



# **Integrative planning for communities of green line separated by the wall**

(Integrated planning for Baqa Al-Gharbiyye city, Baqa al  
Sharqiyeh town, and Nazlet Issa village)

**Done by:**

**Reham Theeb Mohammed abo Othman**

**Under supervision:**

**Ali Abdul Hamid .Dr**

**Zahra Zawawi .Dr**

**This research was presented as a requirement for the graduation  
project in the Department of Urban Planning Engineering, College of  
Engineering and Information Technology, An-Najah National  
University, Nablus.**

**2019May**



## إهداء

إلى من كانوا يضيئون لي الطريق

ويساندوني ويتنازلون عن حقوقهم

لإرضائي والعيش في هناء

إلى النور الذي ينير لي درب النجاح... أبي

ويا من علمتني الصمود مهما تبدلت الظروف.. أمي

إلى شريك دربي

إلى أساتذتي

إلى زملائي وزميلاتي

إلى الشموع التي تحترق لتضيء للآخرين

إلى كل من علمني حرفاً

أهدي هذا البحث المتواضع راجياً من المولى

عز وجل أن يجد القبول والنجاح



## الشكر و التقدير

أشكر الله العلي القدير الذي أنعم عليّ بنعمة العقل والدين. القائل في محكم التنزيلات  
".وَفَوْقَ كُلِّ ذِي عِلْمٍ عَلِيمٌ" سورة يوسف آية 76 .... صدق الله العظيم

وقال رسول الله (صلي الله عليه وسلم): "من صنع إليكم معروفاً فكافئوه ، فإن لم  
(تجدوا ما تكافئونه به فادعوا له حتى تروا أنكم كافأتموه" ..... (رواه أبو داود

وأثني ثناء حسنا على والدي اللذان كانا سنداً ونوراً للطريق، و على رفيق دربي

وذلك وفاءً وتقديراً واعترافاً مني بالجميل أتقدم بجزيل الشكر لأولئك المخلصين  
الذين لم يألوا جهداً في مساعدتنا في مجال البحث العلمي ، وأخص بالذكر الدكتورة

الفاضلة:زهراء زواوي و الدكتور الفاضل : علي عبد الحميد على هذه الدراسة

وصاحب الفضل في توجيهي ومساعدتي في تجميع المادة البحثية الأستاذ الفاضل

:.صلاح الشخشير، فجزاهم الله كل خير.

وأخيراً، أتقدم بجزيل شكري إلي كل من مدوا لي يد العون والمساعدة في إخراج هذه

الدراسة علي أكمل وجه.



## Table of contents

### **Chapter one: Introduction to the research .....**

1.1 general background.....	2
1.2 research issue .....	2
1.3 Importance and rationale for the research .....	2
1.4 Research objectives .....	3
1.5 Research justifications.....	3

### **Chapter two :Research plan and methodology .....**

2.1 research plan .....	4
2.2 research methodology .....	5
2.2.1 Curriculum Tools.....	5.
2.2.2 sources of information and data .....	5

### **Chapter Three: conceptual framework .....**

3.1 Introduction to the concept of planning .....	7
3.2 Planning Theories under Exceptional Conditions.....	7
3.2.1Physical-spatial planning in conditions of uncertainty.....	7
3.2.2 Planning under severe and emergency conditions.....	8
3.3 counter planning.....	8
3.4 Partition or insulating wall.....	11
3.5 Restrictions on mobility and movement.....	13
3.6 Barriers .....	14
3.7 Permit system.....	15
3.8 The political division of the Palestinian Territories.....	16.
3.9Trans-Israel Street - Street (6).....	18

### **Chapter Four: General background on planning in Palestine.....**



4.1 Introduction.....	19
4.2 About urban planning in Palestine.....	20
4.3 Planning in the Israeli Period (1948-1994 AD).....	22
4.4 Planning Policy in the West Bank.....	27
4.5 The planning initiative within the Green Line.....	27
4.6 The challenges and obstacles facing Palestinian urban planning institutions....	28
4.7 The most important Israeli plans facing the Palestinian territories.....	30

## **Chapter Five: Similar study cases.....**

5.1 Introduction.....	31
5.2 International case study: Cyprus.....	32
5.3 Regional case study: Beirut.....	33

## **Chapter six: Project site analysis.....**

6.1 Site selection.....	38
6.2 About the site.....	38
6.3 Justifications for choosing a project.....	39
6.4 Site Diagnostics.....	41
6.4.1 Historical background.....	41
6.4.2 The establishment of the separation wall.....	56
6.4.3 Urban administration.....	61
6.4.4 Social, Cultural and Heritage sectors.....	63
6.4.5 Demographic sector.....	70
6.4.7 Economic situation.....	77
6.4.8 Urban Planning .....	86
6.4.9 Agriculture activity.....	112
6.4.10 Environmental sector.....	115



6.5 Regional planning framework.....	118
6.5.1 Study area and connectivity at regional level .....	118
6.5.2 Checkpoints and barriers affect the study area .....	120
6.5.3 Permits to access within the study area .....	122
6.6 Outputs of the analysis stage.....	125
6.6.1 Common and confusing aspects .....	125
6.6.2 SWOT analysis .....	127

## **Chapter seven :The concept and the vision of the project .....**

7.1 Project concept .....	129
7.2 Vision of the project.....	129
7.3 Restrictions and limitations.....	131
7.4 Potentials and opportunities.....	132
7.5 Proposed scenarios of the project .....	133
7.6 The achievement of objectives at short and long term.....	140
7.7 conclusion.....	140



## Index of maps

No. of map	Map title	page number
Map(1)	The location of the study area.	39
Map(2)	The location of the study area.	40
Map(3)	Administrative division of the study area in the Ottoman period(1516-1917)	44
Map(4)	Administrative division of the study area during the British Mandate period(1917_1945)	45
Map(5)	Administrative boundaries of the study area during the British Mandate period(1920-1945)	45
Map(6)	Borders shifting of Baqa Al-Gharbiyye from the British Mandate period to Israeli occupation(1942-1967)	46
Map(7)	The city of Baqa al- Gharbiyye and Nazlet Issa at 1942	47
Map(8)	The city of Baqa al- Gharbiyye and surrounding at 1945	48
Map(9)	The lands confiscated in 1947 AD	50
Map(10)	Administrative division of the study area during the Jordanian administration (1948_1967)	51
Map(11)	Administrative division of the study area during the Israeli period (1967_1994)	52
Map(12)	Administrative division of the study area at Palestinian National Authority period (1994-now)	53
Map(13)	The stages of border's shifting of Baqa Al-Gharbiyye from 1942 until now(1942-2020)	54
Map(14)	The pattern and structure of communities in the planning area before the establishment of the separation wall.	56
Map(15)	The pattern and structure of communities in the planning area after the establishment separation wall	60
Map(16)	Administrative division of Israel and west bank	61
Map(17)	Urban administration of the study area after the separating wall	63
Map(18)	The Socio-economic ranking of Baqa Al-Gharbiyye	65
Map(19)	Seventy "forgotten" citizens behind the separation fence.	70
Map(20)	Relationship between the communities of the planning area before the separation wall (before 2004)	78
Map(21)	The development of the commercial market and the commercial movement in the region	79
Map(22)	The development of the commercial market and the economic movement in the region	80
Map(23)	The development of the commercial market and the commercial movement in the region	81
Map(24)	The development of the commercial market and the commercial movement in the region	82
Map(25)	Palestinian side after building the separating wall	83
Map(26)	Relationship with surrounding after separation wall	85
Map(27)	The provisions of organization and construction in the west bank	92



Map(28)	Comprehensive local master plan for Baqa Al-Gharbiyye2035	92
Map(29)	The provisions and instructions of the plan 2035	93
Map(30)	The master plan of Baqa Al-Gharbiyye.	95
Map(31)	Master plan of Baqa Al-Gharbiyye	96
Map(32)	Increase the percentage of construction plan of the RESIDENTIAL ZONES in Baqa AlGharbiyye city 2020	98
Map(33)	the detailed plans of Baqa Al-Gharbiyye.	103
Map(34)	the current planning situation.	104
Map(35)	the future planning situation.	105
Map(36)	land registration at the planning area	106
Map(37)	the land use of the planning area	107
Map(38)	Restrictions on urban expansion of Baqa AL-Gharbiyye	108
Map(39)	Country infrastructure projects affects Baqa Al-Gharbiyye lands	109
Map(40)	The western side after building the separated wall	110
Map(41)	the water basins	111
Map(42)	the agricultural lands at the planning area	112
Map(43)	the challenges affected the planning area.	117
Map(44)	Study area and connectivity at regional level	118
Map(45)	Study area and connectivity at regional level	119
Map(46)	Checkpoints and barriers affect the study area	120
Map(47)	the regional plan TAMA 6	123
Map(48)	the regional plan TAMA 6	124
Map(49)	the conceptual perception	129
Map(50)	the restrictions and limitations	131
Map(51)	the restrictions and limitations	132
Map(52)	potentials and opportunities	133
Map(53)	the integration process	136
Map(54)	the conceptual perception of the study area	137
Map(55)	The comprehensive master plan of 2035	138



## Index of pictures:

Picture no.	Table name	Page number
Picture (1)	the administrative division of the island of Cyprus	31
Picture (2)	Beirut division map	35
Picture (3)	Major organization projects in Beirut	36
Picture (4)	downtown reconstruction - demolitions.	36
Picture (5)	Reconstruction of the city center: the guiding plan and its development.	38
Picture (6)	The historical timeline for the planning area.	55
Picture (7)	The establishment of the separation wall	57
Picture (8)	damaged caused by amalgamation of houses and shops to build the wall.	57
Picture (9)	damaged caused by amalgamation of houses and shops to build the wall.	58
Picture (10)	A cross section describing the components of the separation wall generally on west bank	59
Picture (11)	Urban administration of the study area after the separating wall	62
Picture (12)	Baqa well	66
Picture (13)	Boren well	66
Picture (14)	wall painting in Baqa Al-Gharbiyye	66
Picture (15)	Al Qasimi Academy on Baqa Al-Gharbiyye	67
Picture (16)	Al-Ajami shrine- archeological site on Baqa Al-Gharbiyye	67
Picture (17)	The Village Farm for Peace	68
Picture (18)	The shrine of Sheikh Hamdan	68
Picture (19)	Population pyramid of the study area 2018	74
Picture (20)	Palestinian side after building the separated wall	82
Picture (21)	daily life and urban composition of the study area after the wall	84
Picture (22)	the inspired concept	129
Picture (23)	the vision of the project	130
Picture (24)	the issues will take in consideration in scenarios proposing	134
Picture (25)	the basis of reunification	135



## Index of tables:

Table no.	Table name	Page number
Table(1)	Baqa Al-Gharbiyye at 1945	48
Table(2)	The percentage of land tenure of Baqa Al-Gharbiyye of Palestine and Israel in 1948	49
Table(3)	The number of damaged buildings or in demolition risk	58
Table(4)	The amount of losses and damages	59
Table(5)	common and diverse aspects on social sector	68
Table(6)	Population of Baqa Al-Gharbiyye	71
Table(7)	Population of Nazlet Issa	71
Table(8)	Population of Baqa alsharqieh	72
Table(9)	population and annual growth .	72
Table(10)	population of the study area 2020	73
Table(11)	Population in study area by Locality, Gender, and Age Group, 2017	74
Table(12)	Population in study area by Locality, Gender, and Age Group, 2017	74
Table(13)	percentage of age group.	74
Table(14)	the percentage of population and age group 2017 of Baqa Al-Gharbiyye	75
Table(15)	Sex ratio	76
Table(16)	demographic indicators of the study area.	76
Table(17)	Population expectation of the study area	77
Table(18)	the area of political classifications of study area lands	83
Table(19)	The provisions of organization and construction in the west bank	90
Table(20)	Agricultural lands of the study area	112
Table(21)	Types of agriculture in the study area	113
Table(22)	common and confusing aspects	125
Table(23)	SWOT analysis	127
Table(24)	The provisions and instructions of the plan	138







# **Chapter one**

## **Introduction to the research**

### **General background1.1**

Planning is an absolute topic that can be a social, economic, political or urban topic. Whatever the type of this planning, it is a scientific method that aims to study all kinds of resources and capabilities available in the state, in the region, in the city, in the village, or in the institution, and decide how to use these. Resources in achieving specific goals or improving living conditions, provided that the use is the most productive and helps achieve the most development (Planning Guide 2013)

Successful planning is planning that solves contemporary human problems and removes the constraints imposed by nature or man-made problems such as accelerated population growth, urbanization, and growing demand for land, by exploiting the potentials and resources available.

### **Research issue1.2**

In this report, the planning situation will be examined for all Palestinian communities located east and west of the Green Line, which were characterized by strong relations among them, where they were one unit and then separated and expanded to develop and another planning grants after the existence of the Armistice Line 1994, and thus will integrate integrally to form one unit , Taking into account the nature of the population and the extent of their familiarity and harmony. It is difficult to apply the merger between more than one unit and there is no harmony among their residents, so the merger will be subject to careful and thorough study to produce clear and sound results.

### **1.3 Importance and rationale for the research**

In the second half of the nineteenth century, many events and political systems that affected the planning and development process in Palestine rolled over to Palestine, beginning with the Ottoman rule - the British rule - the Israeli occupation, and made it a unique and unique case in the world.

The West Bank borders were formed in 1994, but they were distinguished as changing spatial and virtual borders, because Israel continues its attempt to redraw the borders between it and the Palestinian territories, by imposing new facts on the ground through: expanding settlements, building the separation wall, and implementing Settlement projects, bypass roads, which impose restrictions on urban planning at the local and



regional levels and reduce the possibilities of urban expansion for local communities. (Statistics 2011)

The current situation experienced by the West and East groupings of the armistice line for the year 1994, and what resulted from economic and social problems affected the planning situation as a whole, where the wall occupied approximately (12.9%) of the area of the West Bank, and lands (c) occupied 61% of the area The West Bank, as the national economy in Palestine deteriorated as a whole, which prompted West Bank workers to go to work in Israel.

The purpose of this project is to re-plan the eastern and western groupings of the Green Line, which were one unit and then separated into two communities, each of which is expanding towards, and has a separate local authority.

The need for this project stems from the restrictions imposed by the nature of the planning area and the accompanying economic, social and urban problems, such as the accelerated population growth and encroachment on agricultural lands, the different urban structure, the restrictions on movement and the Palestinian social life.

## **1.4 Research objectives**

The main objective of the idea of consolidation is to enhance geographical communication between Arab regions that were one community before the armistice line of 1994.

1. The idea of consolidation seeks to study several goals, namely:
2. Achieve maximum mobility
3. Finding solutions to the urban problems related to the wall.
4. Reducing environmental problems resulting from the encroachment on agricultural lands.
5. Strengthening and revitalizing the economic situation of West Bank communities.

## **1.5 Research justifications**

Personal desire to study the planning situation of Arab communities in the West Bank and inside the Green Line

The negative impact of spatial separation on economic and social conditions.



## **Chapter Two**

### **Research plan and methodology**

#### **2.1 Research plan**

It is imperative to achieve the desired objectives by studying and working within a plan based on the following axes:

1. The general framework: It contains a general and comprehensive concept of planning in the West Bank cities and cities of the Green Line, its stages, motives and its impact on the gatherings on both sides as a whole.
2. Theoretical framework: contains a comprehensive concept of planning without borders and how to apply it to clusters that were previously one unit and then separated for political reasons.
3. Diagnostic information framework: It is based on collecting information from field studies in the proposed site in the case study, where the site will be described and its status, in addition to observations and observations, as well as personal interviews with some of the elderly who witnessed the planning situation before the year 1948 AD, and will also be published Survey regarding the process of merging the case study area.
4. The analytical and deductive framework: focuses on analyzing the phenomenon of separating urban communities in 1948 AD, and their impact on the process of urban development in both parts of the community as a whole, based on the information available from theoretical study and field study and the development of proposals and directives on the current and future urban development of the study area.



## **2.2 Research methodology**

The study relies on more than one curriculum and determines this in the context of the study and its chapters, the most important of which are:

1. The historical curriculum: focuses on studying the planning situation of the communities in the past before 1948 AD, where there was one unit and then it split into two parts, each of which constitutes an independent local unit.
2. Descriptive and analytical approach: The study relies on the descriptive approach related to the reality to be studied with its surroundings, and the analysis of challenges and the resulting capabilities and the ability to come out with opportunities and solutions for integrated planning without limits.
3. Comparative science curriculum: Similar study cases, such as Beirut and Cyprus, will be used.

### **2.2.1 Curriculum Tools**

Each curriculum has tools used to implement the research plan, the most important of which are:

1. In the analytical approach: many technologies will be used via the computer as tools for scientific research such as the program (Gis AutoCAD, as well as the method of dual analysis SWOT) and the method of quad analysis PEST analysis and depth map, as well as the impact assessment tool (Impact assessment).
2. In the historical curriculum, we rely on the idea of the time frame of the study area to understand the history and development of the research issue.
3. The existence of evaluation tools, the most important of which is the Matrix of Achieving the Goals to evaluate the alternatives proposed in the plan  
(Goal achievement matrix), through which goals are distributed and alternatives are proposed related to the goals of the plan and then evaluation of these alternatives.

### **2.2.2 Sources of information and data**

The information mentioned in the study research report is based on various sources:

1. Library resources: by referring to the available books and postgraduate studies related to the subject, such as the Central Bureau of Statistics in Israel.
2. Official sources: Through obtaining information, maps and statistics from the official authorities related to the topic of planning, such as: the Directorate of Planning, the Ministry of Planning, the Judicial Committee for Planning and Building in the North and



the Secondary Committee for Planning, or any party responsible for the site to be studied.

3. Unofficial Sources: Some information can be obtained through the Arab Center for Alternative Planning, the Society in Bimkom, the Planners for Planning Rights Foundation, the Knesset Research and Information Center, and the Israel Violations Documentation Center.

4. Personal sources: Through the use of research and survey tools, personal interviews and observations, the researcher can obtain information that is not available to him.

5. Oral source: People who have lived and documented the phenomenon, such as the elderly and school teachers, will be hired.



## **Chapter Three**

### **conceptual framework**

#### **3.1 Introduction to the concept of planning**

George Terry defined planning as "the choice related to facts and the mode of using assumptions when conceiving and forming proposed activities that he believes are necessary to achieve the desired results" (Jad Al-Rab 2005)

As for Henri Fayol, he believes that planning includes predicting what the future will be and preparing for it.

Ahmed El Sayed Mostafa defined him: "It is the art of dealing with the future, and that it is the early job or the starting point in any process, and that it includes designing and evaluating the goals and selecting the appropriate ones, and determining how they can be achieved through programs, and that these goals are as criteria for measuring actual performance. Planning is based on Two basic elements: predicting the future, and preparing for the future.

In this sense, planning can be considered a "general human activity practiced by individuals and groups in all affairs of their lives," and in this, BENTON sees planning as a general concept "as preparing and preparing a mental frame of action." It is every intended action, which is conceived and fixed in fiction before it actually takes its place, that is, it must be created before it works, and this is the basis for thinking before action. (Ghoneim, 1999)

The concept of planning also indicates that political options are the primary channel for bringing about changes in the development trend, as it considers them the pillars of the general framework of planning and within this trend. An economic policy tool aimed at identifying strategic choices for economic and social development and calculating the means to finance them.

#### **3.2 Planning Theories under Exceptional Conditions:**

Planning theories must be addressed in exceptional and restrictive circumstances and in emergency situations, which can be applied and dealt with, so that planners and decision-makers can take the appropriate planning decision.

##### **3.2.1 Physical-spatial planning in conditions of uncertainty:**



Uncertainty is a very broad term, meaning lack of predictability, surprise, ambiguity and familiarity with issues and events. It can have more than one form of interpretation, can be categorized differently and is usually defined as a feeling of doubt, fear, and anxiety about something happening and instability. (Rabiah, 2019)

The uncertainty in spatial planning is reflected as a series of diverse uncertainties in all aspects and the stages of urban planning as it has many causes (Rabaya, 2019, Mlakar, 2009)

(Hubbard, 2007) defines uncertainty as a state of limited knowledge where it is impossible describe the current results of a country or future, more than one likely outcome. "Thus the common themes that pass through each of these types of uncertainty are lack of information and knowledge; lack of understanding; and the inability to predict changes in the external environment. (Rabiah, 2019, Rima Badir, 2011)

### **3.2.2 Planning under severe and emergency conditions:**

Where planning under emergency conditions or what is called emergency management is defined as an expensive administrative job creating a framework that is equipped with all the crises that may stimulate the society, as it reduces exposure to negative impacts disasters respond quickly and deal with emergency crises and can be divided into four basic stages: (Rabiah, 2019)

1. Mitigation / prevention
2. Preparedness
3. Response
4. Recovery.

### **3.3 counter planning**

Theories define countermeasures as schemes prepared by the local community to counter the mainstream plans of the planning authority that do not serve the needs or goals of the local population. (Zeid Thawaba, 2018)

Resistant planning or counter planning is the planning process that takes place in areas with influence and strategic location characterized by the existence of a conflict over them between the two parties, alternative plans are developed for them by both parties. Khamisi (2017) defined it as a plan aimed at confronting or opposing another plan, this



resistance plan offers an alternative that aims to meet the different needs and goals, the resisting planning model for social justice is implemented, and the appropriate resources are reallocated, resisting planning includes community awareness and building Capacity and planning activities according to the amended, authorized and implemented plans that will create justice in one hand, and are part of social and political efforts to stop the demolition of housing and the development of common places and places. (Rabiah, 2019)

### **3.3.1 Methodology of resisting planning in the occupied interior:**

This resistive planning methodology came as part of the reaction to established planning and called for its amendment and change. Part of the planning methodology defending the interests and benefits of Arab citizens in their cities, villages and locations came through participation in planning institutions and the completion of the planning process, in return with the preparation of alternative plans at the country, regional and local levels. These alternative plans came as part of the defense process and challenge formal planning in order to amend it and prepare other structural plans that contribute to providing opportunities for the development of Arab towns and in response to their requirements and needs. We cannot pretend that the period of confronting the established structural plans and those that go through the ratification stages of planning institutions by the artillery planning methodology has ended, but must continue in order to prepare structural plans that meet the needs of Arab cities and villages and provide development conditions and opportunities for Arab society including Changing local and national planning policies (Khamisi, 2018)

### **3.3.2 Counter / counter planning in the West Bank:**

In Palestine and in this study, it is worth noting that the planning process in areas fully controlled by the Israeli authority began in the past few years. In this process, planners from local companies began preparing major plans for disadvantaged communities in Area C, where services are badly needed And housing, and the aim of these plans was to plan resist the plans of the occupying powers and support Palestinian societies with "legal" documents to stop house demolitions by the occupying power, which is called resistance planning in Palestine. (Rabiah, 2019, Thawaba, 2018)

Therefore, the task of counter planning is to confront, resist and challenge the Israeli national and urban planning, its policies and development tools on the one hand, and the Palestinian urban and rural communities that are undergoing the process of urbanization under occupation on the other hand. (Rabayah, 2019, Thursday, 2017)



### **3.3.3 Resistant / Countermeasures in Area C:**

Counter-planning project in Area C consists of a variety of planning and training activities, which operate at the regional and local levels, with the main focus of the project

In the field of legal planning. Detailed plans have been developed for the communities that focus on land use and density, to meet the needs of the communities in line with current planning laws. (Rabiah, 2019)

Realistic resistance planning for Palestinians in Area C under occupation includes four main steps: the community initiative, the approval and acceptance of the plan by the community, and the authorization and implementation of the plan (Rabaia, 2019, Khamisi, 2017)

After 2011, the resilient planning process started as a project and was approved by the Ministry of Local Government Palestinian Authority (through local village council initiatives.

Participation of planning was achieved through workshops, where views were discussed regarding whether the project is appropriate to the current and future needs of the local population. Then a detailed plan was prepared for the region to deal with private ownership, and as a result, development planning raised the level of education, the rate of employment, employment opportunities, and the socio-economic level, during the process of doing counter planning, and the planning methodology was adopted with the community and not the community. (Rabaya, 2019, Thursday, 2017)

### **3.3.4 Resistance Planning Goals (Rabiah, 2019)**

Resistant planning aims to achieve the following:

1. Achieve control and strength, as planning is the instrument of force and subjugation.
2. Establishing indigenous peoples' presence in their lands, planning for them and providing supportive plans that are resistant to any colonial process or external forces.
3. Increased flexibility and sustainable development.

In order to change the current structural planning, it is necessary to take responsibility and initiative through effective participation in facing the reality by resisting the controlling planning and replacing it with challenging and resilient planning that meets the needs of the Arab town taking into consideration the urban and rural urban environment (Khamisi, 2017)



### **3.4 Partition or insulating wall**

In this study the term separation wall has been used on the basis that this designation is neutral meaning, while the position of the wall is indicated by the various effects that the wall creates, which are only visible through review and study of the effects of the construction of the wall on the ground, and this What will be covered in later chapters.

The separation fence is the wall that Israel is currently building on the West Bank, and this wall takes several pictures in terms of reach, shape and nature, and isolates the Palestinian population centers from each other and from large parts of the land occupied in 1967.

The separation wall consists of two main parts. One of them stretches the periphery of the northern, western and southern regions of the West Bank. It includes parts surrounding the Jerusalem area within the so-called Jerusalem Cover, which aims to isolate the city of Jerusalem and its surroundings from its natural extension with the rest of the West Bank. (Israeli Information Center for Human Rights in the Occupied Territories, 2017)

This section of the wall is characterized by a lot of meandering, which makes its length far more than the length of the green line that separates Israel from the West Bank, according to the armistice agreement signed in 1949 between Jordan and Israel (Amnesty International, 2004)

In general, this wall: (Abdel Hamid, 2005)

1. It will extend more than 240 kilometers to the east of the armistice line that existed on June 4, 1967.
2. It consists of a series of barriers consisting of trenches, deep channels, high concrete walls, electrified barbed wire and electronic monitoring devices, in addition to a buffer zone that separates these barriers and the armistice line separating the areas of 1948 and the West Bank.
3. The area of 1,288 sq km, i.e. 4.23% of the total area of the West Bank, will cover them. This area will include the buffer zone and the Jerusalem envelope, which covers an area of 170 sq km. This area also includes tens of villages and Palestinian countries inhabited by about 700 thousand people, including about 300 thousand in the area of the cover of Jerusalem.
4. About 25% of the total population of the West Bank, who will be subject to Israeli repressive measures and forced to live in a state of racial discrimination, will be isolated.



According to the Israeli declarations, the residents of these areas will be subjected to tight control, so they will be prevented from moving at night, and during the day the transfer will take place after obtaining Special permits, by the Israeli military authorities, at the same time granting settlers full freedom of movement and movement from one area to another.

5. It will be an introduction to the construction of another wall in the east, which includes an area of 1237 square km of valley, or 9.21% of the area of the West Bank. This means that "Israel" plans to annex 3,45% of the area of West Bank land.

### **3.4.1 Armistice line "Green Line"**

The Green Line was demarcated between the West Bank and Israel on the basis of military considerations, based on the locations and lines on which the forces of each party were positioned after the war of 1949, with some modifications that came to suit the transportation lines. All physical, demographic, and physical geographical factors were ignored when demarcating that line, and upon implementation, commitment was made only to the modifications agreed upon that were in favor of Israel, while the agreed modifications that were in the interest of Jordan were not implemented. Many problems have arisen in this line when starting to actually teach it on the ground, due to adherence to military considerations and transportation lines only during the demarcation of the armistice line, and exceeding geographical and humanitarian considerations and factors.

There was a great technical difficulty in setting border points in some areas, and in other regions the situation was more sensitive, either because of the strategic location, or because of the population density and the separation of citizens from each other, or because these areas contain important capabilities such as water. Those problems that disrupted the demarcation line continued in some areas until the mid-1950s, which allowed the Israelis to seize thousands of new dunums of the West Bank and consider them within their borders (Pope, 2006).

The Green Line was demarcated starting from a point on the Dead Sea near Ein Gedi, then heading west through Mara, south of Mount Hebron, and continuing until the eastern slopes of the Fqoua Mountains. The line passes through the mountains of central Palestine, and continues to the Hebron-Beersheba Road. After cutting this road, it will turn northwest and then north until it reaches the Hebron-Beit Jibreen road. After that, the line will start diverting to the northeast towards the gates of southern Jerusalem, and here the line has been modified in favor of Israel, so that the railway linking Jerusalem to the coast remains under Israeli control. The armistice line continues its extension



along the village of Battir, reaching Jerusalem, crossing the valley of Shork Valley. When the line was demarcated in this area, the spread of Palestinian lands and their livelihoods was ignored, as many citizens were separated from their lands. After the line reaches the southern gates of Jerusalem, it deviates to the north, then to the western mountains, then to the coastal strip, starting from Qatana village to Budrus village.

The line is divided into two lines that surround an area with a width of 500 meters - 3 km. The area between the two lines is called the no-man's land, and the two lines continue to reach the Latrun Church. Then the line goes northward, sloping from an altitude of 800 meters to 200 meters near the church, and it continues towards the north and reaches the city of Qalqilya, where it cuts flat areas and runs in the same direction until the beginning of the plain of Ara. After the line crosses the village of Barta'a, it heads towards the north-east along the Wadi Ara 4 km south of the Arra Plain - and the road that passes through it, and continues its path through the Umm al-Fahm mountains for a distance of 3 until it reaches the Marj bin Amer plain next to the village of Zabouba, and there it deviates to the southeast and then to the east. On the eastern highlands of Umm al-Fahm, cut across the southern end of the Marj bin Amer Plain.

After that, it moves towards the Gilboa Heights, and above these mountains it changes its direction towards the southeast and then to the east, and near the village of Al-Mughair east of Jenin, the line heads to the eastern slopes of the mountains of Gilboa, and goes along the Wadi Bazq for a distance of approximately 3 km, and near the village of Kaoun, the line will abandon its alignment. For the valley, it cuts the Senja area to reach the Jordan River at the area where its bank height reaches 252 meters in the West Bank.

### **3.5 Restrictions on movement and movement**

The imposition of restrictions on the movement and movement of Palestinians living in the occupied territories is one of the central tools that Israel uses for the purpose of implementing the occupation regime and controlling the Palestinian population. These restrictions are imposed on their movement within the occupied territories themselves, their movement between the Gaza Strip and the West Bank, their entry into Israel and their travel abroad. In this way, Israel restricts the movement of the Palestinians only while the settlers and other citizens - Israelis and foreigners - move around freely (Israeli Information Center for Human Rights in the Occupied Territories - B'Tselem, 2017).

The movement of Palestinians in the Occupied Territories is completely subject to the will of Israel - which is arbitrarily dictated by it, the instructions received by the soldiers who serve in the District Coordination and Liaison Administration, and the ways in



which they apply to it. This reality forces the Palestinians to live in a constant uncertainty that makes it difficult for them to carry out the simplest tasks and plan their lives: a Palestinian who leaves his home never knows whether he will reach his place of work - and if he knows he does not know whether he will arrive on time; If he makes an appointment for a medical examination, he does not know whether he will succeed in arriving for the examination, and he does not know whether he will be able to visit his relatives or go out to see a movie. He may arrive and may stand for hours at a checkpoint where he is handicapped and humiliated by soldiers, and he may be forced to return where he came from and he may be arrested. (The Israeli Information Center for Human Rights in the Occupied Territories - B'Tselem, 2017)

The restrictions on movement and the resulting uncertainty also have implications for the economic situation in the occupied territories and opportunities for development and development. In a number of reports dealing with the subject, the World Bank stressed that these restrictions are one of the main factors preventing economic stability and serious development in the occupied territories. Among the causes of this are obstructing the arrival of goods, the non-arrival of raw materials, the schizophrenia between the West Bank and the Gaza Strip, and the absence of the ability to set timelines that can be adhered to. (The Israeli Information Center for Human Rights in the Occupied Territories - B'Tselem, 2017)

### **3. 6 Barriers**

(Israeli Information Center for Human Rights in the Occupied Territories - B'Tselem, 2019)

There is a long list of roadblocks that are crossing points for both sides of the Green Line in the West Bank and Gaza Strip, as they numbered 92, according to what was reported in the Israeli Information Center for Human Rights in the Occupied Territories, 2019.

The mention was limited to the list of barriers affecting the study area due to the length of the list, which are:

1. Al-Taibeh Barrier / Shair Ephraim: The checkpoint is erected on the separation barrier in the section adjacent to the Green Line, and it is intended to transport goods. The barrier is operated by private security companies, from 7:00 AM to 14:30 PM.
2. Kafriyat Checkpoint: The checkpoint is occupied by the army and operates 24 hours a day. It is forbidden to cross Palestinians except farmers and holders of entry permits to the seam zone only (it is forbidden to cross those whose entry permit is for Israel and not to the seam zone).



3. Western Fitness Barrier / Nazlet Issa: It is erected at the separation barrier at the point adjacent to this section of the Green Line. The barrier is occupied by the army and operates between five in the morning and ten at night. Palestinians are not permitted to cross, except for the children of seven Western-inhabited families.

4. Shufa checkpoint: The army installed it in 2016 between the villages of Shufa and Izbet Shufa on 5615 Street, which travelers use to move between the south of Tulkarm to Nablus. Its facilities include a watchtower and random inspection of Palestinian cars.

5. The Factories Barrier in Tulkarm: It has a barrier erected at the separation wall in a section along the Green Line, on the Old Netanya Street - Tulkarm. It is occupied by the army. Open between 7:00 AM and 17:00 PM. Palestinian citizens of Israel heading to the city of Tulkarm can cross this barrier, but it cannot be crossed from Tulkarm to Israel.

6. Tulkarm Al-Kafriyat: It is erected on the separation wall, and is reinforced by the army. Open only on Saturdays from 10:00 am to 17:00. It is forbidden for Palestinians to cross other than to enter farmers only in the seam zone, according to the presentation of an entry permit. This barrier is especially used by Palestinians and citizens of Israel to reach and return from Tulkarm.

7. The entrance to Anabta / Ainaf: It is erected on the separation wall and is reinforced by the army. Open only on Saturdays from 10:00 am to 17:00. It is forbidden for Palestinians to cross other than to enter farmers only in the seam zone, according to the presentation of an entry permit. This barrier is especially used by Palestinians and citizens of Israel to reach and return from Tulkarm.

### **3.7 Permit system**

In order to implement restrictions on movement and movement, Israel has established a system of permits whereby Palestinians from the Occupied Territories are prohibited from entering Israel - including Jerusalem - without permission, regardless of the purpose of entry - for work, medical treatment, visits to relatives, or otherwise. In addition, the Palestinians must present a permit in order to pass from the borders of the State of Israel to reach from the West Bank to the Gaza Strip and vice versa. In the context of the siege policy, Israel refuses to issue such permits to residents of the Gaza Strip except in very exceptional cases (Israeli Information Center for Human Rights in the Occupied Territories - B'Tselem, 2017).

The Palestinian applied for a permit that involved confronting an arbitrary and opaque bureaucratic system. Applicants cannot know the possibilities of accepting or rejecting



their application nor when will they receive such or that response. Many applications are rejected without any explanation and without a real possibility to object to the refusal. Israel, after agreeing to and granting a permit, can withdraw it easily and this is also done without any clarification.

Since October 2003, Israel has also implemented a permit system in what it calls the “seam zone” - areas within occupied territory, but Israel separated it from it by the separation wall and prevented its owners from entering it. Under this system, Palestinian farmers are required to go to the Civil Administration to apply for an entry permit to their lands; This will take effect for a specified period, and they will have to renew the permit again and again. In addition, the Civil Administration imposes restrictions on the entry of non-owners of land and the introduction of agricultural equipment. (The Israeli Information Center for Human Rights in the Occupied Territories - B'Tselem, 2017).

These permits are revoked whenever the army imposes "full closure" on the occupied territories - for example, on Jewish holidays. The army often revokes entry permits to Israel following operations against Israeli targets - sometimes to all residents of the West Bank, sometimes to the residents of the town from which the perpetrator exited, and at other times to only revokes the permits of his family members. (The Israeli Information Center for Human Rights in the Occupied Territories - B'Tselem, 2017).

### **3.8 The political division of the Palestinian Territories:**

#### **3.8.1 The Political Division - Lands A, B.**

In the Oslo Agreement (B), which was signed in 1995, the West Bank was divided into three types of regions - and it was assumed that the division would take place for only five years as follows: The areas that were mostly occupied by Palestinian construction at the signing of the agreement and housing and most housing still The Palestinian population has been classified as areas A, B. These areas, which lack geographical contact, are spread over 165 isolated "islands" spread across the West Bank, which were transferred formally to the Palestinian Authority. The rest of the West Bank, or 61% of its total area, was classified as Area C, a geographically related area that Israel kept under its control in the security field and all civil areas related to land, including planning, construction, infrastructure and development facilities. The division of the West Bank in this way is an artificial division that does not reflect the geographical reality or the Palestinian area. (Israeli Information Center for Human Rights in the Occupied Territories, 2017)

#### **3.8.2 The political division - lands c**

Area C is the area that contains the potential for urban, agricultural and economic development in the West Bank. Israel is taking full control of its planning and



construction there to prevent the Palestinians from almost completely building in areas C. Nearly 60% of this area - about 36% of the total area of the West Bank - Israel imposes this ban by defining vast areas as "state lands", "survey lands", "shooting areas", "natural reserves" and "gardens" Patriotism, "by annexing it to the spheres of influence of settlements and regional councils, or by the restrictions and restrictions in force on land that Israel has seized between the separation fence and the Green Line. (B'Tselem, 2017)

However, even in the remaining 40% of Area C, Israel applies a policy that almost completely prohibits Palestinian construction, either through almost total rejection of all requests for building permits of any kind - whether building homes, agricultural buildings, public buildings, or infrastructure facilities. The Civil Administration refuses to prepare or approve structural maps for most of the Palestinian towns in areas C. (B'Tselem, 2017)

Where Palestinians are forced to obtain building permits for any facility outside the master plan for any village in Area C. Obtaining a permit is a complex process and the opportunity is minimal. During (2000-2012) 2829 Palestinian homes were demolished because they were built without permits (Stein, 2013, Thwaba, 2018).



### **3.9 Trans-Israel Street - Street (6)**

Street No. (6), or the transit of Israel, as it is called, is a link street that connects the north to the south, where all the cities in the occupied interior are connected to each other.

The "Trans-Israel" Street (Street No. 6), devours thousands of acres of Arab land in the Triangle and the Galilee, isolates their villages and turns them into margins on the road, after they were prosperous centers. Suddenly, they discover planning for a city like "Harish" in the Triangle, which will be established on their lands and turn their villages and cities in the future into connected suburbs, instead of developing a civil center like Umm al-Fahm. This is how it happened with "Nazareth Illit" which marginalized Nazareth, Karmiel and other centers that were established in the heart of The Arab Communities (Khamisi, 2011)



## **Chapter Four**

### **General background on planning in Palestine**

#### **4.1 Introduction**

Planning is an organized framework translated into ideas, mentality and behavior, through which we organize monitoring and spending our resources in order to achieve goals that we unanimously agree to benefit society now and in the future. That is, planning is not a mechanical process, but rather a product of thought, mentality, culture and behavior that is practiced in practice in order to overcome the scarcity of resources and provide the sustainability of these resources for the future of future generations. Planning is also a social and political process that seeks to monitor and distribute resources between groups of people in their different locations.

We must be aware that planning originally came to serve the community. But its poor achievement and its use by the institution as a tool of control and control, without its suitability to the needs and requirements of society, turned this planning into a curse, although originally it should be a blessing. Transforming this planning from a curse into a blessing should be done by changing the community's approach to planning, and developing tools that emerge from concepts, norms and values of society to meet its immediate and future needs; On the other hand, and prior to that, he rejected and modified the use of planning as a tool of control and discrimination exercised by the official governmental institutions controlled by the Jewish majority. These institutions use spatial planning to allocate more resources to Jews even at the expense of Arabs and lead to Arabs suffering from planning, so it is imperative for Arab citizens to face the challenge and resistance of this distinctive planning and replace it with fair planning that provides appropriate resources and access to spatial and functional citizens. The question is how this distinguished planning arose and what were the transformations that took place within society, which led to the suffering of the Arab citizens from this planning. (Khamisi, 2018)

The distribution of resources is directly affected by the relationship of power within society and the access of its members to resources. This means that planning is directly affected by the power relationship, usually between individuals and groups. Those who control resources and possess power and dominance have more resources than those who do not. Through planning, the use of resources can be rationalized, redistributed and the creation of distributive justice and quotas among groups and individuals of society. This rationalization and justice takes place if it is an ideology and public policies that seek to achieve societal and spatial justice. (Khamisi, 2018)



In reality, however, there is a relationship of conflict between a dominant majority and a controlled minority; And that the majority controls the resources (force, land, political decision, public space), the minority's access to these resources is limited and suffers from planning (Forester, 1989).

There is no doubt that structural planning can be done by individuals and institutions; But usually, spatial planning that includes cities, villages and regions is initiated and implemented by governmental and local planning institutions that include the local authorities. The role of citizens is to react or confront this planning. This reality can be changed if we organize ourselves as a recruiting society to achieve its goals.

## **4.2 About urban planning in Palestine:**

The nuclei of Arab villages and cities developed organically and without formal planning directed until the beginning of the twentieth century. This development arose and was shaped by the social norms and systems that prevailed in society, influenced by building technologies, the environment, and the tools of consumption and production with it.

### **1. The Ottoman period (1850-1917):**

Palestinian local urban planning has been historically affected by political events and regimes that have ravaged Palestine, and the local authorities (municipal councils) began in Palestine in the second half of the nineteenth century in the light of the laws of the Ottoman Empire, especially the State Administration Law of 1871 CE, which Article 111 stipulated: Formation of municipal councils in governors and mutinar centers, as well as the Municipalities Law of 1877 CE, which is the legal and organizational basis for the composition of municipal councils and municipal work in the Ottoman era.

Planning during the period of Ottoman rule emphasized the physical aspects such as roads and buildings, especially in cities. The Ottomans left Palestine after the First World War with 22 municipal councils, which are: "Acre-Haifa-Shafa Amr-Safed-Nazareth-Tiberias-Bisan-Jenin-Tulkarm-Nablus-Ramallah-Jerusalem-Lod-Ramla-Jaffa-Beit Jala - Bethlehem - Hebron - Be'er Sheva - Majdal - Gaza - Khan Yunis) (Khamisi, 1997; Ministry of Local Government, 2003)

The entire Jewish state was directed to expropriating and owning land from its indigenous inhabitants in Palestine based on ancient laws dating back to the Ottoman period to serve the purpose of expropriating land and taxes. (Abdel Hamid, 2006; Beamcom, 2008; Dajani, 2005).



During the Ottoman era, the land was divided into five categories according to the Ottoman Lands Law of 1856, and the occupation authorities declared the lands (Mawat, Miri) of the state to facilitate expropriation, in addition to that, 70% of the citizens did not register their lands to escape taxes, which remained without ownership, which Easy transfer of ownership to the Jews (Bimkom 2008).

## **2. The British Mandate period (1917-1948 AD):**

With the entry of the British Mandate and its occupation of the country, it brought with it administrative and planning systems that developed in the society that crossed the Industrial Revolution and imposed it on Arab society. The city planning process in the country began in 1921 with the preparation of formal structural plans for cities such as Haifa, Jerusalem, Nazareth, Beersheba, Nablus. After 1936, a regional planning process began that included preparing structural plans for some Palestinian villages. And mandatory planning sought to lay the foundations for codified structural planning that was used by the Israeli authorities after the establishment of the State of Israel, with some modifications. British planning regulations have established that a building permit must be issued for every building that takes place. And that this building must be built on the instructions of certified structural plans for the town / city / village and the region. In order to establish control over planning, it imposed central planning, which included the division of planning institutions into three levels; Country, regional and local. This centralization in planning institutions placed the planning authority and the distribution of planning resources in the hands of the central government. Especially since this hierarchical progressive building was applied to the concept that the public interest; That is, the interest of the state is better and more prevalent than that of the individual citizen.

There is no doubt that there is a logic behind the primacy of the public interest and the organization of public space over private interest and private space. But it is worth noting that these concepts and logic are acceptable in a natural state in which there is a dialectic of synergy and complementarity between the public and private interests, and that the provision of public benefit and the organization of public space came to serve individuals and provide opportunities for private space. But in the case of the conflict that took place since the thirties of the twentieth century until today between the British Mandate and the Zionist movement on the one hand and between the Palestinian Arabs and the people of this country on the other hand, it created a contradiction and conflict between public and private space. Whereas, the British Mandate and the Zionist movement and later the State of Israel took control of the public space and the public interest and benefit and favored it in its favor, while the Palestinian Arabs suffered from the programmed and systematic exclusion of the management and possession of public space. The conflict situation in which structural planning arose and its import and



application to Arab towns according to imposed standards and regulations, and in some cases contrary to and contrary to its norms and societal behaviors, created a state of hostility between planning and between society and individuals.

### **3. The Jordanian Period (1948 - 1967):**

When the British Mandate ended in 1948, Palestine was divided into three administrative political regions (what is known as Israel, the West Bank and the Gaza Strip), where these areas were subjugated under various political administrations, including the Organization and Building Law. The area in which Israel was established constituted about 70% of the mandatory area of Palestine and was managed by a new sovereign government to issue laws, prepare plans and manage its development according to its need. As for the West Bank region, it was subjected to Jordanian sovereignty, which issued an amended Law and Buildings Regulation No. 79 in 1966 AD, and before that the Cities Regulation Law of 1955 was issued. As for the Gaza Strip area, it was subject to Egyptian administration, which kept the Urban Planning Law of 1936 in effect despite some partial amendments to it. This political and administrative division contributed to a partial change in the contents and laws of urban planning and its institutions, although its spirit and essence remained. These laws and the structure of planning institutions were issued to Palestine from countries and societies that differ from it in cultural, social, structural, political and administrative terms and were imposed on Palestinian society without appropriateness and proportionality (Abdel Hamid, 2005).

During this period, the Jordanian authorities obtained the right to guardianship over the West Bank, and maintained the same planning system established by the British Mandate without modification. Throughout this period, the Planning Law of 1966 was adopted. Abdul Hamid, 2006 Beamcom, 2008). A set of municipal laws have also been developed, including the Municipalities Law for the years 1951, 1954 and 1955, and the number of municipalities in the Jordanian era has reached (25) municipalities with the addition of the municipalities of "Jericho-Al-Bireh-Qalqilya-Ya'bad-Beit Sahour-Anabta-Tobas-Salfit-Deir Dibwan - Halhul-Bir Zeit-Araba-Petunia-Silwad-Bani Zaid-Qabatiya-and Dura. "In the Gaza Strip, the Egyptian administration issued a law in 1955, which included the implementation of existing Palestinian laws before 1948, and this means the continuation of the municipalities law in 1934 and the administration law Villages of the year 1944 AD, and the local councils were limited in the Egyptian administration to the survival of the municipalities of Gaza and Khan Yunis and three village councils (Abdel Hamid, 2015).

### **4.3 Planning in the Israeli Period (1948-1994 AD)**

This period will be covered by talking about planning in the occupied interior after 1948, and planning in the West Bank.



## **1. The Occupied Interior after 1948 AD:**

After the catastrophe and the establishment of the State of Israel in 1948, and the accompanying process of expelling the displacement and agitation of most of the Palestinian Arabs, the Palestinian Arab community turned into a weak minority concentrated in the border areas controlled by the Israeli authorities by the arm of the military government. Most of the Palestinian Arabs who stayed in their homeland inhabited the villages and lived in a conservative traditional society. By their various arms, the Israeli authorities confiscated most of the Arab land and excluded them from participating in the management of or ownership of public space (Grace, 1967).

On the other hand, the Palestinian Arabs followed these Israeli policies, which sought to control and spatial restriction, a defensive and defensive approach that seeks to struggle for survival and preserve the private space and to prevent the expropriation and emptying of the land from its residents (Kretschmer, 2000).

The state of conflict, resistance to the policies and tools of expropriating the land, transferring and concentrating its residents, as happened to a large number of people who are known today as the Bedouin Arabs in the north and south of the country (Falah, 1993). Concerning the management, planning of land ownership, which the Arab citizens meet with suspicion, suspicion, and fear of this act. These concepts and reactions are justified, especially since the Israeli authorities have sought to control resources, especially the land, by force of law, authority, and financial resources, and their mockery in order to implement state projects that came to serve the Jews and at the expense of the Arabs (Bashir, 2004). The state of mistrust, suspicion and apprehension is still prevalent among Arab citizens towards regional and local Qatari structural planning, which has contributed to developing concepts of hostility to local planning that Arab citizens themselves need. In some cases, it is used by some as a false word of right, in order to preserve the personal interest at the expense of the public interest within the Arab town.

During the first decade of the establishment of the state of Israel, planning policies for Arab citizens were formulated that included individual and group spatial control, dependency attachment, economic attachment, and individual and collective political control (Khamisi, 1990; 2007, בוימל). These policies were based on an ideology that seeks to control and own public space by the state and the Jewish majority, which formulate and design it, ignoring the reality, needs, and Arab Palestinian heritage, but



rather replacing it and occupying its place. This ideology was applied by the spatial planning that sought to Judaize the space, to cut the spatial communication and restrict it within the Arab towns (Khamisi, 2003). To this end, the military government initiated the preparation of structural plans for the Arab villages at the time, which were called structural plans for - "defining the construction field"; That is, defining and limiting the permitted building area (Khamisi, 1990). These plans were a tool in the hands of the military ruling authority and later the planning and building authorities of the Ministry of the Interior and operating under the Organization and Building Law of 1965 to grant building permits, in exchange for restricting the areas in which a building permit can be issued within the town's root zone, and kept buildings and even many Arab villages and sites outside these plans ; These buildings that were not included in the plans were called by the authorities "illegal buildings" which include entire villages that are now known as the unrecognized villages, especially in the Negev region. The state has set up formal and governmental committees to study how to address its phenomenon, which has been dubbed "illegal buildings", such as the 1972 Koborsky Committee, the Gracie Committee 1976, the Markowitz Committee 1986; And later the 2000 Gazette Committee; And the Goldberg Committee in 2008. That is, the state and planning institutions create the problem by endorsing inappropriate planning, which seeks to achieve goals and policies that are contrary to the needs and requirements of Arab citizens, and in return accuse them of violating the law.

In parallel with the preparation of these plans and the ratification of amendments thereto, the Arab population increased from about 156,000 in 1949 to about 1.3 million people today. The number of inhabitants within these towns, which were transformed from small villages into large towns, also increased. For example, the population of Kufrkna was 2,900 in 1949, and it reached 20,000. Economic, social, cultural and spatial transformations have also occurred. There have also been changes and transformations in construction techniques and the necessity to provide a public space within the town that meets the needs of the residents who are undergoing a rapid process of urbanization and urbanization within these towns. These transformations have not been accompanied by a rapid change in the contents of local, regional and country structural planning. This reality led to the emergence of heterogeneity between reality and planning, and a reality arose that there may be certified structural plans for the town, but these plans differ from reality, but rather control and hinder its development and direction. We can summarize this fact that there may be certified plans, but there is no improved planning (Khamisi, 2004).

Most Arab towns continued to grow and develop not according to a general targeted municipal planning, but rather, according to a mixture of motives and factors that distorted the spatial and functional building of the Arab town.



In 1948 the catastrophe led to the catastrophe of the Arab city as well. What remained inside the homeland within the borders of the State of Israel are small towns and villages. These cities and villages have grown and developed most without programmed and targeted planning; Rather, she struggled to survive and grow despite government policies toward it, which we summarize in disregard, discrimination and exclusion (Lustick 1980). However, currently these policies cannot be continued nor the same methods of reaction to them can be continued, because we have transformed from a state of struggle for survival and self-preservation and private space to a situation that requires building and development, self-development and keeping pace with the times and preparing for the future, and the use of public space and benefit from it and participate in formulating it. (Thursday, 2018)

There is no doubt that the approved structural planning of Arab towns does not enable us to provide our current needs and requirements and can guide our development for the future, which is beneficial for us by overcoming and overcoming external obstacles and barriers, which include the scarcity and scarcity of allocating government resources; In our matter, planning resources will redistribute the space, provide opportunities to manage, formulate and use public space inside the town and outside it. As for the internal obstacles, which include past mentality and a traditional culture that is capable of growth and development, they are afraid of facing the present and preparing for the future. Rather, they depend on the jurisprudence that the past has not changed and cannot change. Thus, it becomes a self-limiting striving to keep self-exclusion, achieving governmental goals and policies that seek to exclude Palestinian Arabs from owning and managing public space in return, while providing increased development opportunities at the municipal, regional and country levels.

## **2. Planning in the West Bank during the Israeli period (1967-1994 AD):**

After the 1967 war, Israel began to implement a land confiscation policy, hundreds of thousands of dunums in the West Bank were classified as "state lands", and later these lands were declared "closed military areas" and "natural reserves" and then converted into colonies. Israeli (Waltz, 2010)

During this period, the Ottoman and Jordanian laws were amended to facilitate confiscation, in addition to that all planning authorities were transferred to the hands of the Supreme Military Planning Committee, in addition to the restrictions of expansion and construction in areas named (C) without permits that take a large time for their issuance to Palestinian citizens and lack of approval from



The Civil Administration accepted 90% of the plans for the Palestinian villages in Area C because they are not compatible with the British plans. (RJ / 5 and S15)

After that, the West Bank was divided into three political classifications A, B, and C, with Area C covering over 60% of the West Bank.

### **3. Planning in the West Bank after 1994 and until now:**

In 1994 the Palestinian Ministry of Local Government was established and its aim was to follow-up and control the planning process for the communities within the lands of A and B, but for area C, the existing communities in it were left without any development plans as they are under Israeli control.

Planning powers in the West Bank have become fragmented, which hinders the overall regional planning process for Palestinian communities, as Areas A and B are surrounded by Area C, which means that the Palestinians have no means or authority to build new ways of interconnection, in addition to occupation plans for roads and colonies that restrict The process of planning and interconnection between lands.

Unlike the Israeli colonies in Area C, with all types of planning, services, and infrastructure projects. Moreover, the settlers participate fully in the planning process and are considered decision-makers and the colonial land classifications in the assignment plans have been changed from agriculture, natural reserve, or archaeological sites to lands. For urban development.



#### **4.4 Planning Policy in the West Bank:**

As of November 2017, of the 180 Palestinian towns whose area is in Area C, the Civil Administration approved and prepared structural maps for only 16 towns. The area of the areas under these plans reached 17,673 dunums, or less than 1% of all areas of C, and they are mostly urban areas. These maps were prepared without the participation of the residents and without regard to any of the agreed planning standards in the world: their borders are adjacent to the existing urban boundaries in villages so that there is no room for agricultural space, pasture, or land reserves for future development (Israeli Information Center for Human Rights in the Occupied Territories, 2017)

Since 2011, dozens of Palestinian communities have prepared structural plans for their residential areas - in cooperation with Palestinian and international institutions as well as the Palestinian Authority - after the civil administration refrained from preparing structural plans after being requested to do so. Part of the plans touched on communities and villages, all of which are located in Area C, and others that are part of their area. As of September of the year 2018, 102 structural plans were submitted for approval by the planning authorities of the Civil Administration, but until the end of the same year, only five of them, which apply to an area of about one thousand acres (and constitute 0.03% of Area C), were approved. (Israeli Information Center for Human Rights in the Occupied Territories, 2017)

The possibility for a Palestinian to obtain a building permit - even on his own land - is zero. Civil Administration data show that between the beginning of the year 2000 until the middle of 2016, the Palestinians submitted to the planning offices 5,475 applications for building permits. Only 226 requests, or about 4%, were approved. Many abstain from the beginning from making such requests, knowing that there is no hope for their approval. As the Palestinian population remains without any possibility to obtain a building permit and given their various needs, they are forced to develop their towns and build their homes without a permit. As such, they are forced to live, always threatened with the destruction of their homes and interests. (Israeli Information Center for Human Rights in the Occupied Territories, 2017)

This policy pursued by Israel affects not only the Palestinian population living in Area C, but also the population of hundreds of Palestinian towns located all or part of it in the areas classified as A, B. This is because most of the land reserves for many of these towns fall within the borders of Area C and are subject to the restrictions and restrictions imposed by Israel in that region. (Israeli Information Center for Human Rights in the Occupied Territories, 2017)

#### **4.5 The planning initiative within the Green Line:**



There was a need to develop a planning methodology that was challenging and resistant to the formalized planning methodology, nonetheless challenging and resistant to local and internal constraints within society. The defiant and civil resistive planning methodology seeks to prepare plans and develop planning behavior within the Arab community, especially within the Arab local authority. A planning approach based on the initiative and facing reality and preparing for the future, and not based on describing the past with its tragedies and obstacles. A planning methodology that seeks to rationalize the use of local resources and does not stop at that but demands and participates effectively not only by demanding to manage public space, but also develops a discourse, concept, sense, and practice of interference that the public space, even outside the Arab town region, is its property and has a role and lies upon it. The responsibility of his administration and preparing it for what is in its interest and benefit. (Thursday, 2018)

In order to change the current structural planning, it is necessary to take responsibility and initiative through effective participation in facing the reality by resisting the controlling planning and replacing it with defiant and defiant planning that meets the needs of the Arab town, taking into consideration the urban and rural environment. This is not only through defensive planning, but rather requires developing the contents of tools for planning mechanisms that are appropriate to the reality of the needs and future of Arab citizens as part of the Qatari and global public space. Part of these contents and tools can be accomplished by planning practice within the local authority, which must transform into a proactive administrative body and manage the development and planning process within the town. In parallel, there must be a role that civil and civil society takes in planning and local development, by creating an atmosphere of solidarity and interdependence within the Arab community, in order to transform it from the remains of its interest groups into a society that has desirable goals based on a future vision of the reality of the town and as part of a community and a nation that we seek to build And developed.

#### **4.6 The challenges and obstacles facing Palestinian urban planning institutions:**

Urban planning institutions faced many obstacles and challenges that affect the planning process in the country, which can be divided into two parts, including:

##### **A) Inherited challenges and obstacles:**

The Palestinian authorities and bodies inherited them from the previous administrations and authorities that had ruled Palestine since the second half of the nineteenth century, the most important of which was the period of the Israeli occupation in 1967 and which still exists today. These challenges are summarized as follows:



1. Laws and regulations: which imposed a reality that must be dealt with, as we find that the Ottoman Land Law imposed a reality regarding the ownership of land and its division (ownership, Waqf, Miri, abandoned, and favorable), in addition to the building laws in effect and derived from the laws of the British Mandate. Also, the Israeli military orders and laws and the resulting facts on the ground.

2. The political situation: through sovereignty over lands, administrative and security divisions.

3. Land settlement: represented by challenges that are related to the subject of planning and organization, since the absence of settlement weakens the ability to control land due to the lack of information related to land ownership, as 70% of West Bank land is not known to ownership and has no settlement work, which helps to the confiscation of the lands and the establishment of Israeli settlements on them.

4. Regional structural plans:

The plans issued by the British Mandate (RJ / 5 and S15) had a strong challenge as the Israelis benefited from them and modified them and put an alternative to them through the Jerusalem plan, which aims to expand settlements and prevent the granting of building permits and limit Palestinian urban expansion and prepare other plans such as (Roads No. No. 50, and Project E1) and plans that do not fit the requirements of the Palestinian situation and were rejected by them, and most of the plans prepared by the Palestinian Planning Authorities were rejected as they also did not fit their plans (Ali Abdel Hamid, 2005)

Also in the year 1984 AD, another regional plan called "Roads Project No. 50" was published, and this plan contained four road classifications (express, major, regional, and local) as well as provisions for reversals on these roads up to (300 meters), which contributes to Also in limiting Palestinian expansion and urban development, this scheme aimed to link the West Bank and Gaza Strip settlements with what is called Israel while avoiding Palestinian villages.

B) Challenges in the Palestinian National Authority period:

They can be summarized as follows:

A) Political challenges and obstacles: related to the administrative and security divisions in Palestine, which resulted in the interruption of geographical communication between



the West Bank and Gaza Strip on the one hand and between the West Bank governorates on the other hand.

B) Geographical challenges and constraints: These challenges and constraints are related to the construction and expansion imposed by the Israeli occupation on Palestinian land in the West Bank and Gaza Strip, including the expansion of settlements and the network of bypass roads linking them, as well as the construction of the separation barrier or separation on the borders of the West Bank and within it

C) organizational and institutional challenges and constraints:

Represented by the efforts made by the planning institutions in preparing structural plans for the Palestinian villages (ministries, municipalities and local bodies) that work to organize urban development and expansion, and Palestine still suffers from many problems and faces many obstacles that can be summarized as follows:

1. Not adopting clear planning policies at the regional, national, and local levels.
2. The weakness and lack of qualified personnel to carry out planning responsibilities.
3. The lack of clarity of responsibilities and the interference of powers between authorities and institutions.
4. The incompatibility of laws, regulations and legislation governing structural plans with the requirements and needs of Palestinians.
5. The absence of settlement of lands and the determination of their properties.

#### **4.7 The most important Israeli plans facing the Palestinian territories:**

1. Regional Road Project No. (50)
2. A regional partial structural project for Roads 50 to create a new road network in the West Bank that is compatible with the requirements of Israeli planning.

The objectives of the scheme are as follows:

Completing the goal of the center area planner by dismembering the occupied West Bank and isolating Palestinian communities.

The scheme is working to effectively integrate the West Bank in Israel, by creating a major road network that cuts across the West Bank and connects settlements to the heart of Israel. As for the Palestinian population centers, they will remain connected to a network of sub roads and relatively separate from the main developed network.



## Chapter Five

### Similar study cases

#### 5.1 Introduction

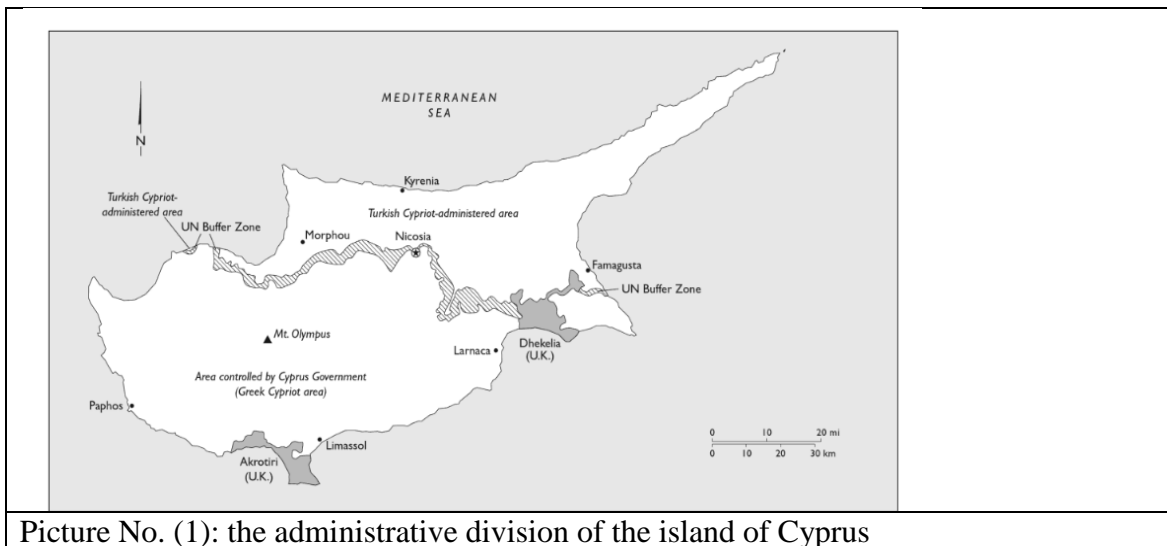
Commenting on theories of planning under exceptional, conditional and restrictive conditions, some similar study cases that were represented in an international study case will be addressed by talking about the island of Cyprus, and a regional study case represented in the study of Beirut, the capital of Lebanon.

#### 5.2 International case study: Cyprus

Cyprus is a small island historically contested over its identity and dependency between Turkey and Greece. On its soil, a political struggle is taking place between the two main components of the island's population, the Cypriots of Greek ancestry and the Turkish-Cypriots of Turkish origin (Muhammad Abd al-Ati, 2008)

##### 5.2.1 Administrative division of the island of Cyprus

The island of Cyprus currently consists of two independent countries, one of which is recognized and a member of the United Nations and the European Union, which is the Cyprus Republic and its capital is Nicosia, and is located on 65% of the island's area, and the second is independent but is recognized only by Turkey and is called the "Turkish Republic of Northern Cyprus" and established on 35 % Of the rest of the island's area and its capital, Lefkoshah (Mohamed Abdel Ati, 2008)



Picture No. (1): the administrative division of the island of Cyprus

Source: (James Kerr Lindsey, 2003)



Greek Cypriots are Christians who belong to the Greek Orthodox Church, speak Greek, and Turkish Cypriots are Sunni Muslims, speak Turkish, and English is the second language for each of them (Muhammad Abd al-Atti, 2008)

The Greek and Turkish communities lived in tolerance for most of the Ottoman rule that spanned three centuries (1571-1878), despite the lack of a common denominator between them. Both denominations differ in language, religion, customs, and traditions, and the length of the common living did not develop into integration as is usually done by mating or Conversion from one religion to the other, but this has rarely happened in Cyprus.

And social tensions began to escalate after that with the activity of the leaders of the Orthodox Church to annex the island to Greece, and those tensions continued until they led to the division of the island into two states, as will be mentioned later.

In 1974, Turkey divided Cyprus by military force to the north and south, giving Turkish Cypriots full control of the north. Since then, the United Nations (UN) has tried to solve the Cyprus problem, but diplomatic efforts have always been short. In 2004, UN Secretary-General Kofi Annan proposed a plan for the reunification of Cyprus. In a subsequent referendum, approximately two thirds of the Turkish Cypriots voted in favor of the plan; However, three-quarters of the Greek Cypriots rejected the plan. To help illuminate Greek Cypriot public opinion, a phone survey is conducted with 150 Greek Cypriot citizens randomly selected (with a response rate of 87%). The results show that about four fifths of the respondents do not trust the Turkish Cypriots and believe that they can live with them in peace. However, 43% of the respondents reported that the Greek Cypriots as a group are not fully prepared for unity with the Turkish Cypriots. (The Greek-Cypriot Position, Savvas Daniel Georgiades)

### **5.2.2 Europe welcomes the opening of the Separation Green Line in Cyprus**

In a statement, the Council of Europe welcomed the opening of the "green line" separating northern and southern Cyprus, and considered it a "historic measure that helps in resolving the Cyprus issue". The Secretary-General of the Council expressed his belief that the opening of this crossing "will create an irresistible start and the Cyprus crisis may be resolved in a very near future." (Europe welcomes the opening of the Green Line separation in Cyprus, Al-Jazeera site, 2003, agencies).

In the field, about 50 United Nations blue hats deployed Friday, alongside Greek and Turkish police, at the crossing point of the "Green Line" in Nicosia to organize



thousands of people who want to cross this crossing after it opened Wednesday to all Cypriots.

Since Friday dawn, thousands of Greeks began waiting for long lines to enter the northern region, while a similar number of Turkish Cypriots were waiting, in turn, for the other side to cross to the southern part of the capital.

At midday, a few dozen cars crossed the "Green Line", while a small number of Turkish Cypriots managed to reach the south on foot. The Greek Cypriot authorities had warned their citizens that those who wanted to cross to the north must wait about eight hours.

### **5.2.3 Dreams of integration**

The Cyprus problem has remained for the past 25 years. A government in the north is recognized only by Turkey, and a Turkish military presence there is estimated at thirty thousand soldiers.

Another government in the south has international legitimacy, and unionists on both sides have been demanding the return of unity to the divided island, and their voices have risen that the time has come to overcome the difficulties and try to overcome the past.

In 2004, the United Nations, through a proposal submitted by its Secretary-General Kofi Annan, attempted to unify the island, but the Greek Cypriots rejected that proposal, while the Turkish Cypriots accepted it. In the same year, the European Union agreed to accept Cyprus membership to become a country of the Union. And with the beginning of 2008 the first round of presidential elections took place in the Republic of Cyprus and resulted in the departure of President Tassos Papadopoulos from the race, leaving the stage in front of the contenders, leader of the Communist Party of Cyprus Dimitris Christofias and right-wing candidate Ioannis Kasoulides.

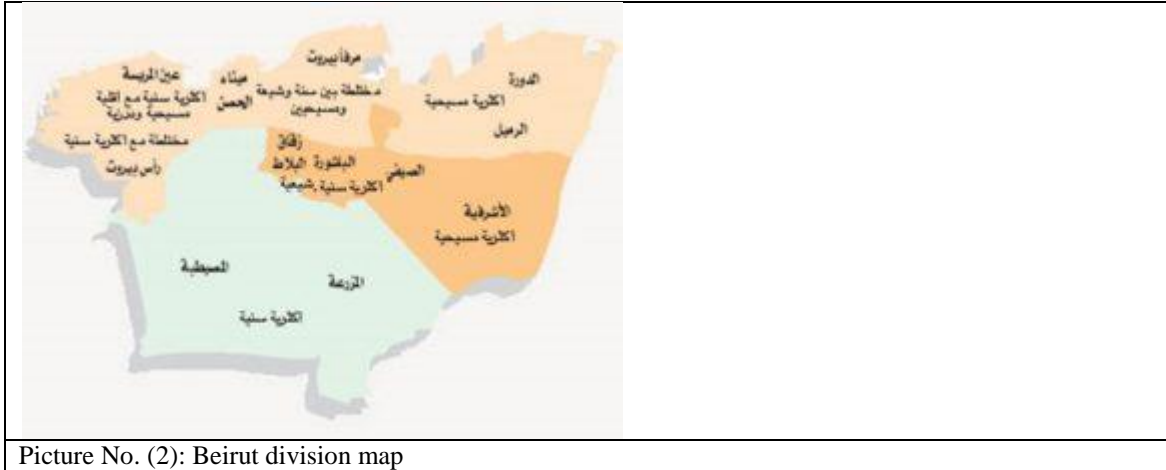
In the second round, which took place on the twenty-fourth of February, Christofias won, and announced after his victory that he wanted to resume talks with the Turkish Cypriots through a process supervised by the United Nations. He asserted in the Ecstasy of Victory that he would work to "reunite the Cypriot people and that, for this, he extends a hand of friendship to the Turkish Cypriots and their leaders."

## **5.3 Regional case study: Beirut**

In the year 1975, the Lebanese civil war broke out and divided the city into two parts: eastern Christian, western Muslim, and the city's uncle ruin and chaos. In 1978, the



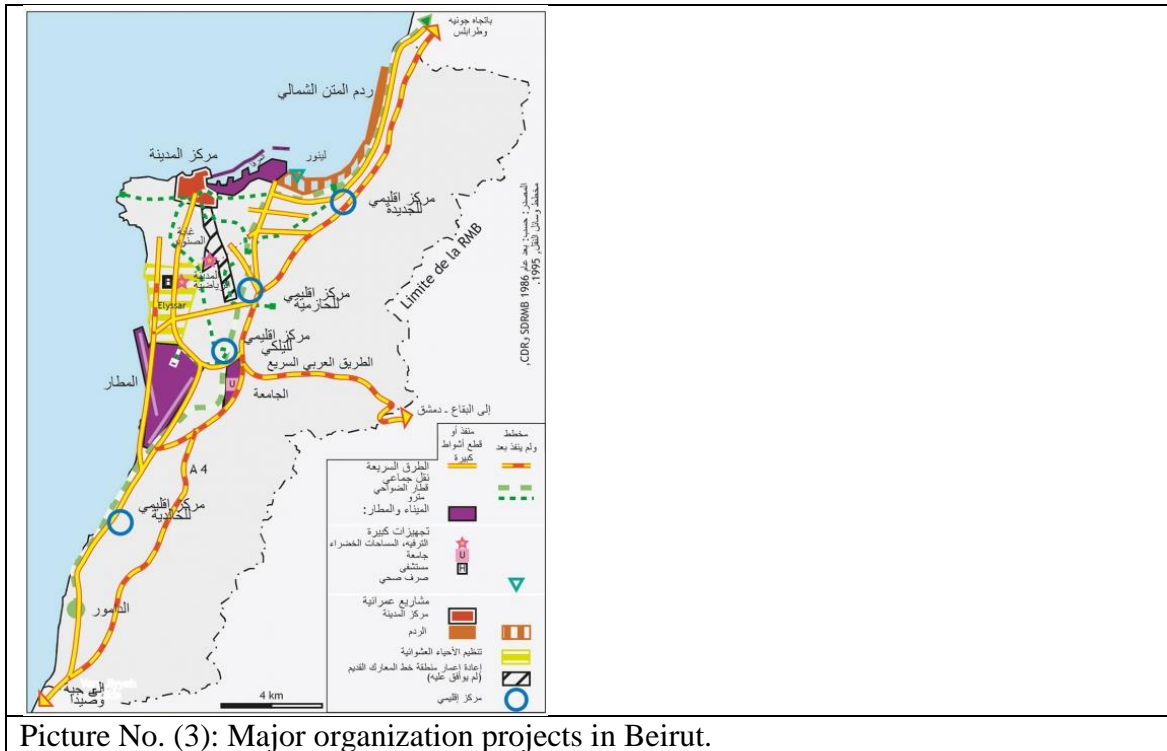
Israeli army invaded Lebanon and occupied its lands from the south to the Litani River, in a process that the Israeli army gave the name of this river. Then, after the second Israeli aggression in 1982, the occupation expanded in Lebanon to reach the outskirts of the capital and surround it.



### 5.3.1 Reconstruction of Beirut

The reconstruction of Beirut is one of the largest workshops that the Lebanese government has held onto. The city and its environs were severely damaged because they were one of the most important battlegrounds, and because the capital is the country's economic engine. The prelaunch of economic activity was a prerequisite for the national advancement. The reconstruction and reconciliation in this city belongs to all Lebanese.





Picture No. (3): Major organization projects in Beirut.

The reconstruction of Beirut during the war was prepared by numerous planning documents. A guideline was completed at the end of 1986 by a French-Lebanese team in which he proposed ambitious options. He had returned and emphasized the unity of the population through the reconstruction of the center, a policy aimed at restoring joint public transport, and the establishment of secondary centers to accommodate the urban expansion that began during the war.

The sequence of reconstruction projects has led to options that have compromised presumed social harmony. The state preferred the tools of economic development, as the port was rehabilitated and replaced the old airport with a new airport that can accommodate 6 million passengers, in addition to building a new runway extending at sea. It has launched several projects for public facilities, including: a sports city, a university hospital, and the Lebanese University campus, all of which were completed in 2005. It also launched major urban projects, such as rebuilding the city center, filling in the northern suburb coast, and a broad program for the reconstruction and rehabilitation of the southern Beirut suburb that It is the main site for the slums in the capital. The highway network between these sites has been modernized and expanded, in particular adding new roads to enter the city.







These study cases were brought up in particular for the great similarity in the political, social and administrative situation in them with the Palestinian-Israeli conflict, despite the different internal characteristics of each, for several reasons that can be summarized in the following:

Each of the study cases has a green line and what is meant by the dividing line:

The Green Line in Palestine: It is a term called the dividing line between the occupied territories in 1948 and the occupied territories in 1967. The Green Line in Lebanon: also referred to as a dividing line in Beirut during the Lebanese Civil War between 1975 and 1990; and the Green Line in Cyprus: indicates in Cyprus to the line that divides the island into two parts the southern Greek section internationally recognized as the Republic of Cyprus, and the northern Turkish section which declared independence as the Turkish Republic of Northern Cyprus without being recognized by any country except Turkey.

□ The difference in the political power that dominates the Green Line, in Palestine there is the Palestinian-Israeli conflict, and on the island of Cyprus there is the Turkish-Greek conflict, and in the city of Beirut there is a conflict between the religious sects in East and West Beirut.



## **Chapter six**

### **Project site analysis**

#### **6.1 Site selection**

The city of Baqa AlGharbiyye, Baqa alsharqieh town ,the village of Nazlet Issa and Nazlet Abo Enar village were chosen as a case study for a integrative integration planning project for communities separated by the separation barrier.

#### **6.2About the site**

##### **6.2.1 Geographical location:**

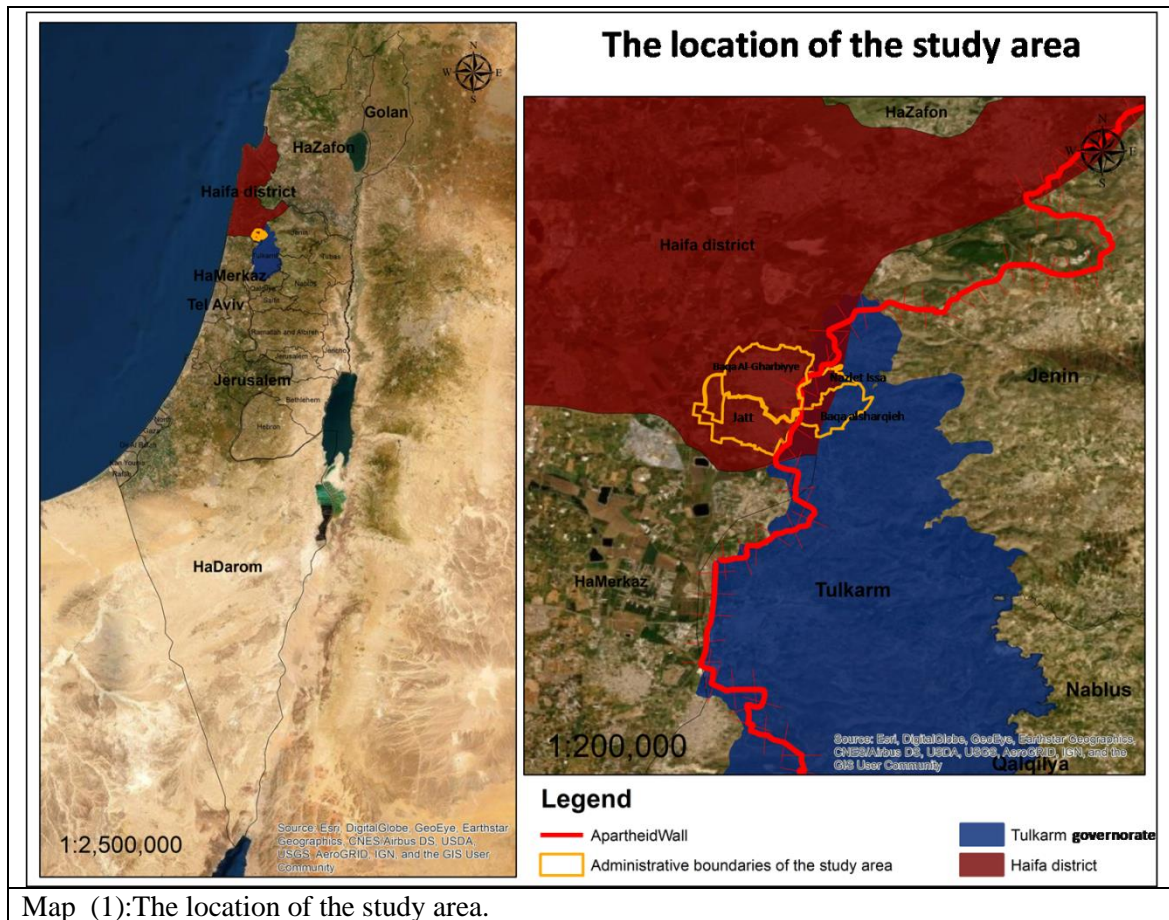
The study area is located on the borders of the separation wall, on the south of Haifa city and north of Tulkarem city, where part of it belongs to the Palestinian territories, which is Nazlet Issa and Baqa al-Sharqieh, and another part belongs to Israel, which is the city of Baqa al-Gharbyyie and the village of Jatt.

Baqa al-Gharbiyye: is one of the cities of Haifa district currently, and Tulkarm district earlier, before the establishment of Israel in 1948, which is considered one of the central cities in the Triangle area. The Jews entered the village of Baqa al-Gharbyyie, and it was formally annexed to Israel on May 21, 1949, after the signing of the Rhodes Treaty between Jordan and Israel, according to which the villages of the Triangle were annexed to the newly established state of Israel.

It rises above sea level by about 75 m. Surrounding these lands are the villages of Qaffin, Nazlet Issa, Baqa Ash Sharqieh, Mayser and Jatt.

Baqa Ash Sharqieh and Nazlet Issa: They are located to the north of the city of Tulkarm, 19 km and up from the sea 100 meters. They belongs to Tulkarm district.





### 6.3 Justifications for choosing a project

The site was chosen for several reasons, that can be illustrated as the following:

#### 1. Political justifications :

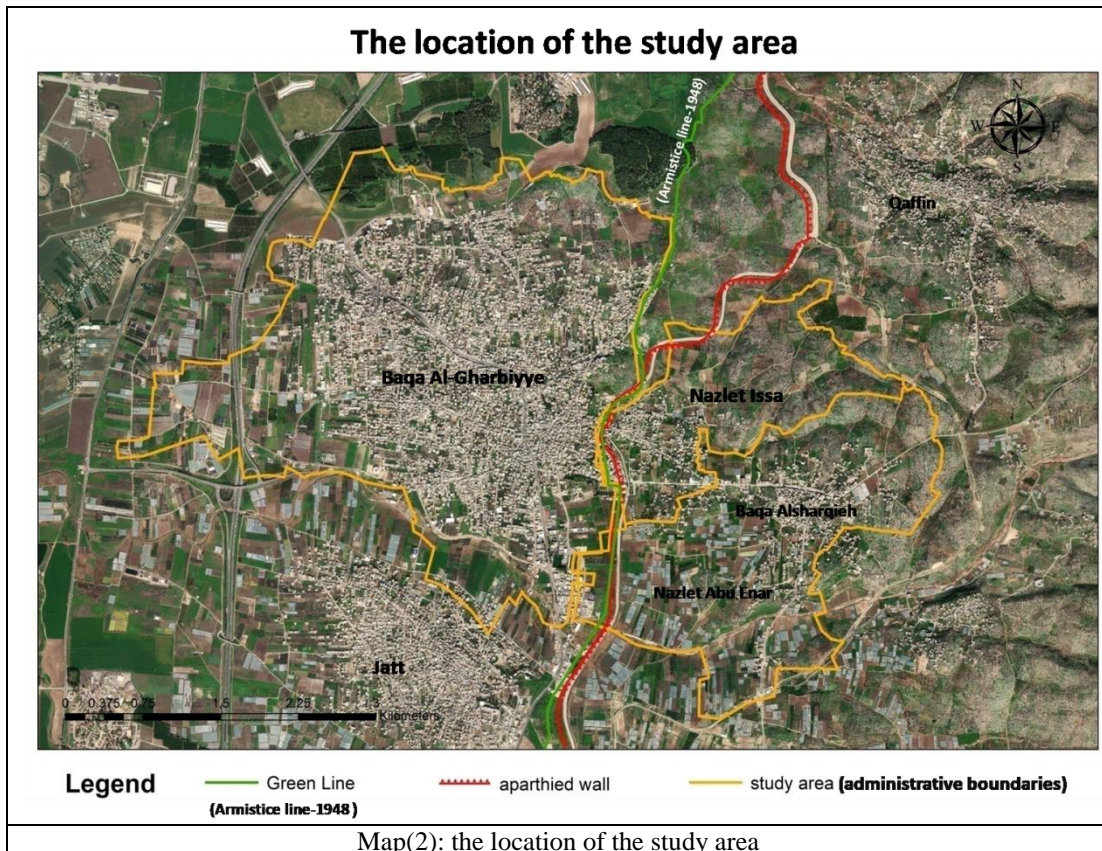
The chosen region is subjected to various administrative and political challenges. The city of Baqa- Al-Gharbiyye is affiliated with the State of Israel, and the villages of Nazlet Issa and Baqa al-Sharqiyeh belong to the state of Palestine. The proximity to the Green Line (Armistice line-1948), where Tulkarm governorate is a border region. There is a separation wall between them, as the chosen location constitutes a border area.

In addition to all of the above, there are many political obstacles, such as the separation barrier, demolition orders, lands with political classification C which are located in the Palestinian section and under the administration of Israel and the barriers and crossings.



2. Historical justifications:  
The study area has gone through different historic stages from Mamluk era, Ottoman period , British mandate, Israel period, Jordanian administration and Palestinian National Authority period included changing borders, land properties and Political sovereignty, as it previously extended to the coast.
3. Social justifications: Cultural, historical and social connection between these localities were very strong before the establishment of the wall.
4. Economic justifications: The study area had a strong economic, social and administrative relations before the separating wall, and the barrier affected the economic movement negatively.
5. Urban planning justifications: The negative effects of the wall on the region from land use conflicts, demolition orders and built without permits.

In Map (2) describes the current situation of the study area below.





## 6.4 Site Diagnostics

As mentioned in the second chapter, the state of Palestine lived in exceptional, historical, and difficult political conditions, and these conditions made the lands of the study area a major specialty.

The site will be diagnosed with a focus on the historical and administrative side and its impact on many issues: political sovereignty, changing borders, and changing administrative relations.

### 6.4.1 Historical background

✚ Etymology: (The city of Baqa al-Gharbiyye, the archive of the Baqa municipality)  
There are several interpretations of the origin of naming a Baqa with this name, some of them say that they took from (Bouquet) the French word for the meaning of the inclusion of dice, since in our days it has entered into our linguistic dictionary: (Baqa) = a group of dice, but this is a weak narration, because the name was Long before French words entered our language.  
There is another account by Professor Farouk Mawasi, where he says that it was taken from the word (Ba Khojous) for the Romans, who is the god of wine, and the reason for his conception of this is that the area was planted with vineyards, here is the grape, and there is a phase of generosity, and south of a Baqa located (Jatt) - and this name means The grape press, in the doctor's assessment that the Romans held parties in the land of Baqa after the end of the grape juice, and drank alcohol and repeated mention of the god of wine in it, and there were mosaic squares in the area of the old mosque, Roman columns, and other monuments found, and the elderly know and have seen them.  
The third opinion is driven by d. Muhammad Aqel, where he says that it was taken from Al-Baqat, and was called the village of Baqat, and the word means in the ancient Egyptian language one-third or a quarter, and a large farm package was taking place in which quotas were conducted, so Dr. A mind that the designation was misrepresented from penguins to Baqa over time.

#### The Origin of the study area:

According to the documented information, the history of the Western bouquet dates back to the twelfth century AD, where Al-Maqrizi mentioned it in his book "Behavior in the Knowledge of the Countries of Kings" - In mentioning the incidents of 663 AH corresponding to 1265 AD, Al-Zahir Baybars cut this village 50/50 between Prince Alam al-Din al-Dhahiri and the Prince Aladdin Al-Tunzi, when the villages and cities in Palestine were divided and gifted to the Mujahideen who fought and stood against the Crusader and Byzantine invaders. The town was also mentioned in the book "The Decade of Joman in the History



of the People of Time” by his author Badr al-Din al-Aini, proposing that the countries of Palestine be divided among the warriors with Zahir Baybars. The city was also mentioned in the Ottoman book “Detailed on the side of Marj Bani Amer and its dependencies”, in the year 1538. It was noted in the Ottoman notebook that the population of the Baqa al-Gharbiyya population reached five families consisting of the head of a family and his children, and the number of unmarried people 11 people. The notebook states that the tax rate imposed on the population reached 33.3% of the production, and the town was classified as belonging to the “Marj bin Amer” area.

Many archaeological sites have been discovered in the Western Baqa, including those dating back to the Bronze Age (second millennium BC), which are Canaanite ruins. Traces of Roman and Byzantine times, such as the Byzantine bath in the eastern neighborhood of the town, were also discovered. There are effects dating back to the Umayyad and Mamluk period.

Like the rest of the Palestinian cities and villages, the western bouquet suffered many accidents during the Mandate era. In 1938 the homes of Baqa al-Gharbiyye were bombed and vandalized by British soldiers.

To understand the Historical stages, it explained by historical timelines below:

### **1. Mamluk and Crusader era**

Al-Maqrizi mentioned in his book “Behavior in Knowing the Countries of Kings” - “After Al-Zahir completed the second batch of liberation campaigns emerging from the Crusaders. After liberating the coastal city of Arsuf and the city of Caesarea, and they were two important centers of the Crusader occupation: proceed to the distribution of the lands of the liberated villages: At the time of some of its leaders, and the number of these villages was 36 villages and farms that start south in Kafr Bara and end north in Umm al-Fahm, passing through Wadi Ara and these villages were located in three districts of mandatory Palestine: the district of Tulkarm, the coast of the coast, and the Haifa district. These villages include both: Pharaoh, Kutaba, Shweikeh, Deir Al-Ghusun, Kafr Ra'i, Atil, Elar, Zeta, Saida, Qafin, Arqa, Baqa Al-Gharbiyye, Baqa al-Sharqiyeh, Burin, Al-Tiba, Bani Saab, Qalansawa and Arara. And there is another group of villages whose effects are forgiven and no longer exist, such as the village of Safra, which is next to the Pardis Hanna area.

In the decree issued by the Sultan, Baqa Al-Gharbiyye was divided into two parts: I cut one section to Prince Alamuddin Baybar al-Dhahiri and the second part to Prince Alaeddin Al-Tannari, and this confirms the size of the lands that this village owned, because each Emir was spending one hundred soldiers, and his share was a percentage From the yields produced by the peasants. This indicates that Baqa was built. Agricultural yields were raised in (636 AH -1265 CE), confirming that they had not been affected by the Crusader occupation. Moreover, its residents remained the same during the Crusader occupation. As is well known, the Crusader occupation was



concerned only with coasts overlooking the sea. He was keen to keep the agricultural countryside close to the Palestinian coasts so that the occupiers would benefit from it.

This is a major reason for the continuation and construction of villages during this period, and this remained the case throughout the Mamluk period that extended until 920 AH / 1516AD. It is the year of the Ottoman occupation of Palestine, the Levant. (Sanibel's book of fragrant history and heritage)

## **2. The Ottoman period(1516-1917)**

In this period, the situation did not change much from what it was. This is evidenced by the detailed notebook (taboo and tax books) that had been in effect since the beginning of the Ottoman occupation. Ford in the detailed notebook lists the taxes that go to the Sultan, and that go to Islamic endowments.

The city was mentioned in the detailed Ottoman notebook on the side of Marj bin Amer and its dependencies, in the year 1538 AD. It was noted in the Ottoman notebook that the population of the Baqa al-Gharbiyya population reached five families consisting of a head of a family and his children, and the number of unmarried people reached 11. The notebook states that the tax rate imposed on the population reached 33.3% of the production, and the town was classified as belonging to the Marj bin Amer region.

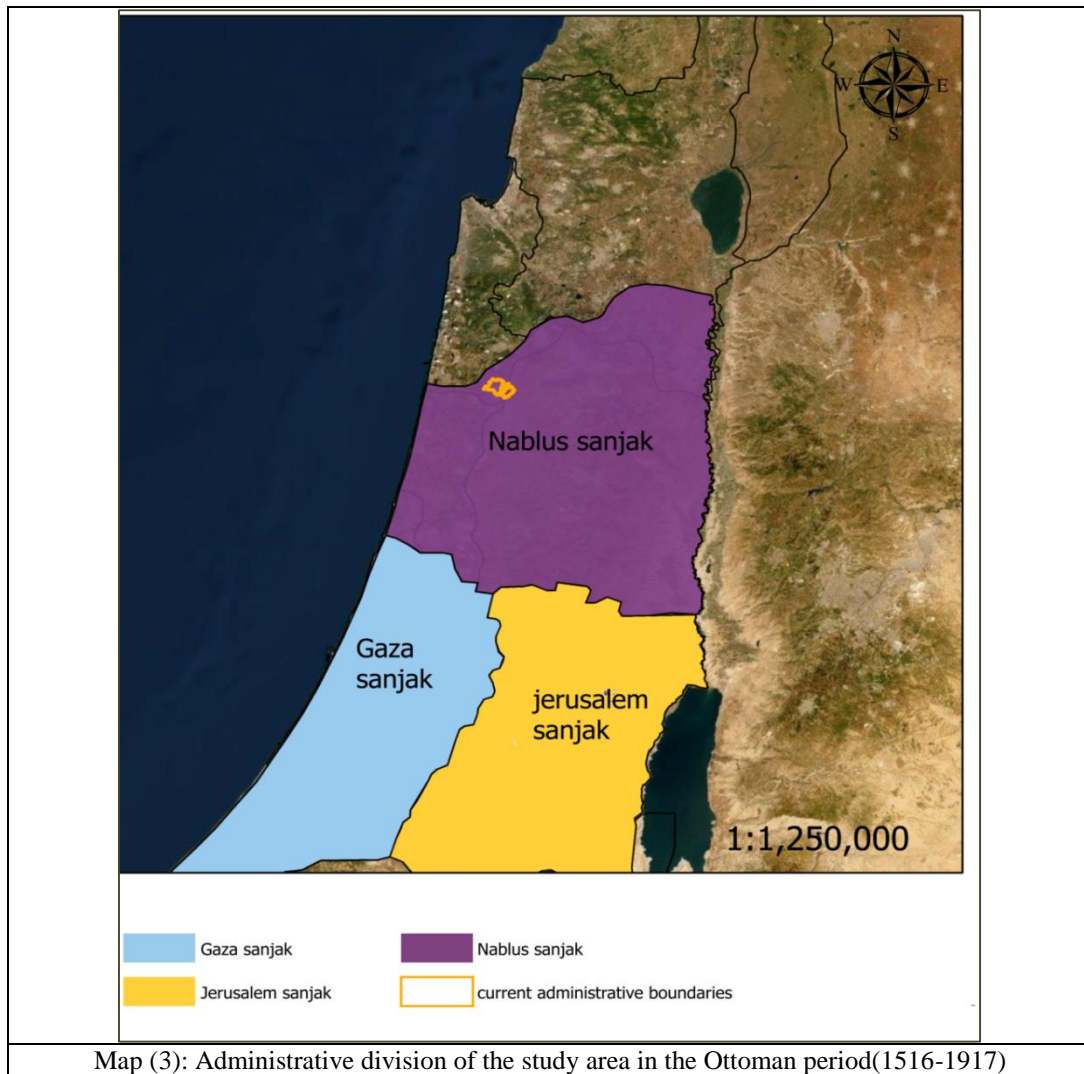
So Baqa Al-Gharbiyye is mentioned in the detailed notebook in 1004 AH -1596 CE. And its lands were boiled with sesame, corn barley, wheat. And spread in its fields olive groves, and this confirms the continuity in the lives of people in this period.

These two witnesses, who date from two different periods, confirm the historical truth of this village.(Sanibel's book of fragrant history and heritage)

Description of the lands of the study area:

its lands were boiled with sesame, corn, barley, wheat. And spread in its fields olive groves, and this confirms the continuity in the lives of people in this period.





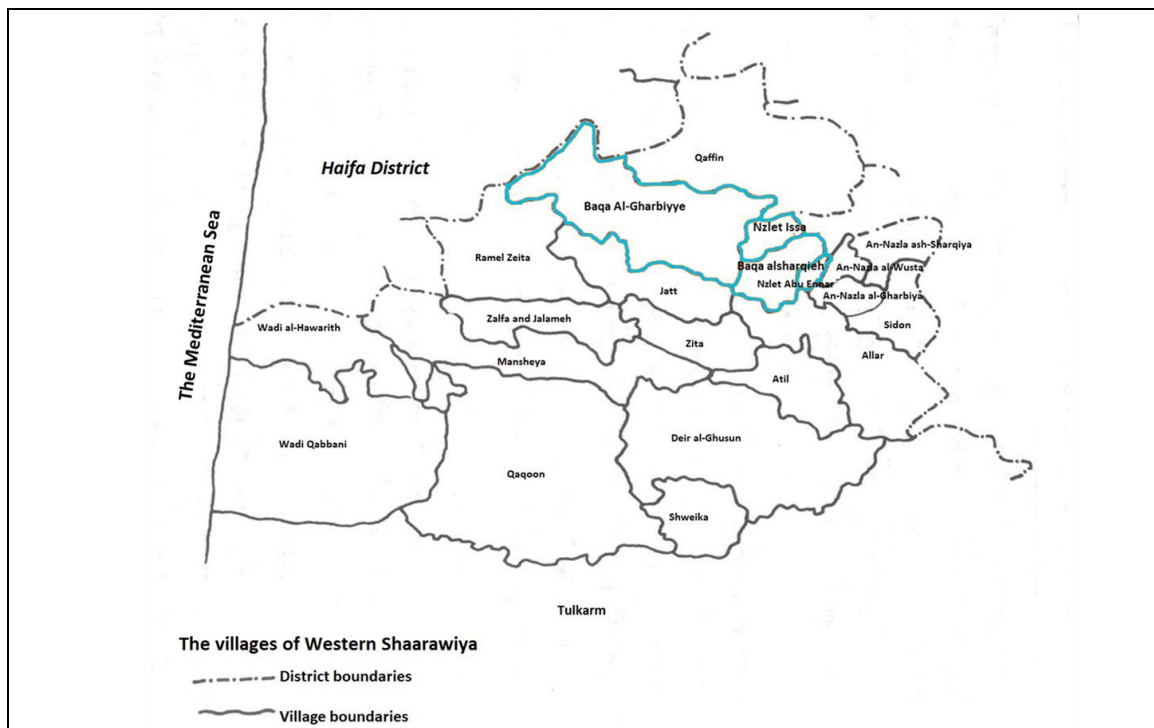
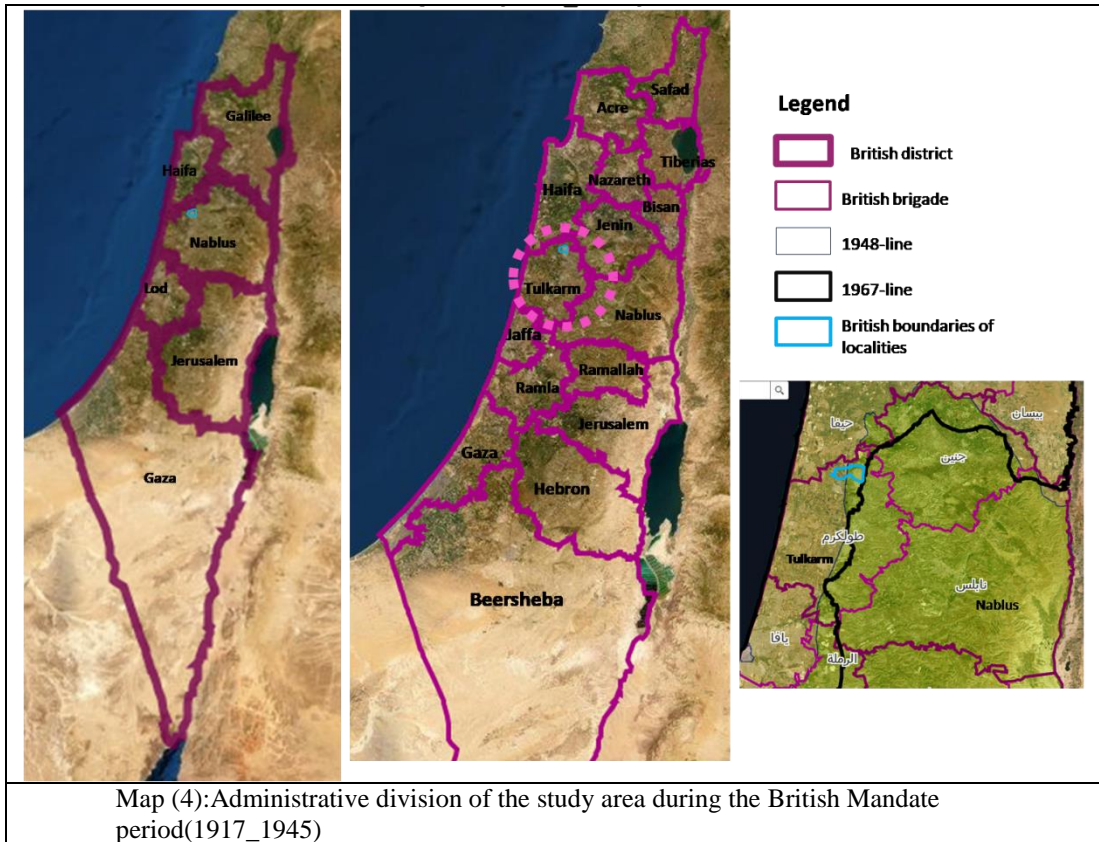
### 3. British Mandate period

Like the rest of the Palestinian cities and villages, the western bouquet suffered many accidents during the Mandate era. In 1938 the homes of Baqa al-Gharbiyye were bombed and vandalized by British soldiers.

As for its role in the Great Revolution in 1355 AH / 1936AD, it had a distinct activity in this revolution, as it occupies an advanced position vis-à-vis the English army. Who had established the largest aviation camp on the lands of Baqa al-Gharbiyye and Waqfin. Which is only hundreds of meters away from the village, and this was the reason that the village attracted Palestinian revolutionary elements from the villages of the region in the Tulkarm and Jenin brigades. From it the elements of the revolution were coming out to attack the English army and some hotbeds of Zionist settlement in Palestine. Rather, she sometimes went out to attack passing trains on the railroad that penetrated the lands of Baqa al-Gharbiyye near the Hadera colony, which is adjacent to the Circassian village.



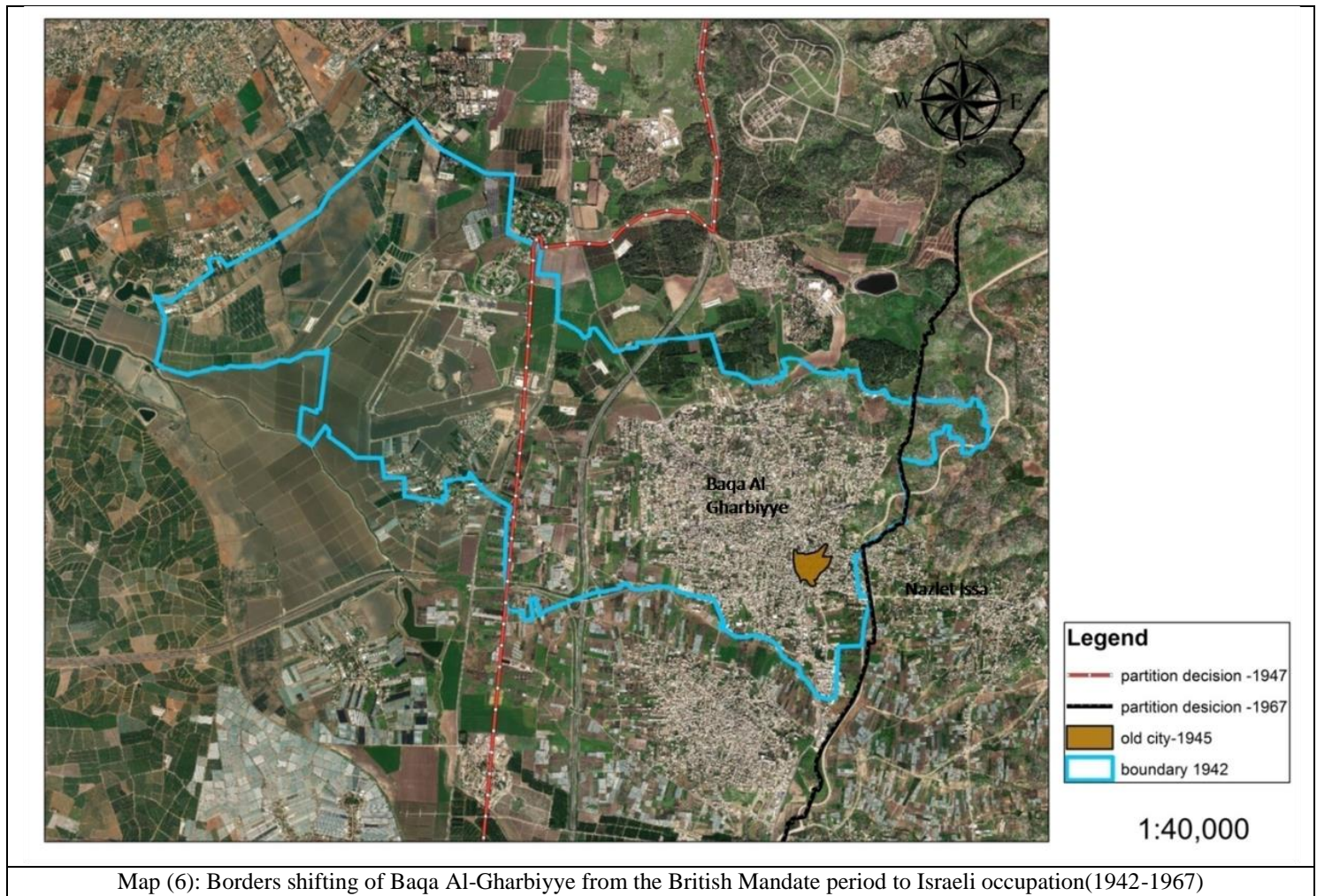
The majority of its people were residents of Baqa Al-Gharbiyye. (Sanibel's book of fragrant history and heritage)





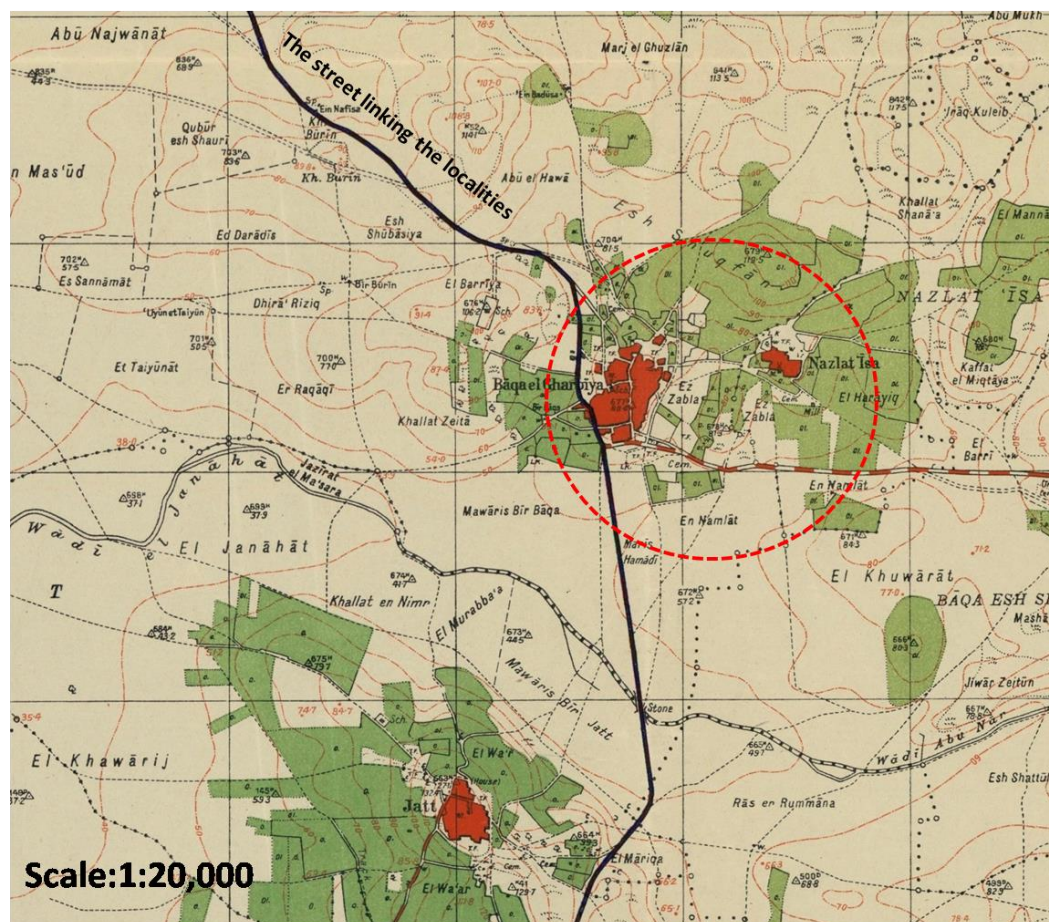
Map (5): Administrative boundaries of the study area during the British Mandate period(1920-1945)

Borders shifting of Baqa Al-Gharbiyye from the British Mandate period to Israeli occupation(1942-1967) :





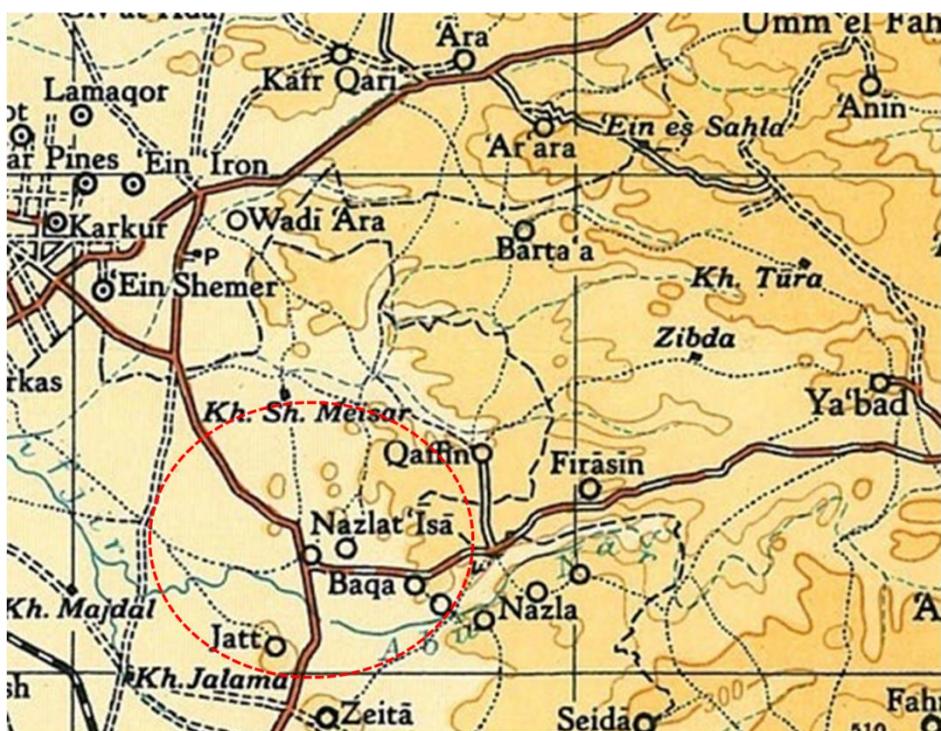
## The city of Baqa al- Gharbiyye and Nazlet Issa at 1942



Map (7): The city of Baqa al- Gharbiyye and Nazlet Issa at 1942



**The city of Baqa al- Gharbiyye and surrounding at 1945**



**scale: 1:250,000**

Map (8):The city of Baqa al- Gharbiyye and surrounding at 1945

Table (1): Baqa Al-Gharbiyye at 1945	
Area(Acres)	22894
Population	2240
Arab population(1945)	2240
Jewish population(1945)	0
Land property- Palestinian (1945)	21116
Land property- Jewish (1945)	886
Common lands	892

Source: Arab Center for Alternative Planning



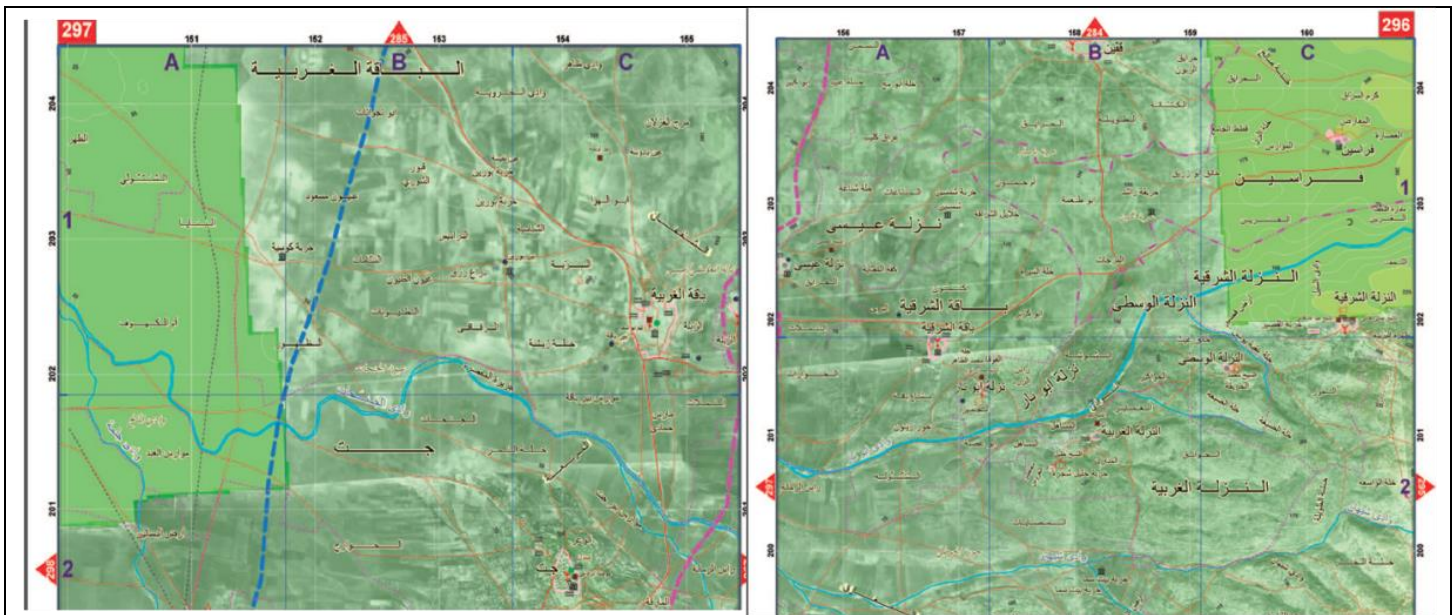
Table (2) :The percentage of land tenure of Baqa Al-Gharbiyye of Palestine and Israel in 1948		
Country (1948)	Area (Dunum)	Percentage
Israel	15141	66.14%
Palestine	7753	33.86%

Source: Arab Center for Alternative Planning

The lands confiscated in 1947 AD. Where the following settlements were built:

1. Karkour: It contains the shrine of Sheikh Muhammad Karkour.
2. El-Yezar's story: It was built on the "Al-Futtaimiya" land of the Western Package.
3. Barakai: Its Palestinian name is "The Village of Bracelets".
4. Aitouf: It was built on the land of Jalameh "Al-Naddaf".
5. Lahfoot Habiba: It was built on the land of Umm Al-Sumaid.
6. Jean Shomron: It was built on the land of Frenat.
7. Ein Shemer: It was established on the land of Mawris Hussein.
8. Maor: It was established on the land of Hanafish / Rewat Hanafish. (Sanibel's book of fragrant history and heritage)





Map(9):The lands confiscated in 1947 AD

#### 4. Jordanian administration of the west Bank

The West Bank of the Jordan River was divided after the war of 1948 after its annexation of Jordan into three governorates. In each of these governorates, behaviors are as follows:

Nablus Governorate (North)

Jenin District (1)

Worshipping district within the Jenin District (1)

Nablus District (2)

Tulkarm District inside the Nablus District (1)

Qalqilya District within the Nablus District (2)

Jerusalem Governorate (center)

Jerusalem District (3)

Jericho District inside the Jerusalem District (1)

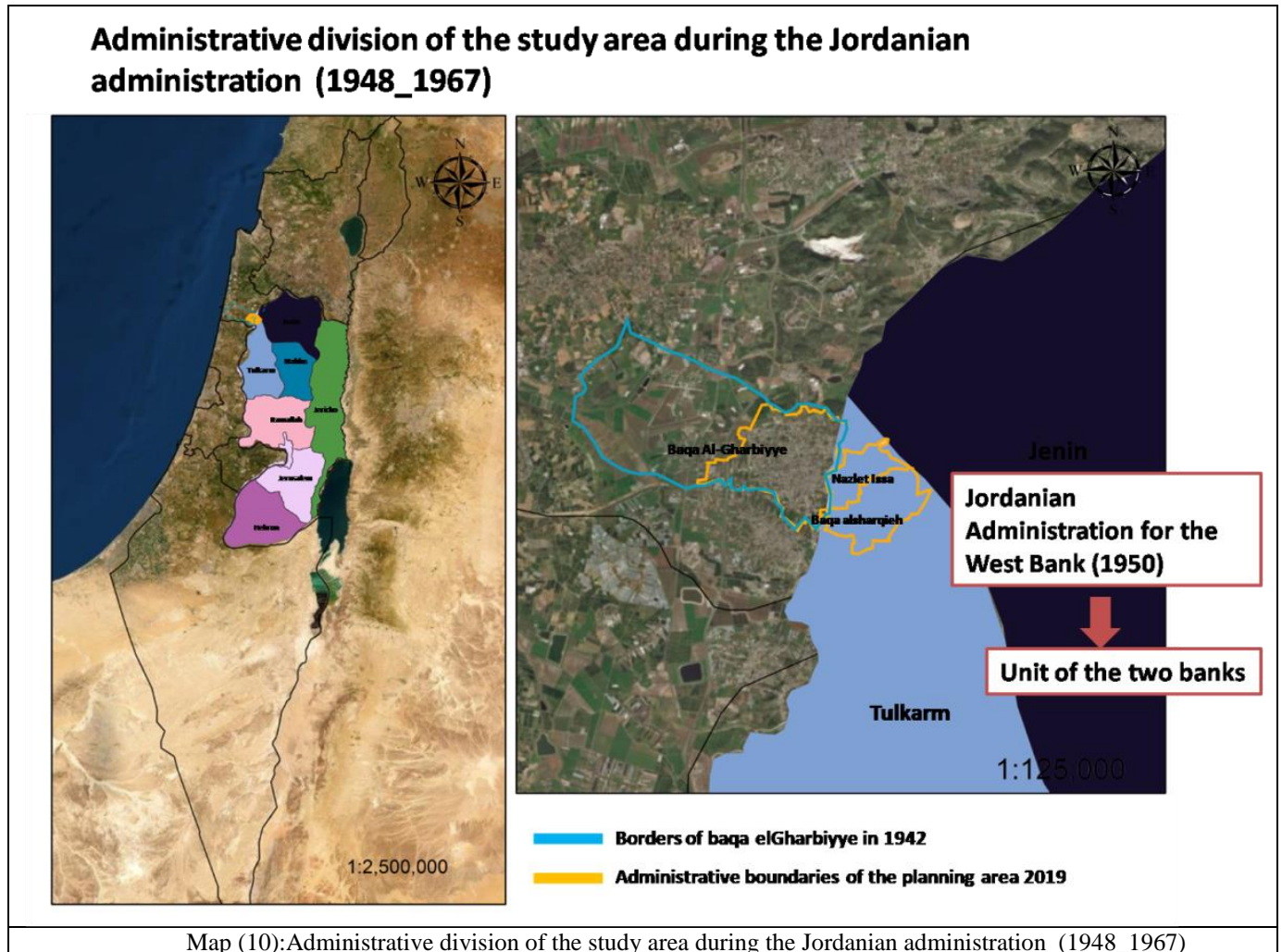
Ramallah District within the Jerusalem District

(2) Bethlehem District within the Jerusalem District (3)



Hebron Governorate (south)

It was not divided into actions except Hebron



## 5. Israeli period (1967\_1994)

The West Bank of the Jordan River was divided after the 1967 war by the Israeli occupation into 4 regions as follows:

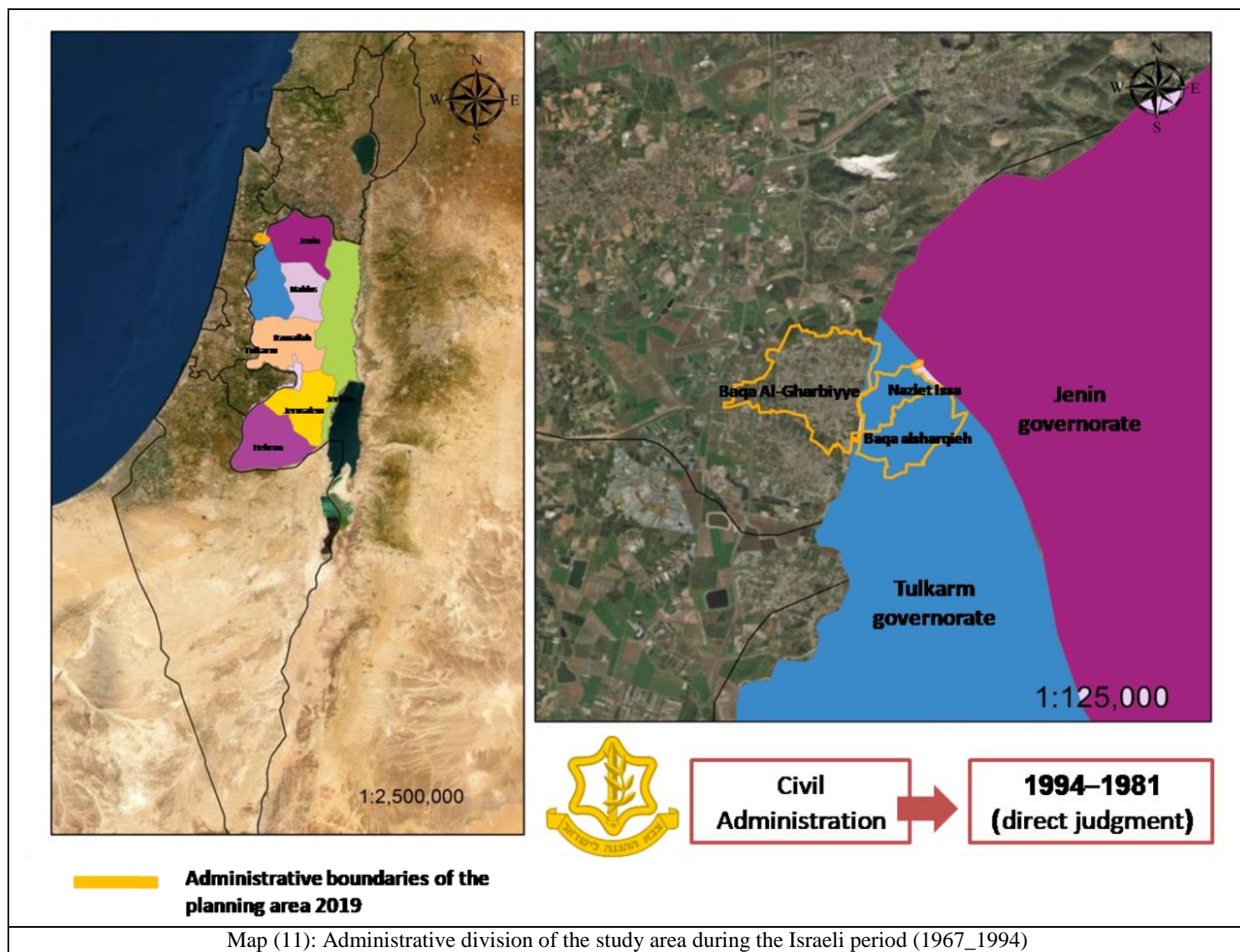
The Jenin region (1) is followed by the cities of Tulkarm, Qabatia, Ya`bad, Yamun, and Tubas

The area of Nablus (2) is followed by the cities of Qalqilya and Salfit

The Jerusalem area (3) is followed by the cities of Ramallah, Bethlehem and Jericho

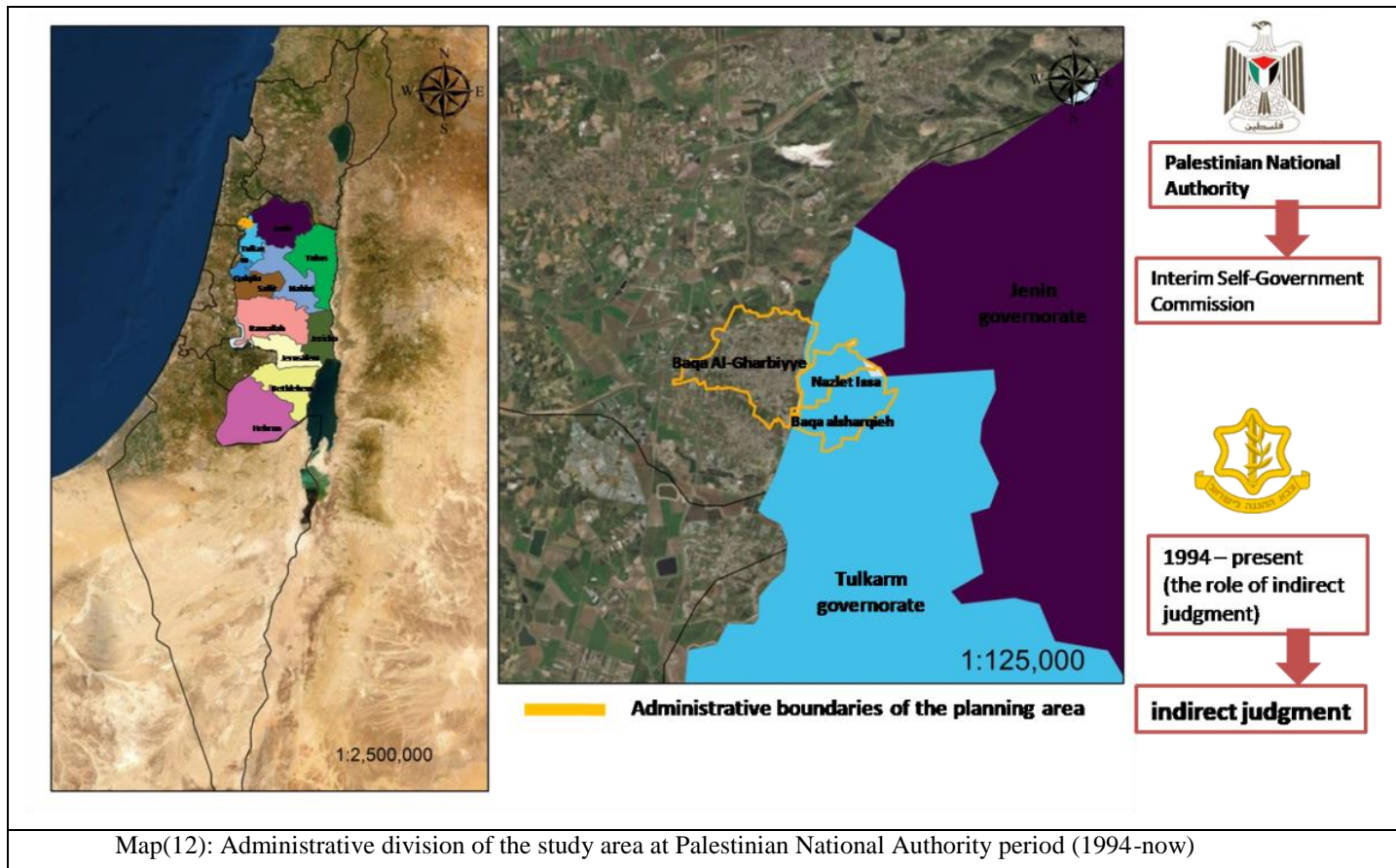
The Hebron region (4) is followed by the cities of Yatta, Dhahria, Dura and Halhul.





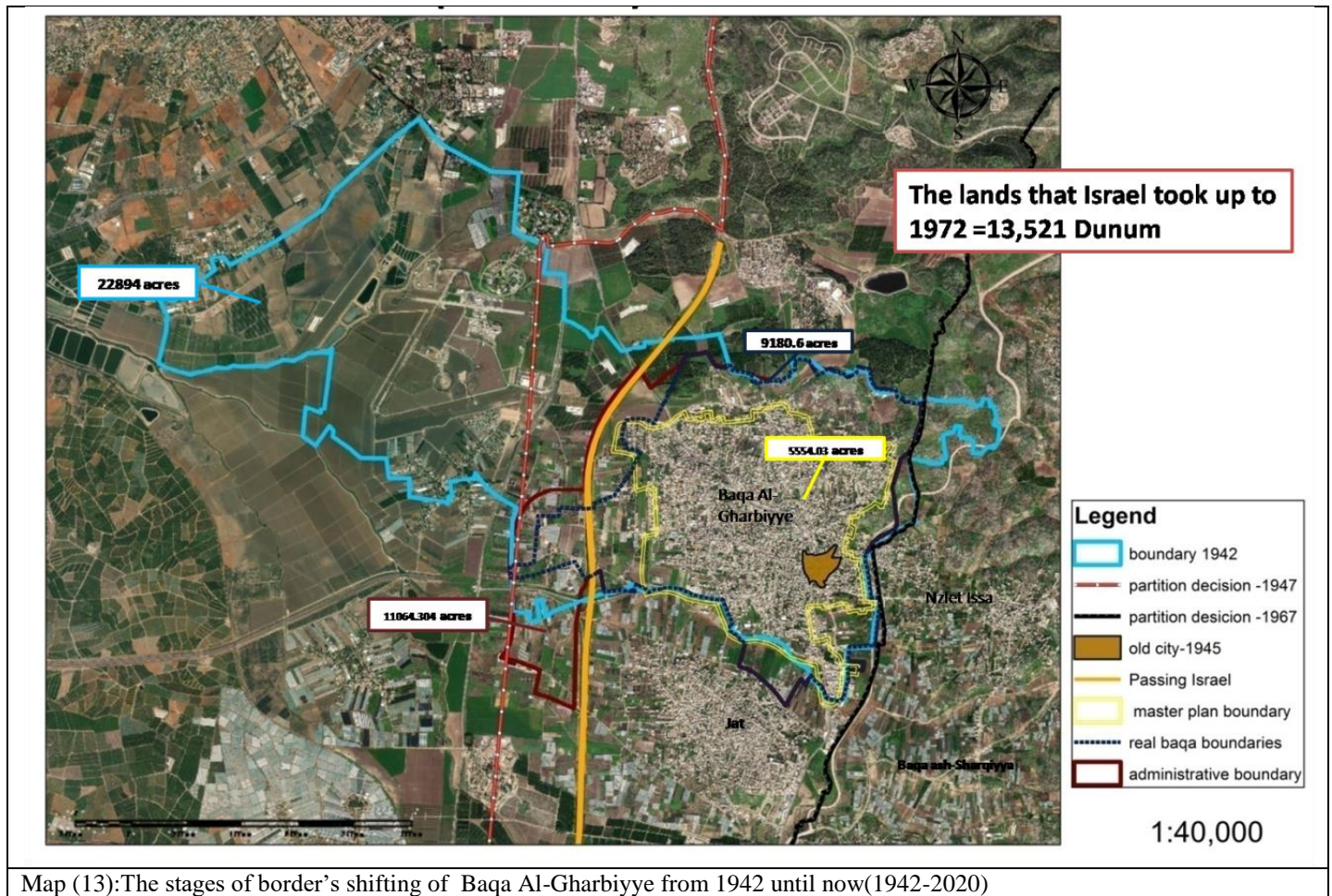


## 6. Palestinian National Authority period (1994-now)



Map(12): Administrative division of the study area at Palestinian National Authority period (1994-now)



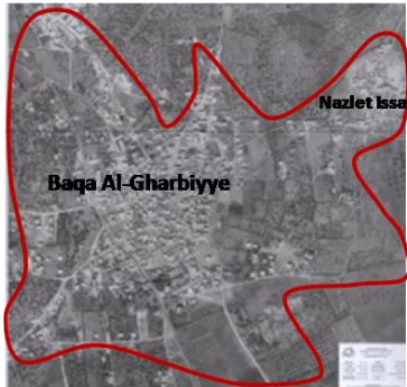


The Historic time line of the study area summarized in the maps below



## Historical timeline for the planning area

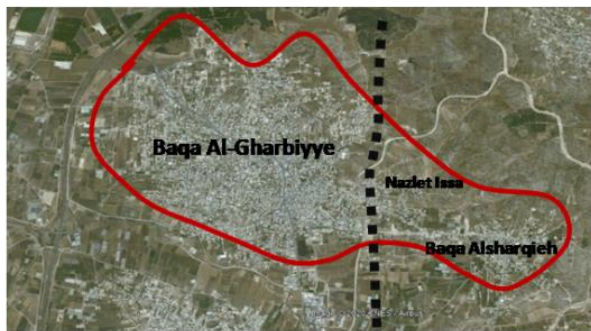
1960



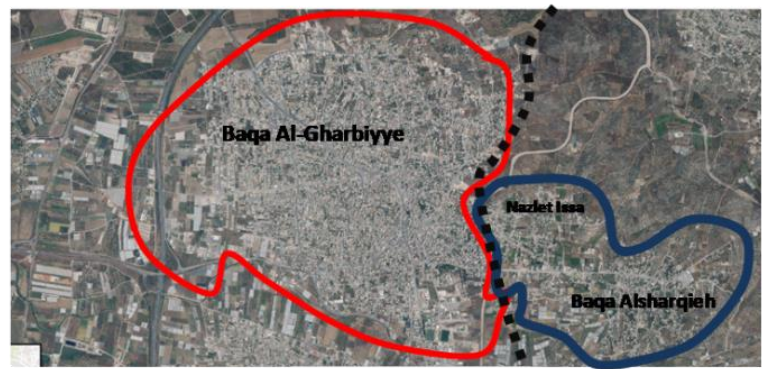
1984



2000



2004

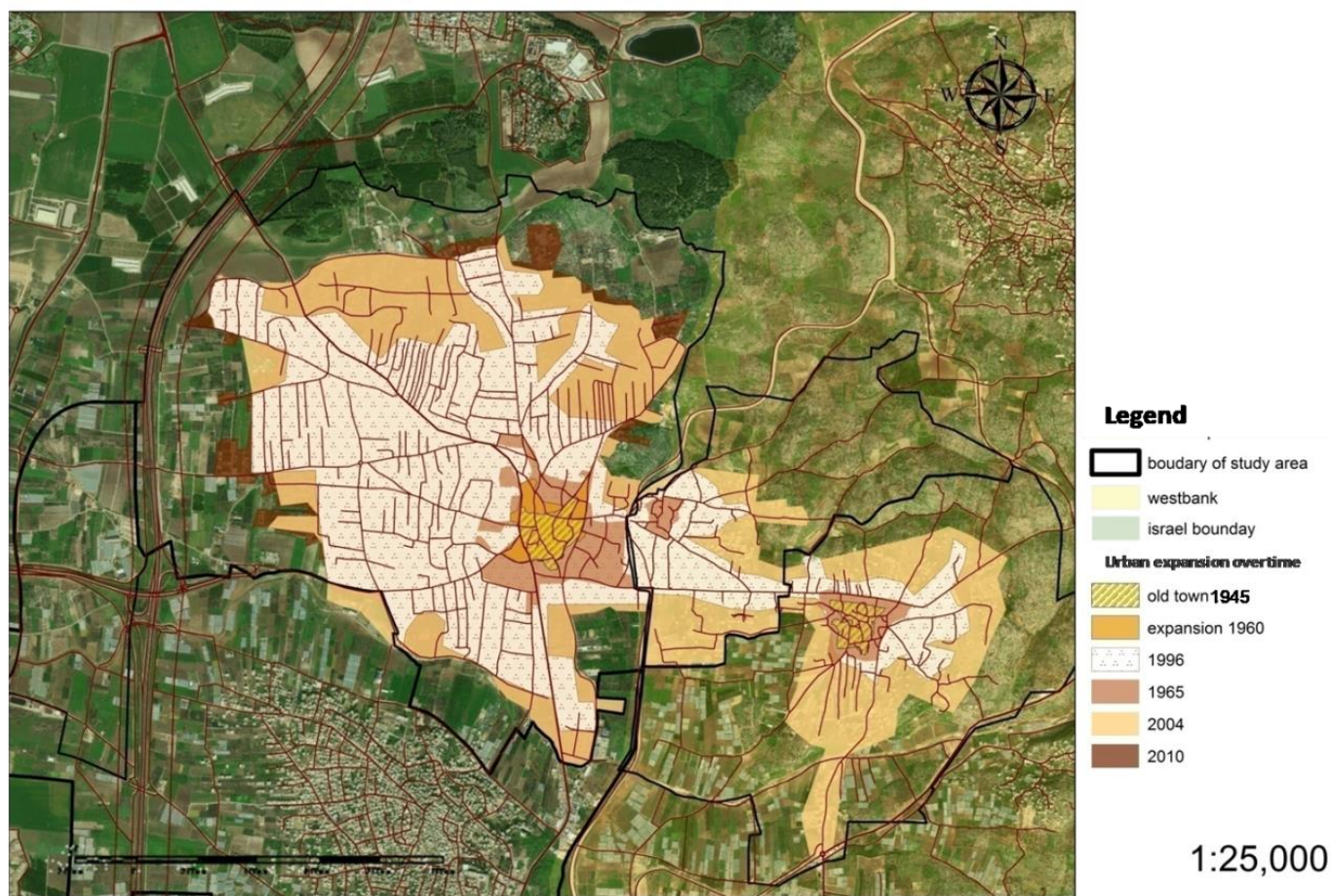


2019

Picture (6):The historical timeline for the planning area.



## The pattern and structure of communities in the planning area (Before the separation wall)



Map (14): The pattern and structure of communities in the planning area before the establishment of the separation wall.

### 6.4.2 The establishment of the separation wall

In June 2002, the Israeli authorities issued an order to establish a physical barrier that would act as a separator between Palestinians in the West Bank and Israelis inside the territories occupied in 1948.

International Court of Justice decision (7/9/2004)

The International Court of Justice decided that the apartheid wall was illegal land should be removed and the Palestinians compensated for the consequences of the destruction of this wall for their lands.





Picture (7):The establishment of the separation wall

Damage caused by amalgamation of houses and shops to build the wall(21/8/2003)



Picture(8): damaged caused by amalgamation of houses and shops to build the wall.

Source: Nazlet Issa Village Council





Picture(9): damaged caused by amalgamation of houses and shops to build the wall.

Source: Nazlet Issa Village Council

### Damage caused by amalgamation of houses and shops

General damages resulting from:

1. Internal migration.
2. The social, economic and causal effects.
3. Unemployment and weak development potential implementation of projects.
4. Preventing the implementation of some of projects during periods of closure.
5. Increasing burdens and negative impacts in various aspects of life.

Table(3):The number of damaged buildings or in demolition risk		
Building use	no.	Total
Destroyed shops	224	514
Closed shops	290	
Residential demolished houses(2floors and a roof)	2	67
Buildings in area c with demolition risk	65	

Source: Nazlet Issa Village Council



Table(4):The amount of losses and damages	
Property damage and material losses	The amount of loss
Electricity network in the commercial market area	27000\$
Paved and destroyed roads and agricultural methods.	55000\$
Village Council losses In revenue, revenue, and annual debt increases	80000\$
The water network in the commercial market area	15000\$
Revenue from licenses and professions licenses	20000\$/year
Accumulated debts and losses in revenues and returns	40000\$

Source: Nazlet Issa Village Council

Despite its name, "the wall," only a section of it has the shape of a wall, and its pillars are eight meters long. As for the other sections, it comes in the form of barbed wire, anti-tank tunnels, an electrical wall, surveillance cameras and dirt roads intended for military boats.

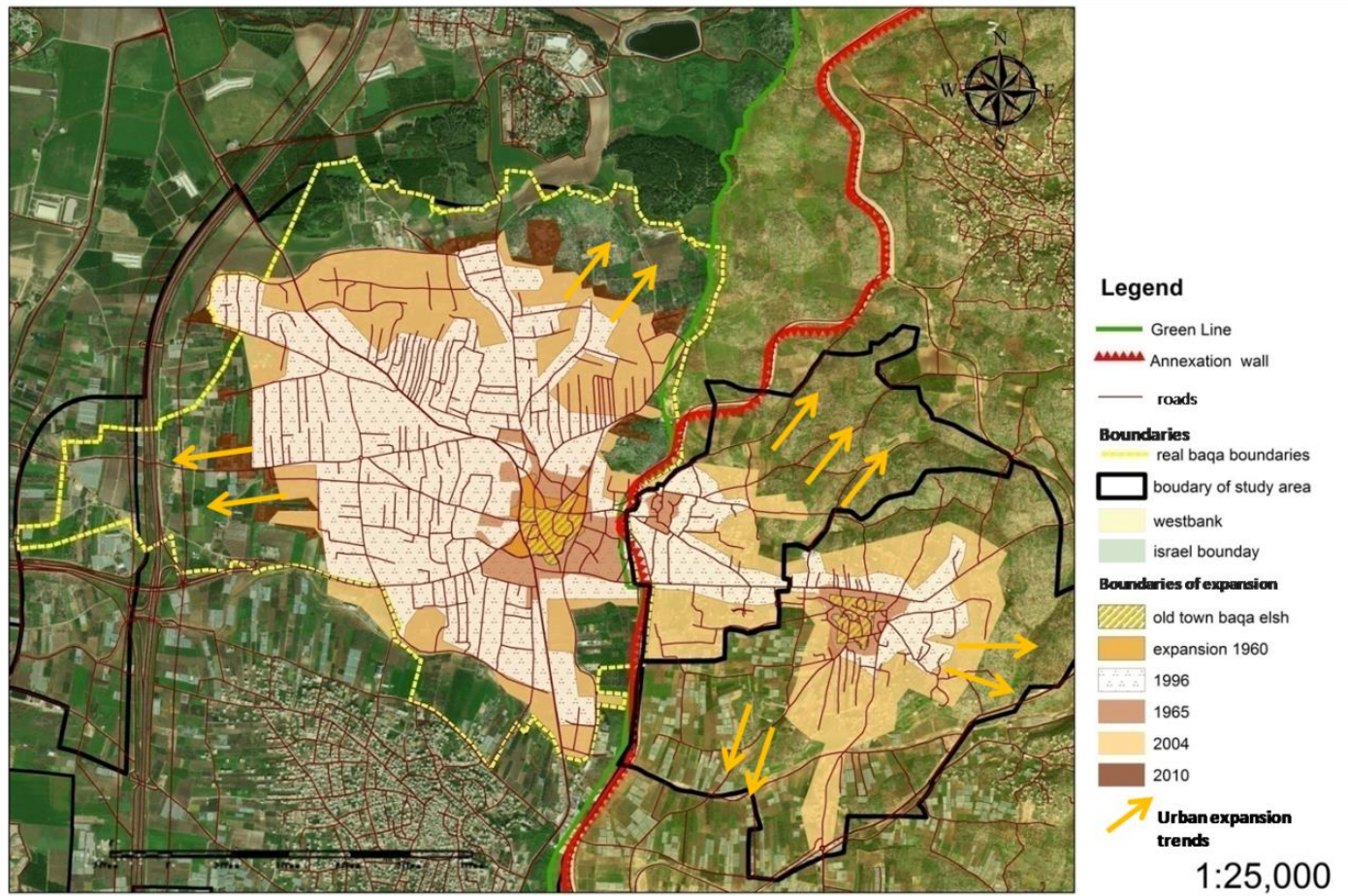


Picture(10): A cross section describing the components of the separation wall generally on west bank

source : (www.wafainfo.ps )



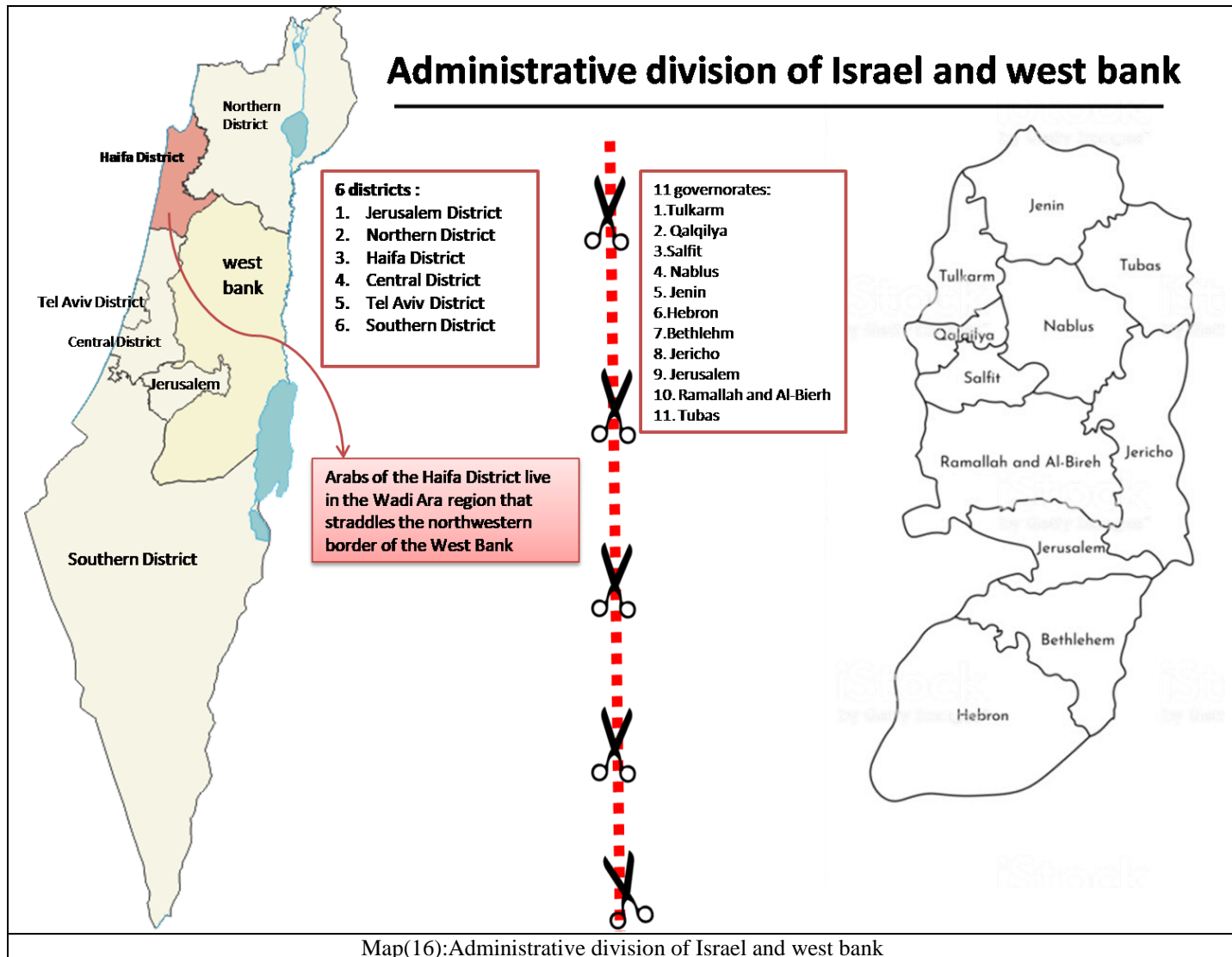
## The pattern and structure of communities in the planning area



Map (15): The pattern and structure of communities in the planning area after the establishment separation wall

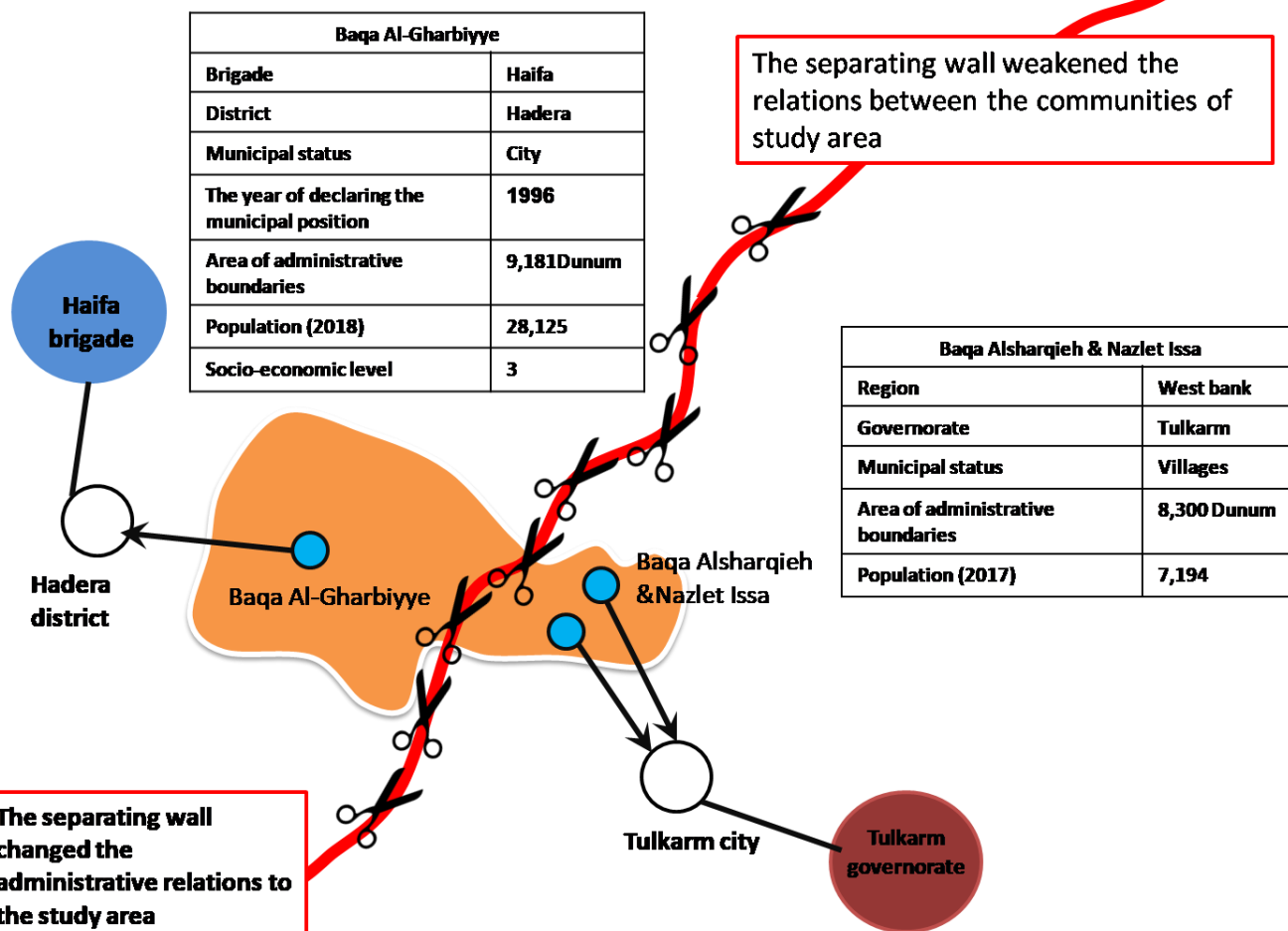


### 6.4.3 Urban administration





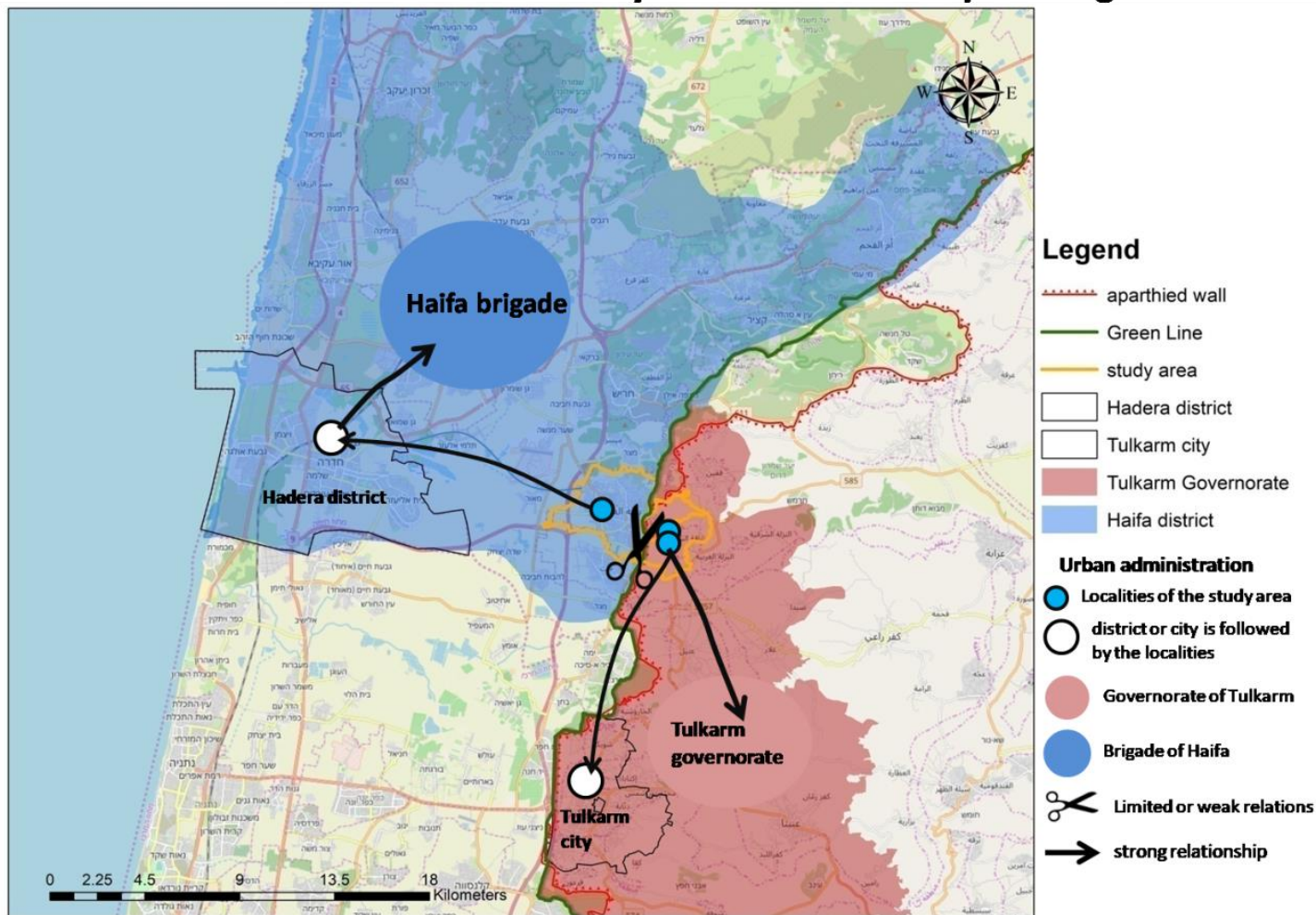
## Urban administration of the study area after the separating wall



Picture (11): Urban administration of the study area after the separating wall



## Urban administration of the study area after the separating wall



The various historical phases of the study area have affected many issues that are borders shifting, change in urban administration and Strengthening administrative relationships and weakening other relationships.

### 6.4.4 Social, Cultural and Heritage sectors

#### 1. Social aspect

✚ Origin of the residents of the study area and families.

The modern Baqa first started a farmer entrusted by the inhabitants of Allar from the son of Ali, and a man from batekh family - (called today in Baqa Adeek



family) was based on guarding lands and crops, and that was about three hundred years ago.

Their families of Baqa AlGharbiyye were Abu Mukh and Qadan (including Ghanayem), Mawasi (including Athamna) and Khudair. Then, other families from the north and south of the country - from Majdal Gaza and Laban from Egypt joined the Ibrahim Pasha campaign.

It was inhabited by the families of Awda (Jaber, Hussein, Hassan, Ali Jaber, Awda), Nasrallah, Al-Ashqar (Ashkar, Deeb, Khalaf), Omar, Sa`id, Hourani, Kattana, and the population increased significantly after the Nakba in 1948, where a number of refugees took refuge. From the families to the eastern village of Baqa, like the rest of the villages and cities in the West Bank and Gaza, who currently make up about 35% of the town's population and hold the UNRWA card, and from these families Janem, Bawakina, Sulait, Majadala, Shana, Abu Ghalyoun, Al-Kharouf, Badran, Assaf, Khashan, Tohme, Aweys, Dawayimah, Abu Mukh, Al-Khandaqji.

🚦 Neighborhoods of the study area:

Neighborhoods of Baqa AlGharbiyye are (Marjet El-Ghuzlan ,Um Al-Wawiyat, Aunt Al-Mardawi ,Abu Al-Hawa, Al-Bassa ,El-jibal neighborhood,El-Dardas ,El-khirbe n, Khalet zeita , elbareeh ,Southern District (the tribal neighborhood), Al-Mawares, Abu Kabir area , Um erkake, Elnamle area , Wadi El-Kharubi Forest (Horsh Maysar) ,Industrial Zone ).

🚦 Religion : They are all Muslims in study area.

🚦 Residents of the study area origins ': both Arab

🚦 Minimum wages:

- ✓ The minimum wage is NIS 5,300 for the full job (monthly salary), and NIS 29.12 an hour in Israel.
- ✓ The minimum wage is NIS 1,450 for the full job (monthly salary) in Palestine.

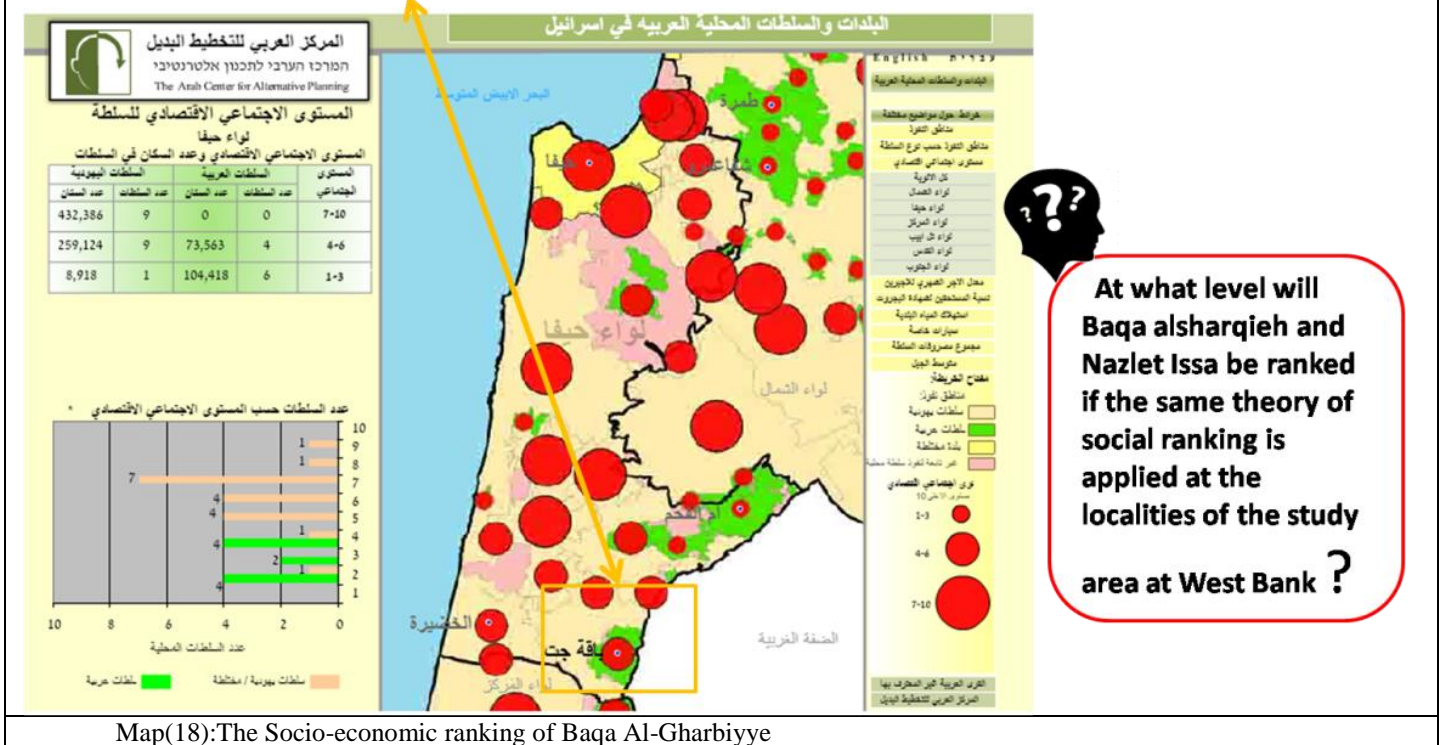
🚦 The Socioeconomic ranking

In terms of social rankings, Baqa Al-Gharbiyye is ranked in the third group of 10. Where most of the population of the community works in the neighboring cities, because there are almost no jobs in the city.

Socioeconomic ranking for Baqa AlGharbiyye =3,note that the highest scale is 10



## Socioeconomic ranking for Baqa AlGharbiyye =3



Map(18):The Socio-economic ranking of Baqa Al-Gharbiyye

The Source: the Arab center for alternative planning

Social with surrounding: before 2000CE the social relations were stronger.

## 2. Heritage & cultural aspects

Central points of cultural and historical significance in the city:

**Baqa well:** One of the population centers in the city was previously Baqa well, which has a depth of about 24 meters, where the main source of water was pumped most of the water from it and they also used its water for drinking and watering the crops. It is an ancient well apparently dug in the Canaanite period on the main road linking the country north to its south and was used to supply convoys with water. Over time, the well became one of the symbols in the village, as they chanted chants for the well as they went to and from it.

**Boren well:** It dates back to the Roman era and its activities were along the Byzantine and Ottoman periods.



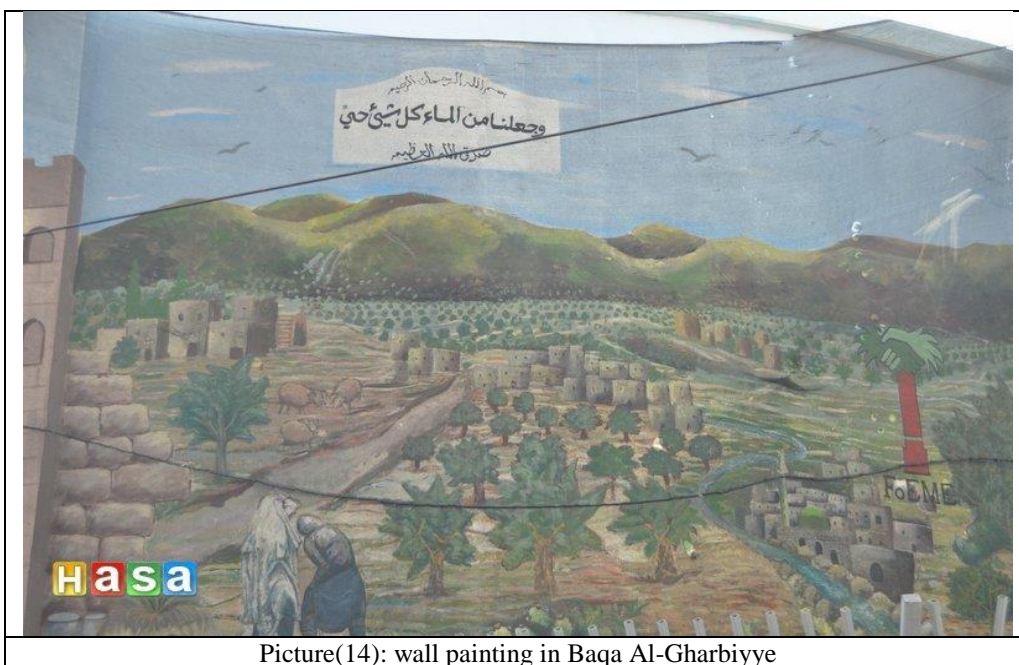


Wall painting in Baqa Al-Gharbiyye: Baqa Al-Gharbiyye Municipality launched a drawing on a huge wall with an area of 300 m on the water pool at the highest point in the city.

The drawing embodies the character of the Arab village civilization at the beginning of the previous century.

The content of the mosaic expresses the spirit of the great Palestinian revolution against the British mandate (1936-1939). It Symbolize Village character and pride in abundance of water .

Baqa Al-Gharbiyye called the city of peace , thanks to the fact that its residents are peaceful and brotherly, maintaining good relations with neighboring countries.



Picture(14): wall painting in Baqa Al-Gharbiyye



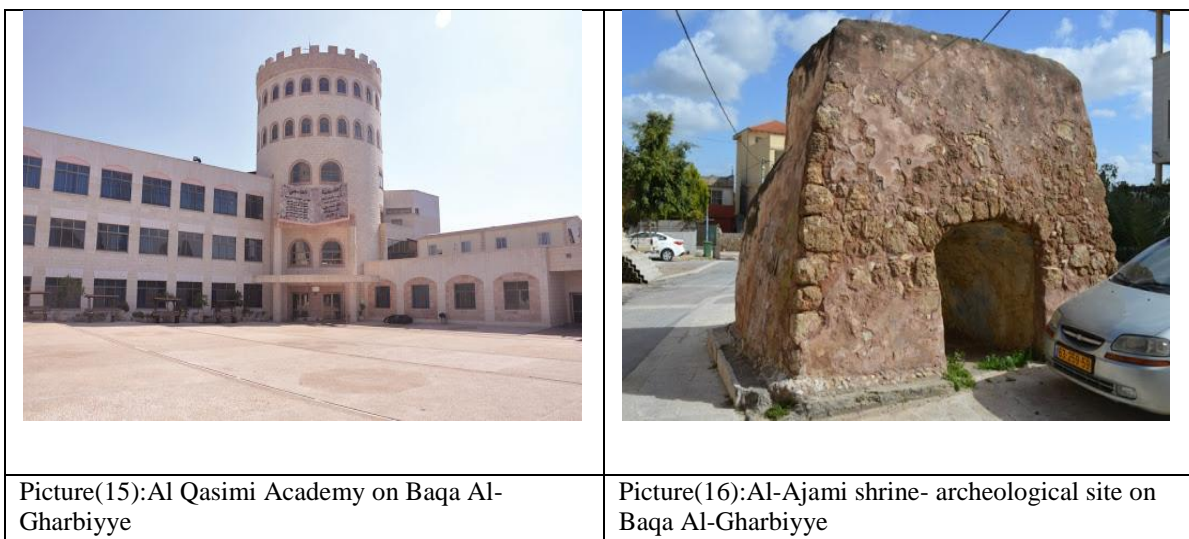


Al-Ajami shrine: dating back to the sixteenth century, was erected as a memorial to a warrior who protected the village from the Crusader occupier.

Al Qasimi Academy: The first Arab academic institution in Israel, in which about 3,000 students from all over the Arab countries study.

The Village Farm for Peace: forms a bridge for religions and peoples, preserves inheritance, and preserves the quality of the environment.

The village of Abu Nar is one of the historical villages that bear the name of Wadi Abu Nar that extends from the area of West Jenin to the Mediterranean, and among its largest families is Kita. In the middle of Abu Nar there is an archaeological religious shrine known as the shrine of Sheikh Hamdan and was in the sixties and seventies of the last century is a shrine Many families are believed to take blessing from him.







Common and diverse aspects at the social sector:

Table(5): common and diverse aspects on social sector	
Common aspects on social sector	Diverse aspects
Village character	Difference in dialect
They are all Muslims	New acquired customs and traditions
Same culture (wells , historic background)	Acquired culture(dialect ,wear , lifestyle)
Availability of water and agricultural lands	Difference in quality of living (services level, infrastructure, work, minimum wages )
Commercial activity in historical periods and agricultural activity	The difference in relations with surrounding, as the city of Baqa Al-Gharbiyye has relations with neighboring Jewish countries
Previous customs and traditions	

The most socially affected groups due to the construction of the wall:

- The residents of Baqa al-Gharbiyye, who are socially connected with West Bank, are married to the west Bank, or have relatives and friends at Palestinian side.



They acquired Israeli citizenship in 1949, They receive services from the Israeli side, such as national insurance, health care, and an Israeli passport, a good level of services.

But with all these advantages they enjoy, they face the suffering of communicating with their relatives on the Palestinian side. They are forced to ride the road for hours to reach their loved ones on the other side. After that the distance does not exceed 5 minutes to half an hour.

- The residents of Nazlet Issa, who are behind the wall at Israeli side, but are affiliated with the West Bank.

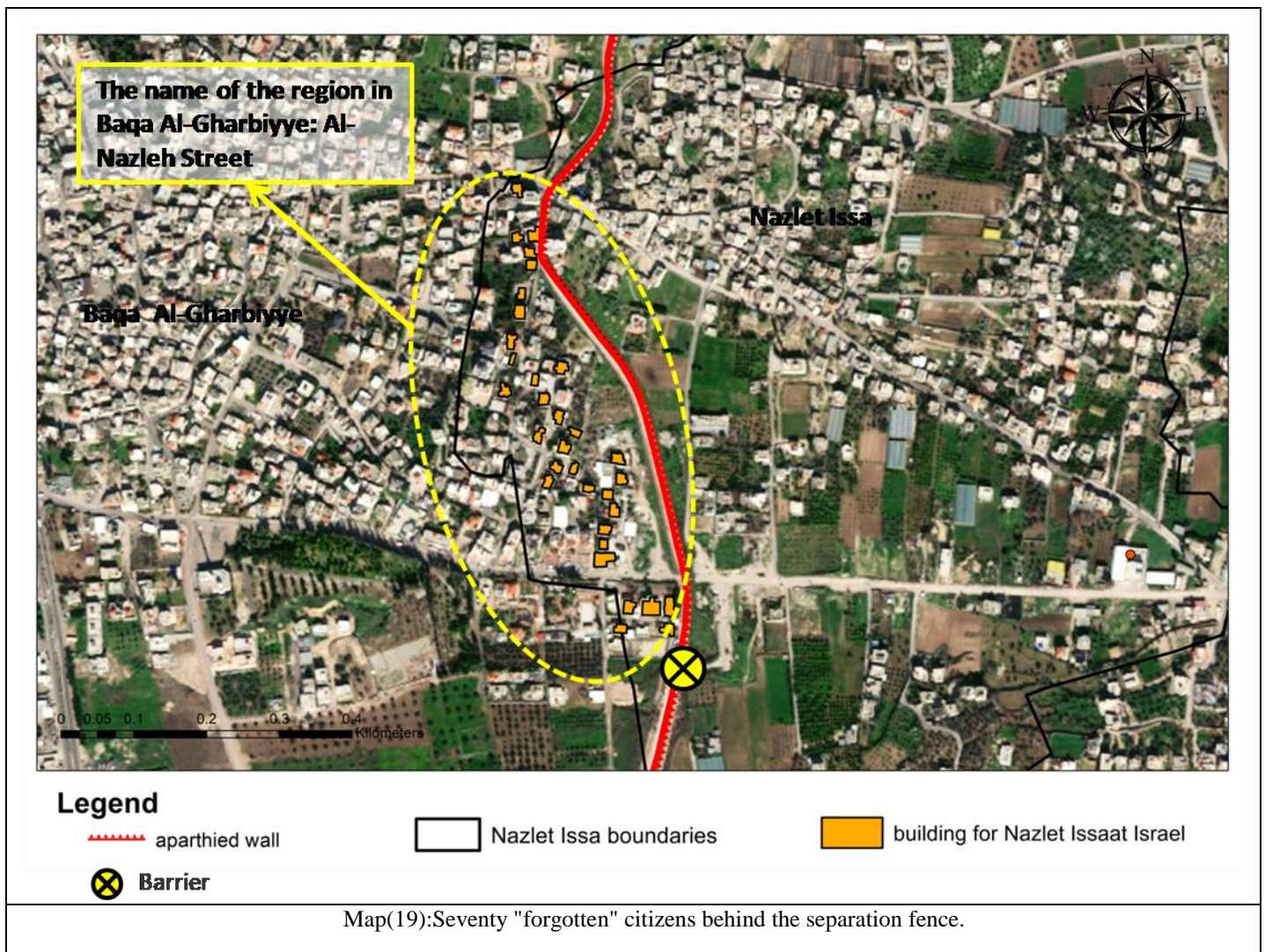
- Seventy "forgotten" citizens behind the separation fence.

Citizens of the eight homes in Nazlet Issa, who were forced to live in total isolation behind the Apartheid Wall since its establishment in 2002. To remain to this day hostage and their freedom of movement and movement has been restricted, and they are denied contact with their family and social environment, and access to essential and essential services.

Where the separating wall and the iron gate constitute real suffering for us in light of the suffocating gate dates that open from six thirty in the morning until ten in the evening, in addition to the provocative inspection procedures daily.

A checkpoint is located at the separation fence, at the point adjacent to this section of the Green Line. The barrier is occupied by the army and operates between five in the morning and ten at night. Palestinians are not permitted to cross, except for the children of seven Western-inhabited families.





### 6.4.5 Demographic sector:

The aim of studying the demographic aspect is to assess population expectations

For the various bodies required in the study:

Estimates of the population and future needs of the expansion areas

Necessary to provide a base and input for additional sectoral estimates, specifically

Related to identifying the needs of technical infrastructure and social services.



Table (6):Population of Baqa Al-Gharbiyye	
Year	Population
1922	1, 443
1931	1, 640
1945	2, 240
1961	9, 500
1987	10, 866
1995	15, 190
2007	21, 770
2016	28,526

Table(7):Population of Nazlet Issa	
year	population
1922	203
1931	261
1945	380
1961	627



1997	1, 868
2005	2, 430
2007	2, 571

Table (8):Population of Baqa alsharqieh	
year	Population
1922	269
1945	680
1967	1,200
1987	2,100
2008	4,200
2017	4,892

Table(9): population and annual growth .			
Locality/year		2016	2018



Baqa AlGharbiyye	population	28,526	29,394
	Annual Growth rate (%)	3.04	
Locality/year		2007	2017
Baqa alsharqieh	population	4,101	4,892
	Annual Growth rate (%)	1.928	
Nazlet Issa	population	2, 316	2, 302
	Annual Growth rate (%)	-0.06	

Notice that : The population of Baqa Al-Gharbiyye is 4 times the population of Baqa alsharqieh and Nazlet Issa together.

It is necessary to provide a strong attraction for the region and solve all problems and threats that contribute to the migration of the population.

Table(10): population of the study area 2020	
Locality	2020
Baqa AlGharbiyye	31, 148
Baqa alsharqieh	4,898
Nazlet Issa	2, 301



Population in study area by Locality, Gender, and Age Group, 2017																
Locality	age	0-4	5-9	10-14	15-19	20-24	25-29	30-34	36-39	40-44	45-49	50-54	55-59	60-64	+65	total
Nazlet Issa	T	262	249	228	240	219	199	149	144	113	104	83	79	77	99	2302
	M	127	136	126	114	111	112	80	75	68	53	35	43	37	49	1166
	F	135	113	102	126	108	87	69	69	45	51	48	36	40	50	1079
Baqa alsharqieh	T	535	534	531	561	561	380	198	269	244	235	194	164	96	168	4892
	M	282	288	288	293	308	210	158	130	124	118	109	77	59	70	2514
	F	254	246	243	268	253	170	140	139	120	117	85	87	37	98	2257

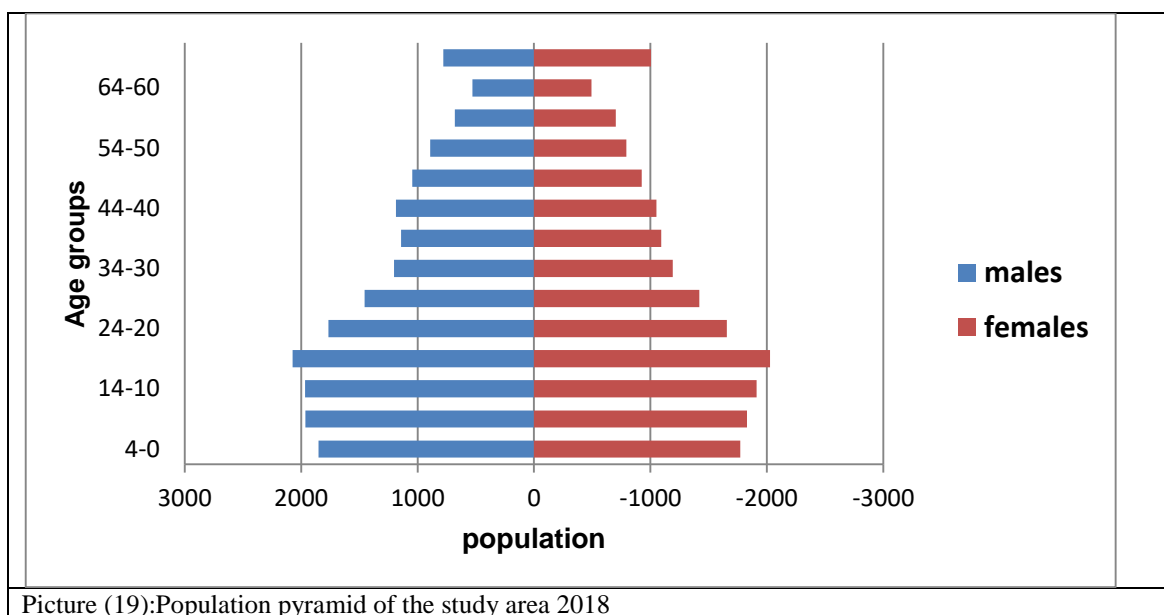
Table(11):Population in study area by Locality, Gender, and Age Group, 2017

The amount of the increase in one year=468 on Baqa AlGharbiyye

2014	+75	74-70	69-65	64-60	59-55	54-50	49-45	44-40	39-35	34-30	29-25	24-20	19-15	14-10	9-5	4-0	Age group
27520	390	390	470	680	900	1240	1460	1700	1890	1810	1990	2260	2970	3360	3050	2970	Baqa Al-Gharbiyye

Table(12):Population in study area by Locality, Gender, and Age Group, 2017





Table(13): percentage of age group.	
The proportion of young people(0-15)	31.02%
Youth ratio(15-64)	64.08%
Senior year percentage(65+)	4.9%

The percentage of the population in the age groups(0-15)= 31.02%

The percentage of the population in the age groups(65+)=4.9%

The percentage of the population in the age groups(15-64)= 64.08%

Table(14): the percentage of population and age group 2017 of BaqaAl-Gharbiyye															
Gender/Age group	+65	60-64	55-59	50-54	45-49	40-44	35-39	30-34	25-29	20-24	15-19	10-14	5-9	0-4	Total
males	779	529	681	893	1046	1185	1142	1203	1454	1767	2074	1967	1965	1850	18535
females	1004	494	703	793	925	1051	1094	1193	1419	1657	2028	1912	1830	1771	17874



### Demographic indicators

Table(15):Sex ratio	
Male ratio	50.9%
Female ratio	49.09%

Table (16): demographic indicators of the study area.			
Locality/indicator	Baqa AlGharbiyye	Baqa alsharqieh	Nazlet Issa
Population	31,148	4,898	2,301
Area( Dunum)	11,064,469	4200	2030
Area( sqr Km)	11.064	4.2	2.03
Built up area(sqr Km)	9.23	1.3	
population density(/Km <sup>2</sup> )	2815.25	1166.2	1133.5
Population density inhabited area(/km <sup>2</sup> )	3,375	5538	
The proportion of inhabited area	83.423 %	%20.86	



Table(17): Population expectation of the study area			
Locality/year	2020	2028	2035
Baqa AlGharbiyye	31,148	34,620	37,658
Baqa alsharqieh	4,898	5914.4	6,549.6
Nazlet Issa	2,301	2317.2	2328

According to what appears in the calculations of the population expectation index, they need the following future services:

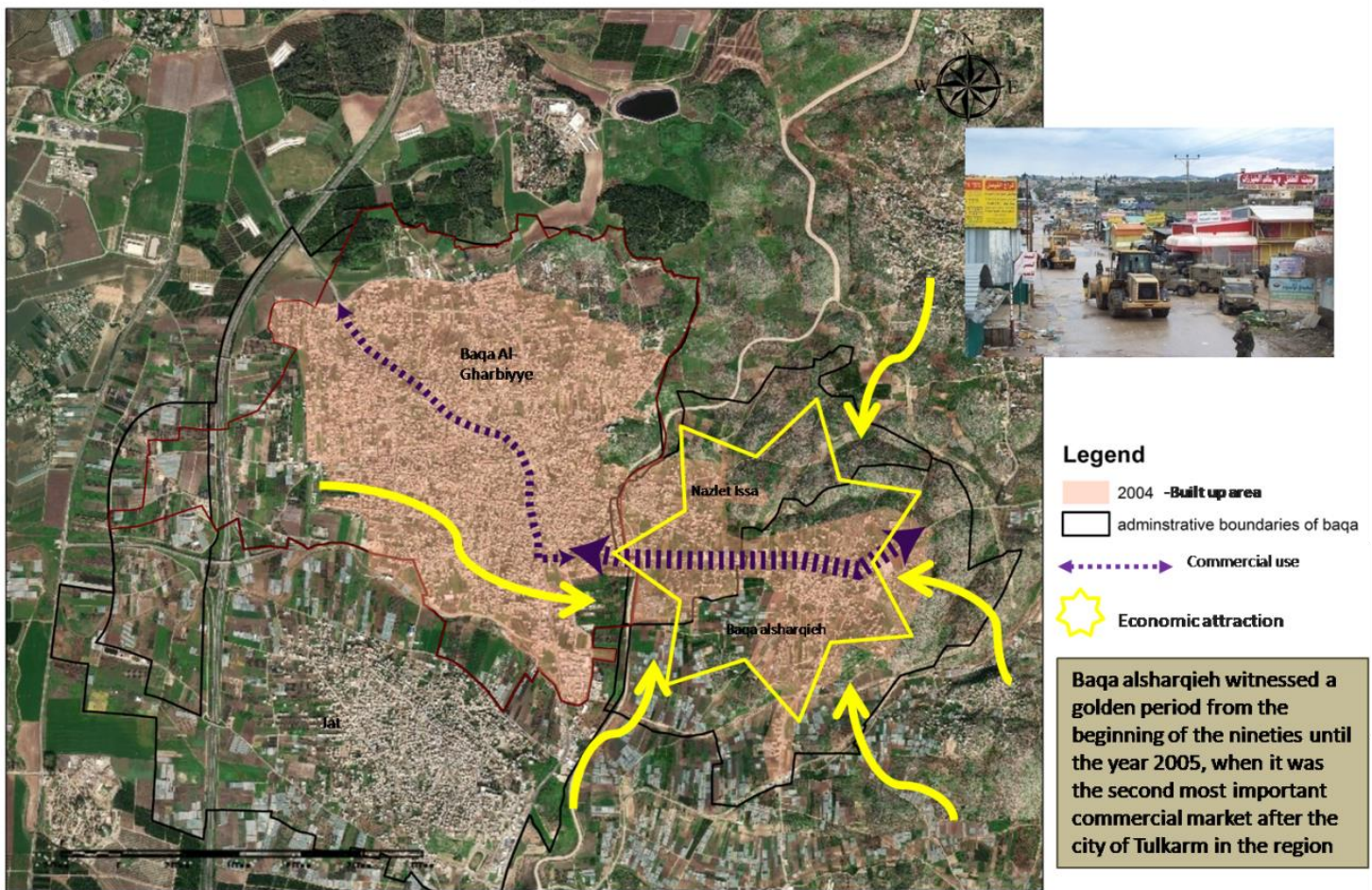
#### **6.4.7 Economic situation:**

Baqa AlGharbiyye plays an important economic role in relation to its near geographical environment, as it contains a large number of workshops and factories specialized in several fields. It includes many workshops ranging from building material production to glass and printing. Many activities are also flourishing during the olive harvest season, as olive oil presses are spreading to work after months of stagnation, in addition to the dependence of many residents on modern agriculture.

In the bunch of several major factories and workshops, including a canning factory, pickles, dairy and cheese factories, sweets production shops with high quality. In the package of approximately four hundred workshops, including workshops for the production of greenhouses, tiles, and tiles, olive presses, and auto repair workshops.



## Relationship between the communities of the planning area before the separation wall (before 2004)



Map(20):Relationship between the communities of the planning area before the separation wall (before 2004)

Baqa alsharqieh witnessed a golden period from the beginning of the nineties until the year 2005, when it was the second most important commercial market after the city of Tulkarm in the region.

Reasons for the occurrence of a major commercial and industrial renaissance at Baqa alsharqieh :

- ✓ Closing most roads and crossings in Tulkarm Governorate, including the Tulkarm ,Shweika and Zeta crossing on the Green Line
- ✓ Tightening transit procedures at the Taybeh crossing
- ✓ Spatial proximity between Baqa Al-Gharbiyye city and Baqa alsharqieh village

Description for the commercial market :



Jamal Mjadleh “The village attracted investors from all over the West Bank, as well as from Israel. It had 500 centers Commercial, 40 marble factories, 18 carpenters, five weaving factories, two brick and one cement factories.”

After the construction of the separation fence, Israeli consumers, who made up 90% of all buyers, disappeared.

## The development of the commercial market and the commercial movement in the region

Beginning of 1988 (First intifada)

became a crossing point into the Green Line

Vehicles and pedestrians are permitted to cross and exchange goods

became the second largest commercial center after the city of Tulkarm in the governorate

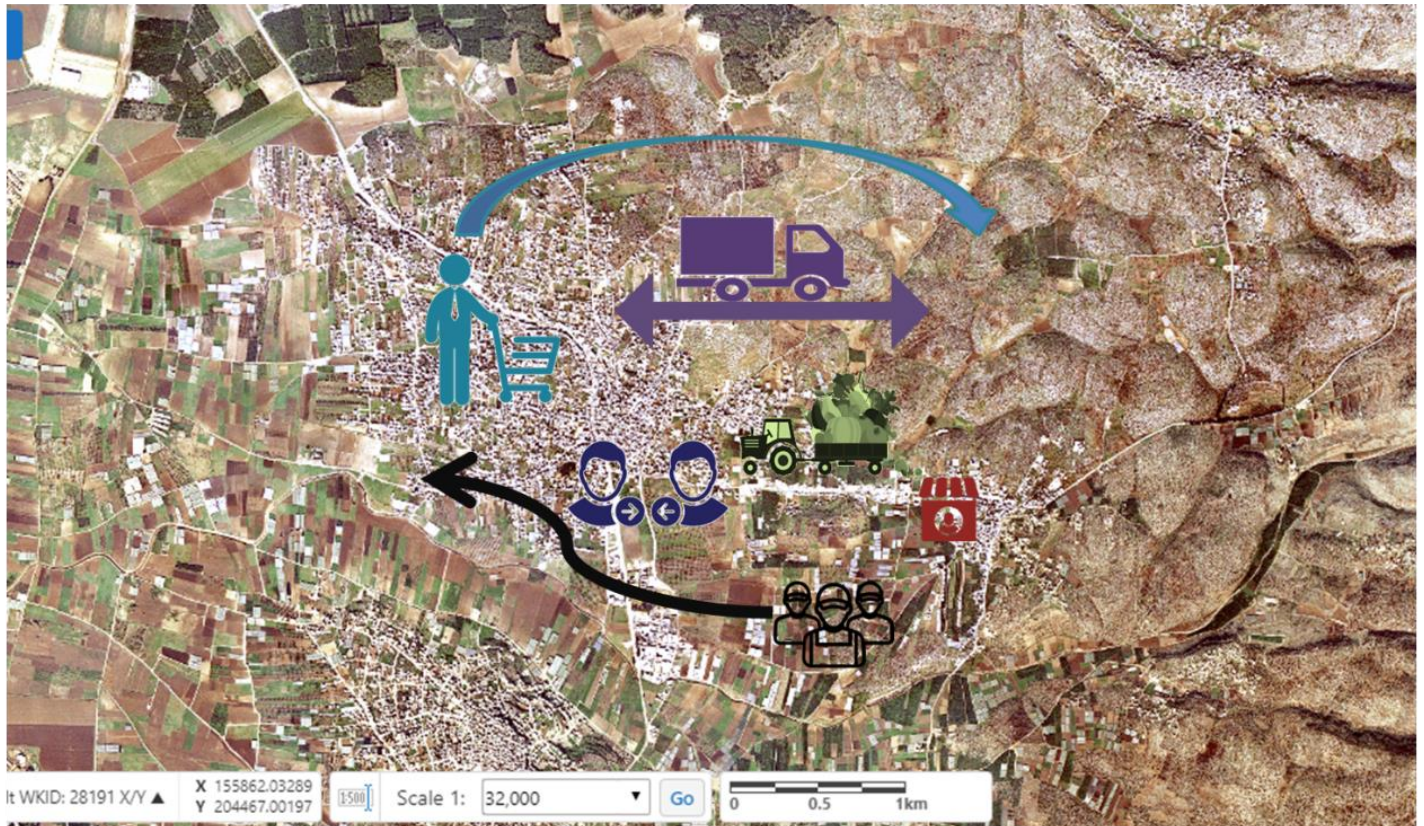
became the second largest commercial center after the city of Tulkarm in the governorate

became an investment zone for all merchants from different Palestinian cities and the commercial movement inside the town continued



Map (21):The development of the commercial market and the commercial movement in the region





Map(22):The development of the commercial market and the economic movement in the region



## The development of the commercial market and the commercial movement in the region

beginning of the Al-aqsa Intifada in the late 2000's

military closures and barriers until the crossing point to the western city of Baqa closed

The commercial movement began to decline

the western city of Baqa closed and the eastern separation wall around the town was closed in 2002

the western separation wall was built in 2005 which led to the closure of all shops and the departure of all merchants until they Town to other areas.



Map(23):The development of the commercial market and the commercial movement in the region







Picture (20) :Palestinian side after building the separated wall



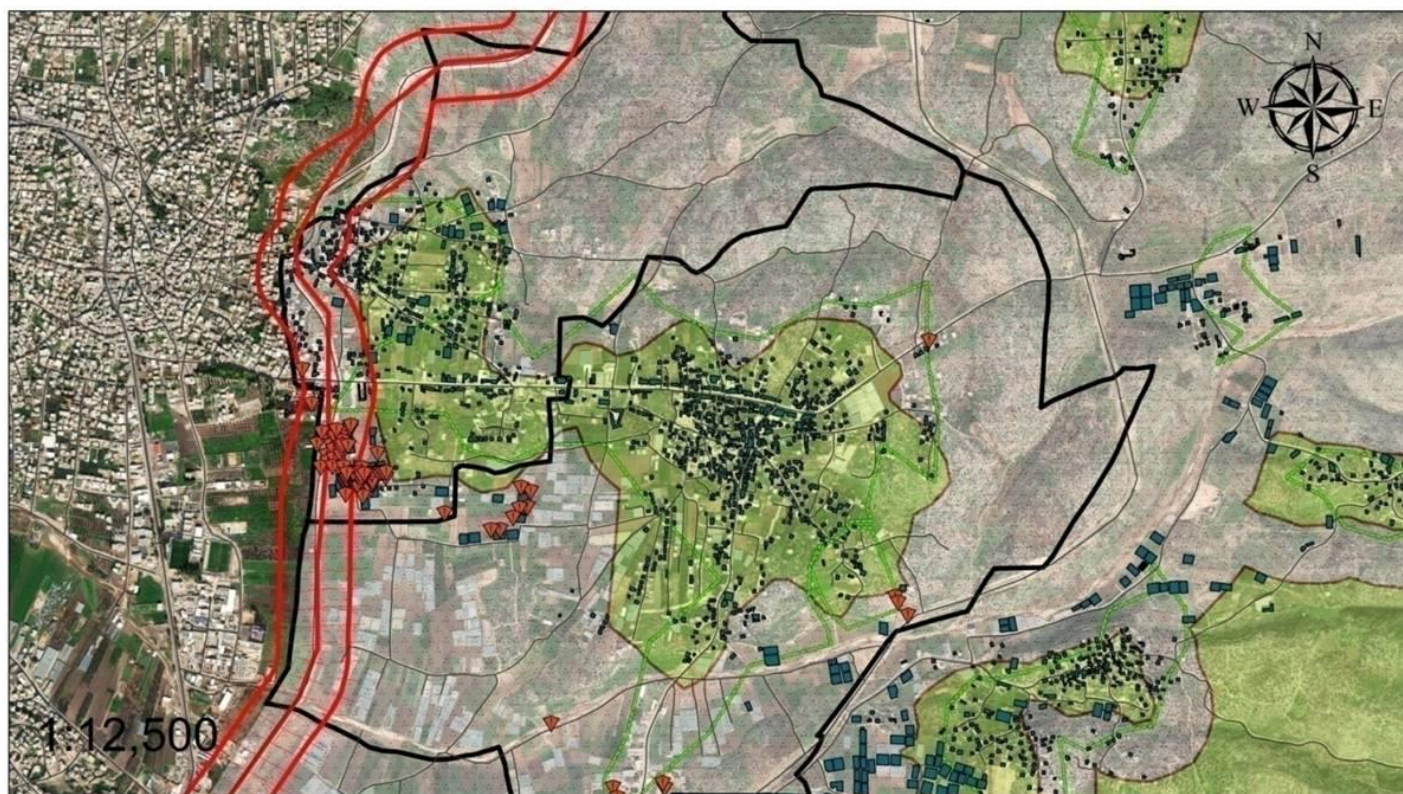
**End of the road You  
cannot continue**

**Baqa alsharqieh and Nazlet  
Issa became a marginal point**



Map(24):The development of the commercial market and the commercial movement in the region





### Legend

roads

Apartheid wall and its effect domain

### Boundaries

Administrative boundaries of the study area

Built up area boundary

Demolition Orders

approved master plan boundary

Buildings

### Political classification

Area B

Area C

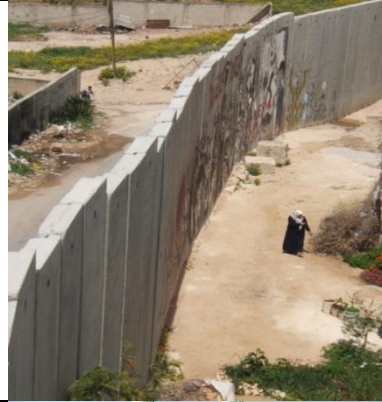
Map(25):Palestinian side after building the separating wall

Table(18): the area of political classifications of study area lands

Community	Total area (Dunum)	Political classification	Area (Dunum)	Percentage(%)
Nazlet Issa	2,030	Area B	1,737	27.9%
Baqa alsharqieh	42,00	Area c	4,493	72.1%

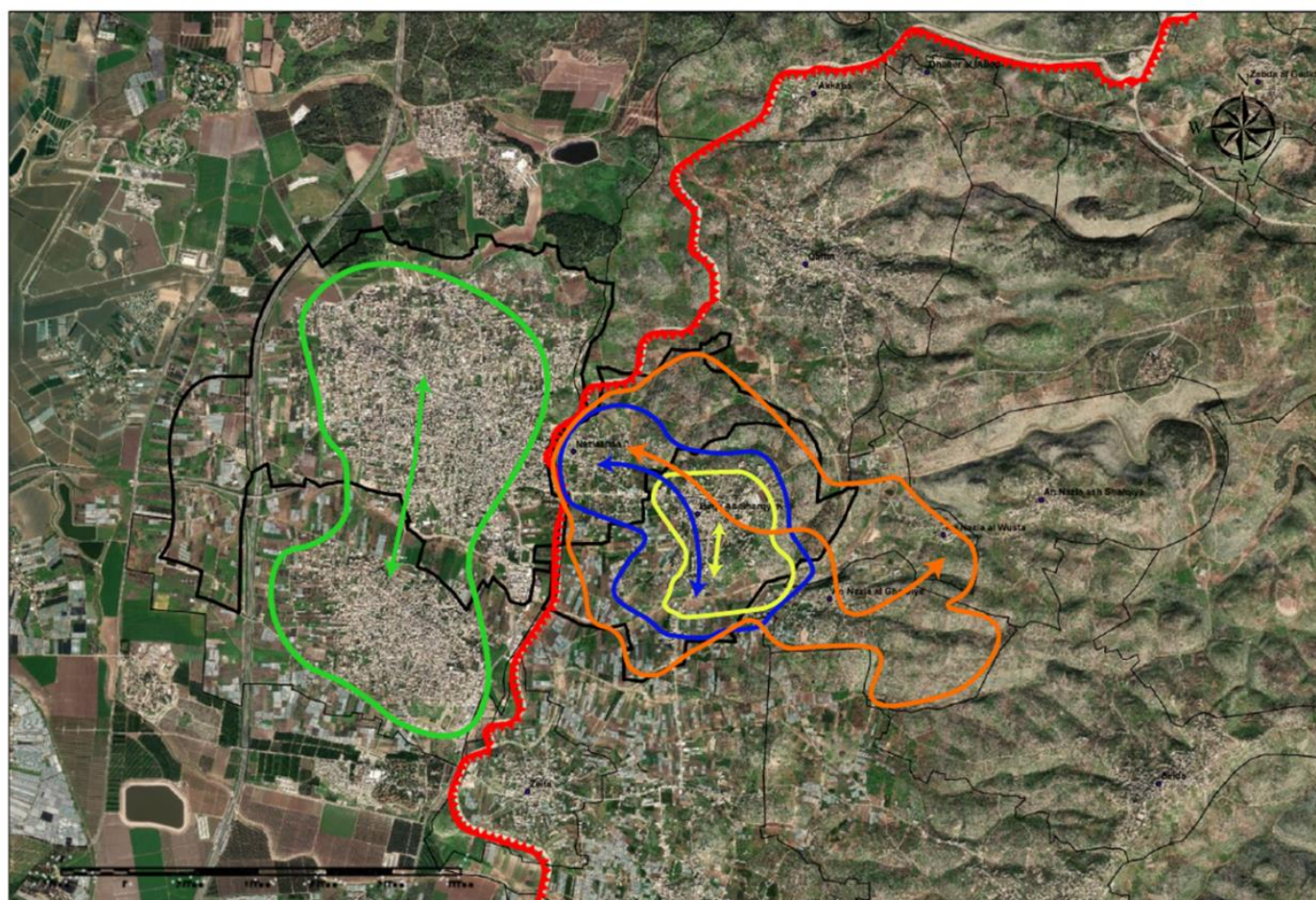
The area of the land of C is twice and half the area of the land of B.





Picture (21): daily life and urban composition of the study area after the wall.





### Legend

The Separation wall

Administrative boundaries of the study area

Joint Baqa alsharqieh with Nazlet Issa and Nazlet abu Enar (2012-2017)

Joint Baqa alsharqieh with AlNazleh(Issa , El-Gharbiyye, abu Enar, Elwosta) –(2012-2016)

Joint Baqa alsharqieh with Nazlet Abu Enar(2005)

Joint Baqa elGharbiyye with Jatt(2003-2011)

Map (26): Relationship with surrounding after separation wall

Relationship with surrounding	period
Joint Baqa alsharqieh with Nazlet Abu Enar	2005



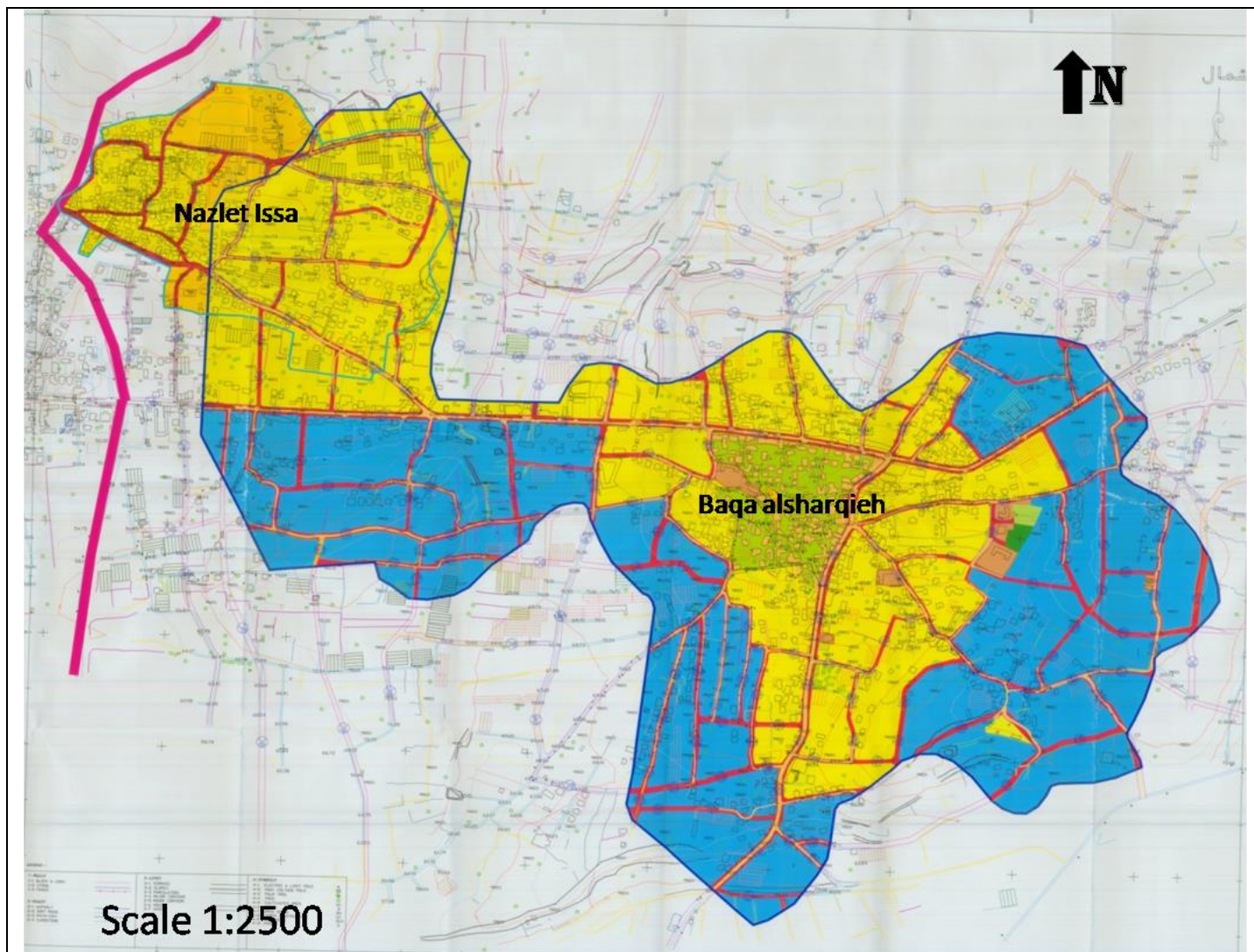
Joint Baqa alsharqieh with AlNazlat  (El-Gharbiyye , Abo Enar, Elwosta ,Issa)	2012- 2016
Joint Baqa elGharbiyye with Jatt	2003- 2011
Joint Baqa alsharqieh with Nazlet Issa	2012- 2017

#### **6.4.8 Urban Planning**

For all the localities of the study area, there is a master plan and a strategic plan during this period (until 2020):

- 1.Nazlet Issa : has a master plan from 2010 which is connected with the master plan Baqa alsharqieh and the village has a strategic plan (2018-2022).
2. Baqa Alsharqieh :has a master plan connect with Nazlet Issa master plan from 2010 ,and has a strategic plan (2018-2022).
- 3.Baqa Al-Gharbiyye: has a comprehensive local master plan overall the city deposited on 2018 , six city building plans of Baqa Al-Gharbiyye(Detailed plans) and Master plan approved since 1991 Baqa-Jatt.





symbol	use	Area(sq. m)	Percentage(%)
	Roads	227.4	13.31%
	Cemeteries	13.4	0.78%
	Residential c	1181.2	96.14%
	Residential B	189.4	11.09%
	Parks and gardens	2.2	0.13%
	Sport fields	2.2	0.13%
	Old town	71.3	4.17%
	Existing public facilities	13.7	0.80%
	Future public facilities	7.7	0.45%
	Total	1708.5	100%

The area of the master plan(Dunum )

1078

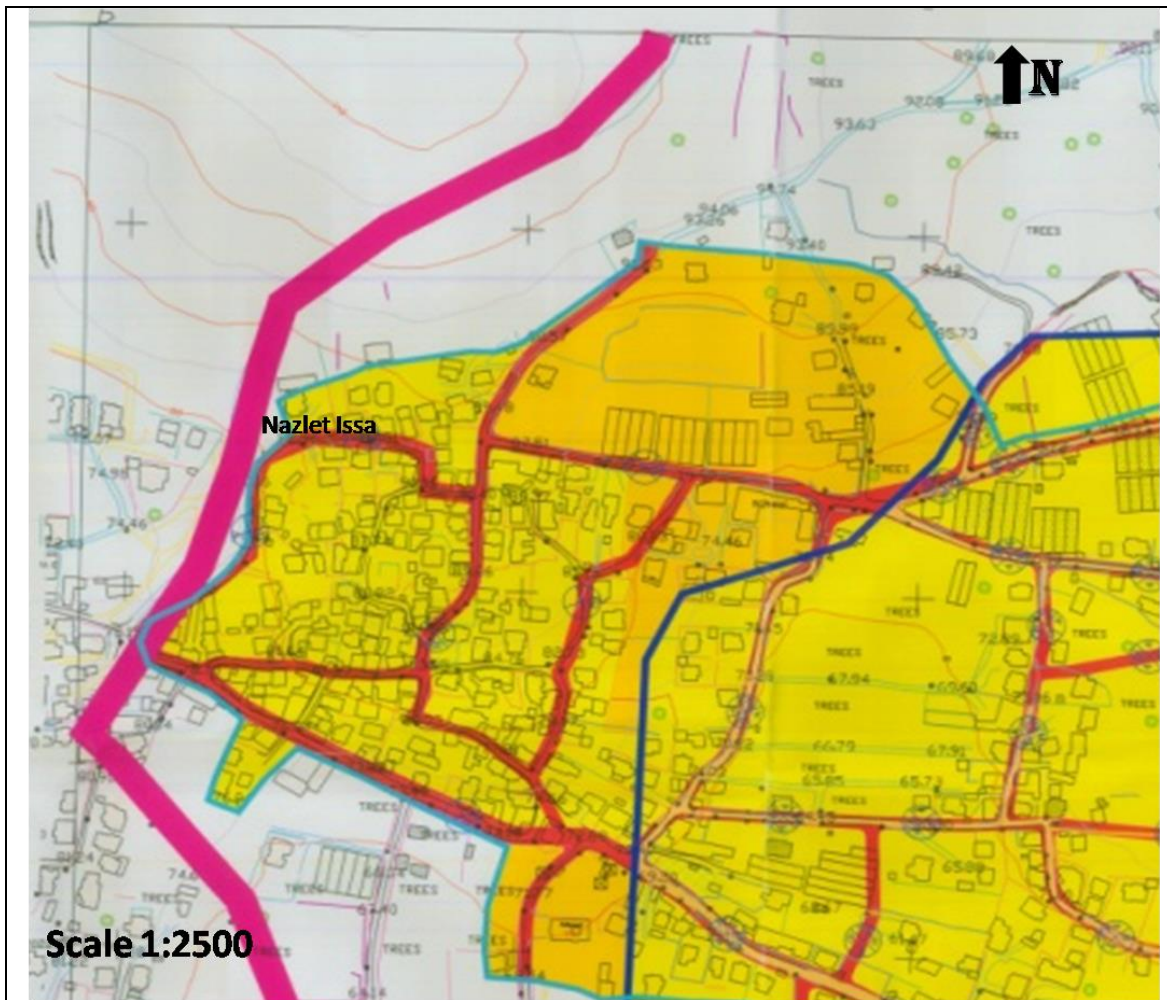


The area of built up area(Dunum )	1300
The area of administrative boundaries(Dunum )	6230
No. of buildings within master plan	144
No. of buildings in area with political classification C	65
No. of buildings out of master plan	84





Notice that :




1. The area of master plan is small to accommodate population growth .
2. The built up area is bigger than the master plan boundaries .







Symbol	The use
	apartheid wall
	Project boundaries
	Proposed road
	Existing road

symbol	The use	Area(sqr m)	Percentage(%)
	Roads	18.93	14.44%
	Residential A	52.8	40.26%
	Residential C	59.4	45.30%
	Total	131.13	100%

Map (27): Organizing area within the partial structural plan in area with political classification C

Table(19):The provisions of organization and construction in the west bank

	The highest rate				The minimum rate		
Category of use	Building percentage	Floor ratio	No of floors	Building height (m)	Front setback(m)	Back setback(m)	Side setback(m)
Residential A	36%	180%	5	18	5	5	4
Residential B	42%	210%	5	18	5	4	3
Residential C	48%	240%	5	18	4	4	3

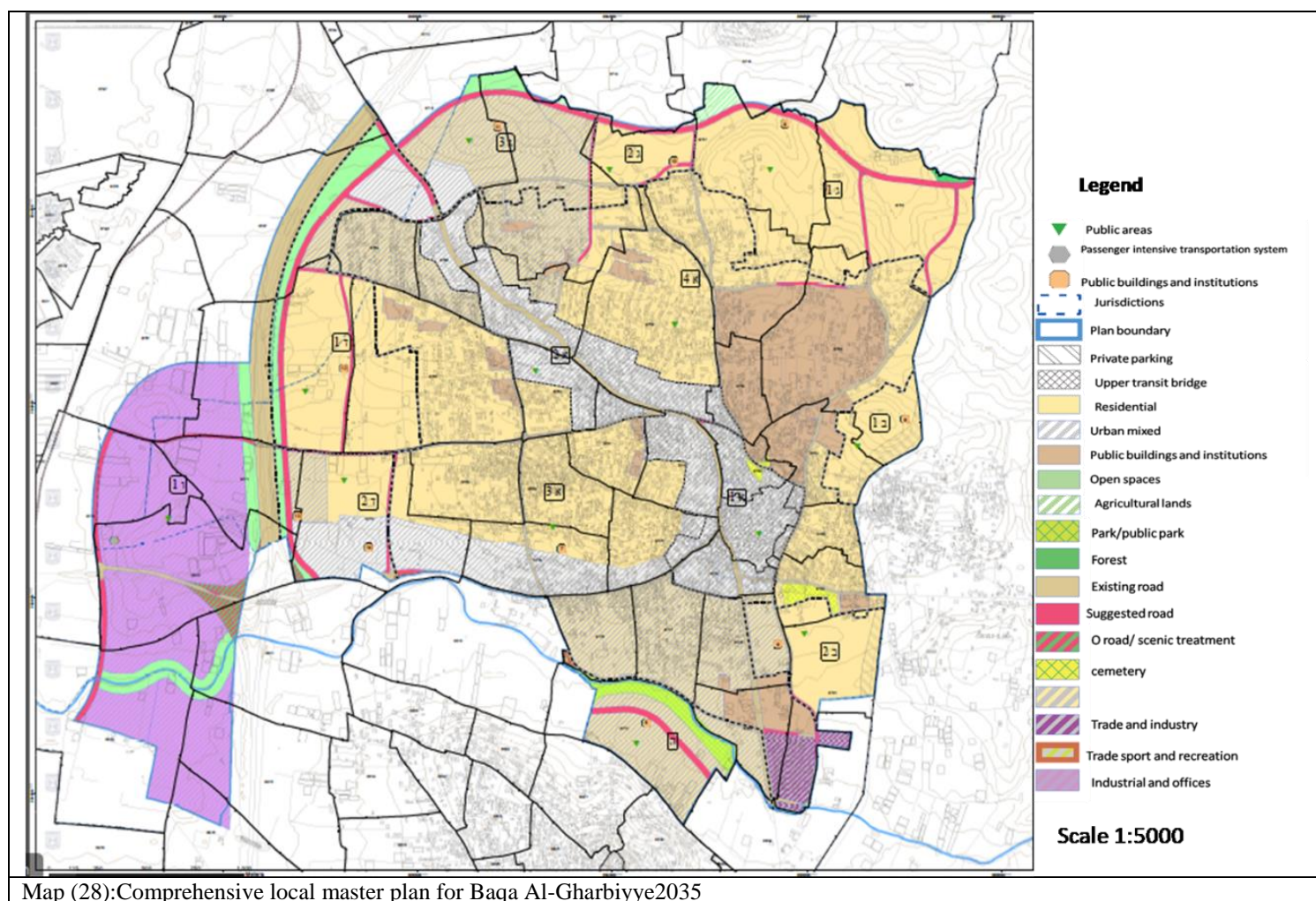


Old town	It has special provisions						
Public buildings	36%	216 %	6	22	10	10	8
Industries	50%	300 %	6	23	10	5	3
Light and hand craft industries	%50	200 %	4	16	6	4	3

Category of use	The minimum area (sqr m)	The min limit of the parcel (sqr m)
Residential A	1000	25
Residential B	750	18
Residential C	500	15



The number of floors in the area ranges from (1-3)



Map (28):Comprehensive local master plan for Baqa Al-Gharbiyye2035

Table (20):The provisions and instructions of the plan			
Category of use	Area (sqr m)	Dunum	Percentage (%)
cemetery	28,507.78	28.50778	0.26
Approved roads	733,530.28	733,530.28	6.63
Proposed roads	370,131.01	370.13101	3.35
Forest	6,455.67	6.45567	0.06



Public buildings and institutions	242,478.45	242.478	2.19
residential	4,781,307.32	4,781.307	43.21
Residential and commercial	1,687,598.58	1,687.598	15.25
Residential and business	92,150.95	92.150	0.83
Commercial sport and recreation	3,971.83	3.971	0.04
Urban mixed	1,391,686.74	1,391.686	12.58
Park/public garden	76,753.89	76.753	0.69
farm/agricultural land	38,260.74	38.260	0.35
Open area	322,152.14	322.152	2.91
Industrial and offices	1,289,483.64	1289.384	11.65
Total	11,064,469.04	11,064.469	100%

#### Objectives of the plan:

1. planning of Baqa Al-Gharbiyye city to a population target of 47,500 in 2035.
2. Providing a comprehensive planning response to the development of commerce, employment and industry as a basis for growth and economic well-being.
3. Strengthening the city center on AlQuds Street. Reinforcement of urban centers developing near the northern and western entrances of the city.
4. Preserving the local identity, including the city's historical nucleus and its historical religious and cultural sites.
5. Promote the unique nature of the built fabric and encourage the revitalization and development.



6. create the infrastructure to develop local trade and employment and develop the tourism industry.
7. Establishing an infrastructure to strengthen the education, education and culture system.
8. Strengthening the local transport network that links all parts of the region.
9. Create a green structure for the urban public space, centered around the Nihal Hadera Park as an interactive, entertaining, sports and social actor and its connection to the open and agricultural areas surrounding the city.

#### Description of the plan:

The city is expected to grow from 28, 125 people in 2015 to 47, 500 - 38, 500 people in 2035, and as a result the population goal in the plan has been set at 47, 500 people, so that the city remains classified according to the region model.

According to TSA definitions 35. On the one hand, these experiences take into account a slight decrease in average productivity and household size, and on the other hand, a continuation of the growth trends that have characterized the city's development over the years. These population goals, which enable the addition of new residents to the city and demographic expansion, can produce urban and social renewal processes, prevent population aging and achieve economic development at the local and regional level. The effects of the Nile population goals on demand are reflected in 6, 40 new housing units. 100 existing by the target year, and about 17,000 housing units for a long-term planning horizon, can respond to this request as part of implementing approved plans and in developing new plans in areas that have not yet been approved. Given the actual realization rate of expected development reserves in Chirkas, almost largely privately owned, and in order to overcome current and projected demand pressures, the plan offers a significant increase in the supply of housing rights, whether by adding development areas or increasing building densities as directed. "A35, according to the nominal capacity presented as a ghost for approximately 45, 500 housing units, produces a space of necessary operational flexibility and detailed planning and development processes. The minimum population requires 33% of the nominal capacity.

It includes the establishment of an industrial zone west of the "Israel Street", spanning an area of 1,000 acres, with private ownership of citizens of both countries.

The share of the residents of Baqa AlGharbiyye is 320-dunum will be in the joint industrial zone, while the people of Jatt are 687 Dunums.

The Ministerial Committee recommended" the necessity of establishing a joint industrial zone for the municipality in the region as compensation to the two countries for the confiscation of about 1,000 Dunums of private ownership of land for the people of the two countries to construct a "trans-Israel" street, knowing that about 4 thousand Dunums of a Baqa and Jatt were confiscated to set up country

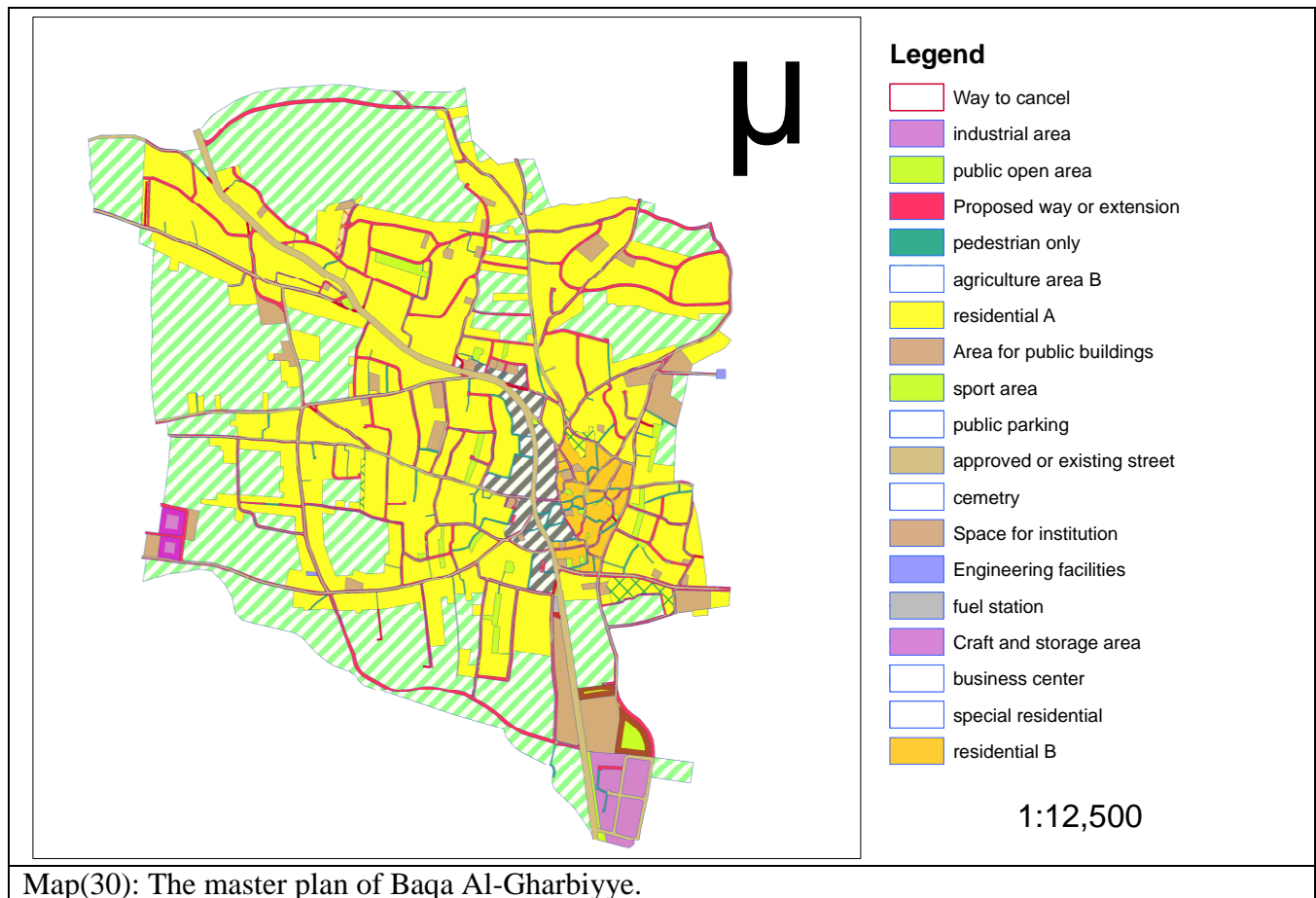


projects including roads and the Qatari water project , Gas line, railway and power line.”

### Coexistence and objection

The regional council “Menashe” and its president, Ilan Sadeh, and kibbutzim in the region, “Lahfot Hefifa”, “Mughal”, “Maor” and “Sadeh Yitzhak”, which are built on the lands of Baqaat Waget, the abandoned villages, Qaqoun and Mansheya, Wadi Qabbani and Wadi Al-Harith, and Zeta Sand, under the pretext of preserving the rural and agricultural nature of the kibbutzim, preserving the environmental quality and preventing pollution.

### Master plan of Baqa Al-Gharbiyye (Baka-Jat) EN/125

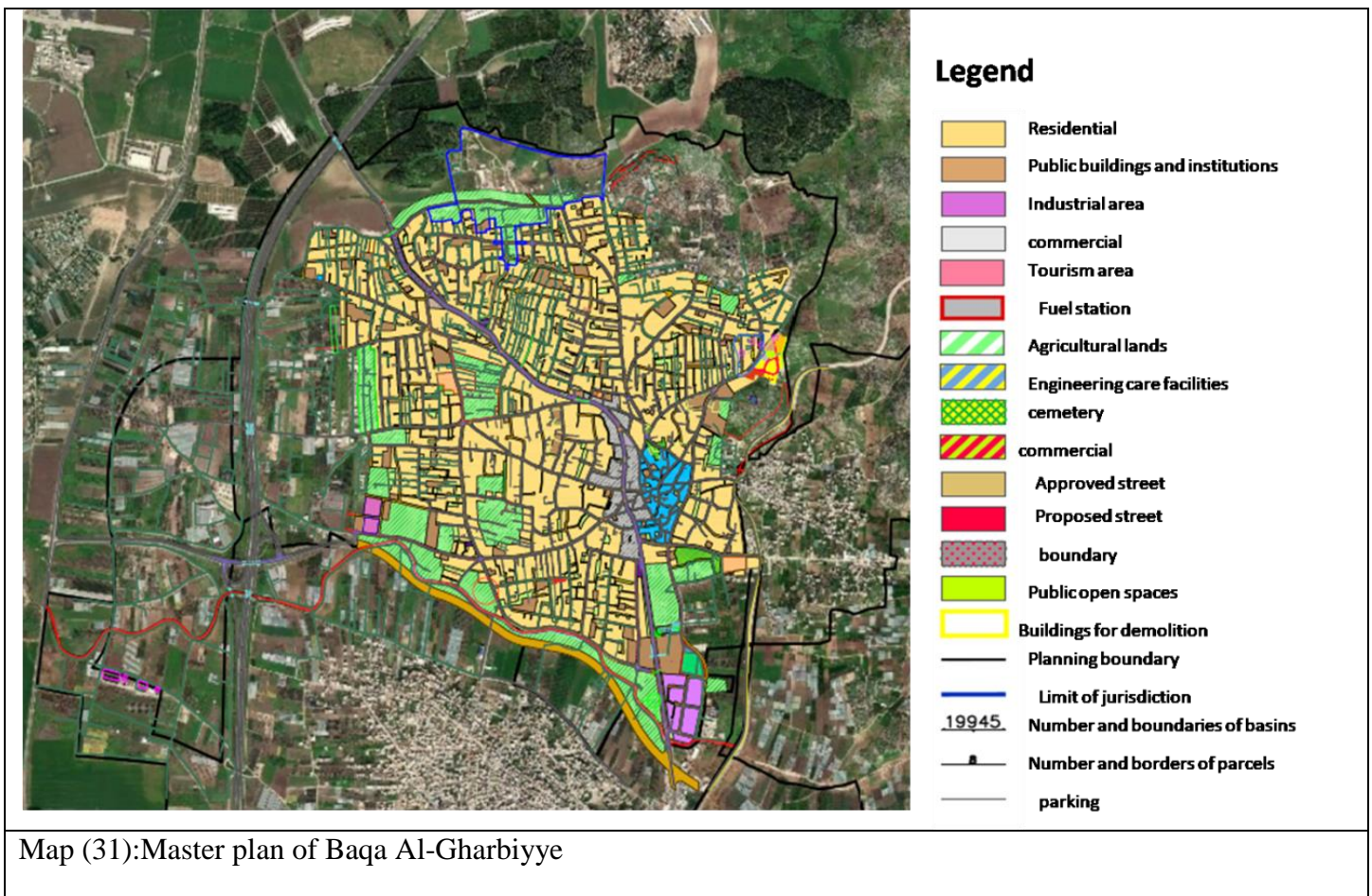


The plan was approved by the Minister of Finance - Program 1995

The purpose of the program and its main provisions:



- Zoning of the village area for the various uses of residential, commercial, craft public institutions and public areas.
- Determine the construction instructions and use of the various areas.
  - Label the road network in the village.



The regulation of land use in Israel is anchored in a centralized top-down planning system

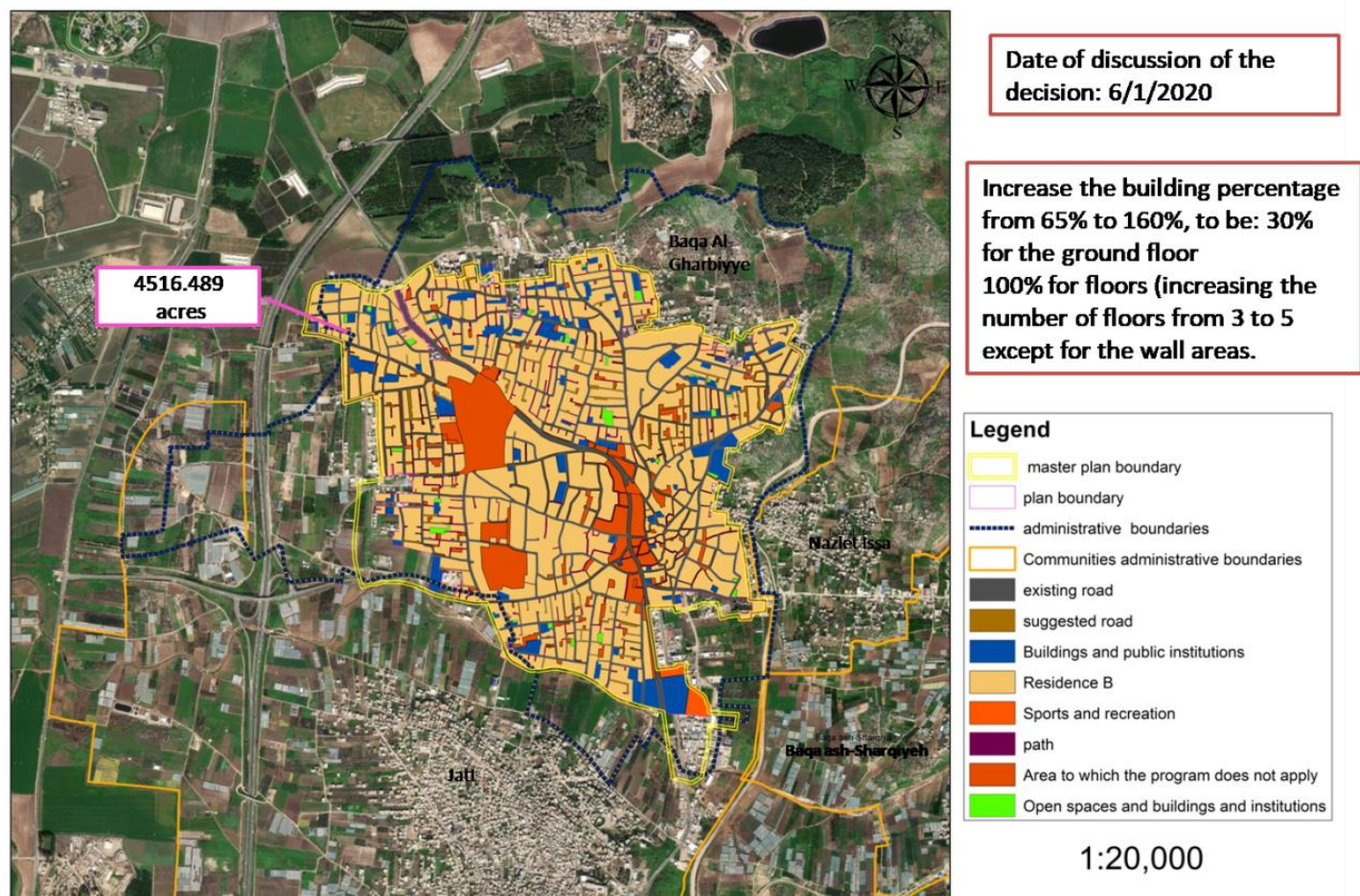


	The built up area				Coverage percentage	Standard number	Total density per donum	Building height above the ground entrance (m)	No of floor-above the entrance	The minimum rate		
Category of use	Above the entrance		Below the entrance							Front set back(m)	Back setback( m)	Side setback( m)
	basic	services	basic	services								
Public buildings and institutions	100%	30%		18	40		5		2	3	4	4
Residential A	70%	20%			40	403(1)		11.5	3(2)	3	3	3
Residential and commercial	100(3)	40%		20%	40	27(4)	5	11.5	4(5)	3	3	3
Public buildings and open areas	100	216%	2	22	40			9	2	3	4	4

Increase the percentage of construction plan of the RESIDENTIAL ZONES in Baqa AlGharbiyye city 2020



## Increase the percentage of construction plan of the RESIDENTIAL ZONES in baqa elGharbiyye city 2020



Map (32): Increase the percentage of construction plan of the RESIDENTIAL ZONES in Baqa AlGharbiyye city 2020

Increase the construction percentages for the welfare of housing in the division of residential areas and the division of areas in secondary schools and the division of sports areas in all parts of the Western Baqa region in addition to adding housing units.

The plan does not change intended uses and uses for approved plans.

Increase the building proportions within the existing structural map that extends over an area of 4,500 Dunum, which will enable an increase of 6,000 housing units within the building area in the city.

Plan instructions:



1. Increase the building proportions in the residential division A
2. Increase the building proportions in the residential division B(EN-125).
3. Increase the percentage of construction on the ground for public buildings
4. Adding building ratios to designating sports areas
5. Increased building proportions with a private residential designation
6. Increase the density from 6 housing units per hectare to 8 housing units per hectare

Quantitative data type	Approved status	Change (+/-) to good state	Total in a detailed plan	Total in master plan	Notes
Public buildings (sq m)	337060	319076	656136		Includes use for sports and recreation
Residence (housing)	19424	6075	25499		
Residence (sq m)	1950037	1237286	3187323		

Source : planning administration

Arguments about the plan :


The activist in the People's Committee for the Defense of Land and Housing, the farmer Ibrahim Mawasi, is more critical of the scheme to expand the building proportions in a bouquet, stressing that "this is not a solution to the housing crisis, but would exacerbate the crisis and cause overpopulation on the lowest area of land."

The mayor, "Raising building proportions is not enough to meet the needs in the issues of land and housing," noting that "there are many young couples without a piece of land and without housing," stressing "the need to include more land surfaces to the building area and expand the structural map according to professional and practical plans." Whether in housing, trade, industry, and public space flats.

Detailed plans of Baqa Al-Gharbiyye

there are six city building plans of Baqa Al-Gharbiyye:



 En / 239 / m / 174 / Bm Baqa to Jarbia. Effective 20.8.07. The objectives of this program are:


A. Change of agricultural land zoning for expansion of residential building areas in the village while allocating land for sites

For public buildings.

B. Label a road network in the village that includes expanding existing roads and setting new roads.

third. Determine building instructions in the various areas of the plan.


D. Creating a valid option for licensing existing buildings within the plan

 Al / Bm / 358 Albasa neighborhood, Baqa al Garbiya, effective - 25.5.00. The purpose of this plan is to change land use

Agricultural for expanding residential building, public building, public transport and roads.

Existing and determining new ways. Determine construction instructions. Creating a valid building licensing option

Existing . The unit number is offered as 2,300 units

 P / B / 360 Neighborhood of Eldreds and Umm Alarakaki, Baqa al Garbiya. Valid from 25.5.00. Program Purpose

This is a change of agricultural land to expand residential land, public buildings, landfill and roads.

A road network. Determine building instructions in the different areas of the plan. Creating a valid licensing option

Existing buildings.

 An / B / 361 Al Shukpan Baka Al Al Gharbiya neighborhood, effective from 14 May. The purpose of this program is zoning change

Agricultural land for residential building areas, public buildings, open public areas and roads. The label

A road network. Determine building instructions in the various areas. Creating a valid building licensing option Existing

P / 35/359 Change of land designation from agricultural area to residential area, effective from 7 September 1999. Program Objectives

this:



A. Change of zoning from agricultural land to expansion of residential buildings in the village while allocating land


To public relations sites; Open public space and roads.

B. Label a road network in cities that includes expanding existing ones and setting new ones.

third. Determine building instructions in the areas of the plan.

D. Creating a valid option for licensing the existing intermediaries in the program.

God. The unit number is offered as 1230 together.

 En / 125 Baqa to Al-Gharbiyye Master Plan, effective January 20, 1995. The purpose of this plan is to designate the village area

The various uses of residential, commercial, craft, public institutions and open spaces:  
Determination

Construction instructions and use of the various areas: The village road network labels.  
This program eliminates

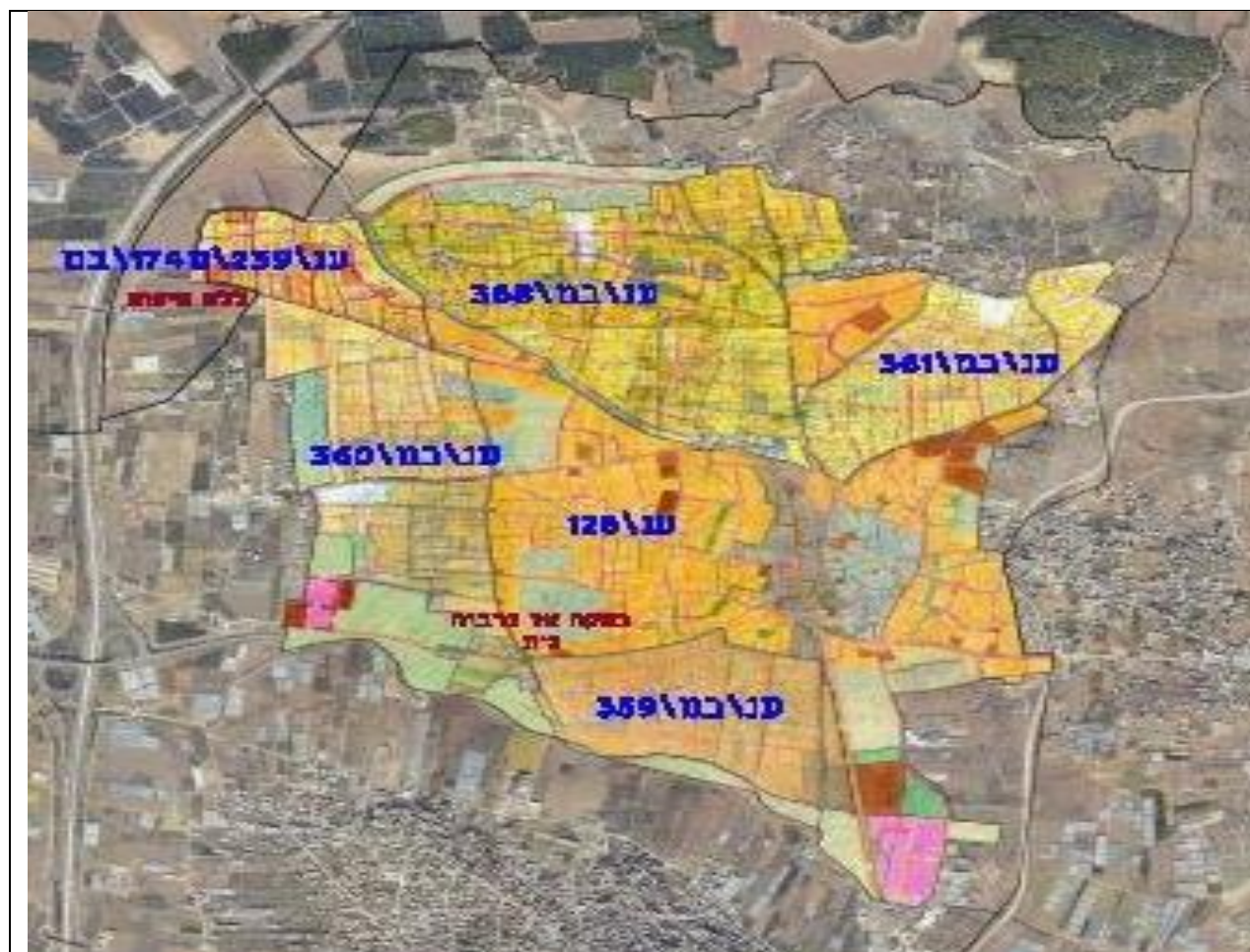
Plan C / 400 An outline plan for the Galilee area of Haifa District.

The plan name	Plan number	Plan status	Plan area (Dunum )	Aggregate approved building area (Dunum)
Industrial area	430/אג	approved	78	78
Administrative and industrial area	799/ג	approved	86	164
The field of construction	483/ג	approved	772	936
Accumulated and residential institutions area	116/ע	approved	20	956
master plan	125/ע	approved	3,653	3,653



Detailed plan	במ/174	approved	265	3,763
Detailed plan	ענ/מב/359	approved	538	4,053
Detailed plan	ענ/מב/361	approved	519	4,278
Detailed plan	ענ/מב/360	approved	680	4,758
Detailed plan	ענ/מב/358	approved	1,150	5,343
Detailed plan	ענ/126	approved	38	5,370
Detailed plan	ענ / 546	approved	15	5,385
Detailed plan	ענ/1215/א	approved	41	5,426
Alshbasa neighborhood	354-0080036	In process	180	

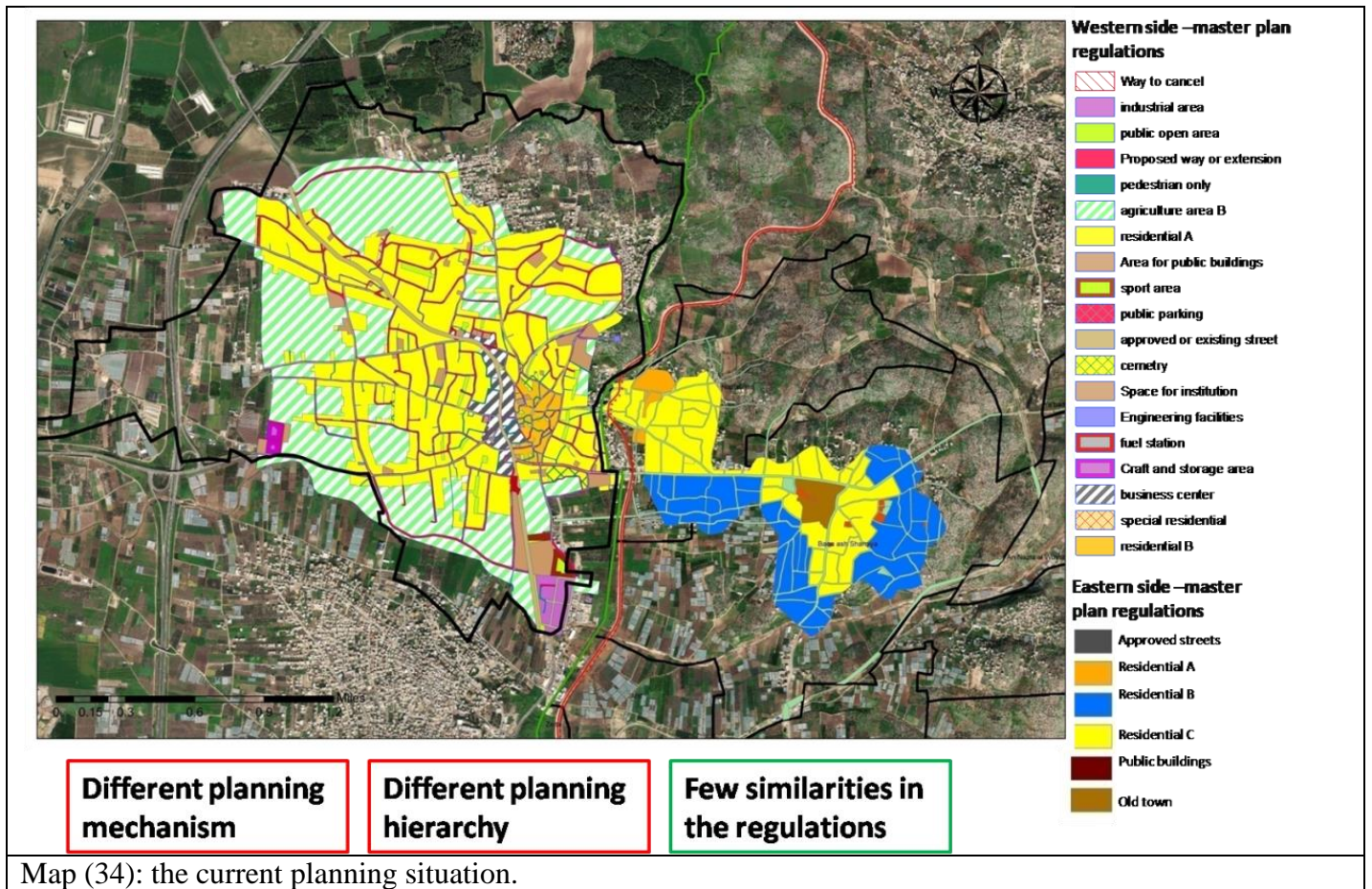




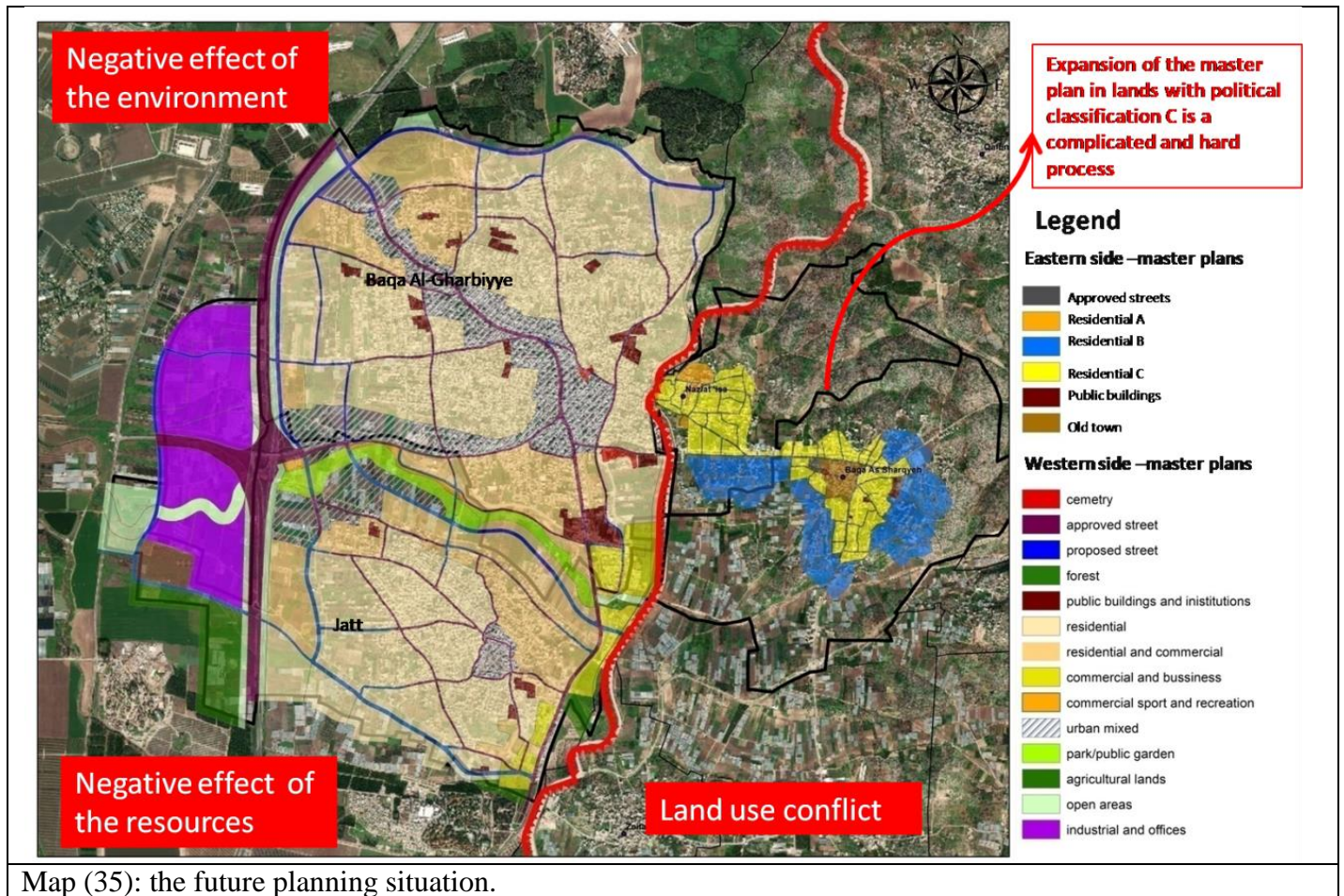
Map (33): the detailed plans of Baqa Al-Gharbiyye.

The current planning situation







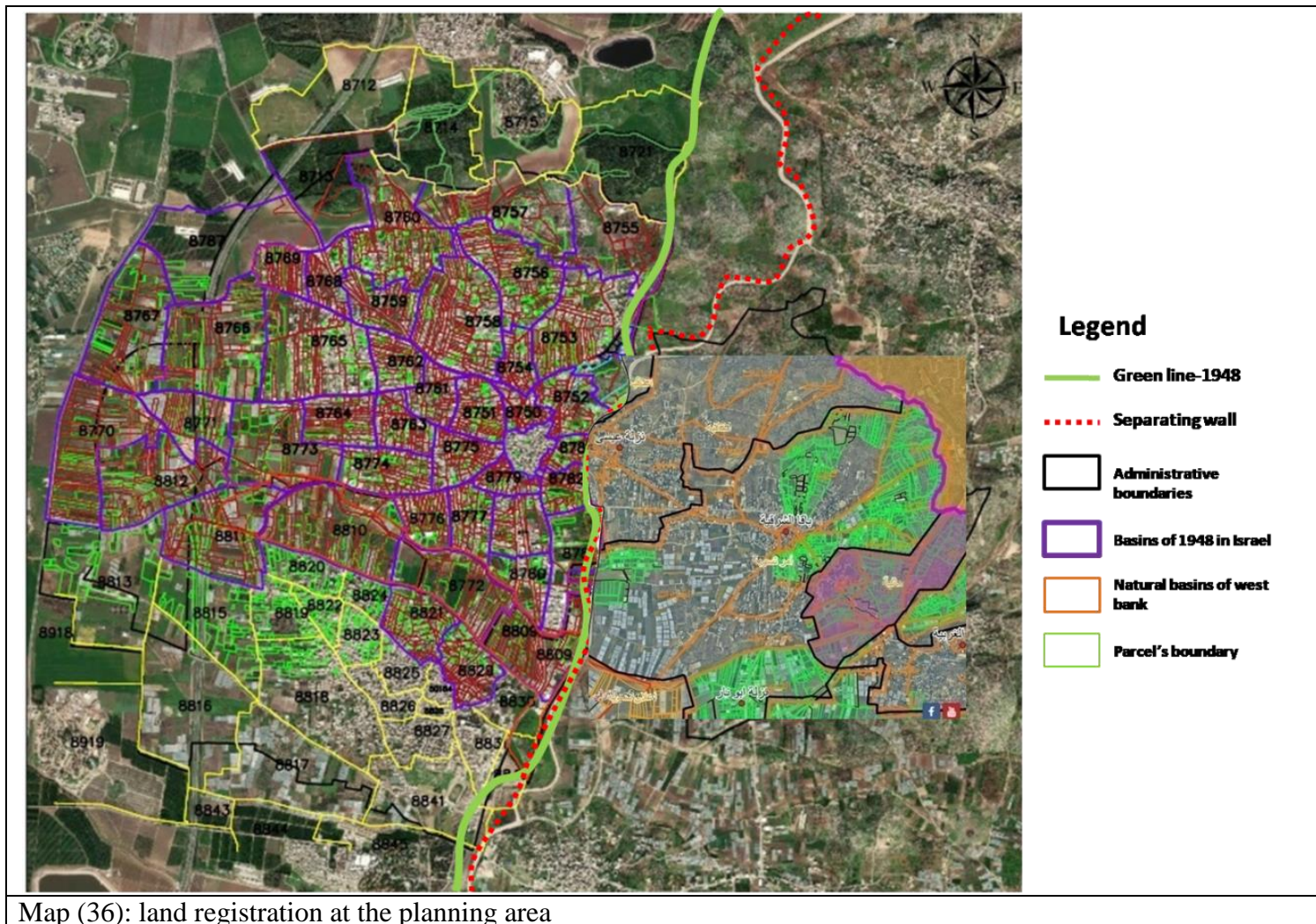


Map (35): the future planning situation.

Expansion of the master plan in lands with political classification C is a complicated and hard process

land registration at the planning area

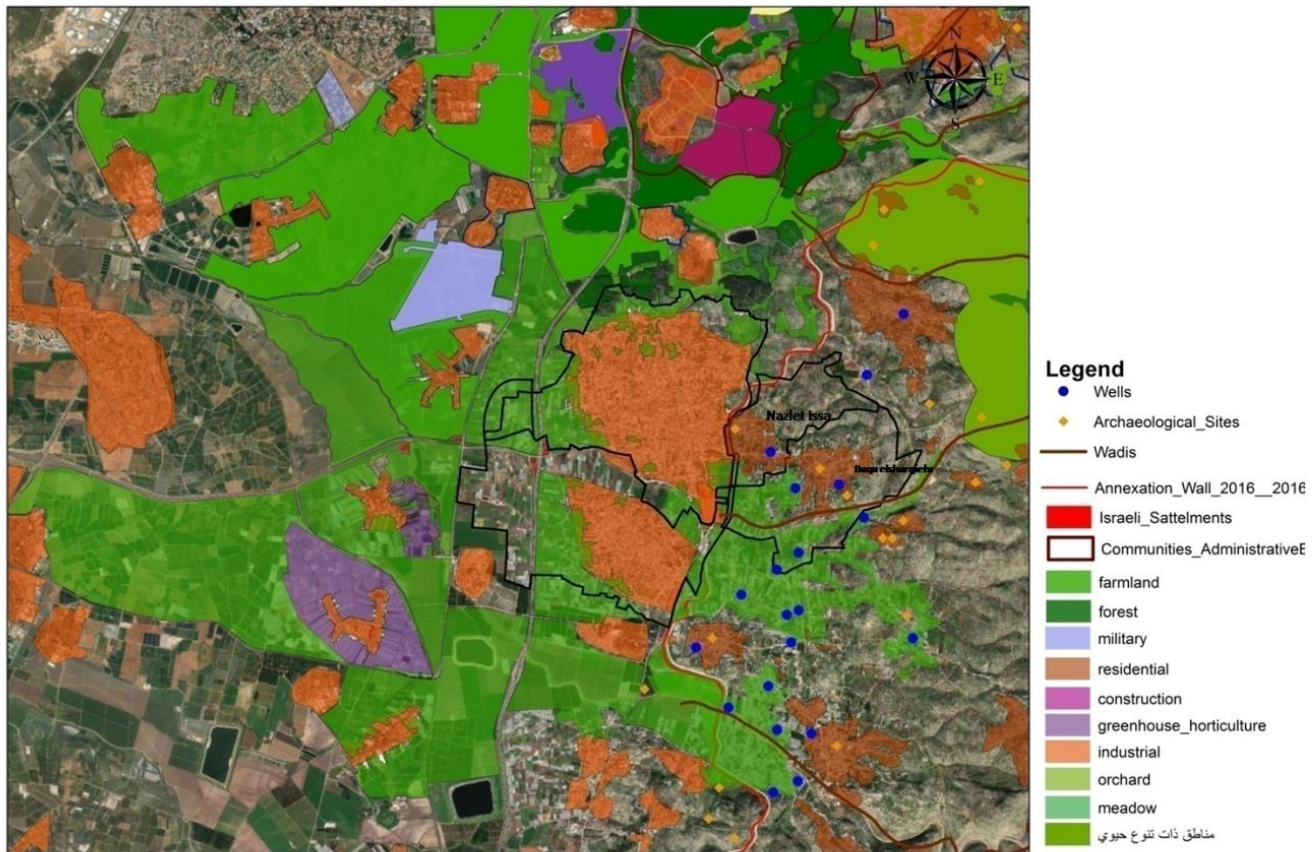




Map (36): land registration at the planning area

Land use of the planning area

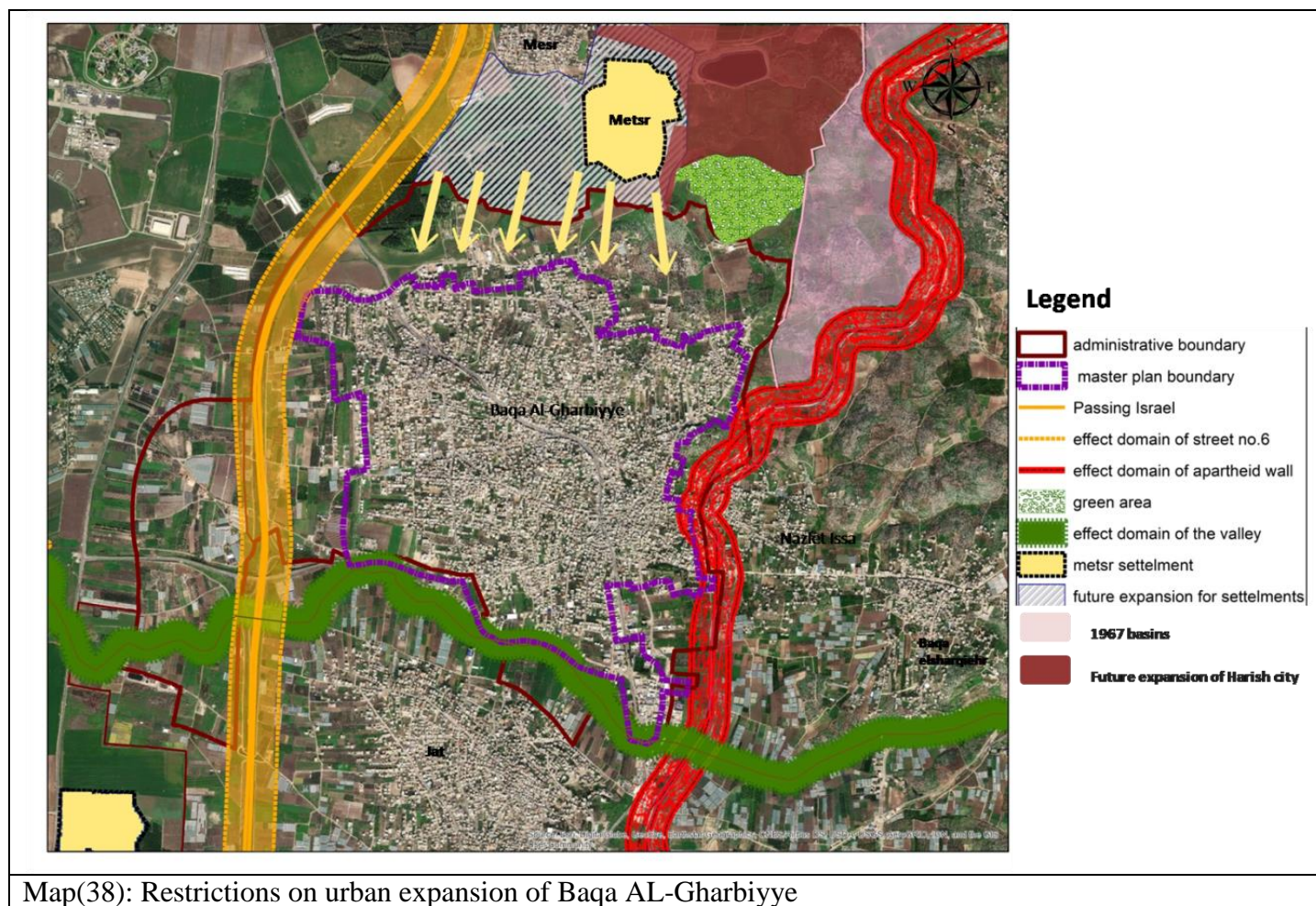




Map (37): the land use of the planning area

Restrictions on urban expansion of Baqa AL-Gharbiyye





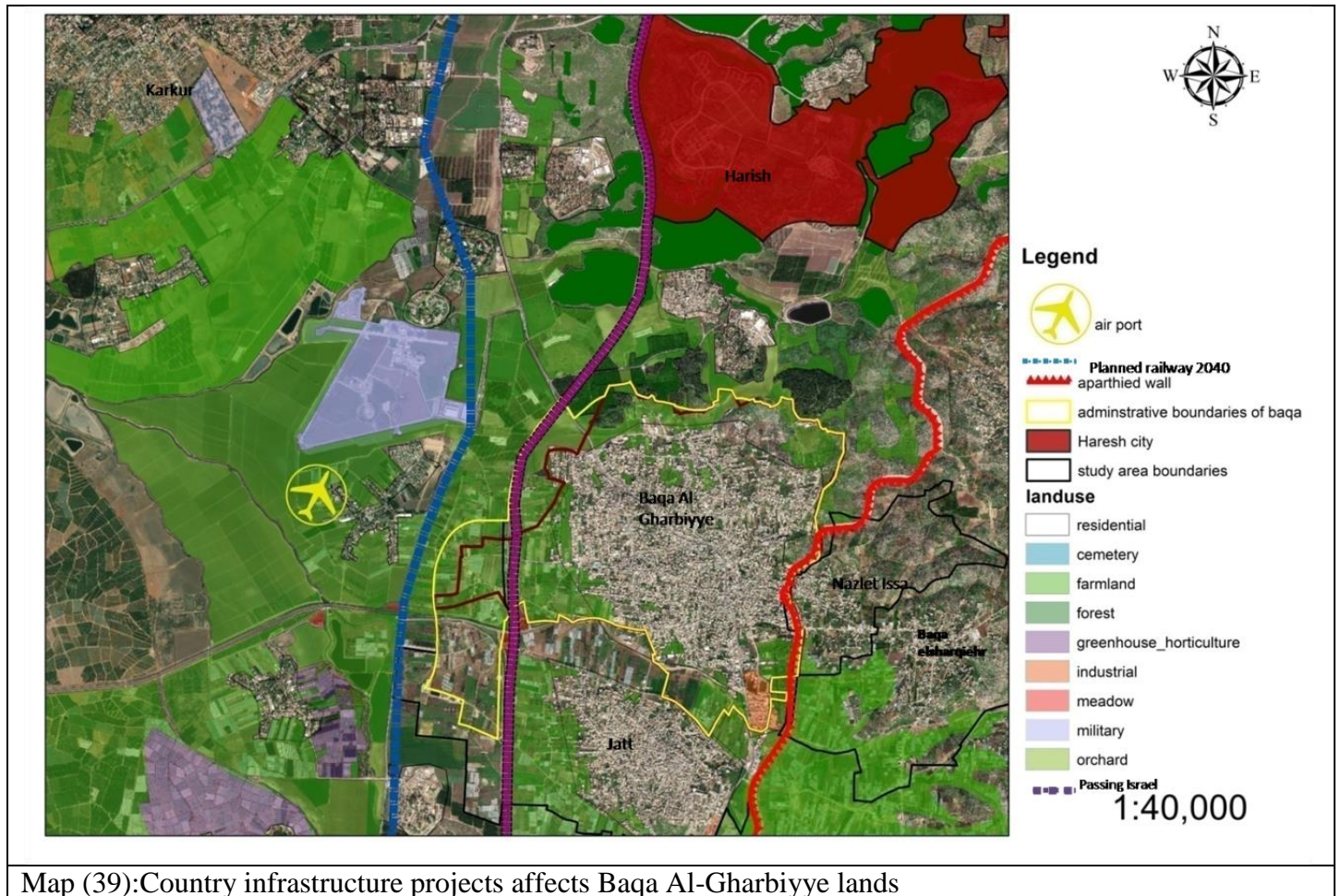
Map(38): Restrictions on urban expansion of Baqa AL-Gharbiyye





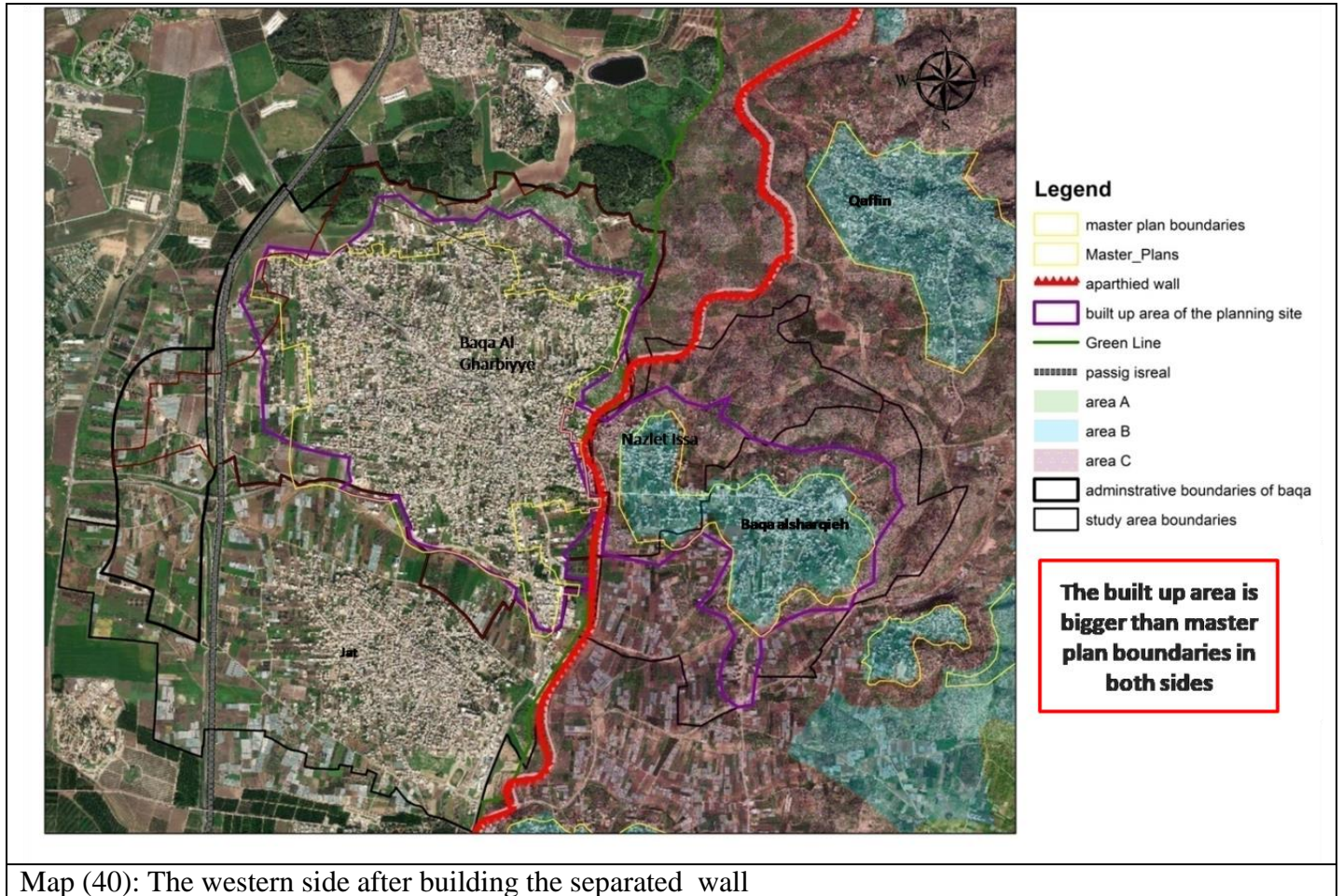


In the area, 4 thousands of donum of land were confiscated in favor of the construction of the 'Trans Israel' Street, the Qatari water project and the gas line.





The width of the track bar and bounce areas is 240 meters. It is prohibited to approve any plans for development and construction and to determine the use of land in the boundary of the track after the final approval.



A large part of the city building on agricultural land without a permit.

Much of the city's buildings are directly linked to electricity and water and sanitation infrastructure.

#### 6.4.9 Agriculture activity

**Agricultural activity will be studied as an important part of the economic sector for the following reasons:**

A large percentage of **Baqa alsharqieh citizens depends on the agricultural sector up to 40%** , and this percentage increased after the separating wall.

The **study area** is **located in the western water basin in the West Bank**, and it is the most important water basin between the Jordan River and the Mediterranean Sea.



**مقارنة بين الاستخدام الإسرائيلي - للفلسطيني لأحواض المياه الجوفية في الضفة الغربية (مليون متر مكعب سنوياً)**

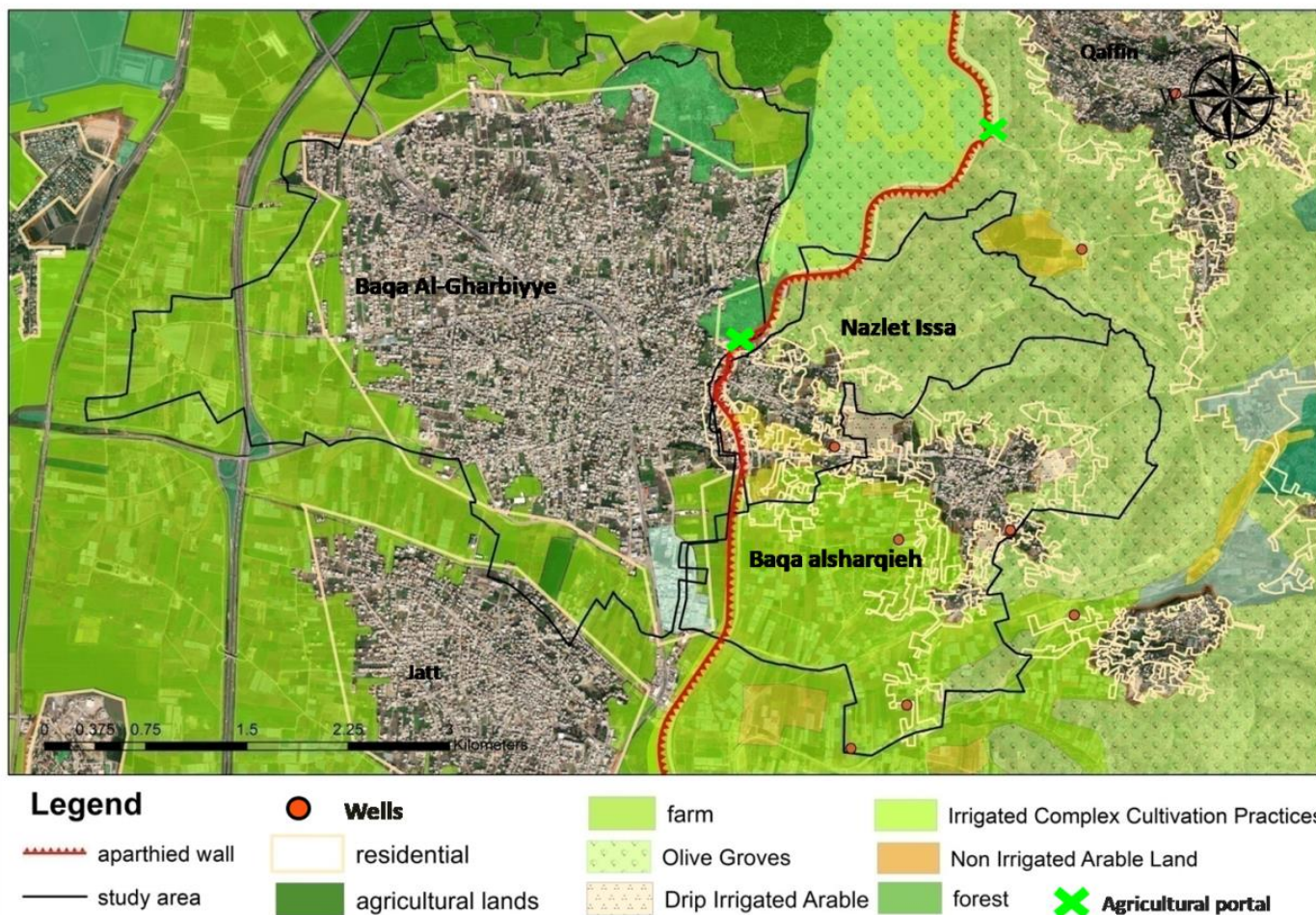
الاستخدام الإسرائيلي	الاستخدام الفلسطيني	الاستخدام الإسرائيلي	الاستخدام الفلسطيني	إجمالي استخدام المياه
٣٦٠	١٠	٢٤٠	١١	٥٧٩
١٠٣	٥	١٨٠	١٦	٣٠٤
١٥٦	١٠	١٠٠	٢٤	٢٩٠
١٤٠	١	١٠٠	-	٢٤١
٥٠	-	١٠٠	١٠٠	٢٠٠

Source: FAO/UNEP - Species Database, p. 8.

Source :PASSAIA



## Agricultural lands in the study area



Map (42) : the agricultural lands at the planning area

**Table(20): Agricultural lands of the study area**

Locality	Agricultural land area(Dunum)	Total area(Dunum)
Baqa al- Gharbiyye	5,500	9,200
Baqa alsharqieh	2600 (1200-Irrigated cultivation/1400Rainfed cultivation)	4200
Nazlet Issa	2700olives+500Cultivated plains+200 acres need reclamation +800 Dunum behind the wall at Israel side	2030



<b>Table (21):Types of agriculture in the study area</b>			
Agriculture type/ Locality	Baqa Al-Gharbiyye	Baqa alsharqieh	Nazlet Issa (Dunum)
Irrigated & Plantation	861	2600 total	-
Area planted with olives	700	-	2700
Planted W/ Cereal	18,986	886	500
Built up area	76	-	800
Cultivable	19,847	1200	
Non-Cultivable	1,145	-	-
needs reclamation	-	-	200

Types of agricultural portals:

- 1.Daily agricultural gates that are opened two or three times a day in front of farmers' owners for crops that require daily care like vegetables Greenhouses and others.
- 2.The passage of farmers is required to obtain permits from (the civil administration) and that the permit can be the owner of the passage through a specific portal only.
3. Seasonality that is open only in certain agricultural seasons (such as olive harvest) in front of farmers. ([www.wafainfo.ps](http://www.wafainfo.ps))

- **The separation barrier prevents many farmers from accessing their lands.**



**There is a percentage of building encroachment on agricultural lands in the study localities.**

**About 2,000 Dunum of which were constructed over thousands of housing units, due to housing distress and the delay in planning and construction committees and planning departments to approve the plan to expand the structural map of the Western package.**

In the area, thousands of donum of land were confiscated in favor of the construction of the 'Trans Israel' Street, the Qatari water project and the gas line.

#### **The impact of the construction of the separation wall on the agricultural sector**

- **Changing the nature of work** : agricultural activity increased after the establishment of the separation Wall due to the difficulty of working in the town and the closure of many shops there which was a source of income for a large proportion of the population of the region.
- Water wells in Baqa alsharqieh had previously irrigated 20,000 Dunum of agricultural land owned by the neighboring villages of Qaffin, Zeta and Atil. With the construction of the wall, a **network of 37,000 km of irrigation pipes was destroyed**, which contain all the water that is transported from Baqa alsharqieh to the neighboring villages. Without this water, the inhabitants of the neighboring villages cannot sustain their crops, which they are now living on. **This means more poverty and unemployment.**(Muayyad Hussain, mayor of the Baqa alsharqieh municipality)

#### **About 884 were confiscated in favor of the wall in Nazlet Issa**

Nazlet Issa Spring is a source with 100% drinkable water and its flow rate = 300 m<sup>3</sup> / day

There are several agricultural cooperative societies in Baqa alsharqieh that are concerned with the continuous development of the agricultural sector.

Baqa alsharqieh is characterized by the availability of the groundwater needed for agriculture, which number 4 wells. Water is distributed to farmers through irrigation networks for those wells

#### **Wells of Baqa alsharqieh**

There are 4 underground wells in the town of Baqa Al-Sharqiya, used for agriculture and drinking water.

1 - The Eastern Baqa irrigation project was established in 1960 with a depth of 140 m and its production capacity 120-160 m<sup>3</sup> / hour



- 2 - The Mohammed Khadr Khalaf and Partners irrigation project was established in 1960 with a depth of 140 m and its production capacity 120-160 m<sup>3</sup> / hour
- 3- Ras Rummana irrigation project (Abu Shams) was established in 1961 with a depth of 180 m and a production capacity of 250 m<sup>3</sup> / hour.
- 4- Saqr Al-Sa'ad Irrigation and Partnership Project was established in 1965, with a depth of 140 m and a production capacity of 120 m<sup>3</sup> / hour.

### **Agricultural sector assessment**

#### **The agricultural sector in the West Bank needs the following:**

- ✓ Construction and rehabilitation of agricultural roads.
- ✓ Agricultural market development.
- ✓ Preparing economic feasibility studies for productive and income generating projects.
- ✓ Improving the performance and role of agricultural societies in the field of marketing, extension and organization of the agricultural sector.

#### **6.4.10 Environmental sector**

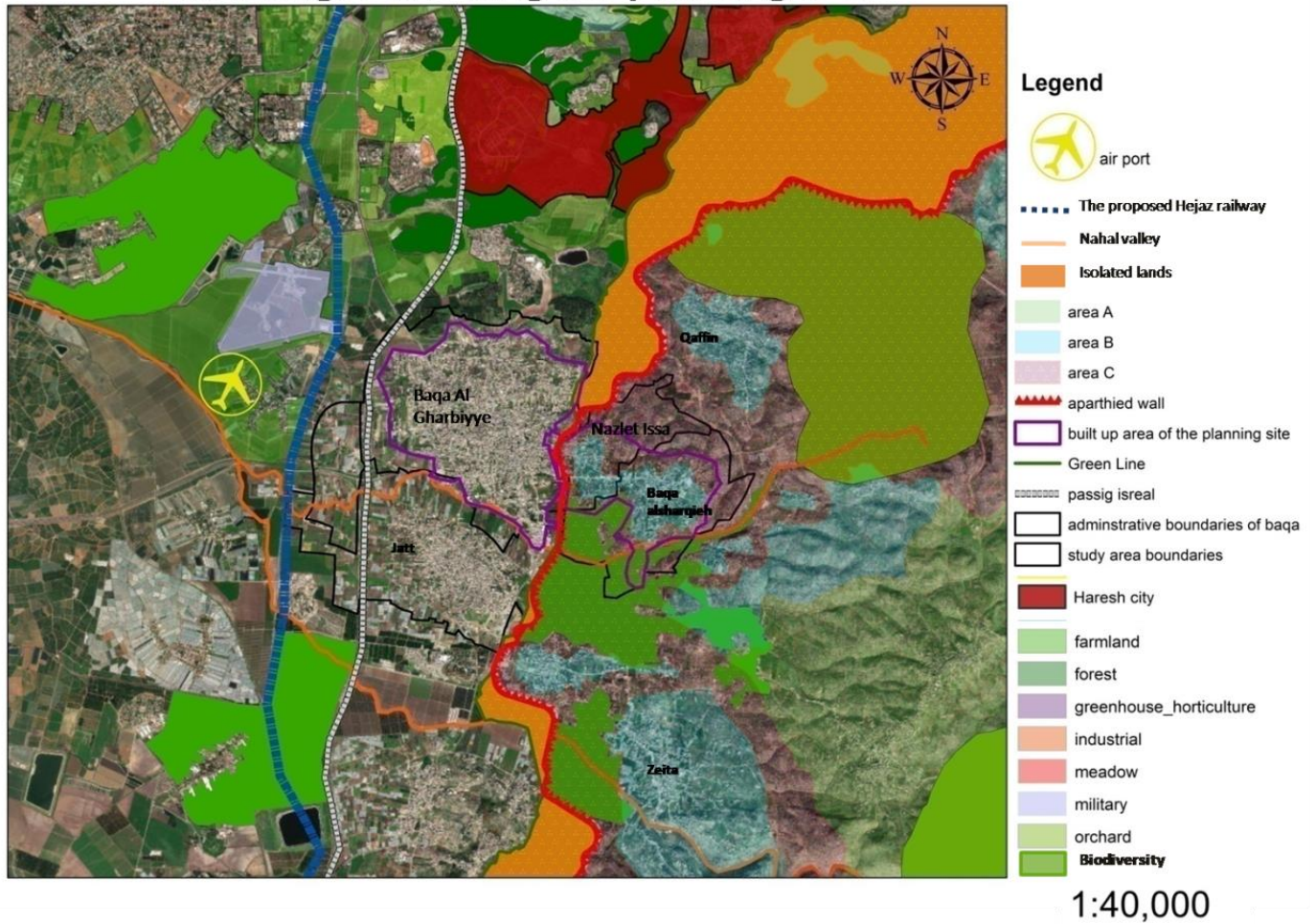
There is one 8-acre park in Baqa, according to a review, of the city planner Oded Bromovich, who works for the city's engineering department and promotes the GIS (computerized information system) website. **The average green area per person is 0.006 square meters per capita, and if you think that the general purpose land allocation guidelines are talking about 7 square meters per capita, this is an acute shortage.**







## Challenges affecting the planning area



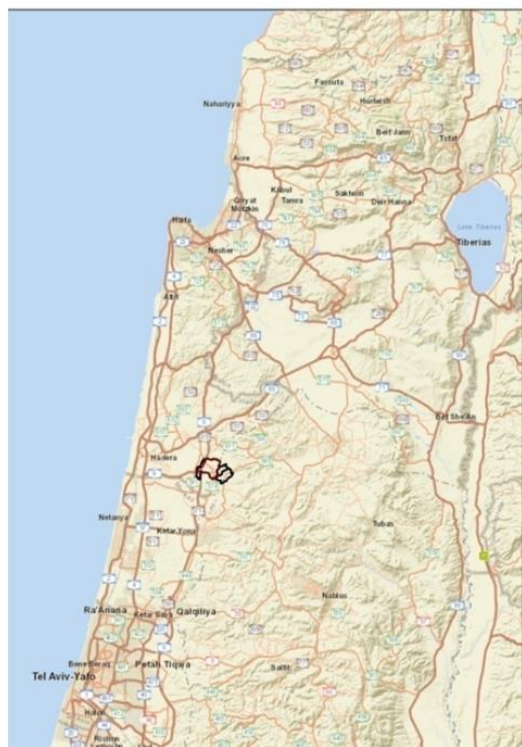
Map (43): the challenges affected the planning area.



## 6.5 Regional planning framework

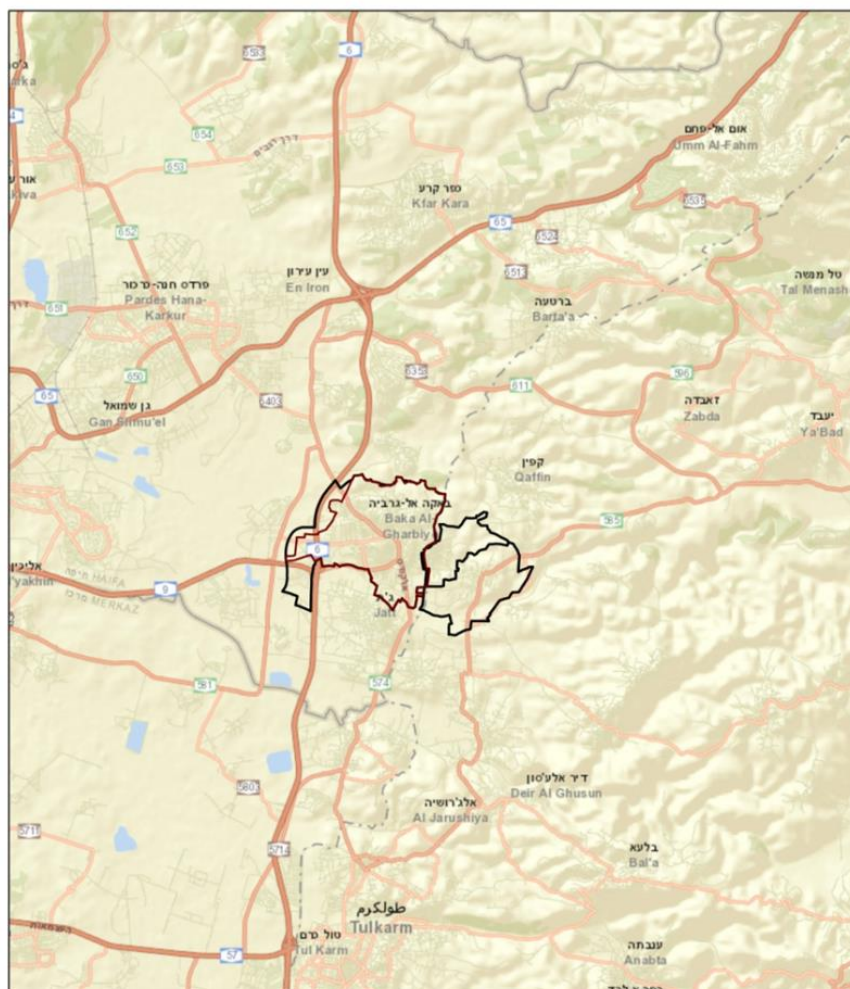
### 6.5.1 Study area and connectivity at regional level

#### Study area and connectivity at regional level



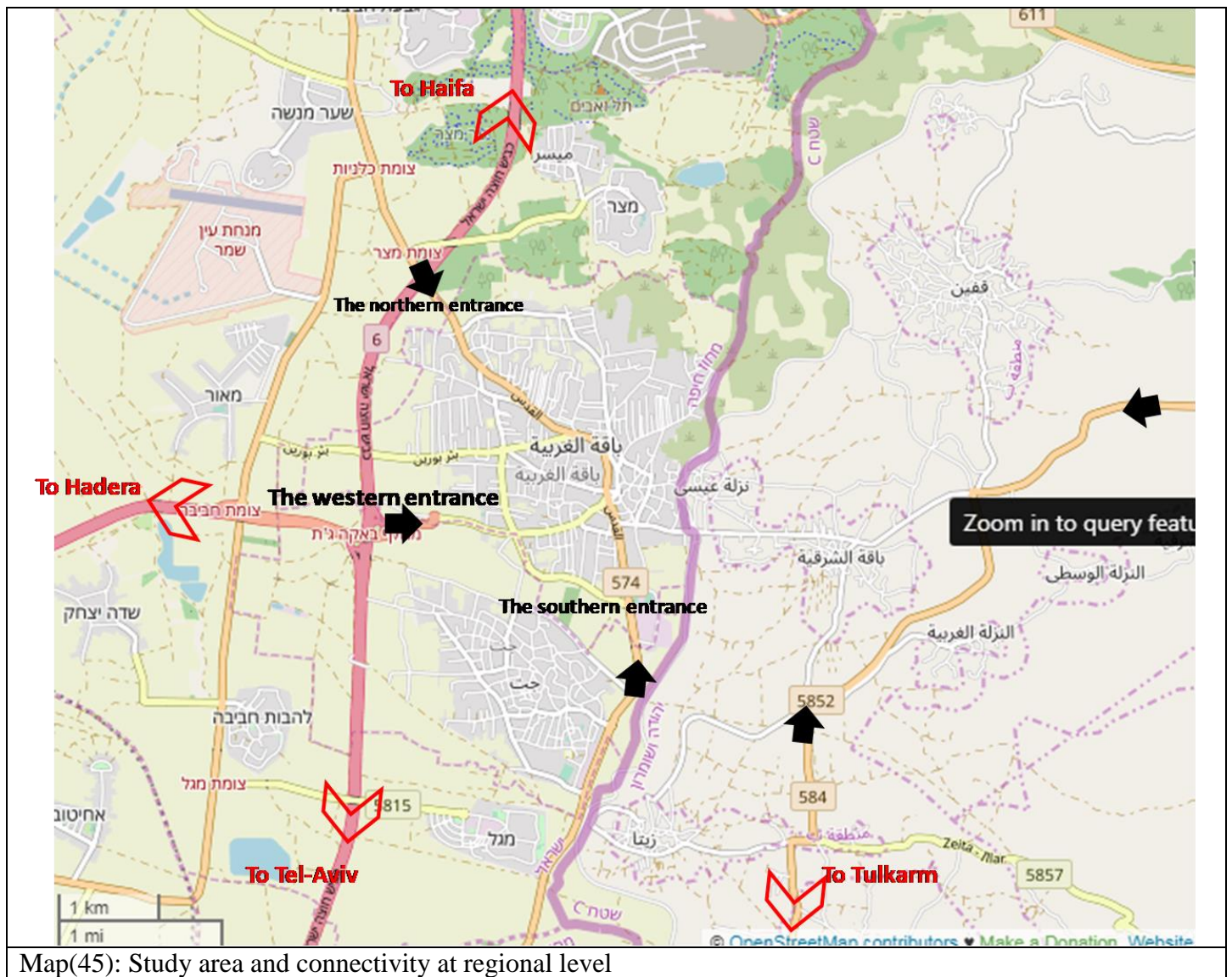
#### Legend

- Regional streets
- National streets
- Administrative boundaries of planning area



Map(44): Study area and connectivity at regional level

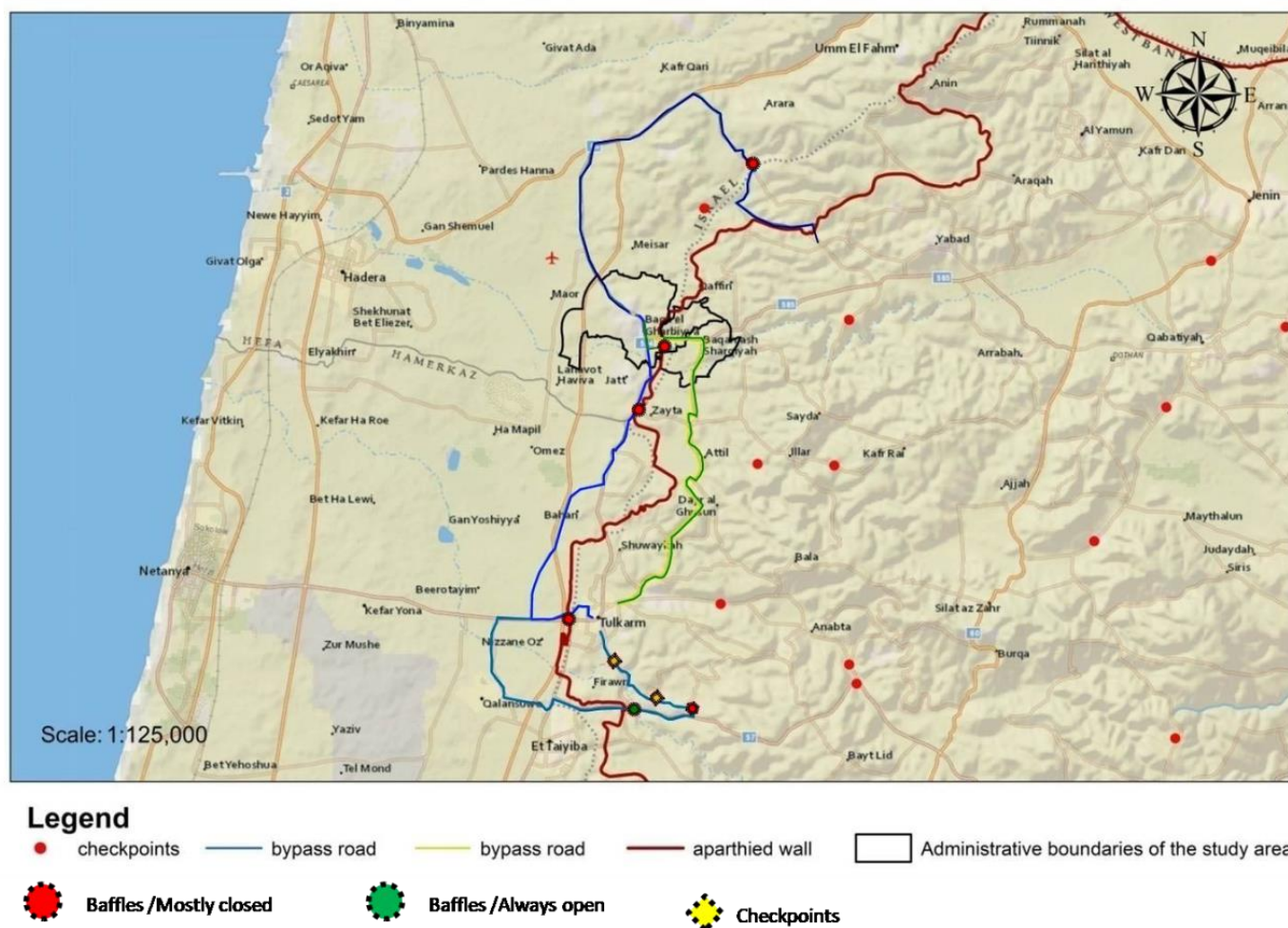




Spatial proximity, the road does not take 5 minutes, it became hours, while waiting for the barriers



## Study area and connectivity at local/regional level form Israel to west bank



Map(46): Checkpoints and barriers affect the study area

### 6.5.2 Checkpoints and barriers affect the study area

There is a long list of roadblocks that are crossing points for both sides of the Green Line in the West Bank and Gaza Strip, as they numbered 92, according to what was reported in the Israeli Information Center for Human Rights in the Occupied Territories, 2019.

Name of barrier	Description
Al-Taibeh Barrier / Shair Ephraim	The barrier is placed on the separation barrier in the section adjacent to the green line and intended for the carriage of goods. The barrier is operated by private security companies, from 7:00 AM to 14:30 PM.



Kafriyat Checkpoint	The checkpoint is occupied by the army and operates 24 hours a day. It is forbidden to cross Palestinians, except for farmers, and to hold entry permits only to the seam zone (it is forbidden to cross those whose entry permit is for Israel, not to the seam zone)
The Baqa Al-Gharbiya checkpoint / Nazlet Issa	It is erected at the separation wall at the point adjacent to this section of the Green Line. The barrier is occupied by the army and operates between five in the morning and ten at night. Palestinians are not permitted to cross, except for the children of seven Western-inhabited families.
Shufa checkpoint	The army installed it in 2016 between the villages of Shufa and Izbat Shufa on Street 5615, which travelers use to move between the south of Tulkarm to Nablus. Its facilities include a watchtower and random inspection of Palestinian cars.
The Factories Barrier in Tulkarm	It has a barrier erected at the separation barrier, in a section along the Green Line, on the Old Netanya Street - Tulkarm. It is occupied by the army. Open between 7:00 AM and 17:00 PM. Palestinian citizens of Israel heading to Tulkarm can cross this barrier, but it cannot be crossed from Tulkarm to Israel.
Tulkarm Al-Kafriyat	It is erected on the separation wall, and is reinforced by the army. Open only on Saturdays from 10:00 AM to 17:00. It is forbidden for Palestinians to cross other than to enter farmers only in the seam zone, according to the presentation of an entry permit. This barrier is especially used by Palestinians and citizens of Israel to reach and return from Tulkarm.
The entrance to Anabta / Ainaf	It is erected on the separation wall and is reinforced by the army. Open only on Saturdays from 10:00 AM to 17:00. It is forbidden for Palestinians to cross other than to enter farmers only in the seam zone, according to the presentation of an entry permit. This barrier is especially used by Palestinians and citizens of Israel to reach and return from Tulkarm.

Source: betselm

Military Gate No. 526 is a real suffering for families and farmers alike, noting that about 70 citizens living behind the wall are suffering due to standing for long hours waiting for the gate to open, stressing that it constitutes an obstacle to securing their basic requirements.



### 6.5.3 Permits to access within the study area

the construction of the separation wall in the West Bank and amputation of villages from each other, and sometimes amputation of the village itself, increased the types of permits issued by the occupation army, which means that in order to travel a distance of hundreds of meters from the western section of the wall to its eastern section, permits are expected to move for days, In addition to hours of daily waiting to cross from one side to the other.

#### 101kind of Israeli permits to move the Palestinians!

Permits for "special needs" (searching for work, a wedding in the West Bank, or a wedding in Israel, a trip, or a funeral in Israel, or for teachers and school students, work meetings, or overnight in Israel)

" Seam Zone ", meaning the Palestinians residing on both sides of the separation fence (farmers, international human rights organization staff, teachers, and students).

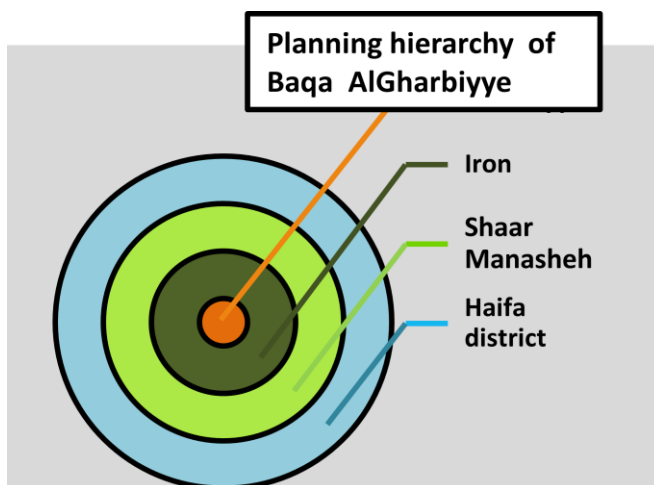
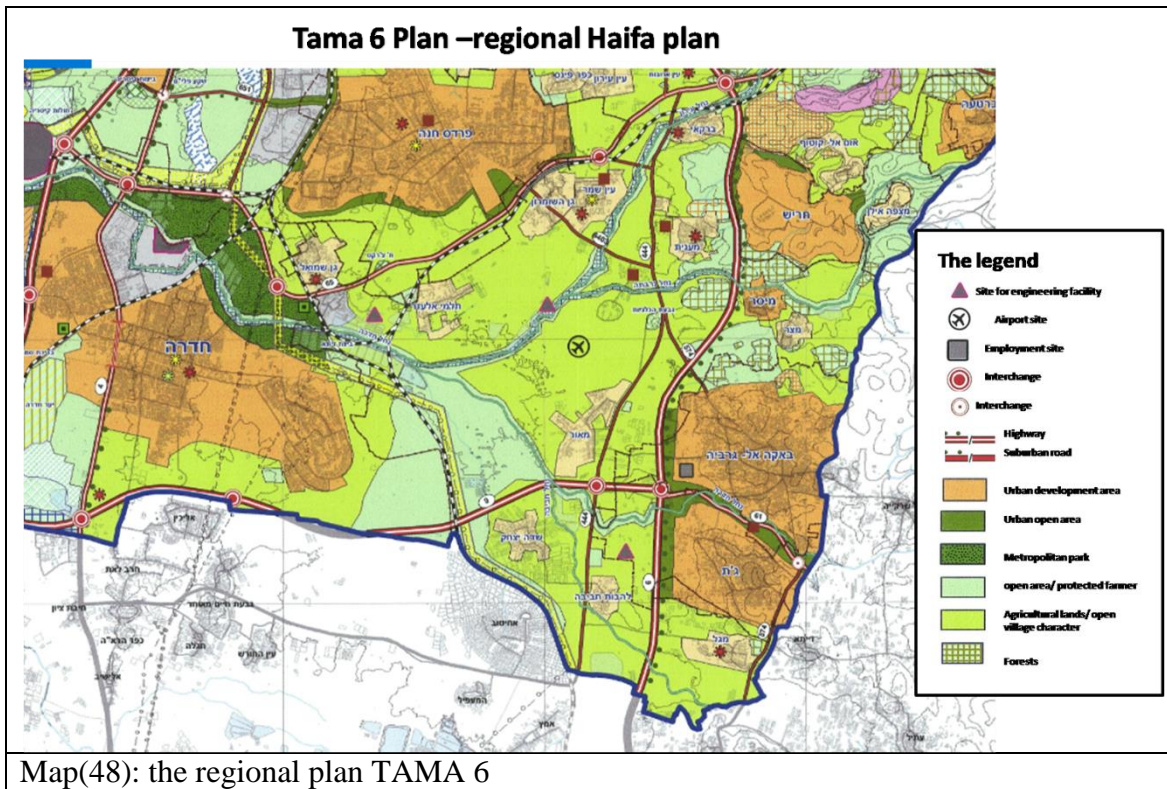
There are different types of permits for residents of the "seam zone". There are different permits for farmers to access their fields. Here, too, a distinction is made between "farms in the seam zone" and "permanent farms in the seam zone."













## 6.6 Outputs of the analysis stage

### 6.6.1 Common and confusing aspects

Table (22): common and confusing aspects		
Sector	Common aspects	Confusing aspects
<b>Geography of the location</b>	Similarities in natural characteristics, such as climate, terrain, elevation, sea level, amount of rain, and the location of the area in the western water basin.	..... .....
<b>Administration and governance sector</b>	Similarity of the previous division and administrative structure before 1948	Difference in the previous administrative division and administrative structure before 1948
<b>Social and cultural sector</b>	Social relations(relatives, marriage, friends)	Acquired habits and traditions .
	The rural/village character.	Different lifestyle
	Wells are important cultural points	Difference in dialect and dress
<b>Economic sector</b>	Pervious strong economic relationship	Minimum wage
	Trade and economic exchange	Average income level
	Both are seeking development	Difference in socio-economic ranking
	Existence of jobs and careers.	Differences in opportunities of jobs, work ,employment.



<b>Political aspect</b>	Both of them suffer from the problem of barriers, crossing points and crossings when entering the borders.	Various political dependency
	Everyone resists the occupation, but in a different way	Each side has become in a state.
<b>Urban planning sector</b>	Existence of a planning system on both sides: detailed plans, strategic plans, and plans	The difference in the planning system in the mechanism, laws and planning structure.
	There are similar planning problems, such as the infringement of agricultural lands, construction without a permit, and demolition notices	Different system of settlement and land registration.
	Both have constraints to urban growth and expansion from an ecological or political standpoint	Difference in planning capabilities and possibilities
<b>Demographic sector</b>	The proportions of the demographic indicators are approximately equal (gender ratio and age group ratios)	Difference in population growth rate (part of it is increasing and part of it decreasing)
		There is a positive and negative migration rate
		The size of the population in one of them is 4 times the other side

<b>Community facilities</b>	Basic daily services are existed.	Difference in the level of services and public utilities (Insurance, treatment, nationality, and homes for the elderly)
-----------------------------	-----------------------------------	-------------------------------------------------------------------------------------------------------------------------



<b>Infrastructure</b>	Existence of basic infrastructure.	Difference in the level of services and public utilities (public transportation, streets network, water ,Gas ,internet, and electricity )
<b>Transportation and traffic</b>	Social relations(relatives, marriage, friends)	Acquired habits and traditions .
	The rural/village character.	Different lifestyle
	Wells are important cultural points	Difference in dialect and dress
<b>Housing sector</b>	Both sides have a housing problems	.....
<b>Environment sector</b>	The presence of planning problems that negatively affect the environment	.....
	Agricultural lands available for both sides	The difference in the mechanism of preserving the environment and the nature of laws
	The passage of Wadi Abu Al-Nar – Nahal Hadera from both sides	.....

### 6.6.2 SWOT analysis

<b>Table (23): SWOT analysis</b>			
<b>strengthens</b>	<b>weakness</b>	<b>opportunities</b>	<b>threats</b>
The separation wall by order of the International Court of Justice is illegal	The Separating wall	Having limited economic relations	Demolition orders
Spatial proximity	Checkpoints and barriers	The abundance of agricultural lands at Baqa alsharqieh and Nazlet Issa	Political classification



Having strong social connections	Difference in political sovereignty	No inconsistency in land use plans	Different planning mechanisms
Existence of land basins of 1967 behind the wall	Inequality in infrastructure	Existence of land basins of 1967 behind the wall	Law and policy
Existence of 1967 Palestinian people behind the wall	Inequality in the current standard of living	The study area is considered a crossing point	..... .....
Similarities to natural appearances	Administrative division and subordinate division of performance	Having similar social characteristics	..... ....
.....	..... ...	Existence of wells that can be used on agricultural sector	..... ...



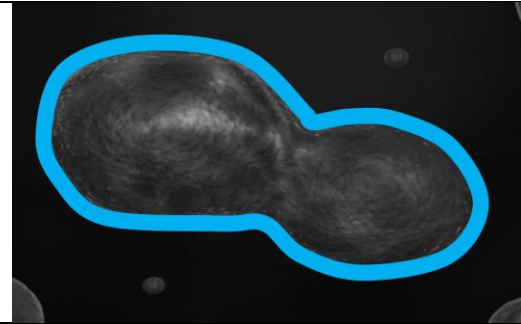
## Chapter seven

### The concept and the vision of the project

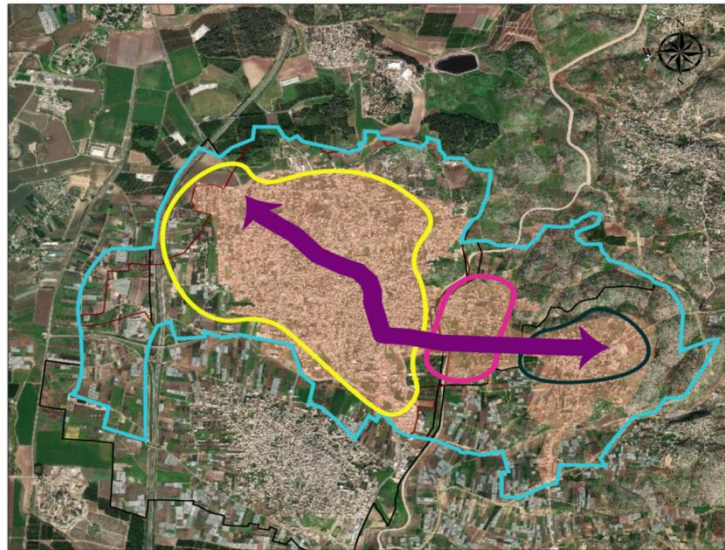
#### 7.1 Project concept

The concept of the project is inspired by the idea of dividing and merging living cells.

**From separated communities to one integrated planning area.**



Picture (22): the inspired concept



Map (49): the conceptual perception

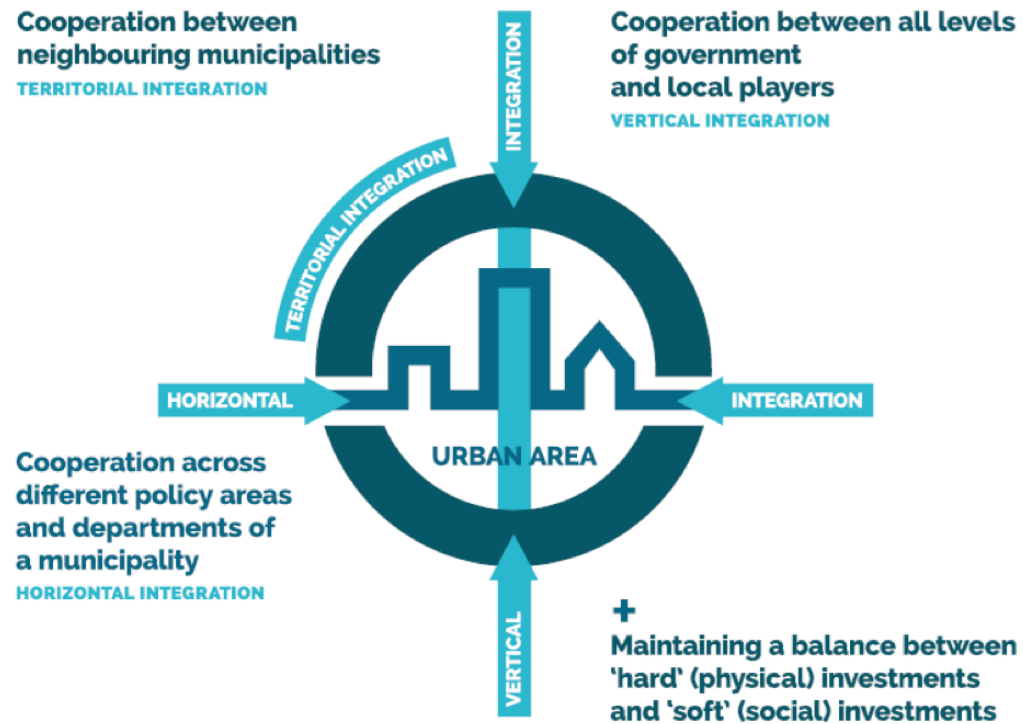
#### 7.2 Vision of the project

**“Economically prosperous societies with strong social ties and relationships without restrictions and effective services with a strong regional bond”**

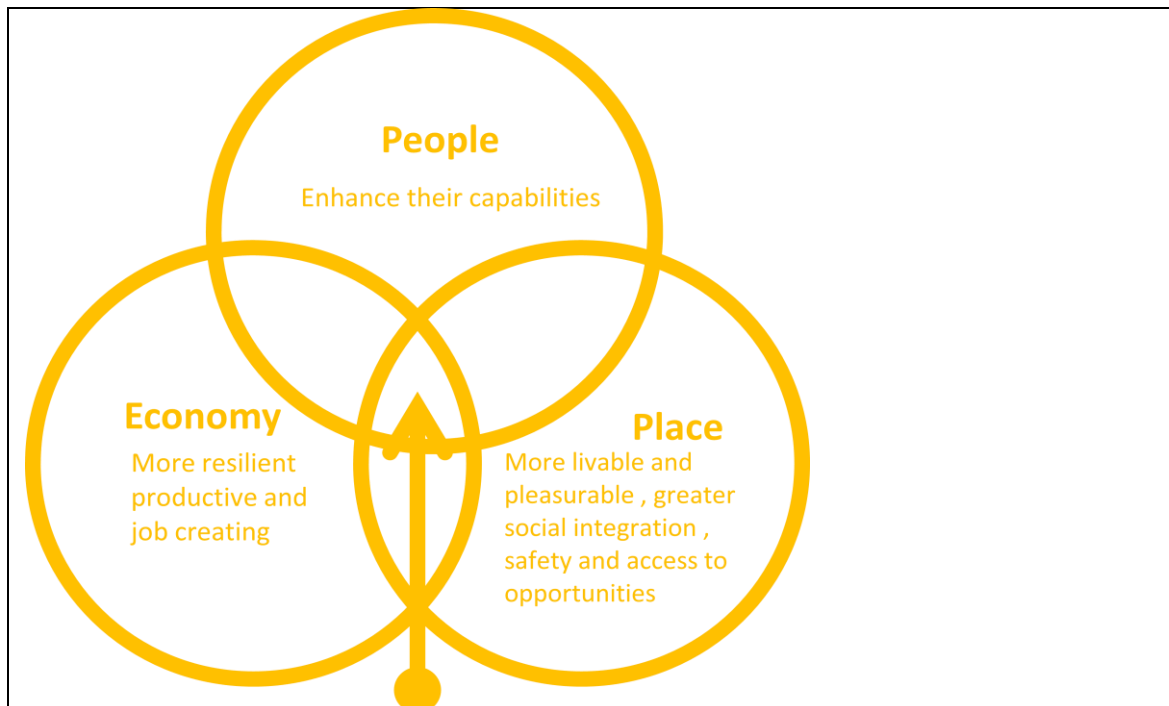


# Integrated Urban Development

## MEANS...

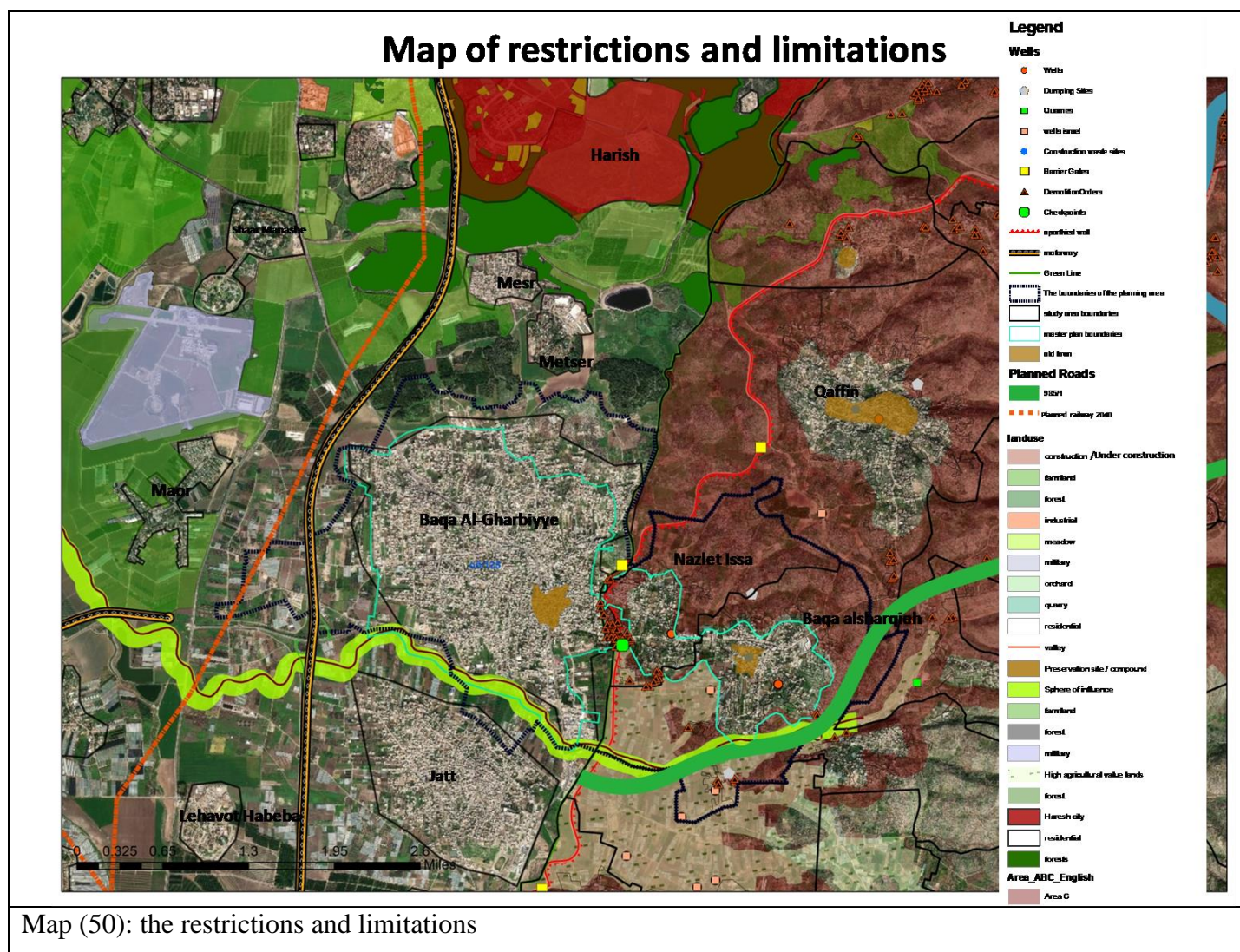


Picture (23): the vision of the project



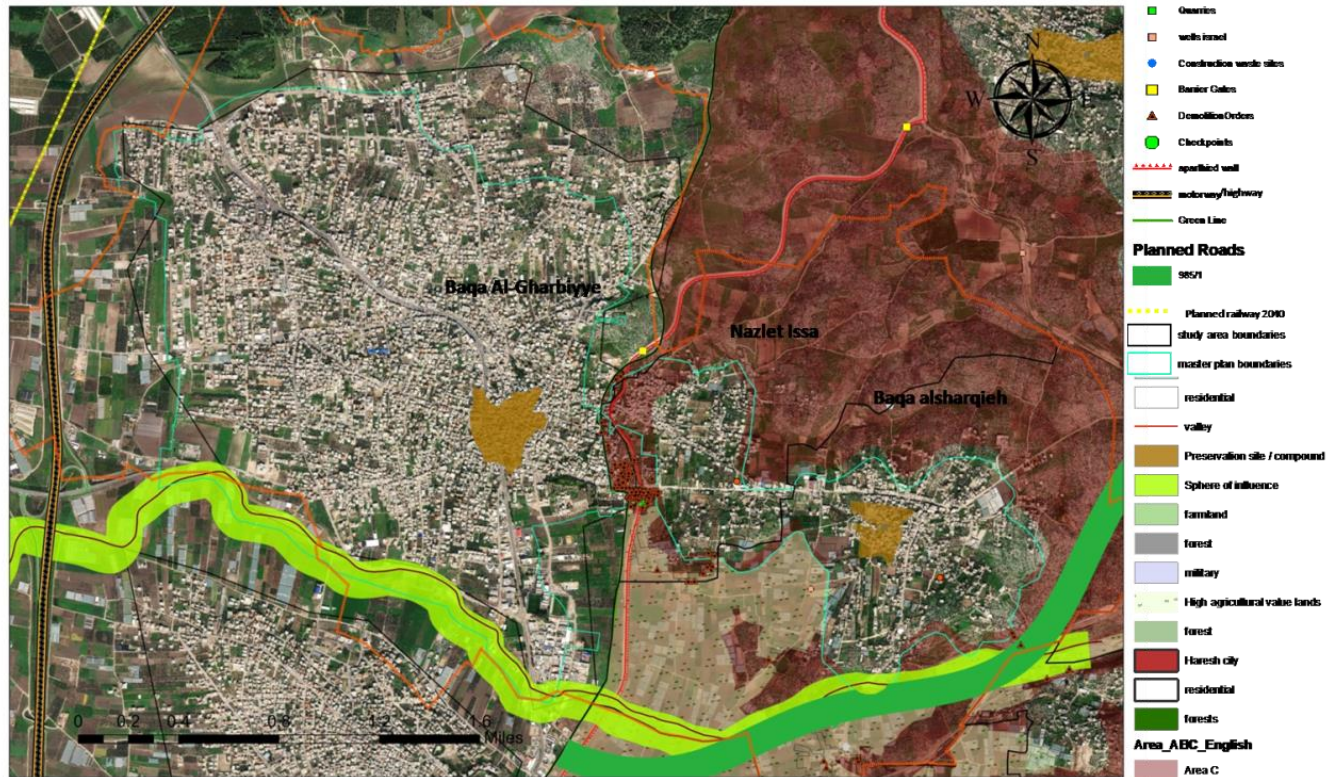


## 7.3 Restrictions and limitations





## Map of restrictions and limitations



Map (51): the restrictions and limitations

### 7.4 Potentials and opportunities

#### ☐ Residential development opportunities and opportunities:

Population development areas are classified as follows:

1. Suitable areas for residential expansion.
2. Candidate population density areas.

#### ☐ Possibilities and opportunities in infrastructure and services:

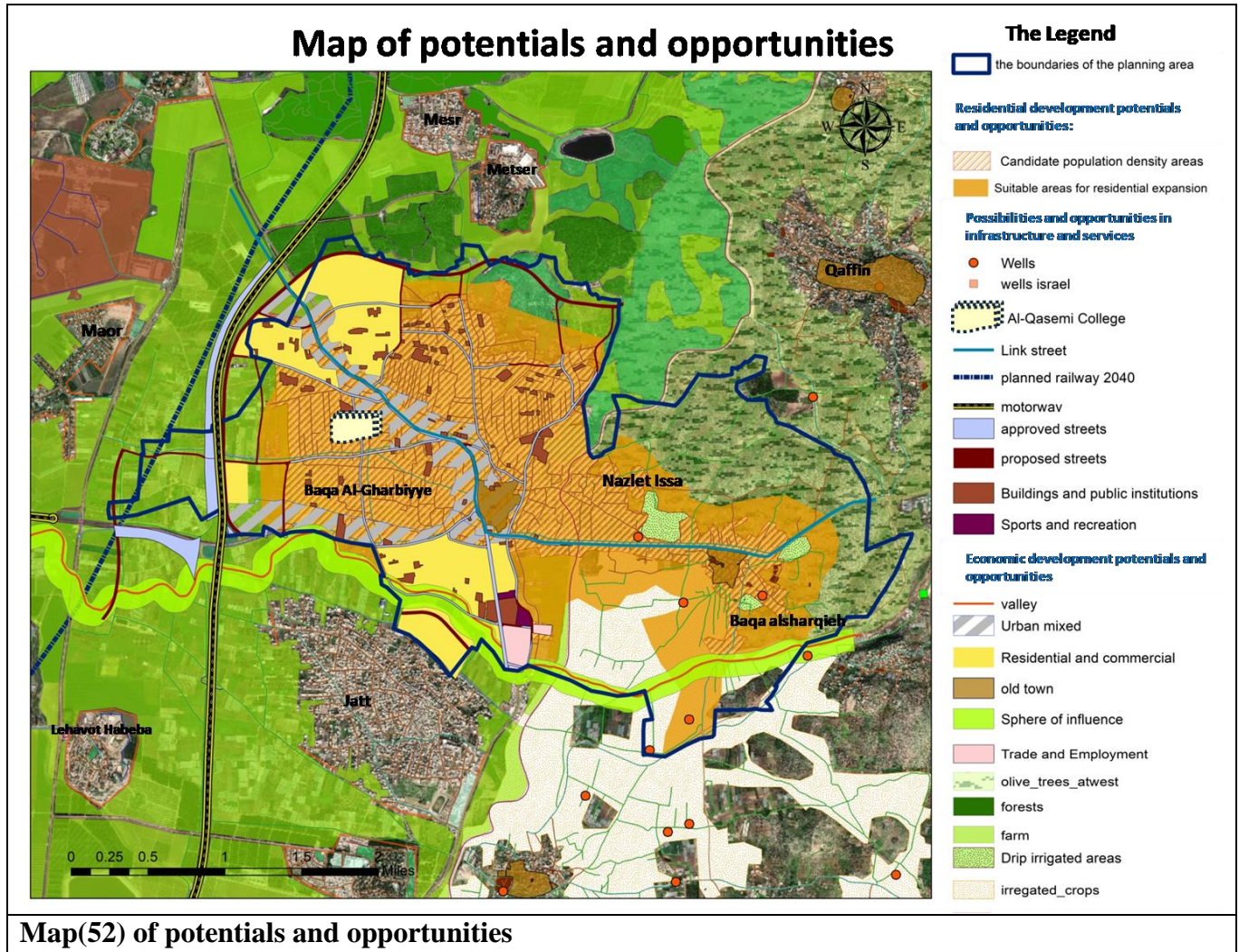
1. Potential sites for community services
2. Possible sites for developing infrastructure services

#### ☐ Economic development potential and opportunities

1. Suitable areas for agricultural development
2. Industrial / commercial development



1. Zones suitable for industrial expansion
2. Zones suitable for expansion in commercial activities
3. Tourist areas

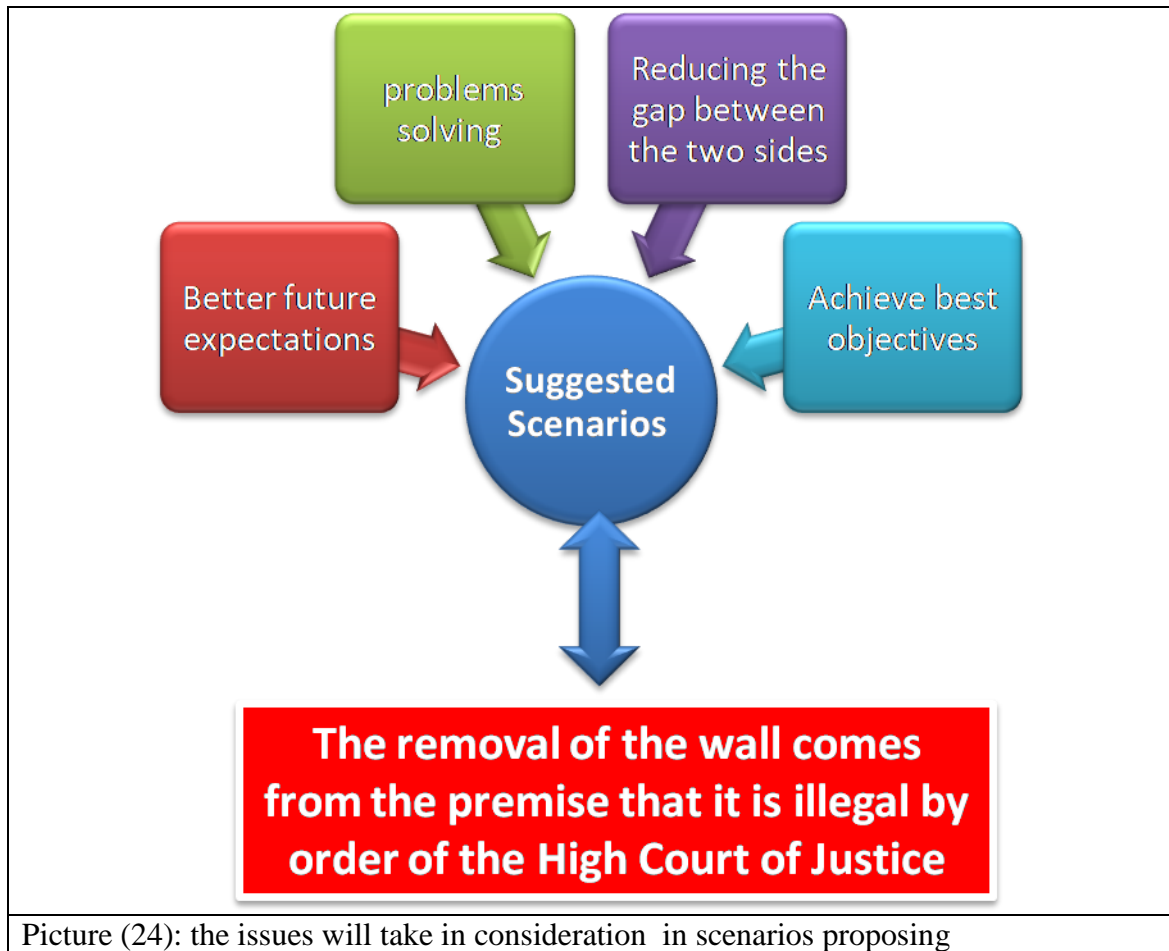


## 7.5 Proposed scenarios of the project

Suggested Scenarios will take in consideration :

- 1- problem solving
- 2.Achieve best objectives.
3. Reducing the gap between the two sides
- 4.Better future expectations





### **Proposed scenarios**

#### **Scenario (1):**

Plan and merge of urban communities isolated or divided by the Separation Barrier

#### **Scenario (2):**

Planning for urban communities separated by the apartheid wall to enhance its status

**Part of this scenario simulates what is happening in 2020 (central deal)**



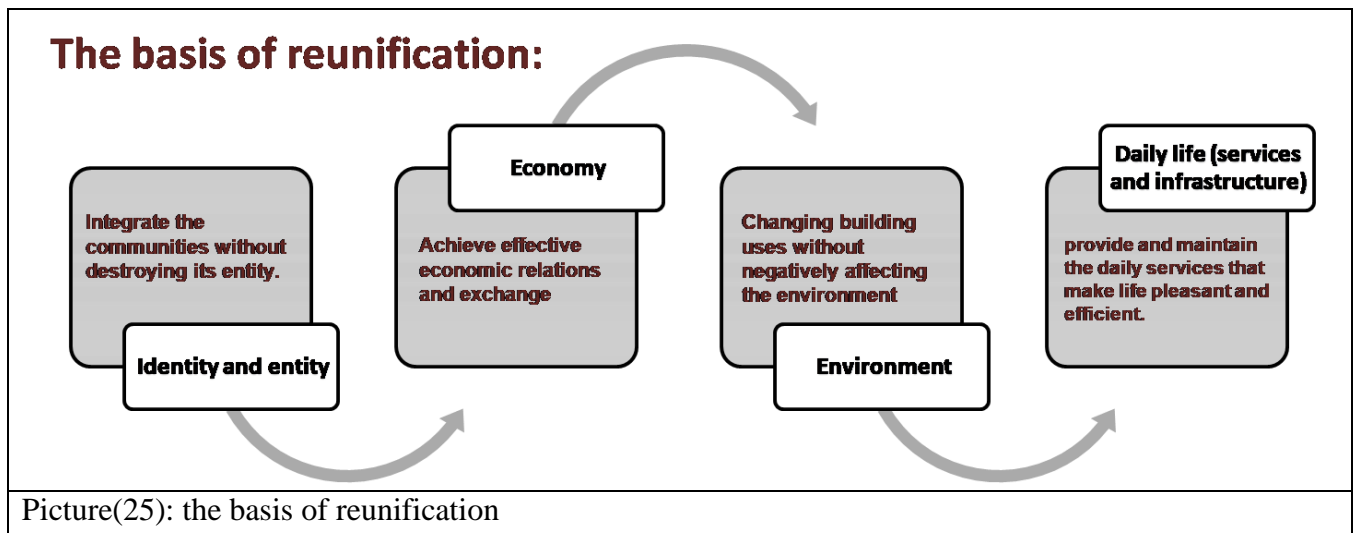
### Scenario (1): Plan and merge of urban communities isolated or divided by the Separation Barrier

There is a large **gap** between west bank and Israel sides in everything

To integrate communities we have to refill this gap

Reunified the communities leads to a number of significant economic and social benefits for the community as whole .

The basis of reunification:



Issues that will not be addressed in this perception:

- ✓ Security system
- ✓ Political sovereignty
- ✓ property issues

Incentives and disincentives for reunification:

- Common aspects between both sides.
- Still existence of relations after the establishment of the wall.

disincentives for reunification:

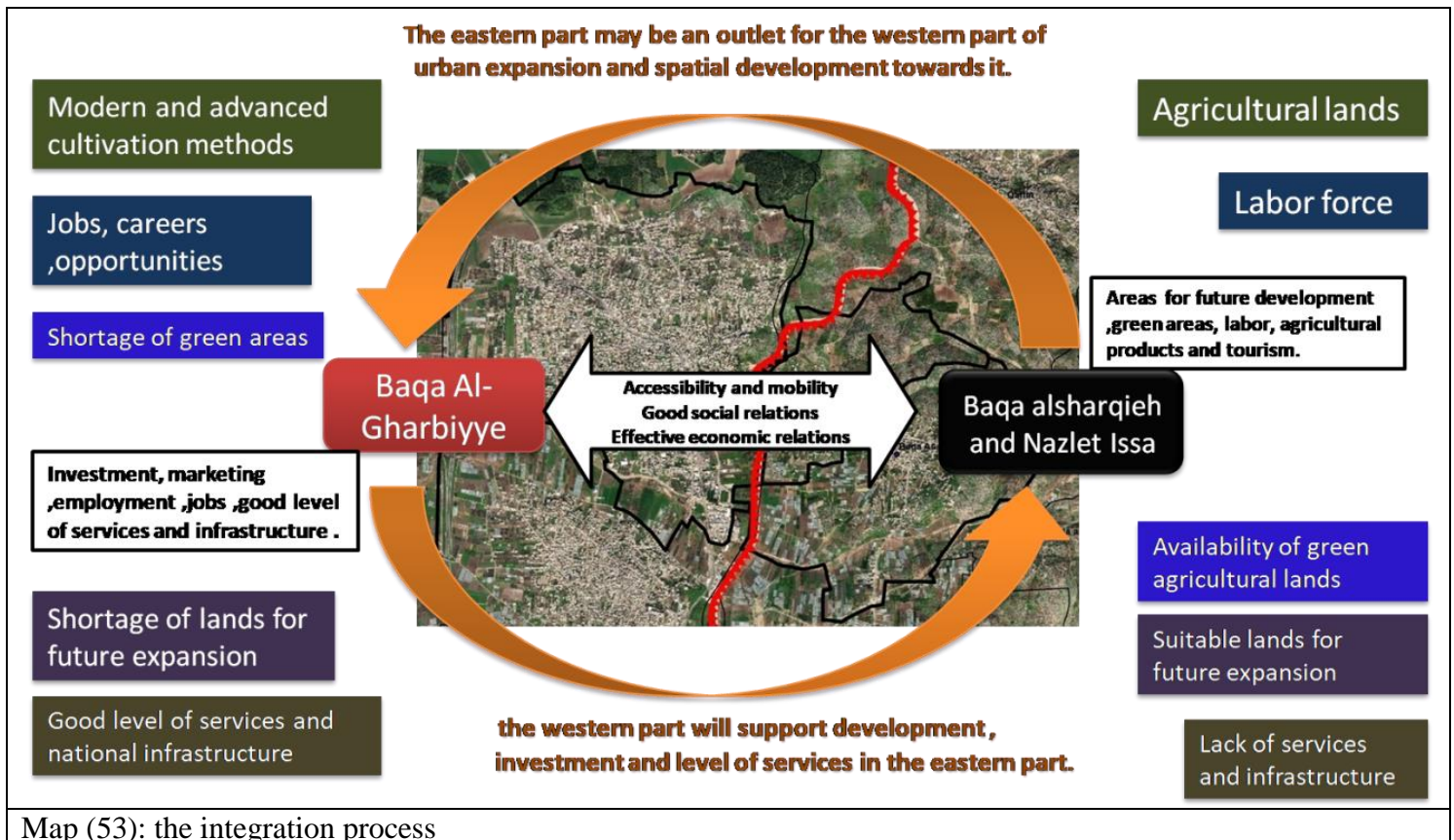
- Existence of a large gap between the communities
- The unpredictable political situation



## Public attitudes towards reunification

It was taken by means of a sample and this sample is only a simple sample from an integrated community that suffers from the same problem (the problem of crossing and suffering from the wall).

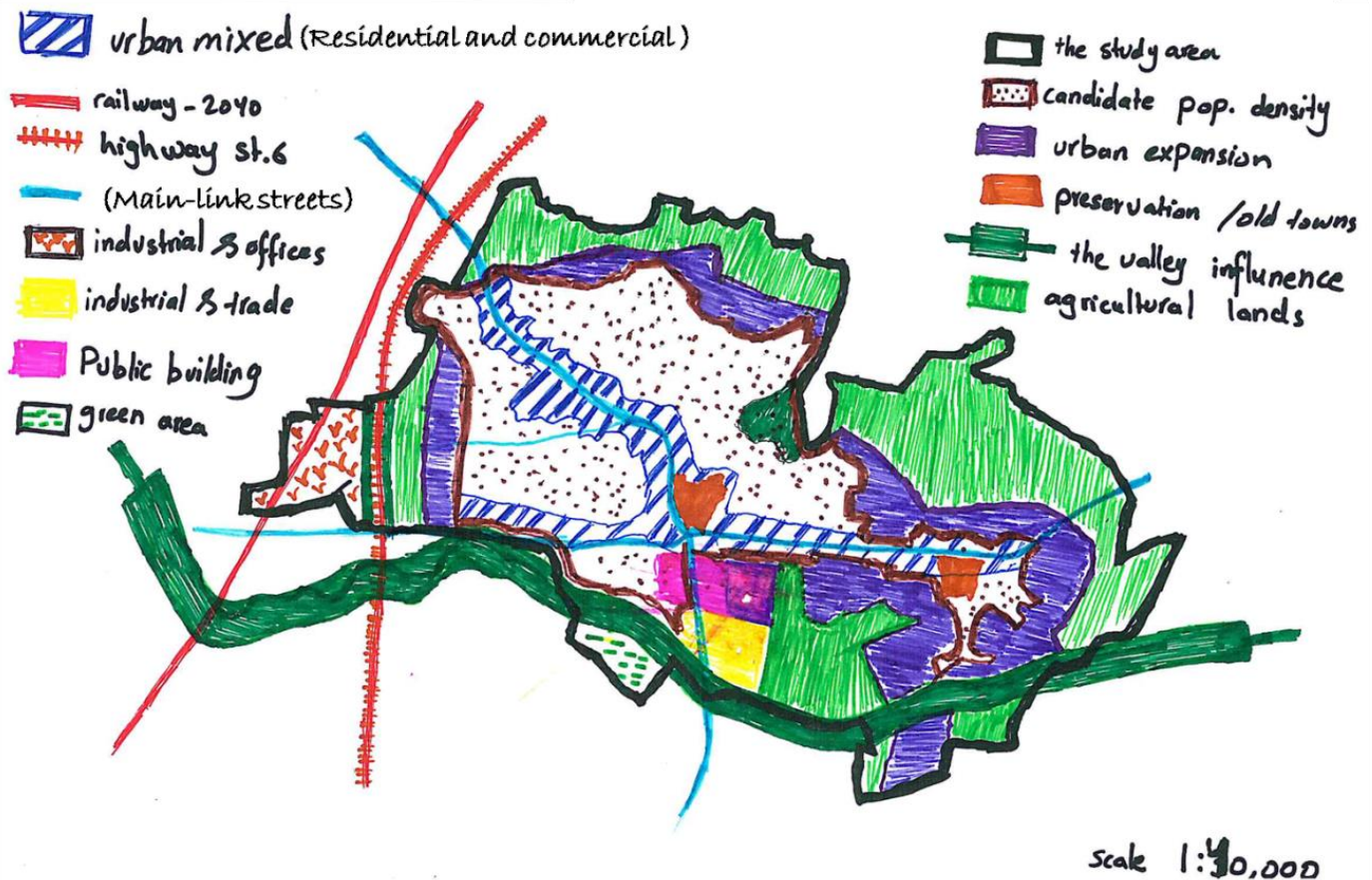
How will the integrative integration of the planning area be achieved?



Conceptual perception of the planning area



## Conceptual perception of the planning area

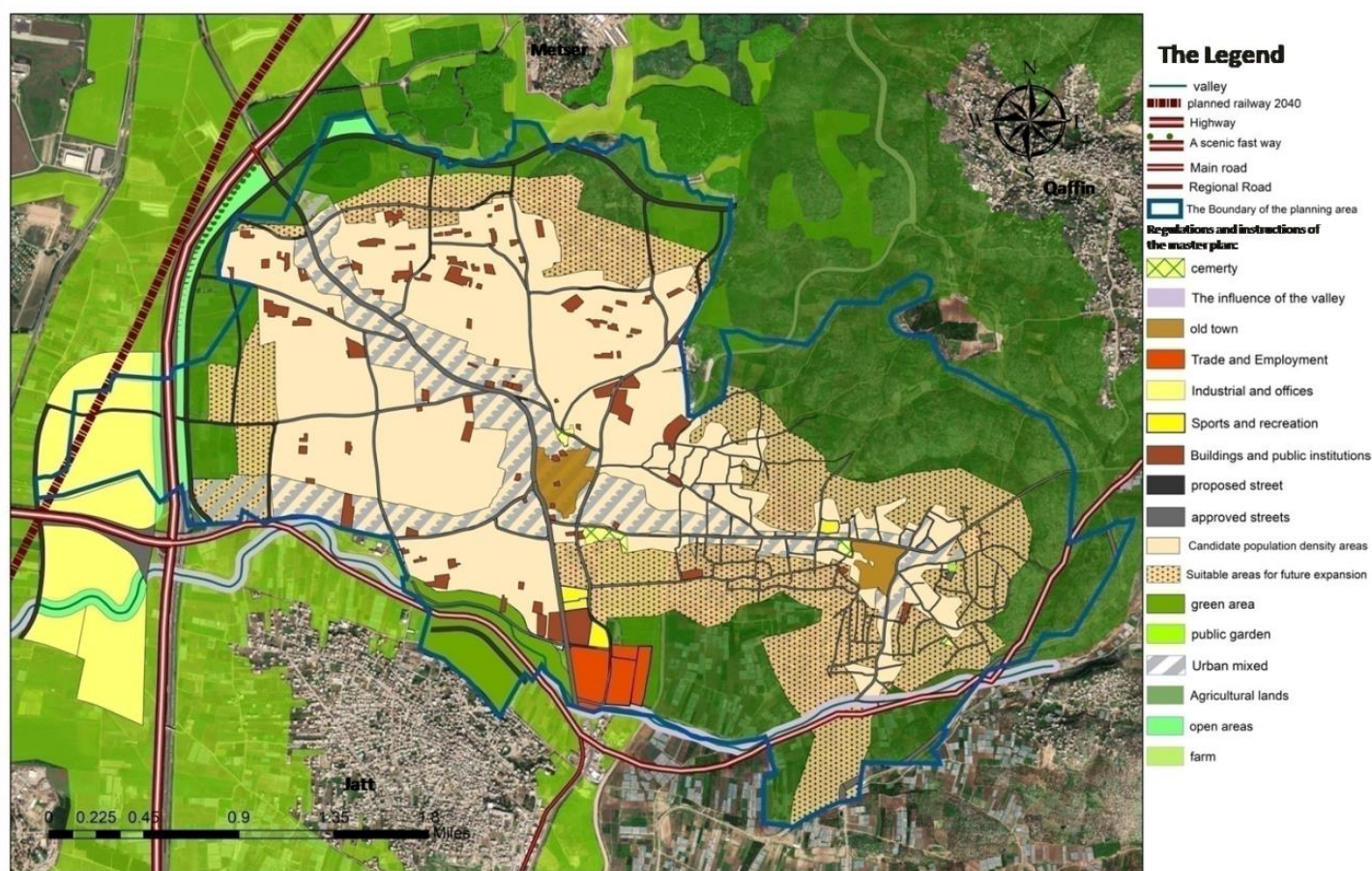


Map(54): the conceptual perception of the study area

The comprehensive master plan of integrated (Baqa Al-Gharbiyye , Baqa alsharqieh, Nazlet Issa and Nazlet Abu Enar localities) of 2035



## The comprehensive master plan of integrated (Baqa Al-Gharbiyye , Baqa alsharqieh, Nazlet Issa and Nazlet Abu Enar localities)of 2035



**Map(55):The comprehensive master plan of integrated (Baqa Al-Gharbiyye , Baqa alsharqieh, Nazlet Issa and Nazlet Abu Enar localities)of 2035**

**Table (24): The provisions and instructions of the plan**

Category of use	Area (Dunum)	Percentage (%)
cemetery	42.34	0.26
Approved roads	1,894.248	11.63
Proposed roads	545.7	3.35



Preserved areas (old town )	201.966	1.24
Public buildings and institutions	519.6	3.19
residential	6,060.622	37.21
Residential and commercial	1,814.43	11.14
sport and recreation	6.50	0.04
Open green area	451.634	1.91
Park/public garden	311.09	0.69
farm/agricultural land	2,811.3	17.2
Industrial and trade(employment)	894.12	5.49
Industrial and offices	1,083.013	6.65
<b>Total</b>	<b>16287.600</b>	<b>100%</b>

### **Objectives of the plan:**

1. Providing a comprehensive planning response to the development of commerce, employment and industry as a basis for growth and economic well-being.
2. Strengthening the city center on AlQuds Street. Reinforcement of urban centers developing near the northern and western entrances of the city.
3. Preserving the local identity, including the city's historical nucleus and its historical religious and cultural sites.
4. Promote the unique nature of the built fabric and encourage the revitalization and development.



create the infrastructure to develop local trade and employment and develop the tourism industry.

7. Establishing an infrastructure to strengthen the education, education and culture system.

8. Strengthening the local transport network that links all parts of the region.

9. Create a green structure for the urban public space, centered around the Nihal Hadera Park as an interactive, entertaining, sports and social actor and its connection to the open and agricultural areas surrounding the city.

## **7.6 The achievement of objectives at short and long term**

### **At short term (8-16 years)**

- How do we provide and maintain the daily services that make life pleasant and efficient?
- How do we add to the community without destroying its past?
- How do we sustain our environment for the present and renew it for the future?
- How will the economic aspects of the solution be managed ?
- What did the two communities think of about the new condition?

### **At long term (32-40years)**

- Will there be a freedom of movement across the whole area?
- How will property issues be addressed ?
- How to address the key concerns of the two side over questions such as property, refugee return and repartition?
- What does political equality/sovereignty means in the term of solution?

## **7.7 conclusion**

The distress experienced by the Palestinian people is not caused by the wall, but by the Israeli occupation, economic strangulation, and the lack of a political solution on both sides.

The fundamental core issues and the resistance of all occupation policies must be addressed with planning\_



## References

- عبد الحميد، 2012، سياسات التخطيط العمراني و دورها في التنمية المستدامة في الأراضي الفلسطينية.
  - الإدارة العامة للتنظيم العمراني ، 2013، دليل التخطيط لعمراني .
  - سنابل من عبق التاريخ -باقة الغربية
  - محمد عقل، 2013، مصطلحات في جغرافية فلسطين التاريخية
  - أبو الرب، محمود: الآثار الاقتصادية و الاجتماعية المباشرة للجدار العنصري الفاصل على الشعب الفلسطيني / مجلة جامعة القدس المفتوحة للأبحاث و الدراسات/ 2005
  - أبو عيشه، سمير : ( 2004 ) تأثير جدار الفصل العنصري على استدامة أنظمة النقل والمواصلات وخدماتها في فلسطين .مجلة جامعة النجاح للأبحاث(العلوم الطبيعية)، مجلد 18
- 2004.
- بلدية باقة الغربية
  - Khamisi, (2017) De-facto counter planning against the complex control matrix: the Palestinian and Israeli situation in Area C
  - Khamaisi, (2016) Planning and developing a new Palestinian urban Core under conditional Israeli occupation.
  - ( Planning and building selected laws and issues, 2008)
  - Planning administration
  - James Ker Lindsay ,The Cyprus problem –what everyone needs to know