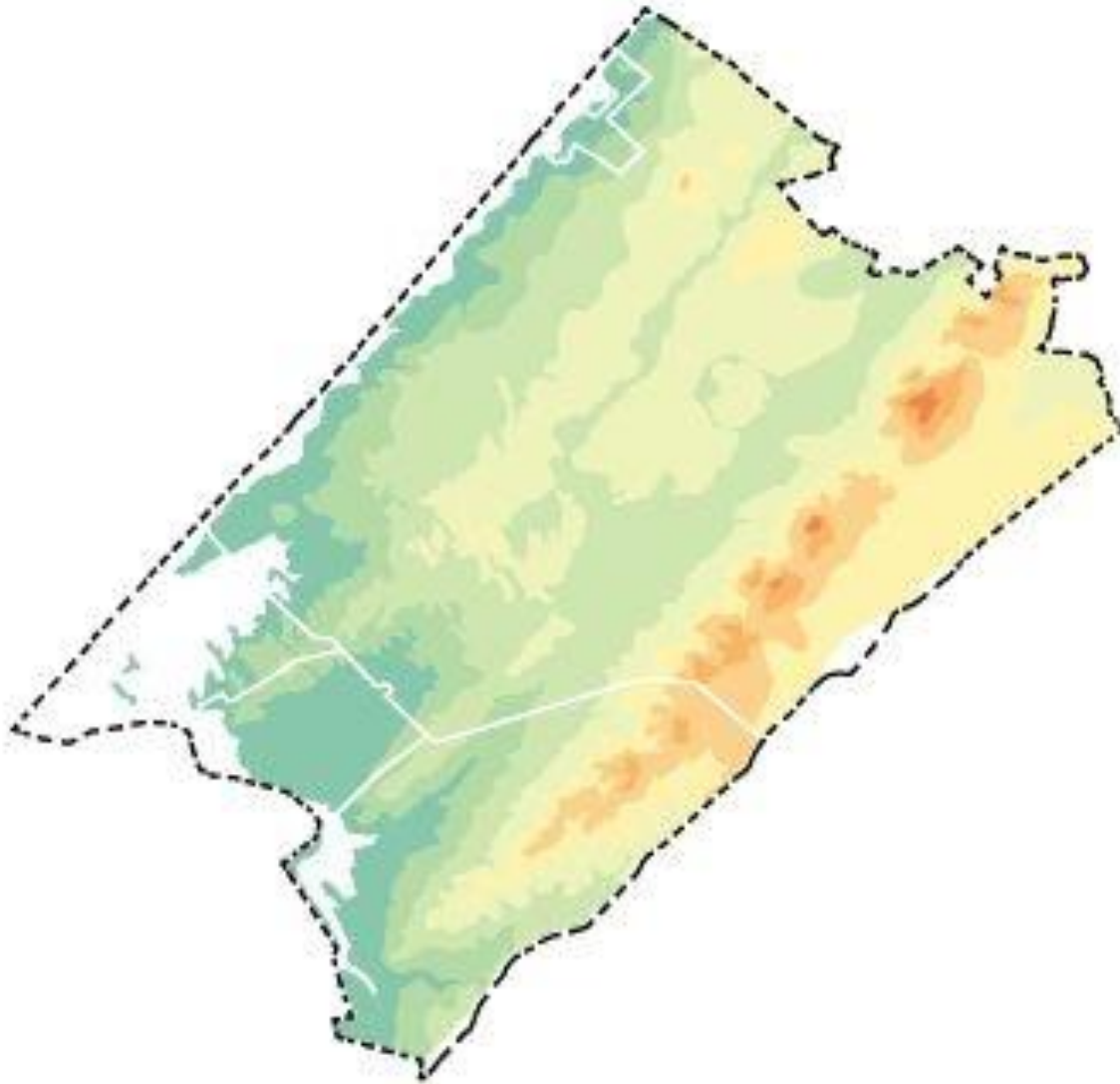


Scale 1:150000

Current and Future land Use

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

Gaza city Topography

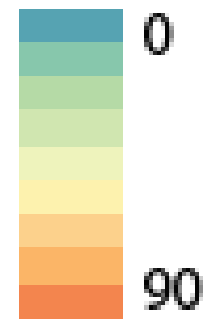


Scale 1:150000

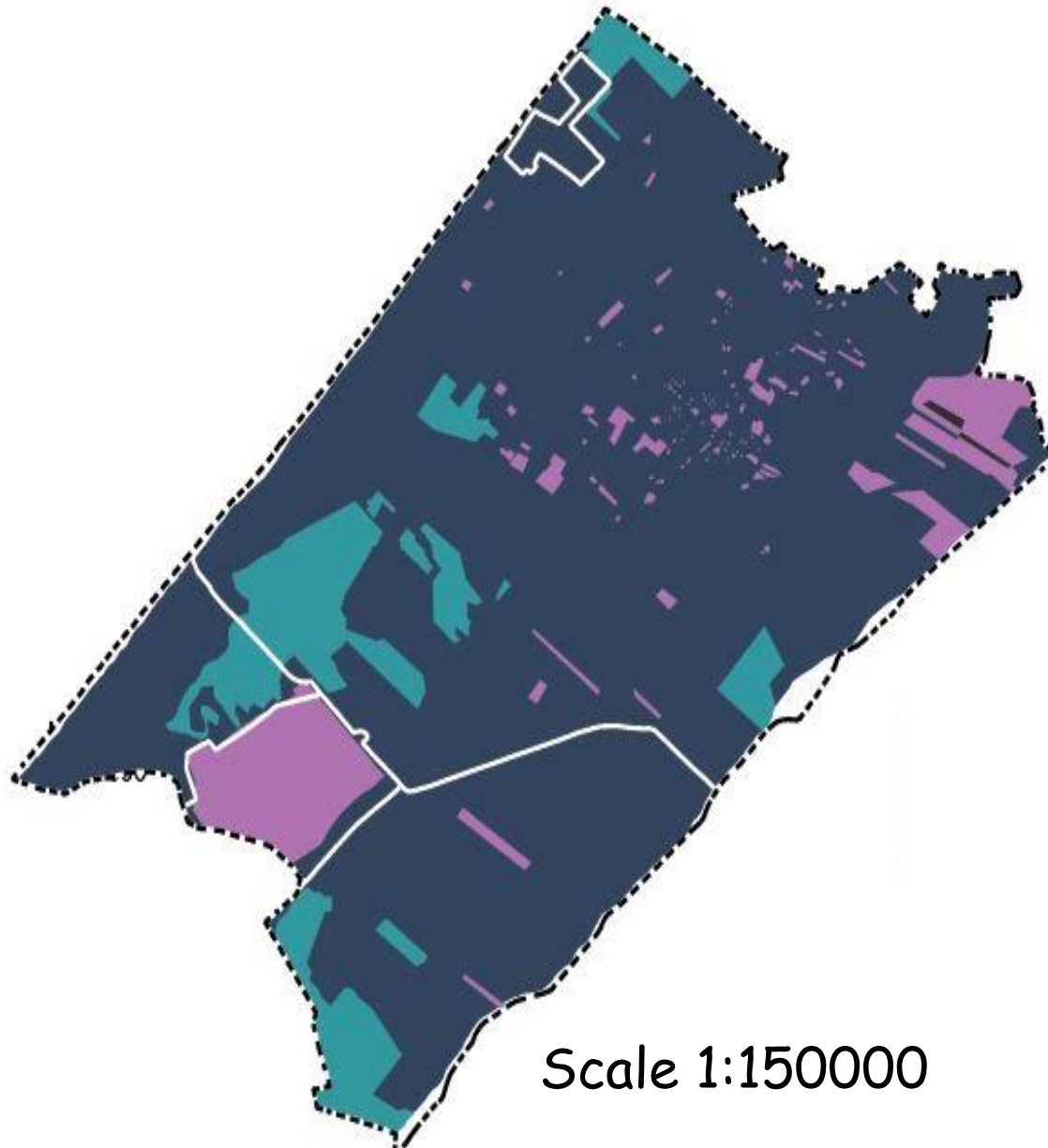
A Shajaiya is located in the highest areas of Gaza at a height of 60-90 m above sea level

Topography

1:100000

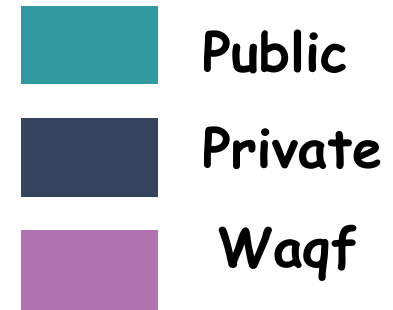


Land Ownership



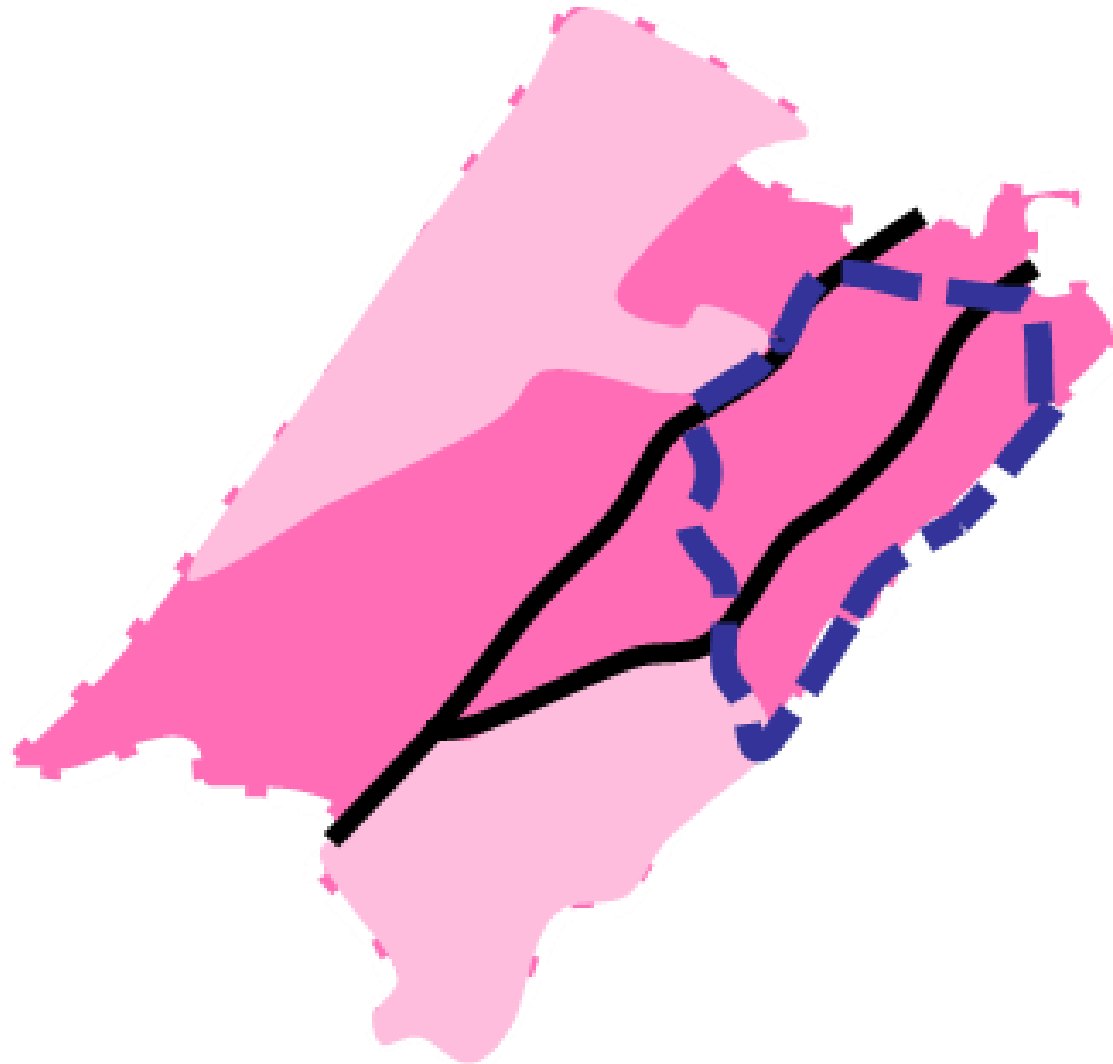
Most of Ashajaiya's lands are Private , and there is an Waqf lands (Cemeteries).

Land ownership



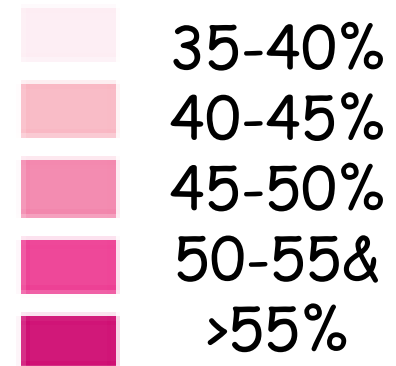
Scale 1:150000

Population Age



45%-50% from
Ashajae'ya residents
aged < 15 .
The median age =18
comparing with the
world average =28
year

Population
aged <15

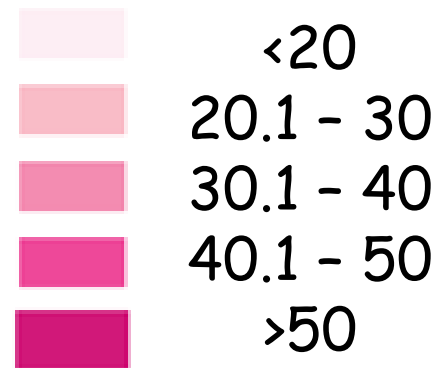


Scale 1:150000

Social Characteristics

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

Poverty rate



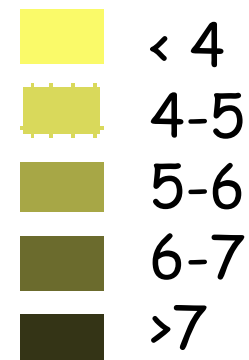
Scale 1:150000

Overcrowding



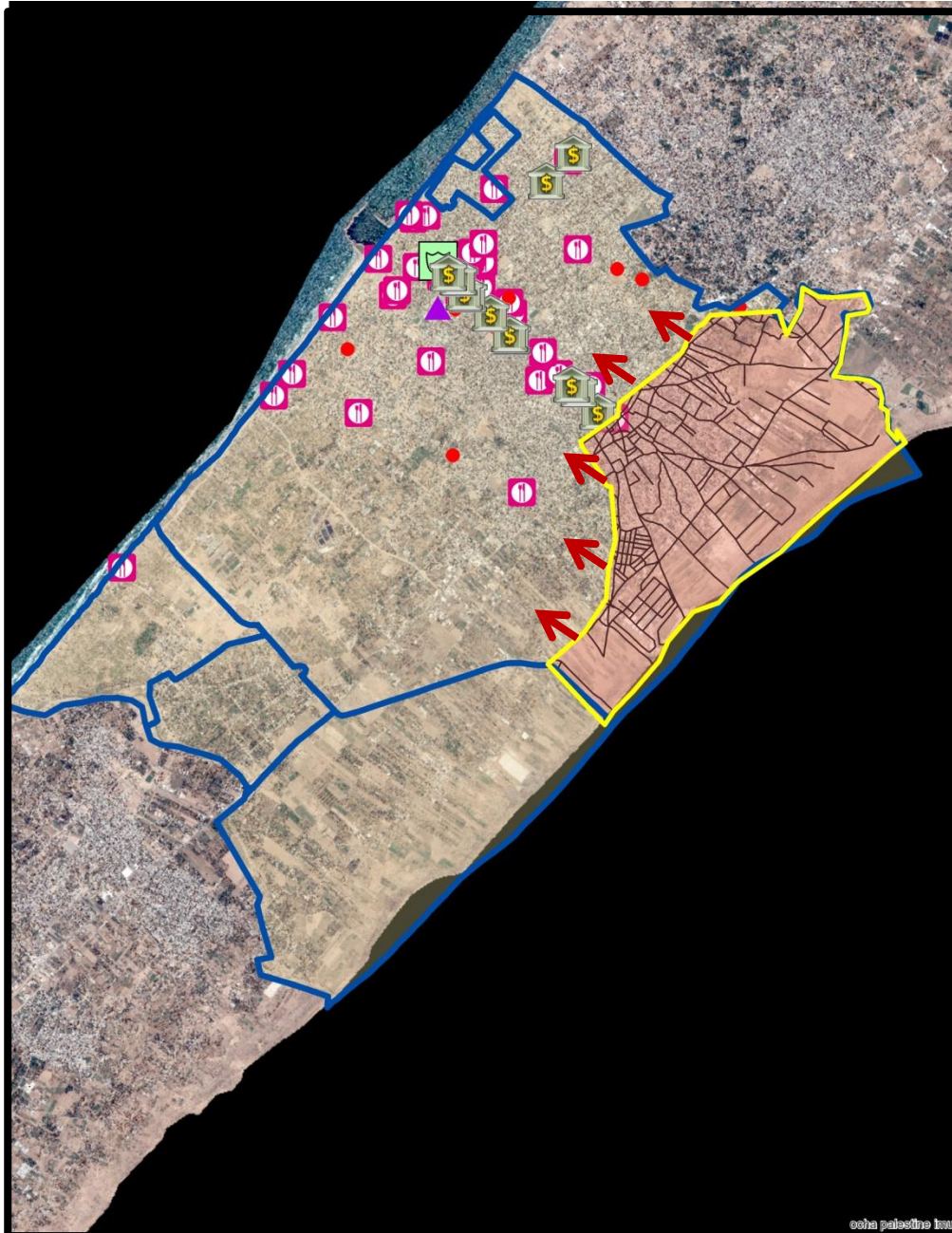
The average number of persons by housing unit at ashajae'ya (6-7) persons , and that is an indicator of overcrowding .

Average number of persons per housing unit.




Scale 1:150000

Relation with Gaza City



Ash'shajae'ya is a neighborhood of Gaza city , residents go to the city for Banks , Police , and for recreation , administrative services ,and for jobs .

Regional Services

-  Town Hall
-  Police
-  Restaurants
-  Banks
-  Theatre

Relation with Gaza strip

Ash'shajae'ya is a neighborhood of Gaza city , residents go to the other cities for public services , universities , other cross points .



Regional Services



Cross Point



Universities



Public Services
and careers



Analysis stage

Ashajayi'a Before and After War

Section A : Housing

Section B: Social Sector

- Health
- Education
- Culture

**Section C :Utilities
Infrastructure**

- Transportation
- Energy
- Water and wastewater
- Telecommunication

**Section D : Livelihoods and
economy**

- Agriculture
- Commercial
- Industrial

Neighborhood Definition :

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

Ashajayea as a neighborhood !

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

1. At-Turkman :2895 donum
2. Eastern Turkma : 3700 Donum
3. Al-Jadida : 2760 Donum
4. Eastern Jadida : 4950 donum.

- population of between 100,000 and 150,000.





Analysis stage

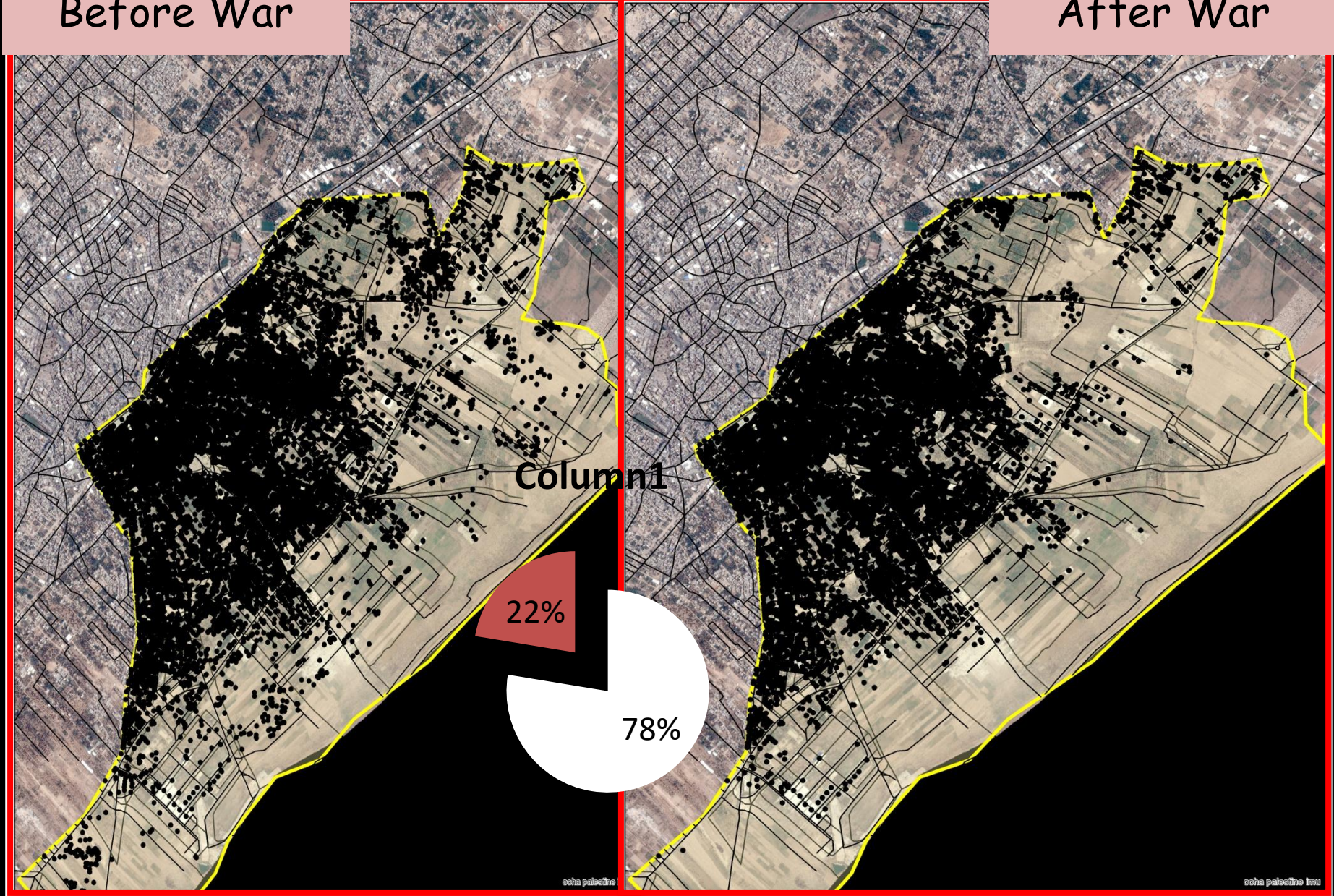
Section A

housing Sector

Housing sector

Before War

After War



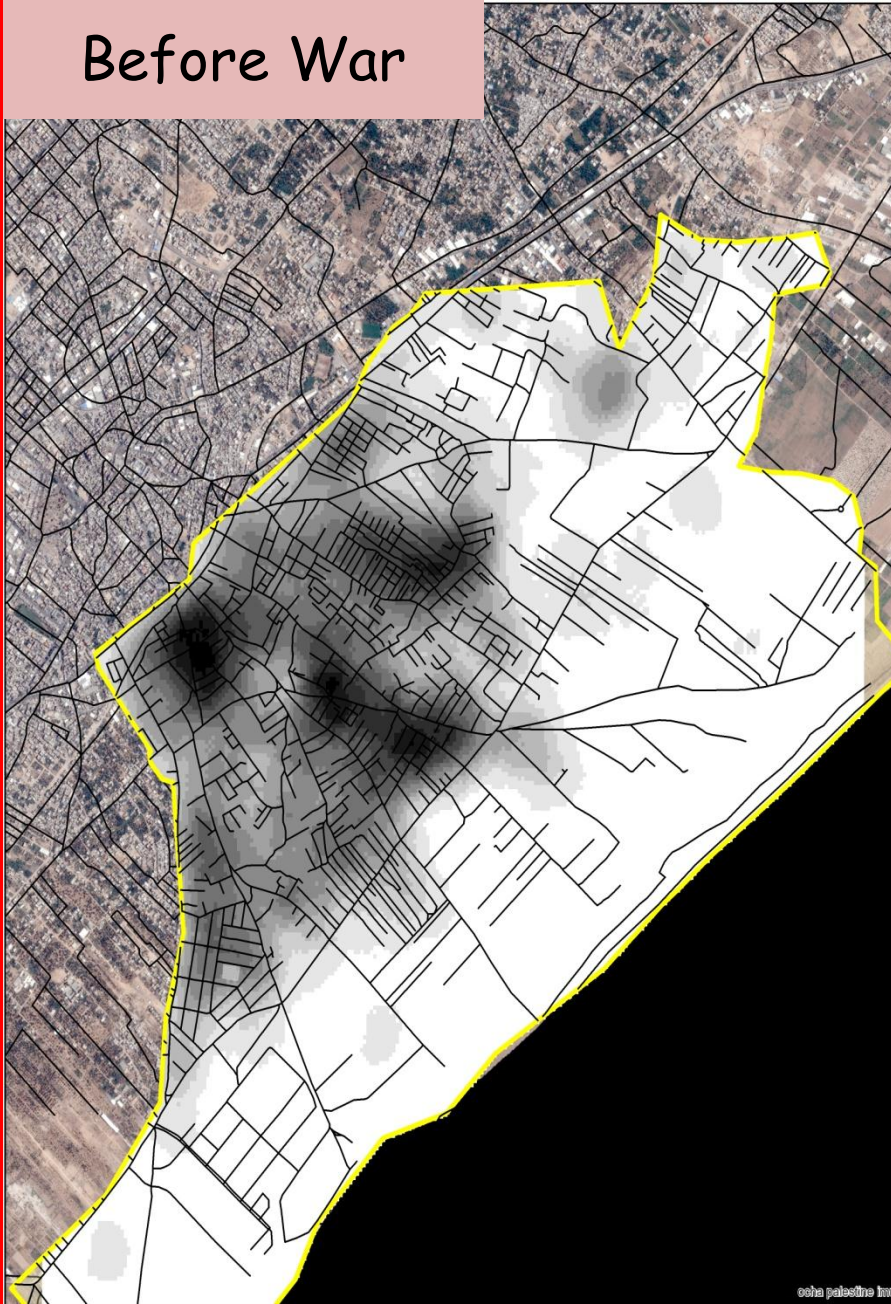
Column1

22%

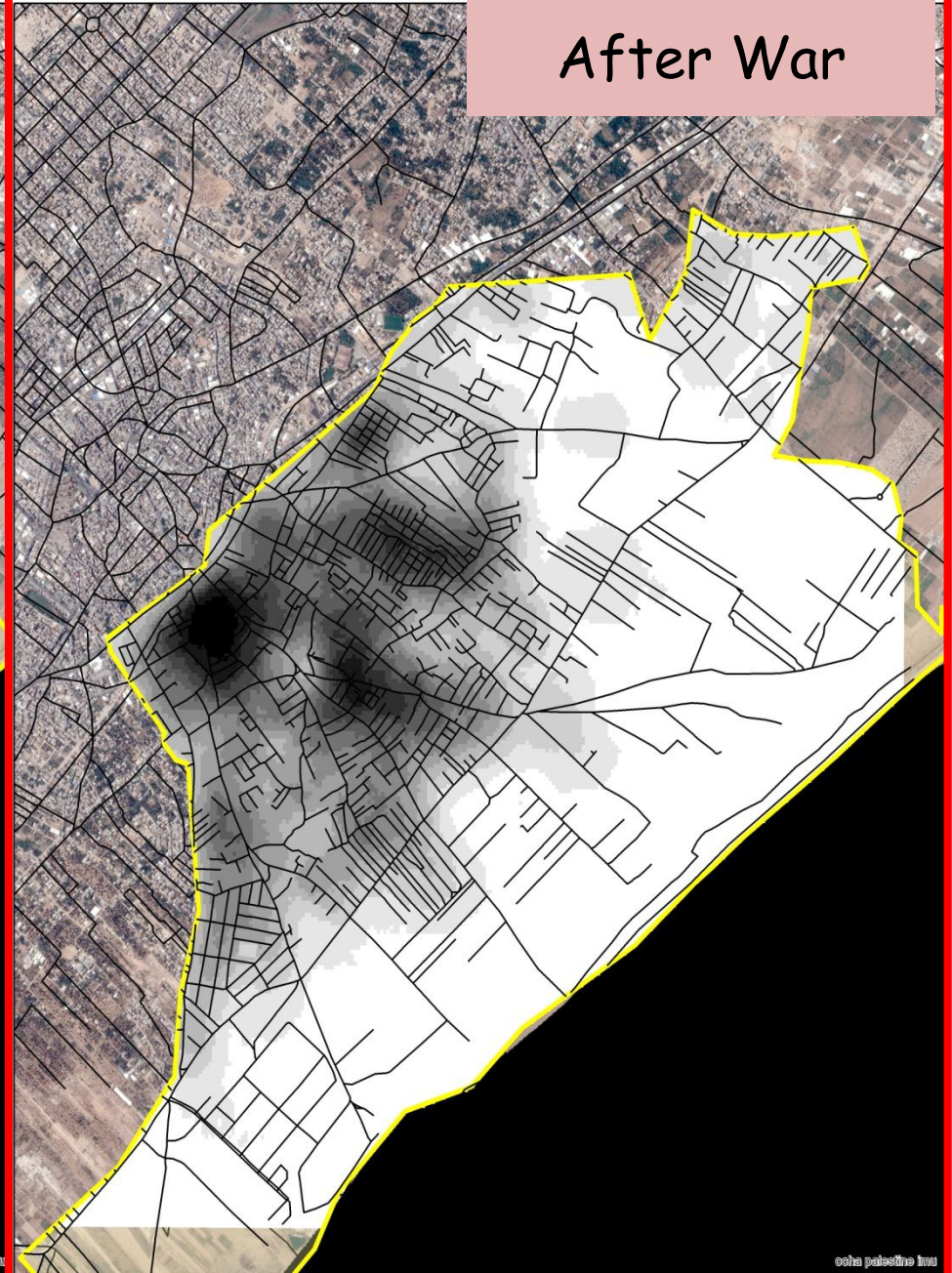
78%

Housing sector

Before War

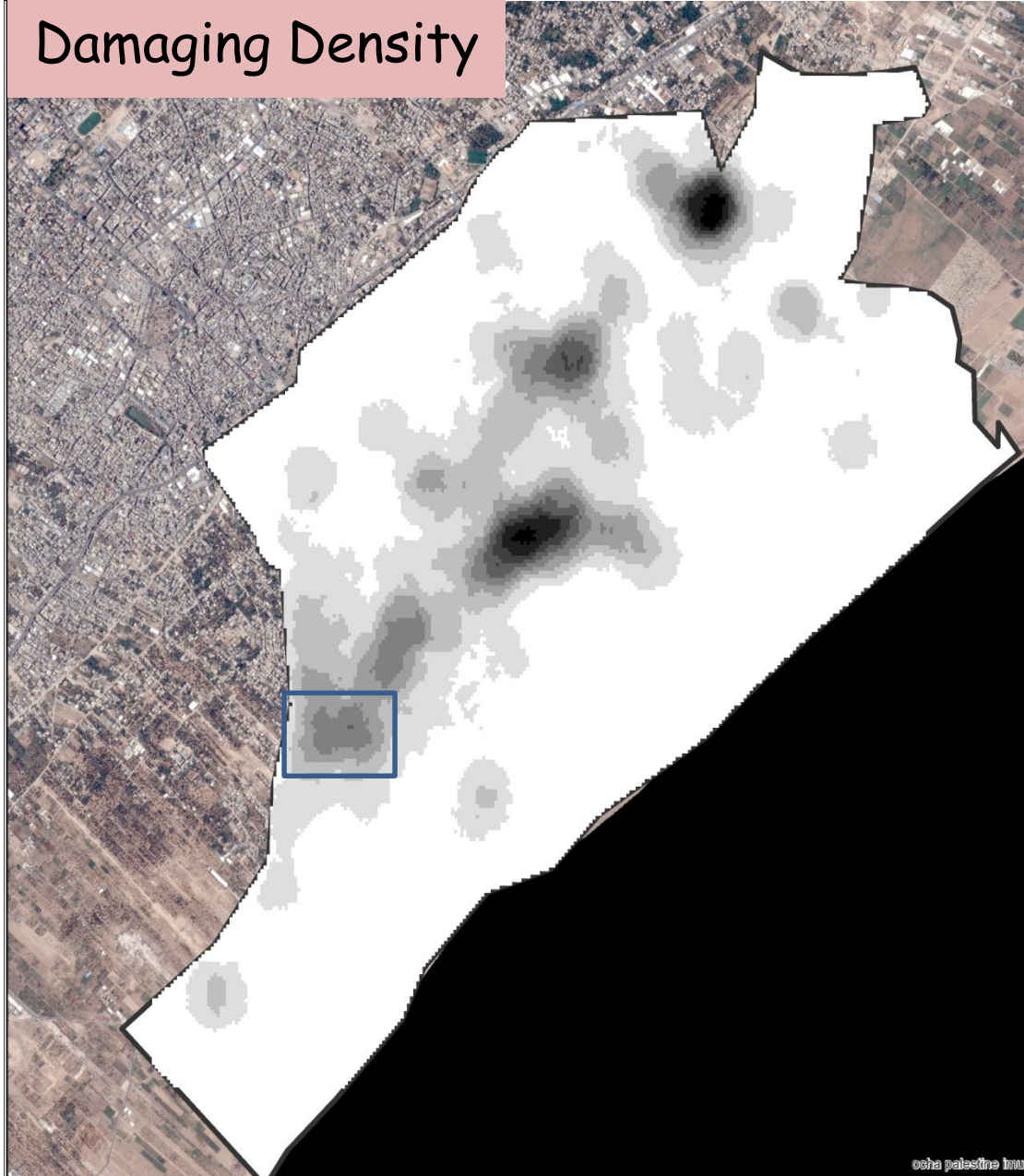


After War



Housing sector

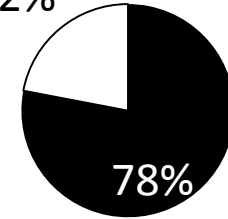
Damaging Density



Damaging Density

■ Gaza strip □ Ashajaeya

22%

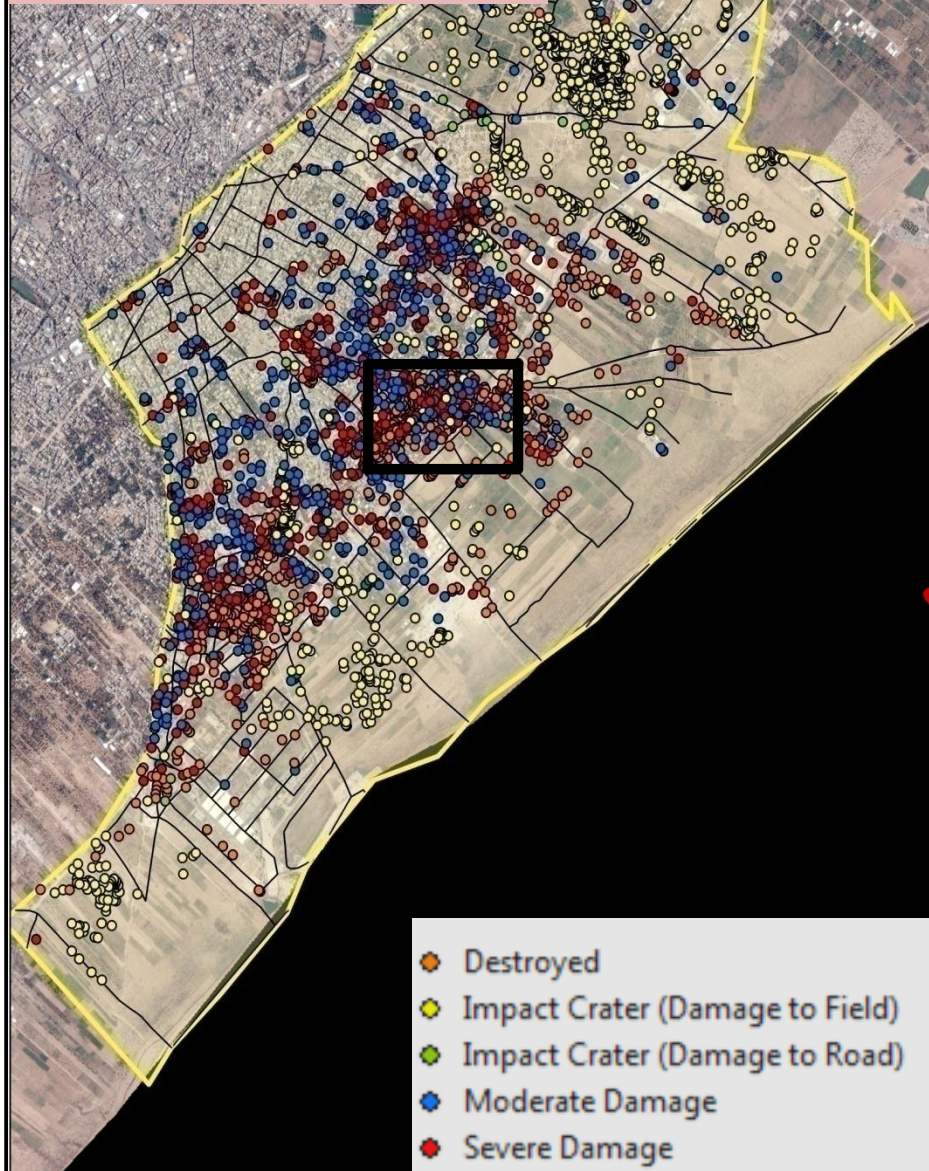


78%



Housing sector

Housing Damage

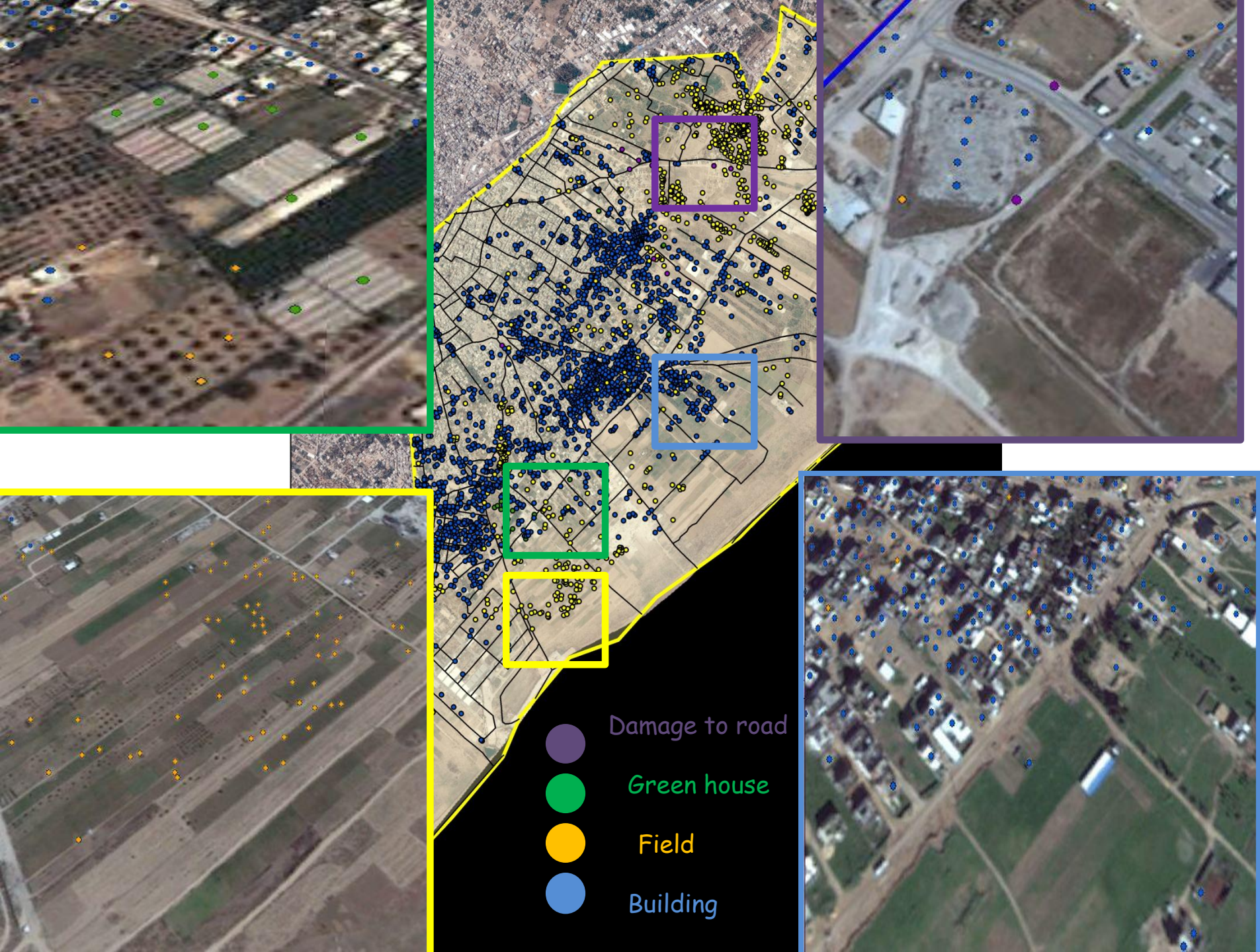


Before War : 2011



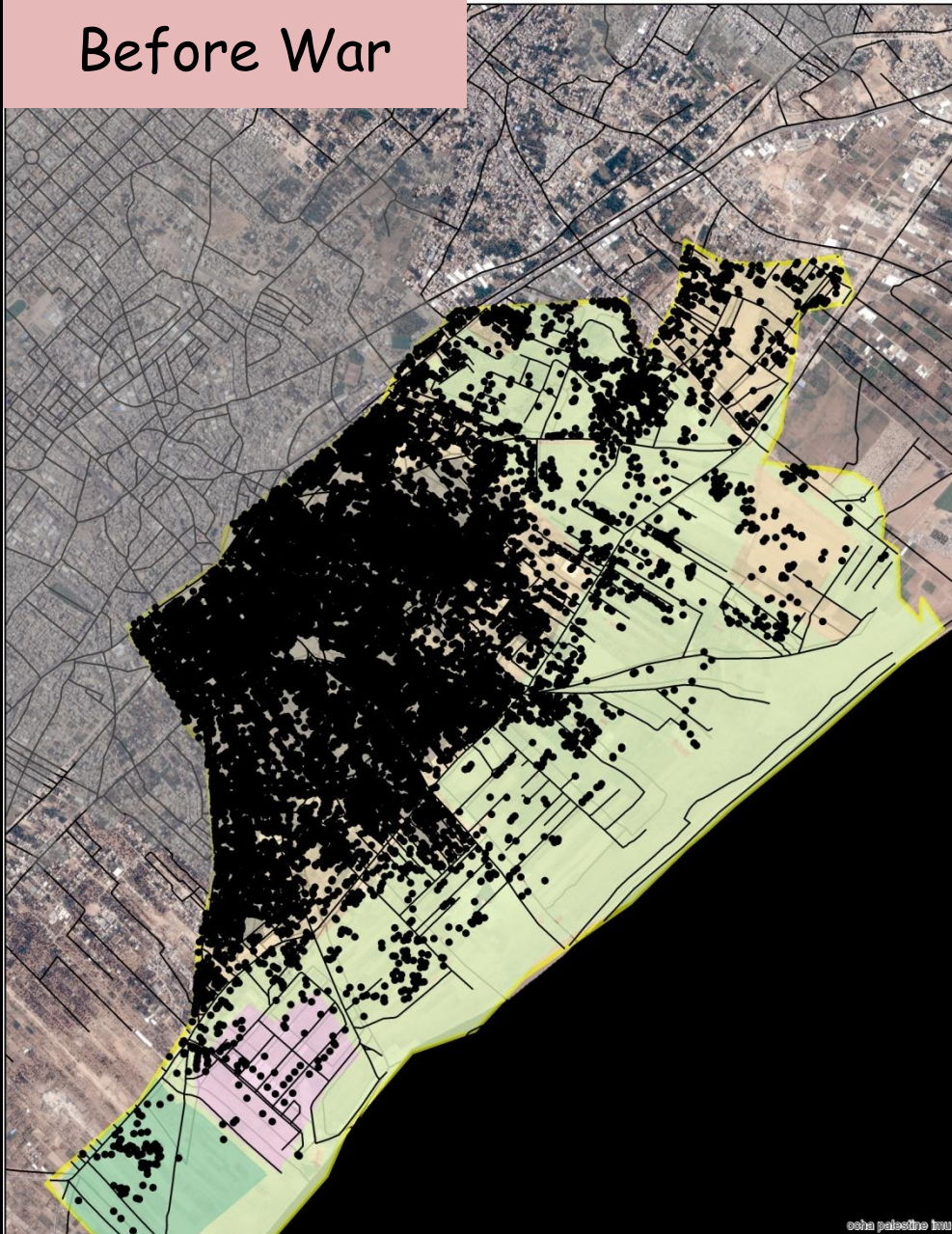
After War : 2015





Housing Sector

Before War

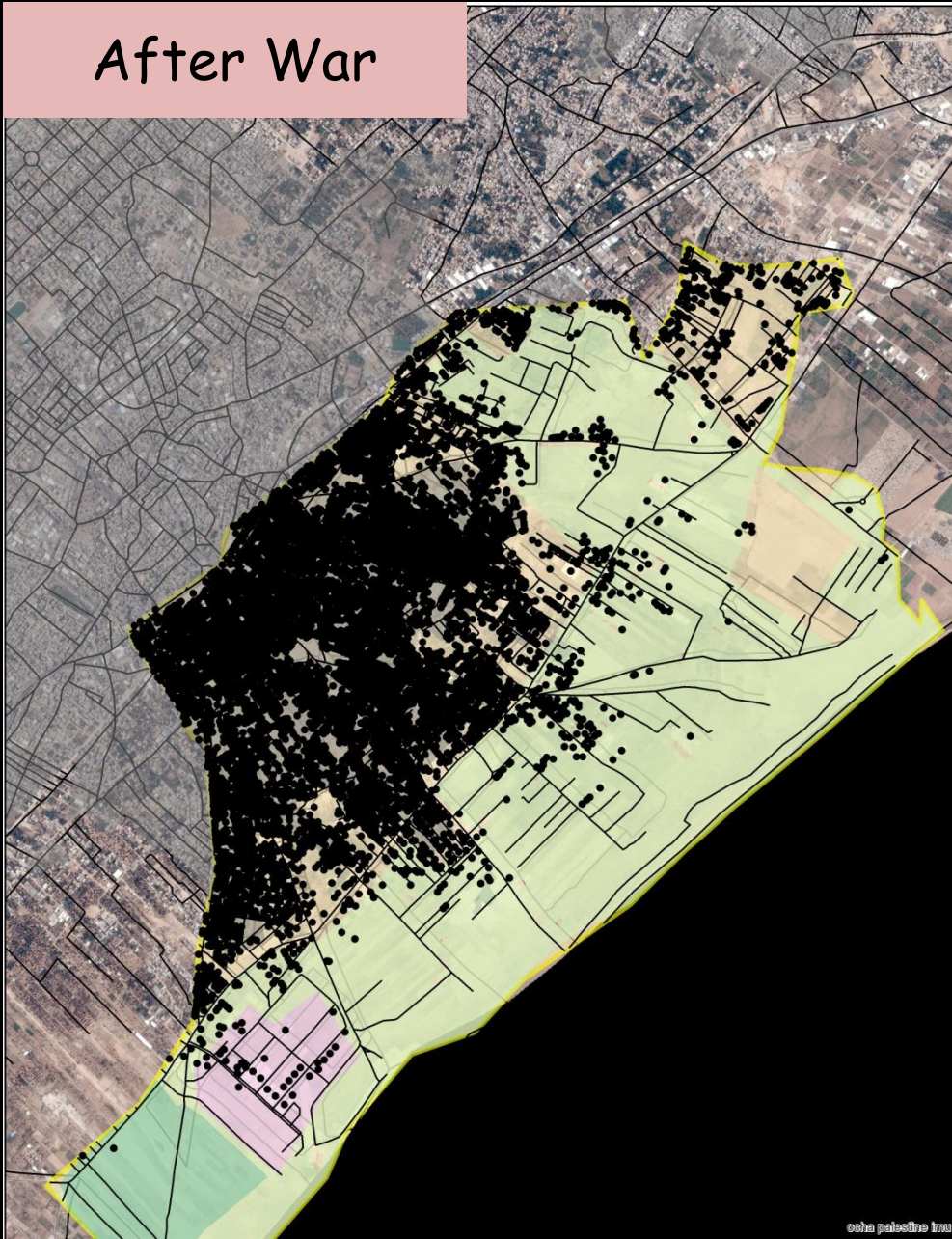


Al-Shujaiya recorded the highest rate of overcrowding in Gaza City at a rate of 7.2 persons \dwelling, with about 17000 housing units. It has about 120,000 citizens. By 2020, the population will be 13,3512 citizens. Need about 18543 housing units that need 1500 unit to be built to meet the demands of the population .

All of this without War !

Housing Sector

After War



After the last War on Ashajaeya
3258 units damaged , 1500 units
severe damaged and destroyed .
So that there is a need to more
1500 units .

So

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



Analysis stage

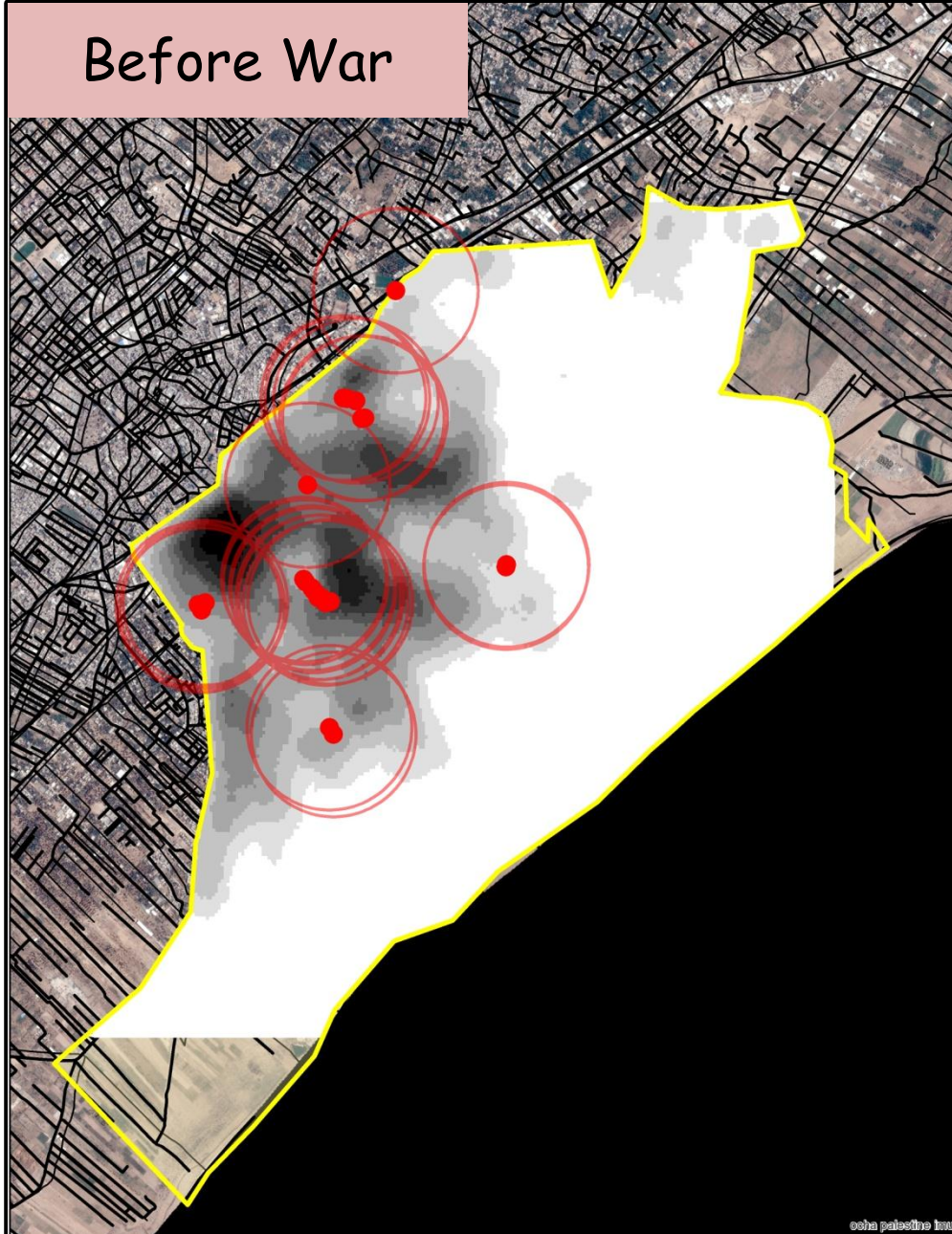
Section B

Social Sector

- Education
- Health
- Culture and recreation

Education :1- Primary Stage

Before War



Before War : 23 Primary Schools

Service Area : 500 m

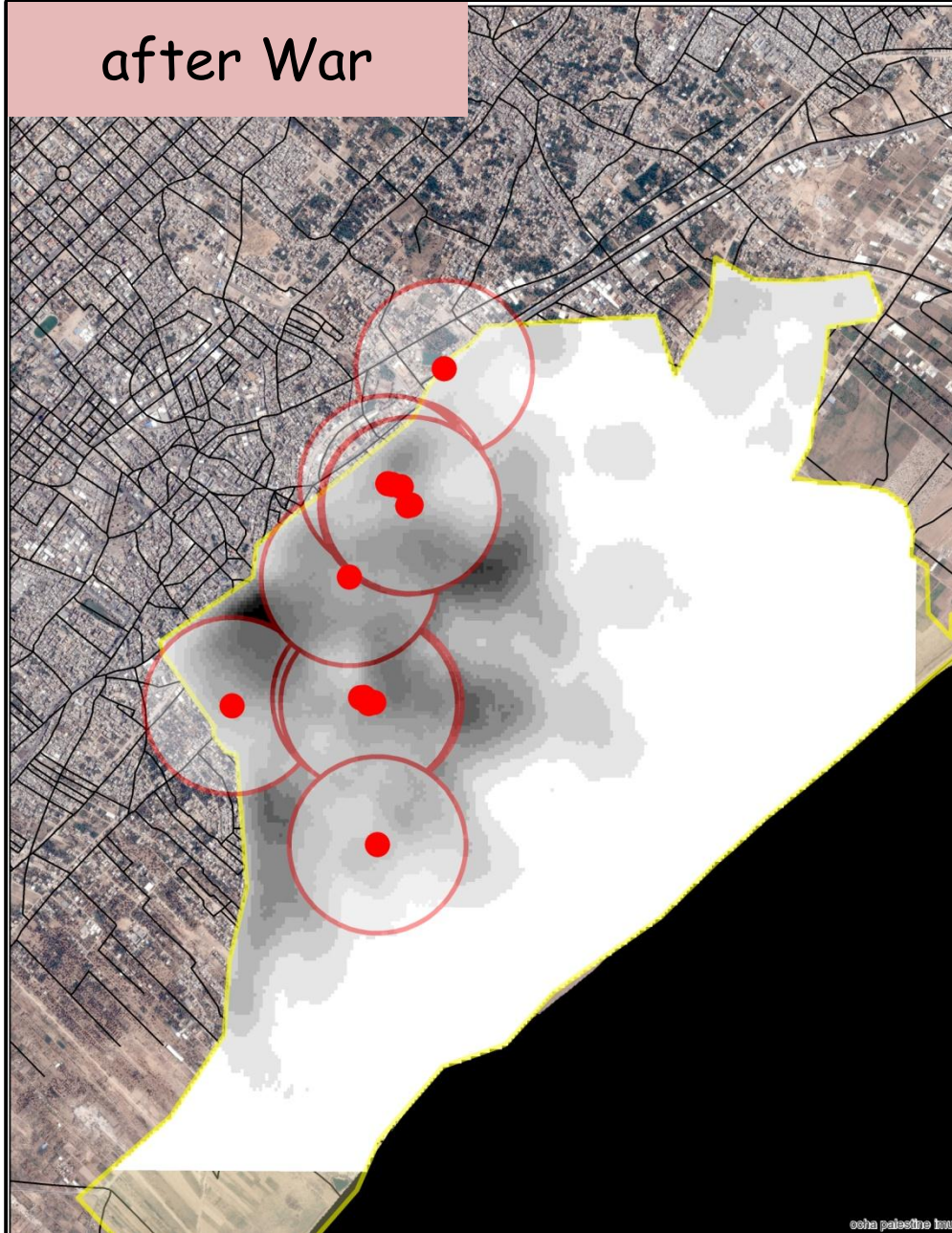
NO of Served residents :
3000 p\school

Ashajaeya population :
120000

Population served : 69000 !
Almost half of the
population is not serviced

1- Primary Stage

after War



after War : 13 Primary
Schools

Service Area : 500 m

NO of Served residents :
3000 p\school

Ashojaeya population :
120000

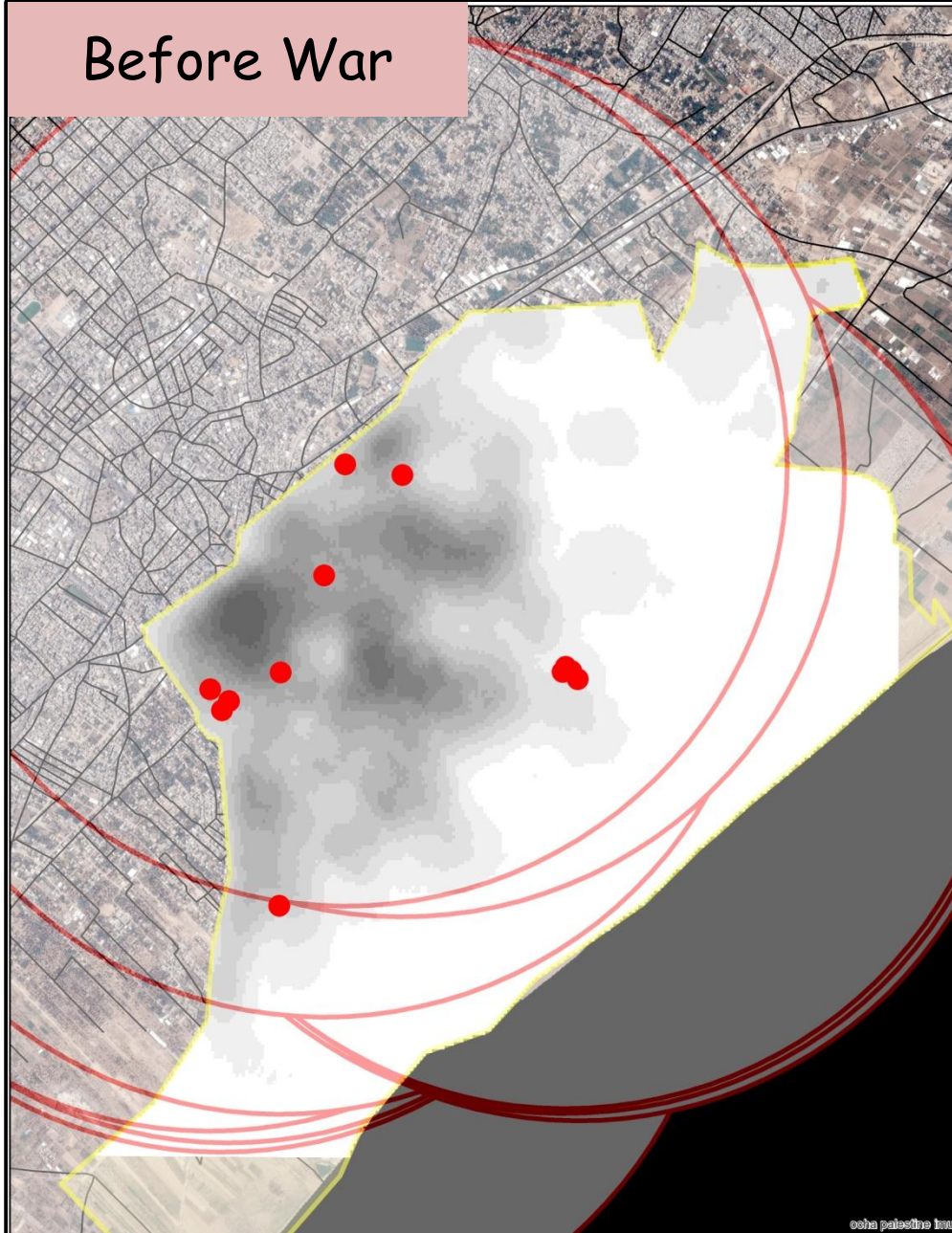
Served population : 39000

Almost two third become
no served !

Ashajaeya need 17
additional primary school !

2- Secondary Stage

Before War



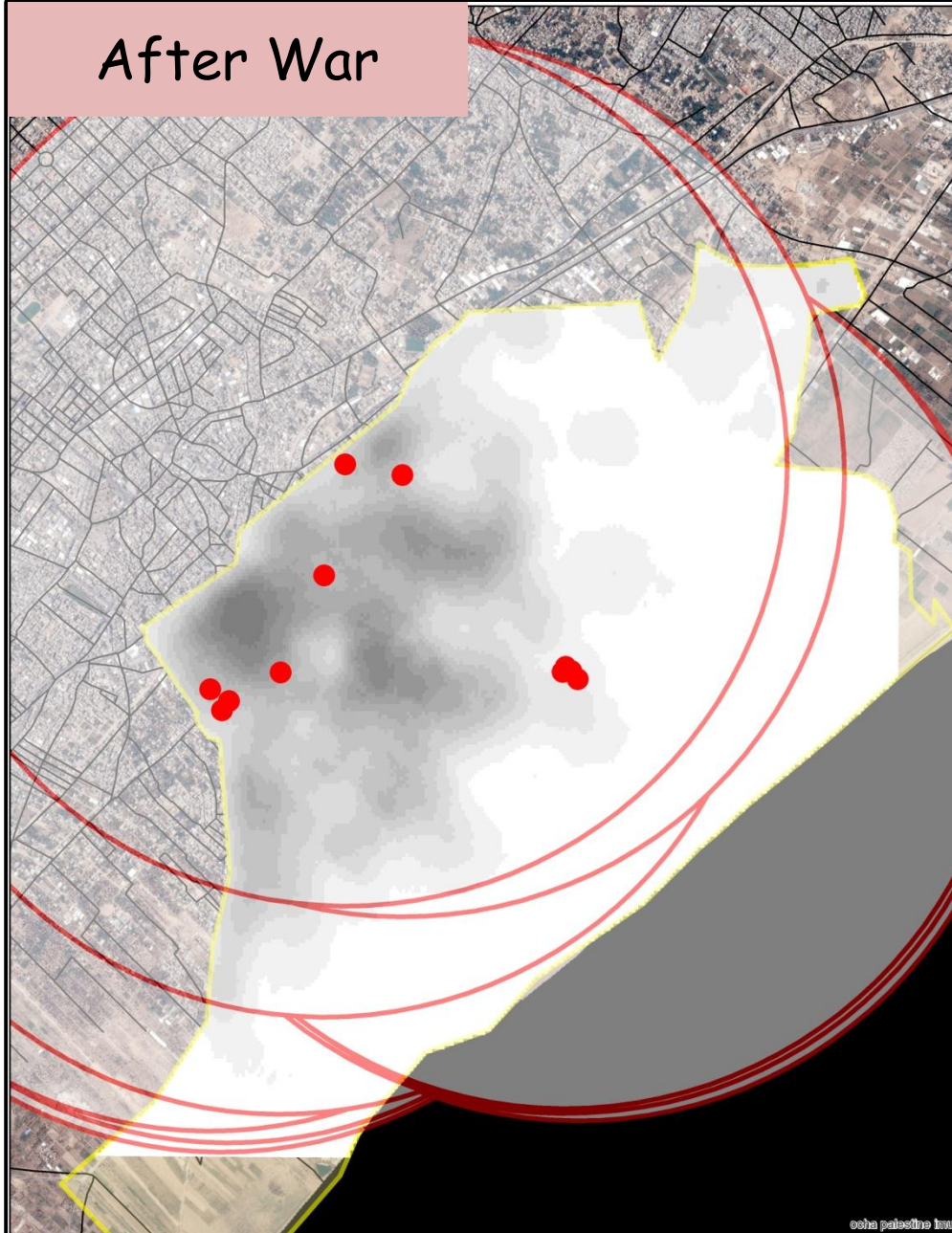
Before War :12 Secondary schools

Service Area : 2500 m
NO of Served residents :
15000 p\school

Ashajaeya population :
120000
Population served : 120000
!
All of Population Served

2- Secondary Stage

After War



after War :11 Secondary schools

Service Area : 2500 m
NO of Served residents :
15000 p\school

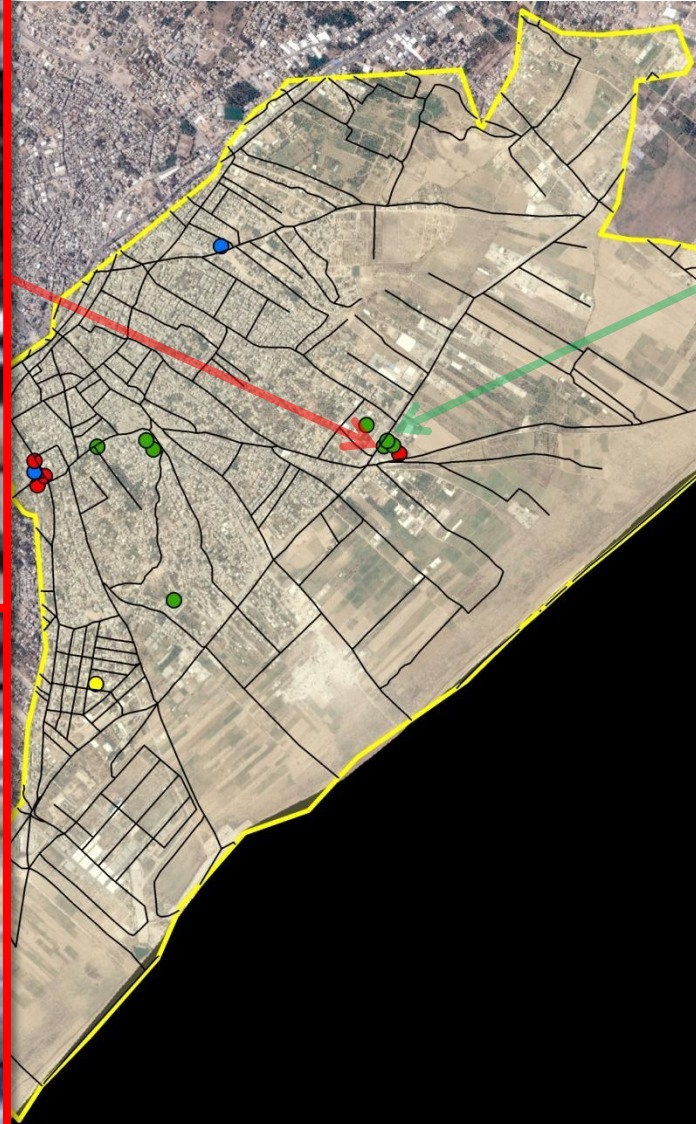
Ashajaeya population :
120000
Population served : 120000
!
All of Population Served

1- Education

Before



after



Before

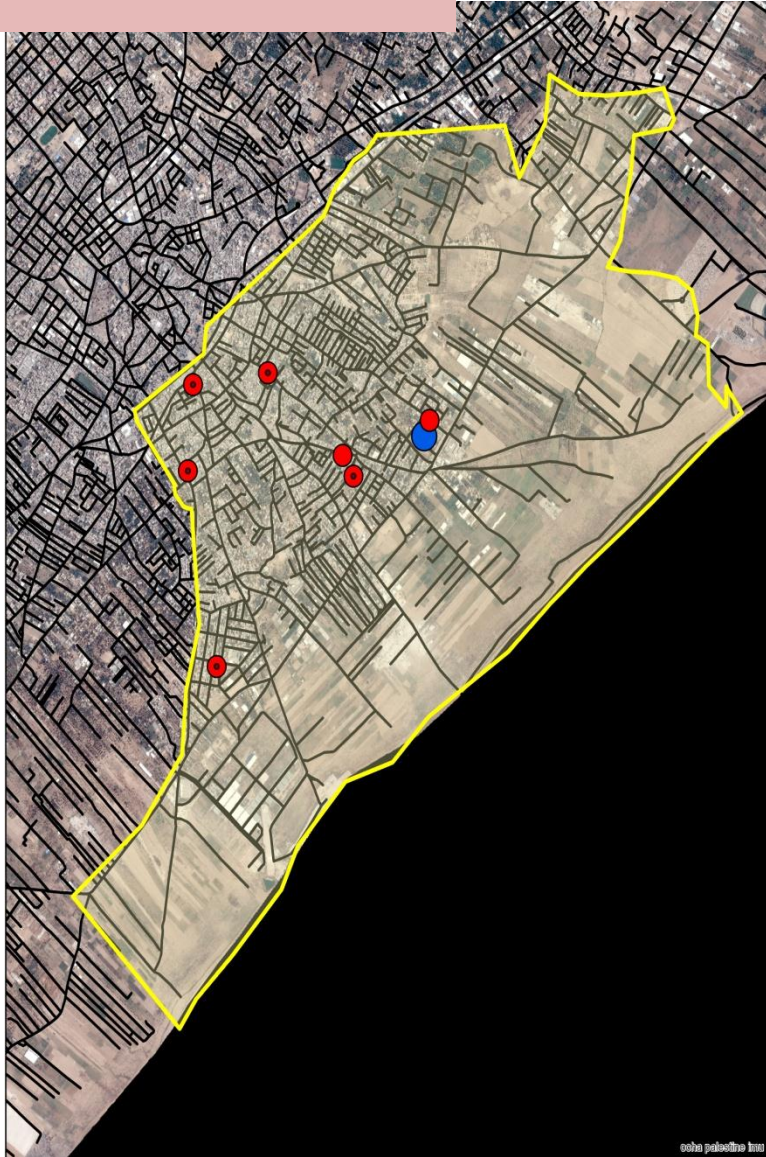


after



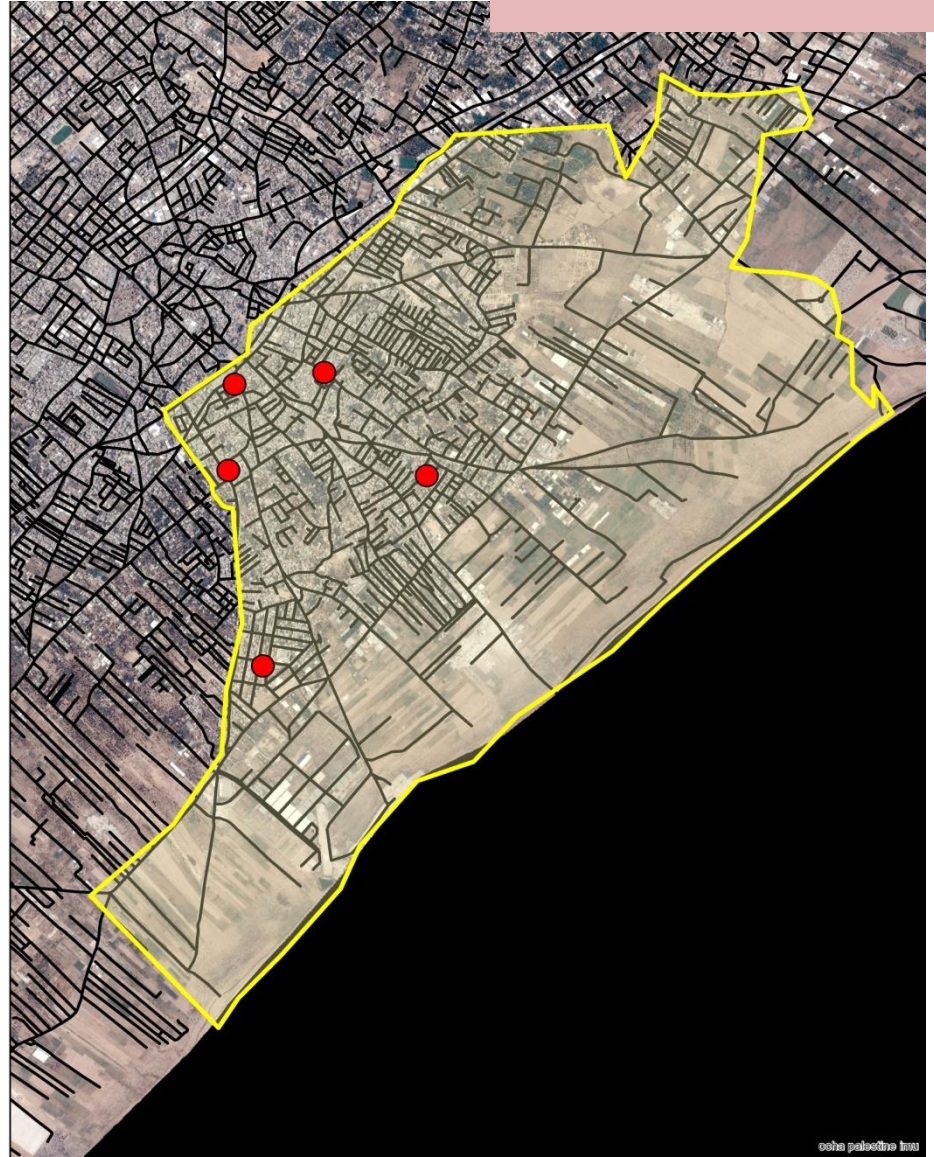
2 : Health

Before War



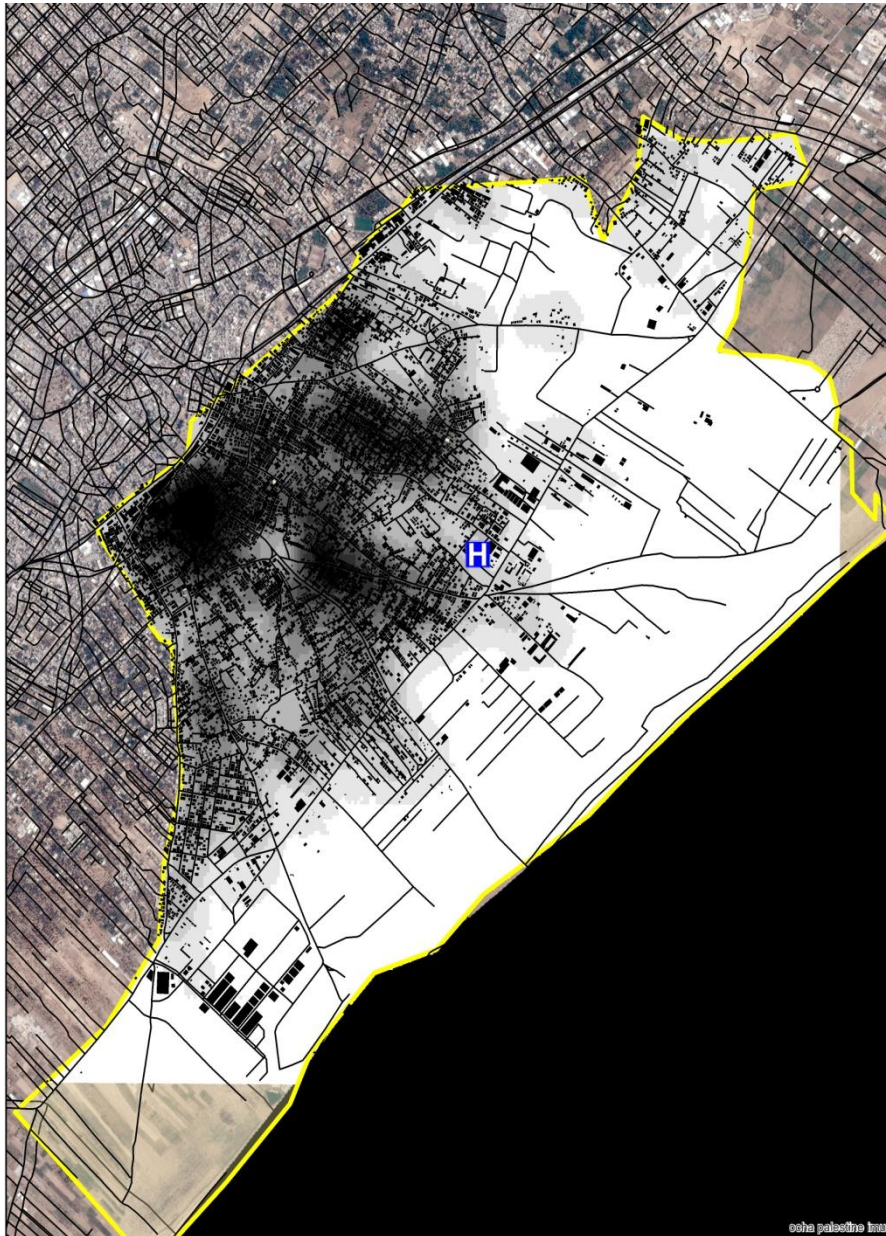
coho palestine ltd

After War



coho palestine ltd

2 : Health : hospitals



Before War

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

According to planning criteria:

Population Served: 150,000 - 300,000

Service distance : 30 km

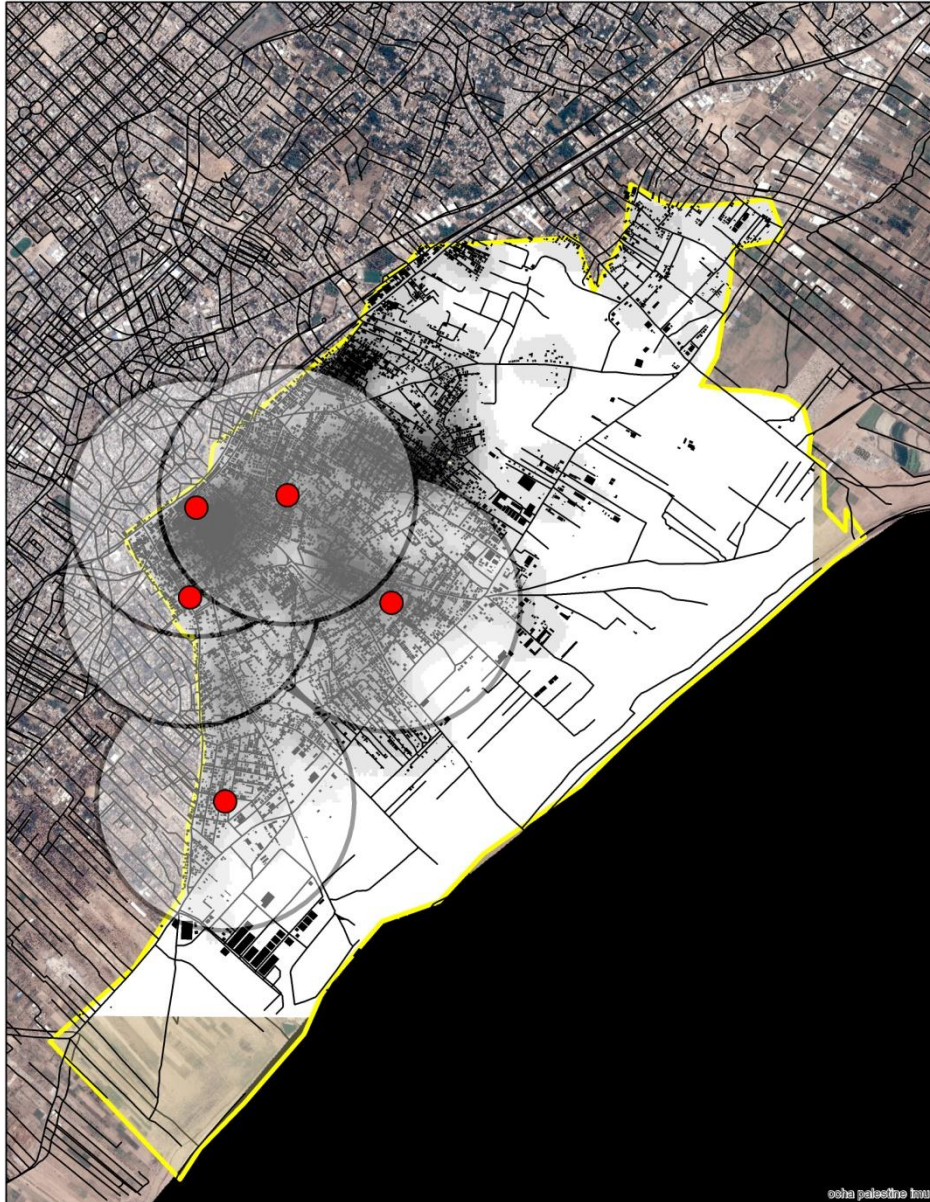
Ashajaeya Population : 120,000

Almost it served all Gaza strip

After War

It was completely destroyed

2 : Health : Clinics



Before War

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

According to planning criteria:

Population Served: more than 12000

Service distance : 800 mm

Ashajaeya Population : 120,000

So 84,000 population served

Almost it served all part of Ashojaeya neighborhood.

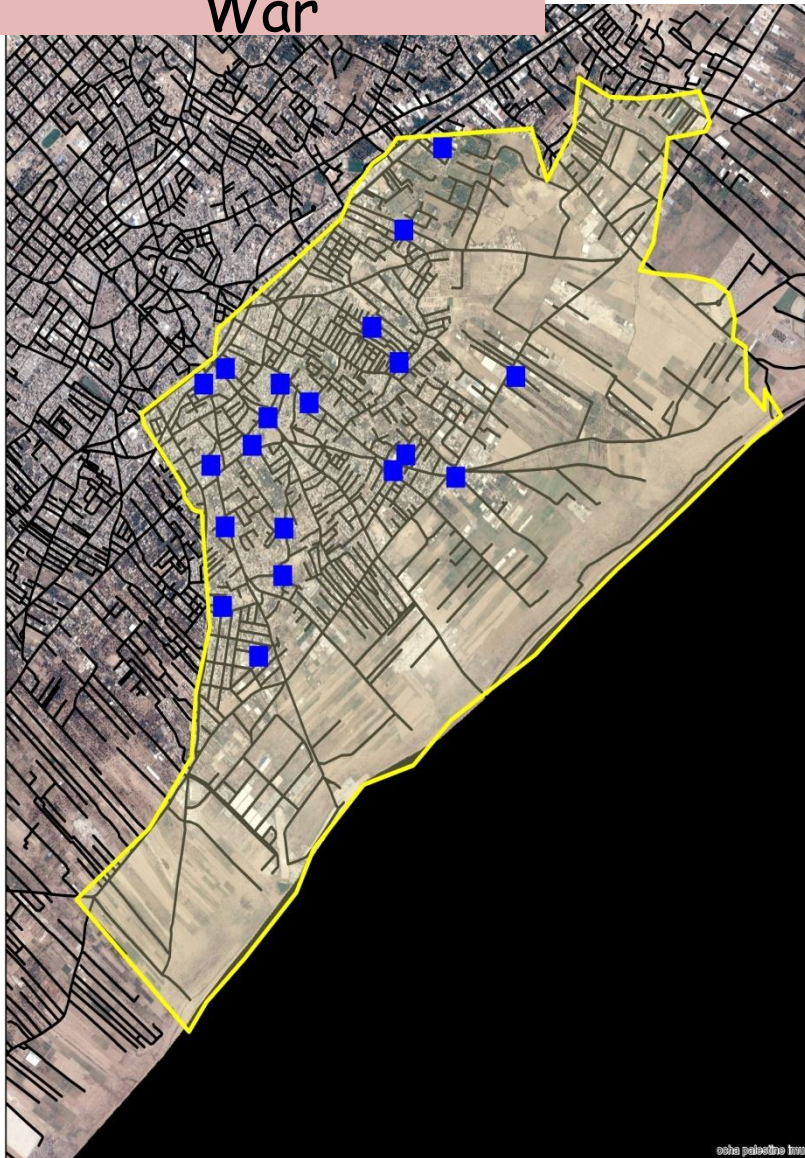
After War

Only five clinics remained undestroyed .

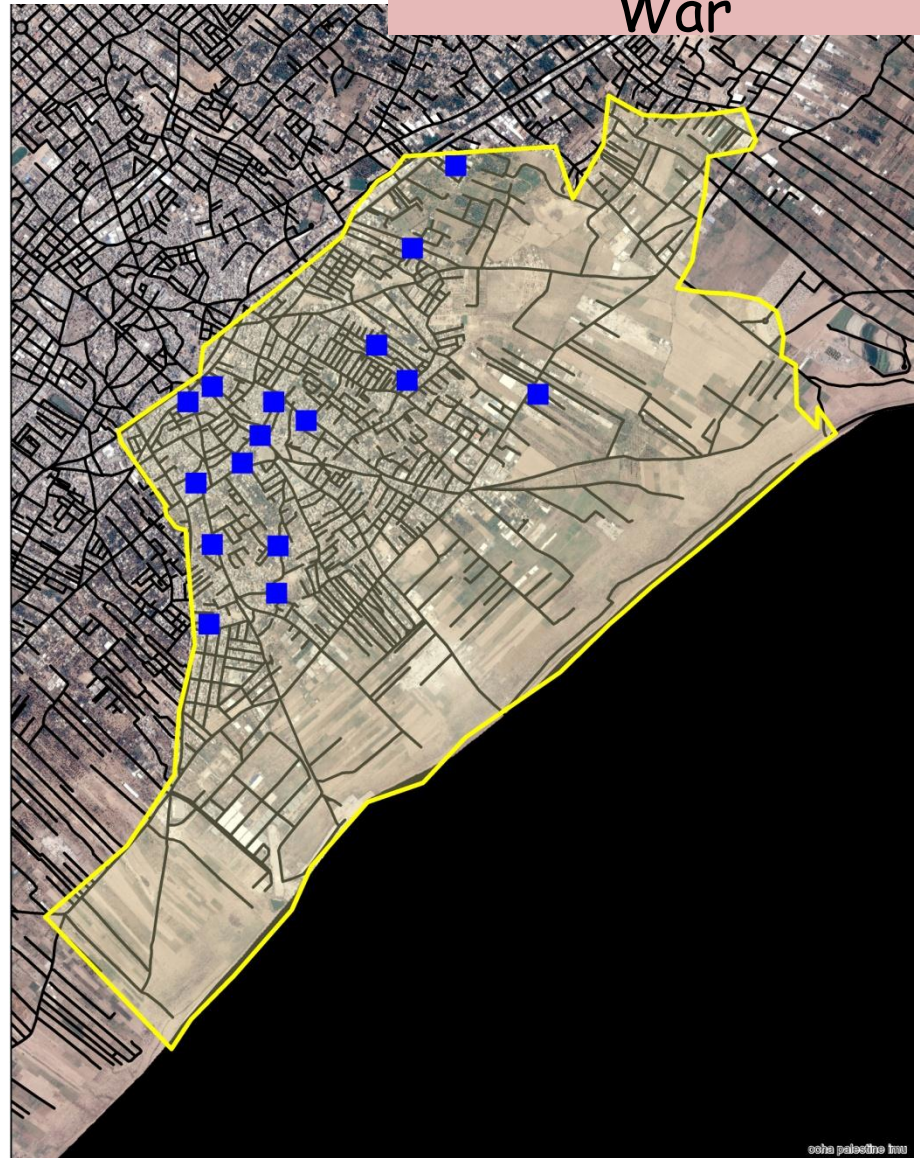
So 60,000 population served
(the Half)

3 : Cultural section: mosques

Mosques Before War



Mosques After War



3 : Cultural section: mosques

Mosques Before War



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

According to planning criteria:

Population Served: 2000

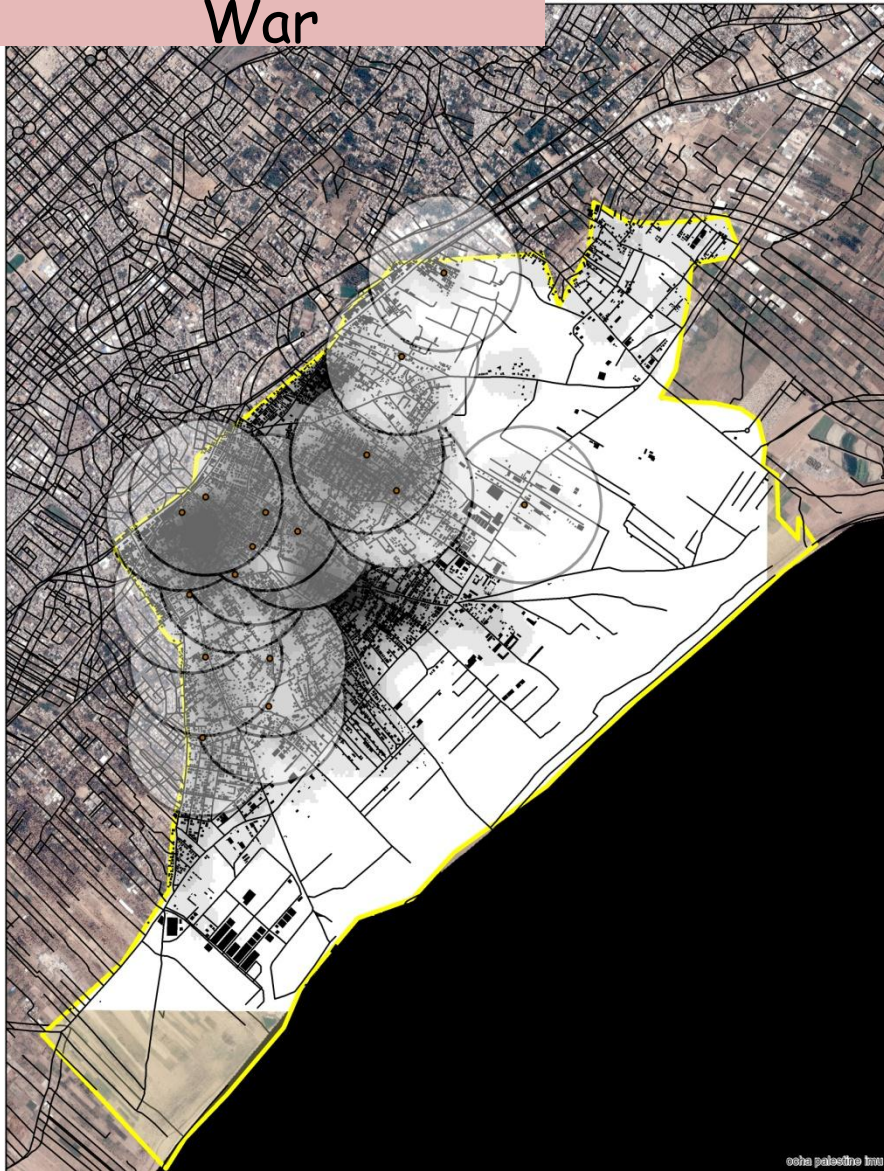
Service distance : 500 m

Ashajaeya Population : 120,000

So 40,000 population served (Just one third population served)

3 : Cultural section: mosques

Mosques after War



16 Mosques still in al Shojaeya neighborhood , 4 mosques consist (Ahmad ibn Othman mosque) destroyed after war .

According to planning criteria:

Population Served: 2000

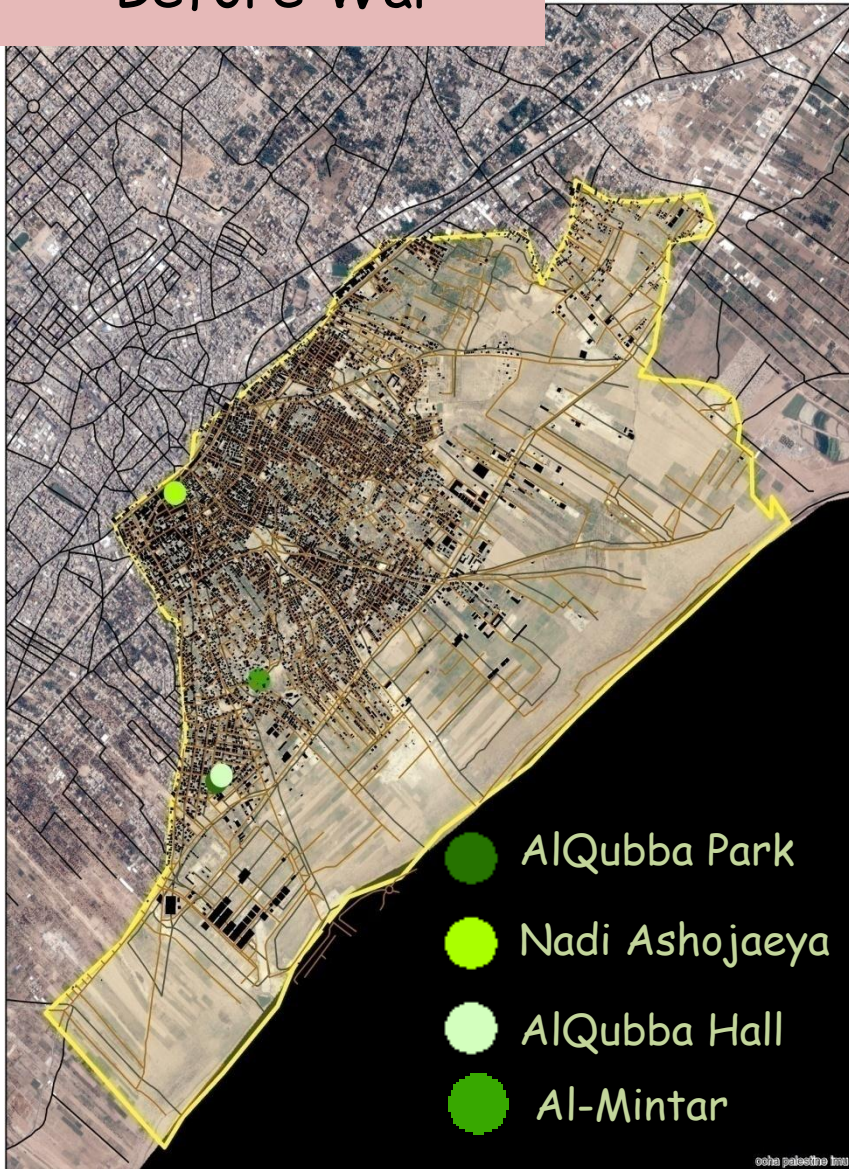
Service distance : 500 m

Ashajaeya Population : 120,000

So 32,000 population served !

3 : Cultural section: recreation

Before War



After War



3 : Cultural section: recreation

Before War



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

After War

Total damage to Al-Qubba Park in Shejaiya area !



Analysis stage

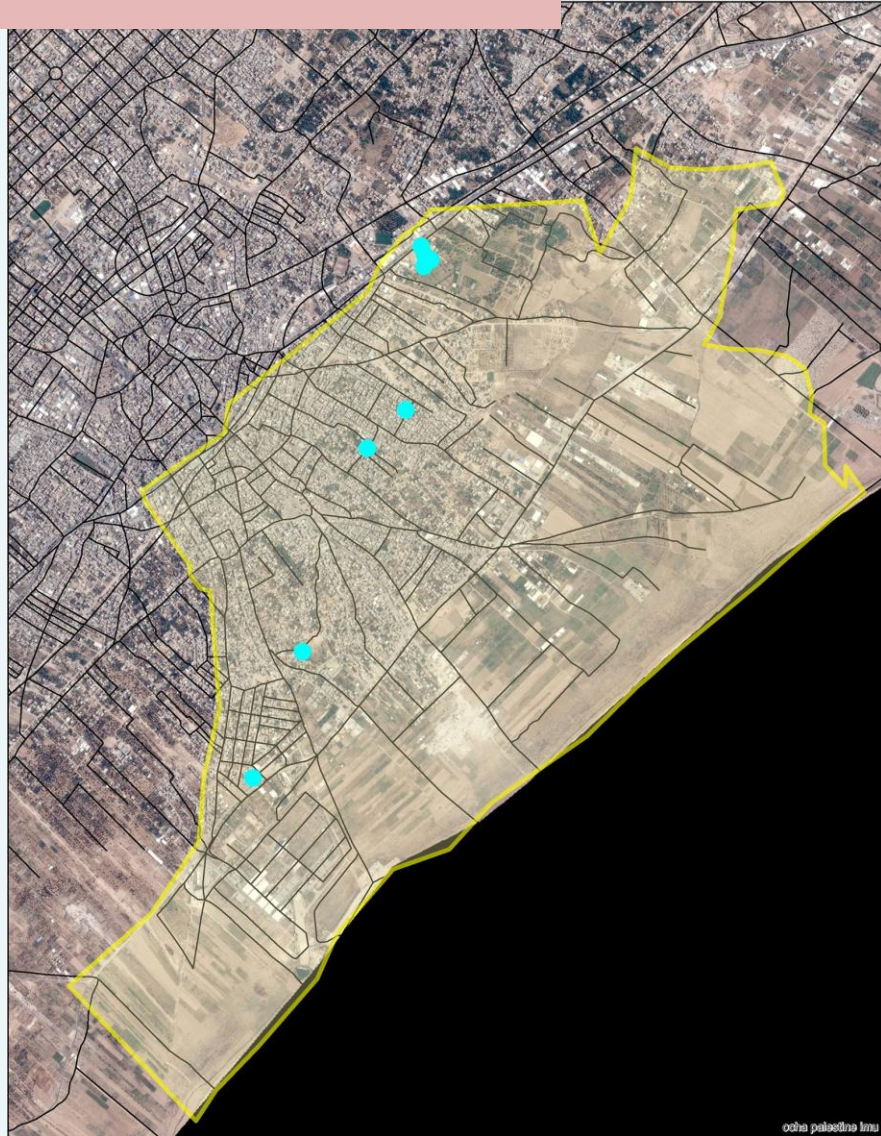
Section C

**Infrastructure
sector**

- water
- Waste water
- roads

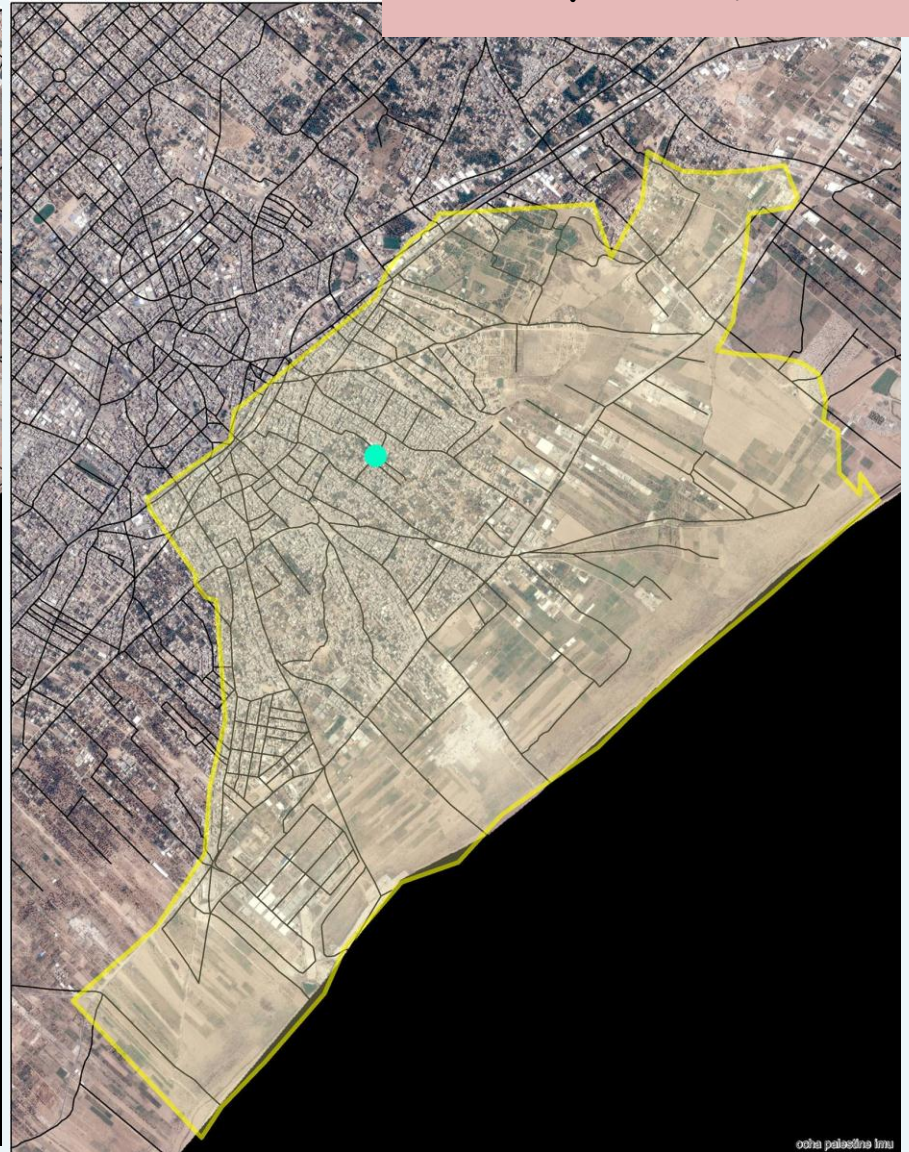
1: water network

Before War



oohm palaeolna lnuu

After War



oohm palaeolna lnuu

1: water network



le 1:150000

1: water network

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



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



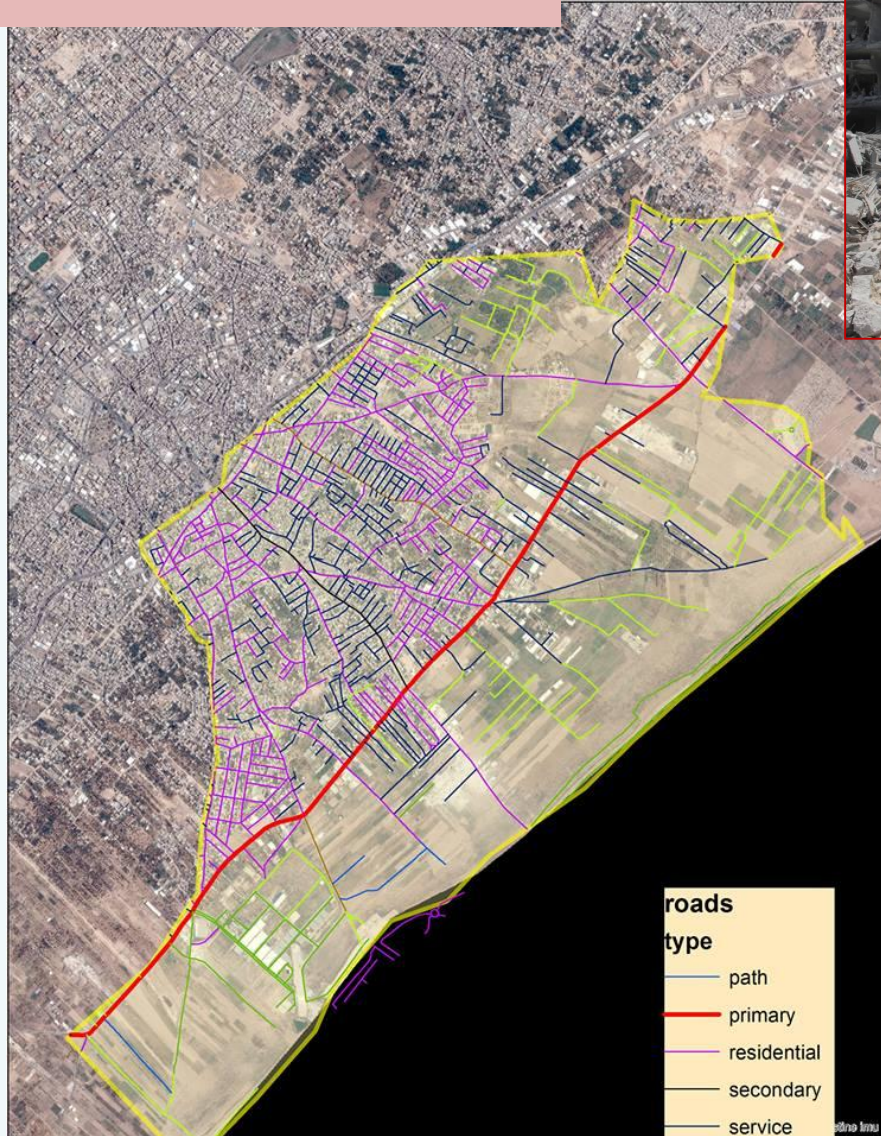
2: waste water



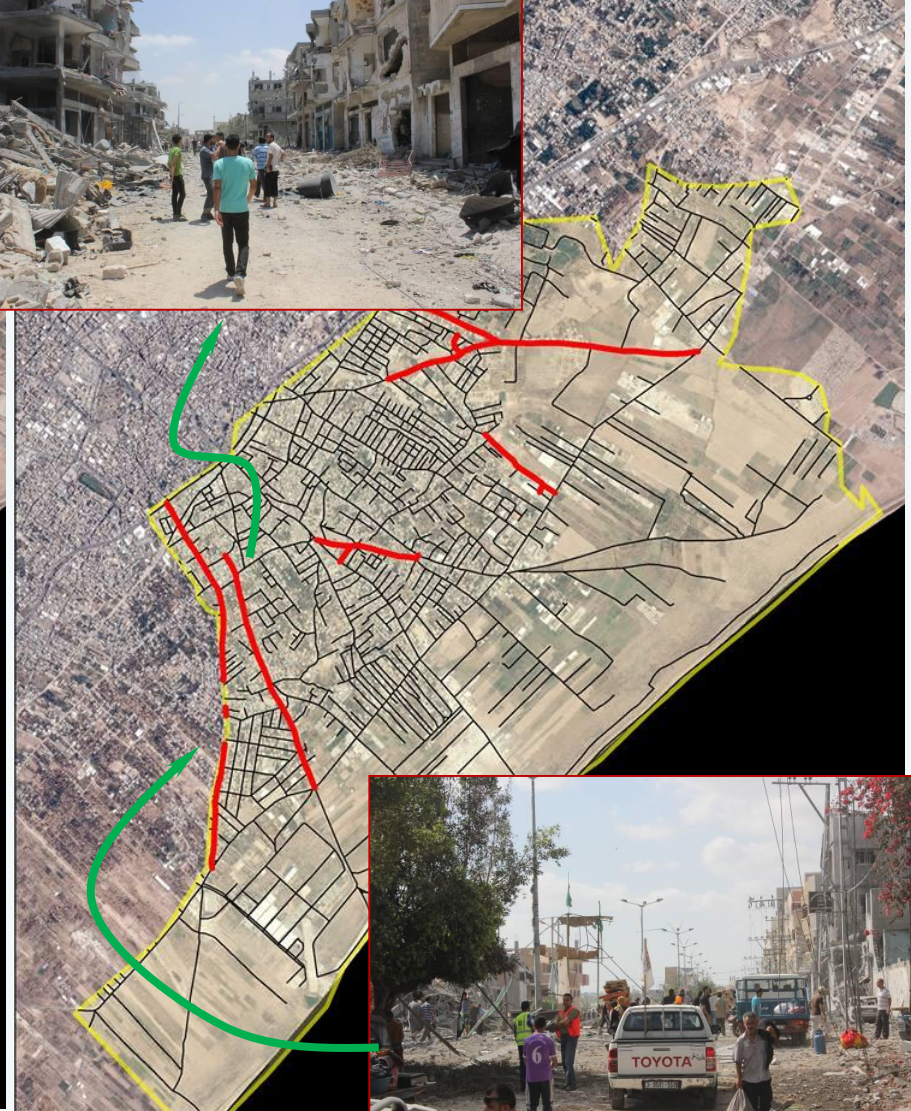
Scale 1:150000

3: roads

Before War



After War





Analysis stage

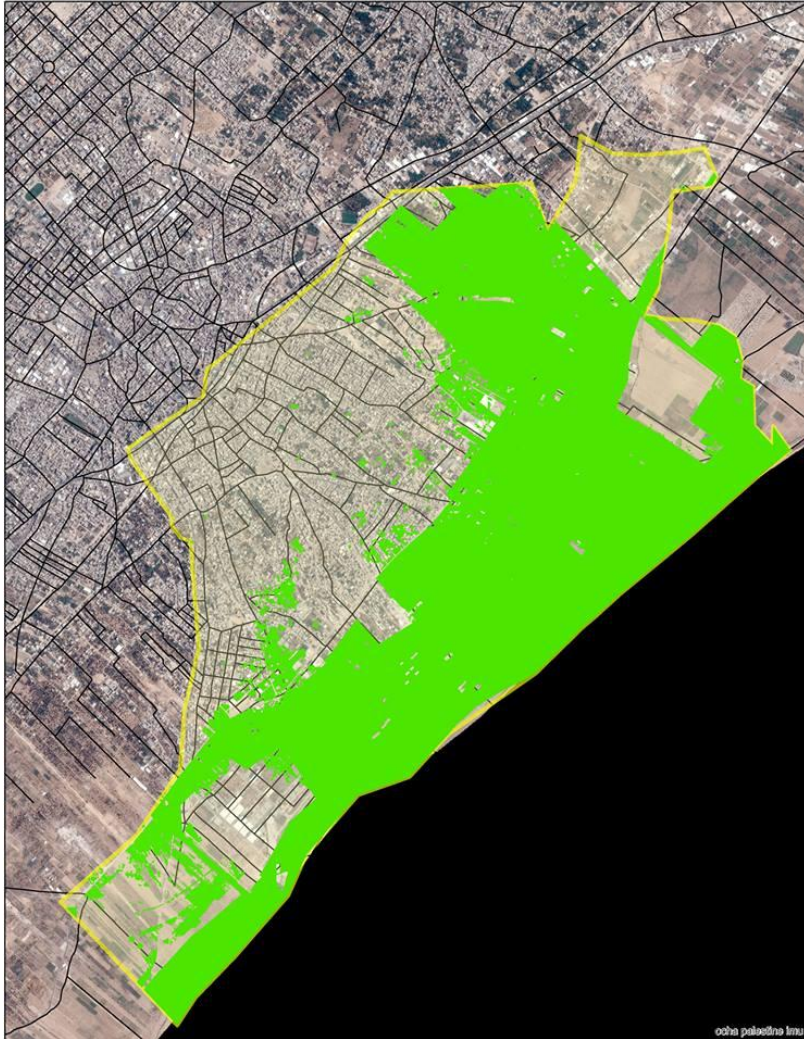
Section D

Livelihoods and economy

- Agriculture
- Industry
- economy

1 : agricultural land

Before War



oCHA palestina lnu

The damaged !



oCHA palestina lnu

2,3 : the commerce and industry

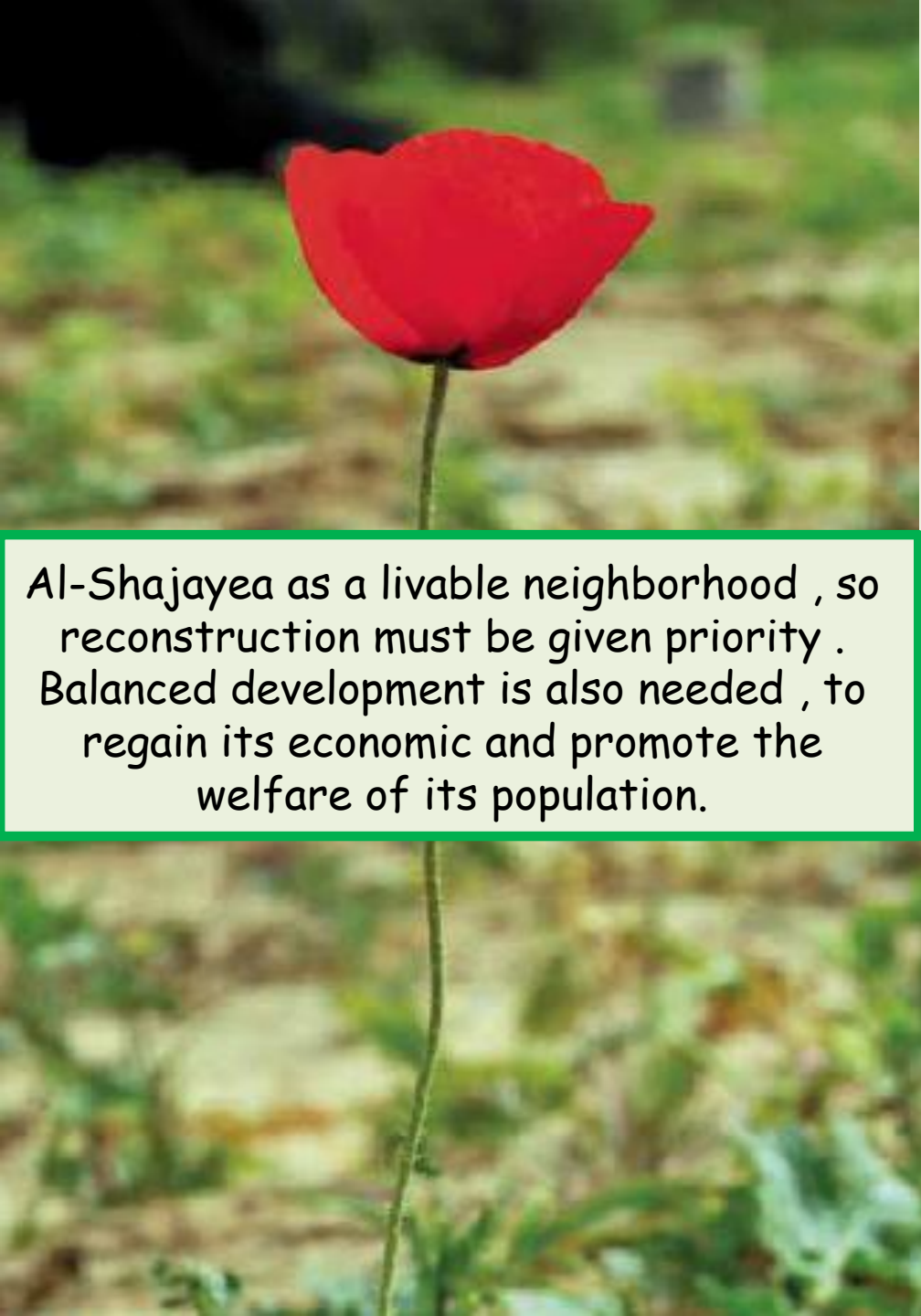




The concept

The vision of the reconstruction and development of Ashajaeya neighborhood

develop
commerce
infrastructure
welfare
livable
schools
housing
health

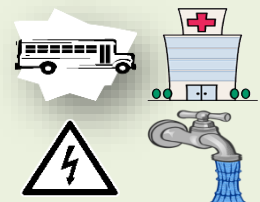


Al-Shajayea as a livable neighborhood , so reconstruction must be given priority .
Balanced development is also needed , to regain its economic and promote the welfare of its population.

So ?



Housing

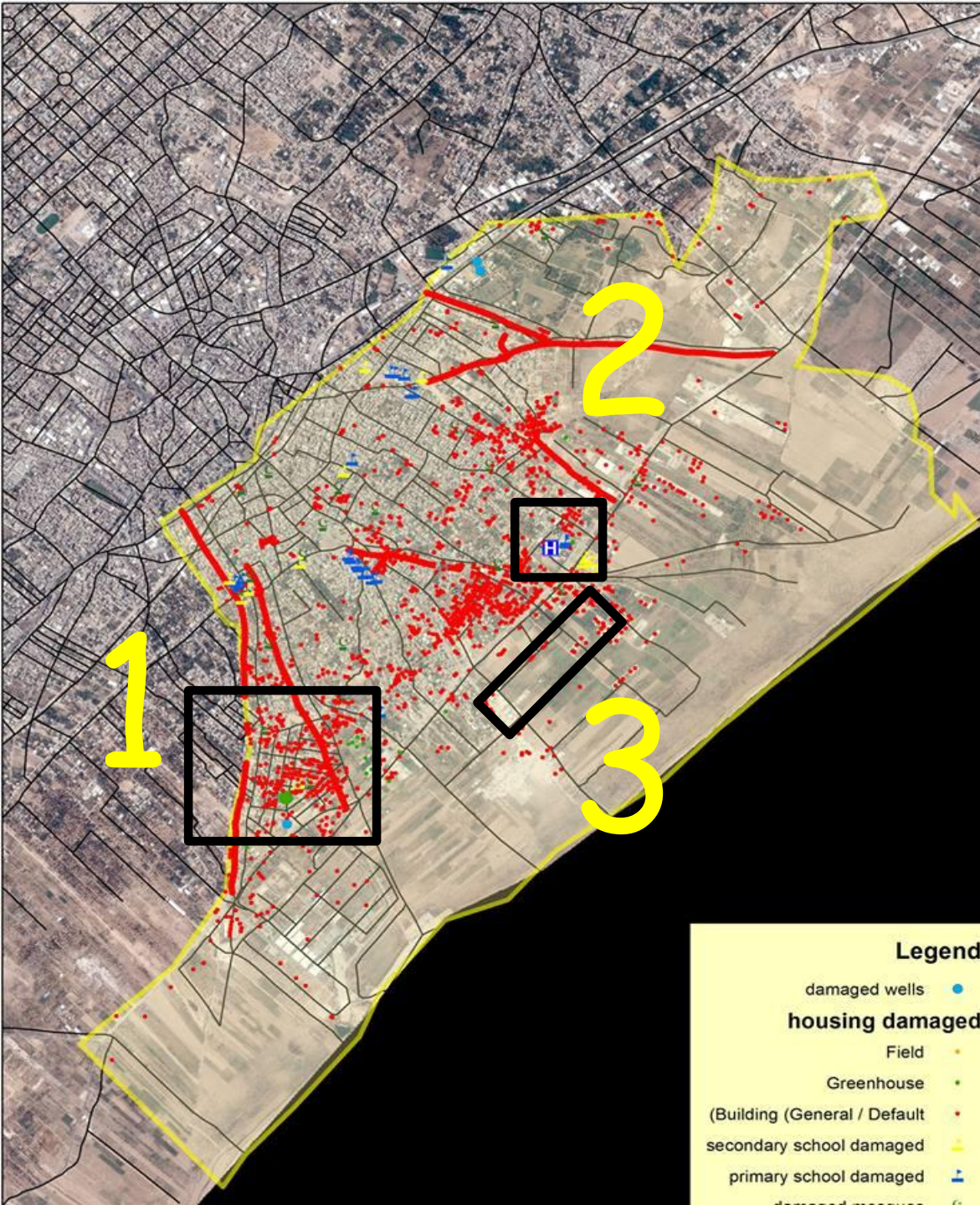


infrastructure



Development project

Reconstruction



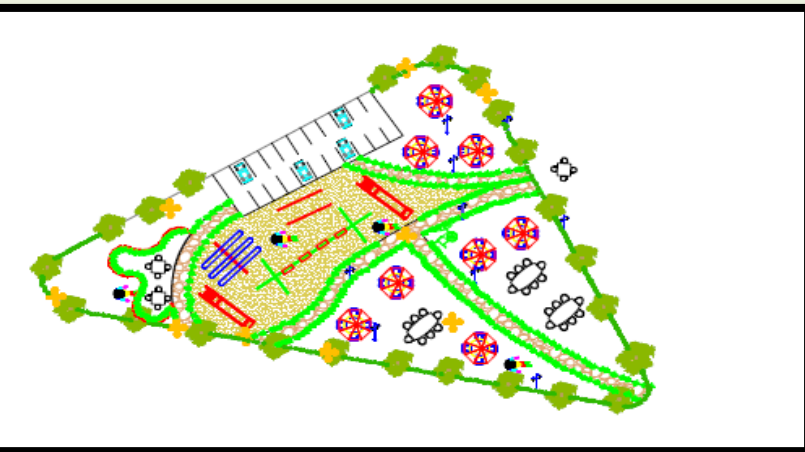
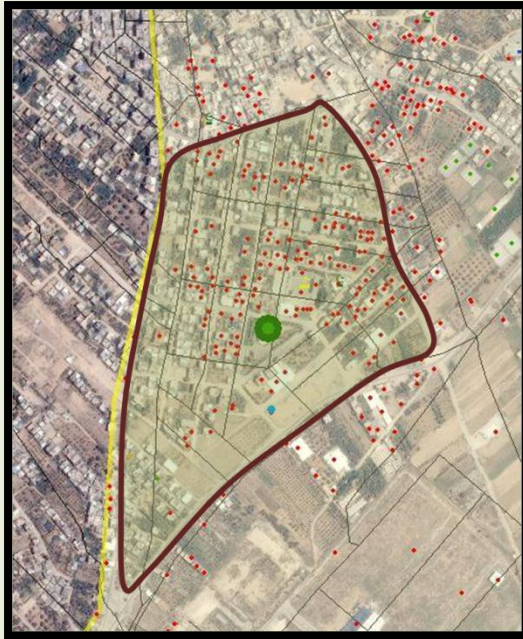
- 1500 building destroyed .
- 1600 building partially damaged .
- 1 secondary school destroyed
- 10 primary schools partially damage
- 1 hospital destroyed
-
- 3 clinics damaged !
- 1 park destroyed
- Many road damaged

Reconstruction

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

after

before



2 : Al-Wafa hospital

Reconstruction



after



before

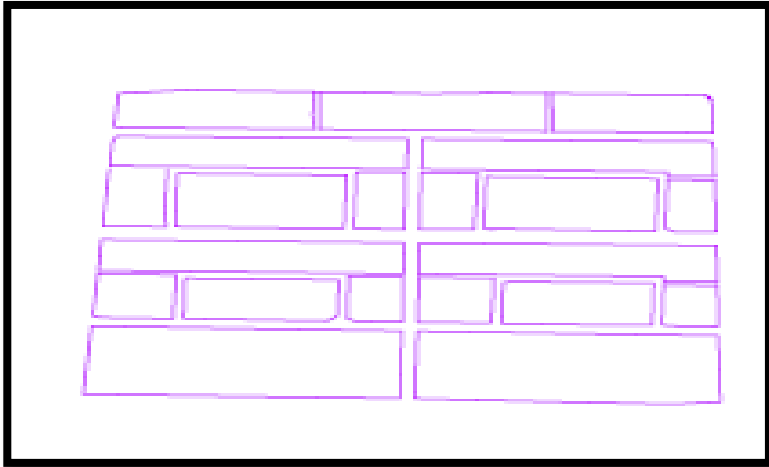




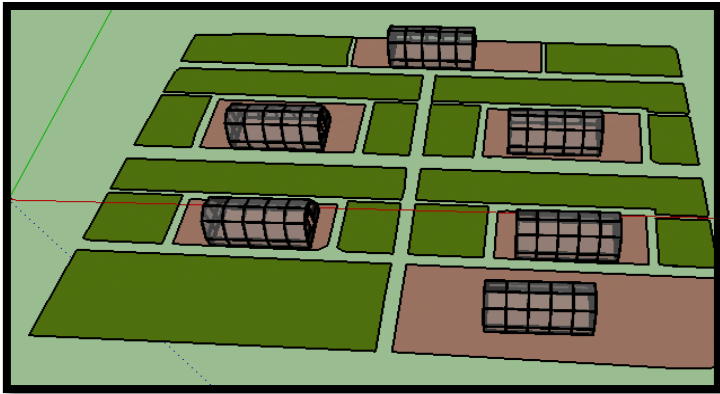
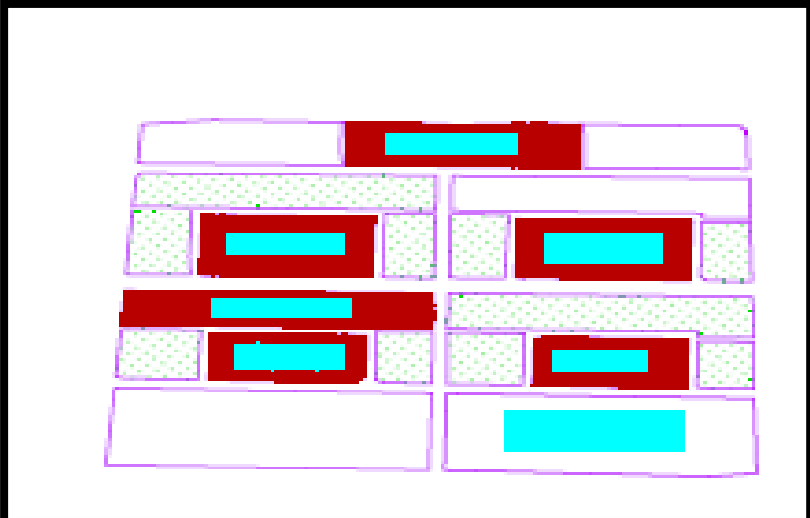
3 : green
houses

Reconstruction

before



after



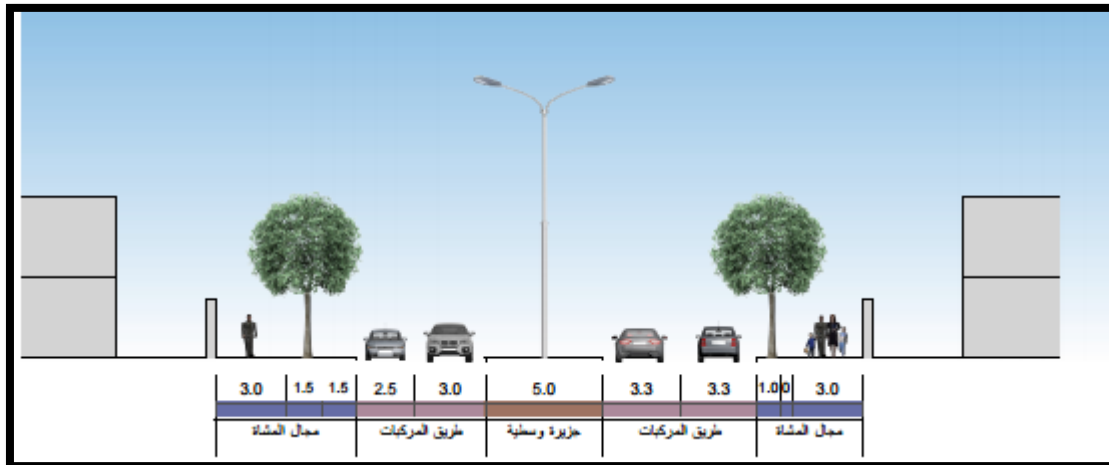


Baghdad Street before war

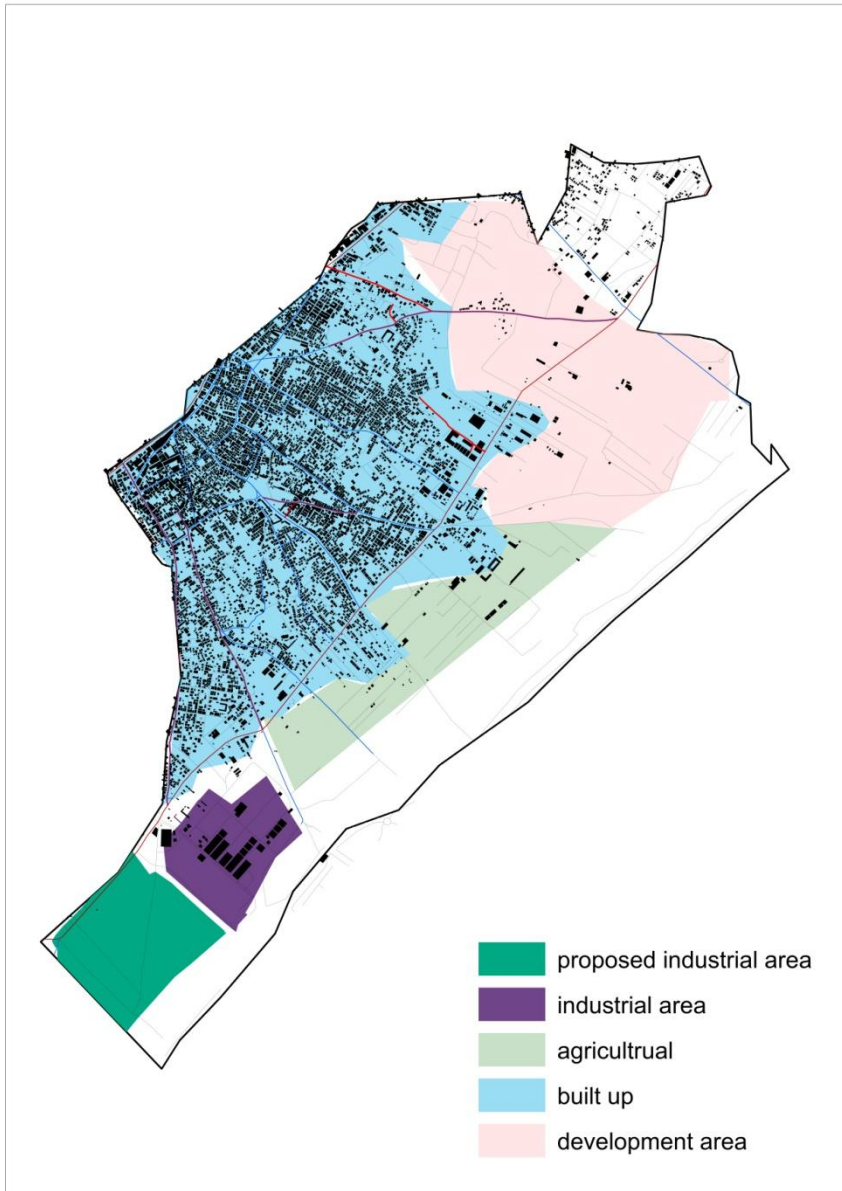


Baghdad Street after war

Baghdad Street after reconstruction



Development



- 1500 new building need .
-
- 10 primary schools need .
- 2 new clinics need.
- 2 new park need .

Development

Sector	project	objective
housing	Construction a new houses (Total 1,500)	Provide Decent housing for people living in Gaza, & Help in solving housing crisis.
Education	Construction a new 10 schools through 5 years	develop schools to accommodate the increasing numbers of students .
health	Construction a new clinic in the north side and construction a new mother and child health centres	Develop the health services and add new specialized services.
Economic sector	Rehabilitation the industrial sector (wood , food , construction)	Job creation and Support local Production
Infrastructure	The Supplying and installation of a desalination station for all wells in East of Al-Shagayieh with a capacity of 2,000 cubic meters per day	Providing safe drinking water to the inhabitants of the region

Development

Sector	project	objective
road	The Rehabilitation of the Area between Umar Al Mukhtar street Jamal Abed Al Naseer street and Mustafah Hafeth street	Improving and Developing the infrastructure utilities
road	The Rehabilitation of the AL Mansoura and Al Qaramah Street	Improving and Developing the infrastructure
health	The rehabilitation of Al Sikah Road from Bagdad street to AL Shaghaf street	Improving and Developing the infrastructure
Road\	The rehabilitation of the Access Roads of Bagdad street south east	Improving and Developing the infrastructure