



Spatial Development Strategic Framework for Jerusalem Governorate (2030)

Summary



State of Palestine



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Spatial Development Strategic Framework for Jerusalem Governorate

(2030)

Executive Summary

March 2020



Disclaimer

This publication has been produced with the assistance of the European Union under the project entitled “Fostering Tenure Security and Resilience of Palestinian Communities through Spatial-Economic Planning Interventions in Area C (2017 – 2020)”; which is managed by the United Nations Human Settlements Programme (UN-Habitat). The Ministry of Local Government, Ministry of Jerusalem Affairs, and Jerusalem Governorate are considered among the most important partners in the preparation of this document. However, the sole responsibility for the content of this publication lies with the authors. It G R H V © Q R W © Q H F H V D U L O \ © U H ¾ H F W © W K H © R S L Q L R Q © R I © W K H © (X U R S H D Q © 8 Q L R Q © R U © 8 1 ö + D E L W D W © \$ G G L W L R Q D O O \ © W K H © E R U G H U V © names shown, and designations employed on the maps provided do not imply the formal approval or acceptance of the United Nations.



The Spatial Development Strategic Framework for Jerusalem Governorate has been produced by the International Peace and Cooperation Center (IPCC), in cooperation with Arabtech Jardaneh. The publication was developed through a participatory approach and with substantial inputs from many local and national stakeholders.



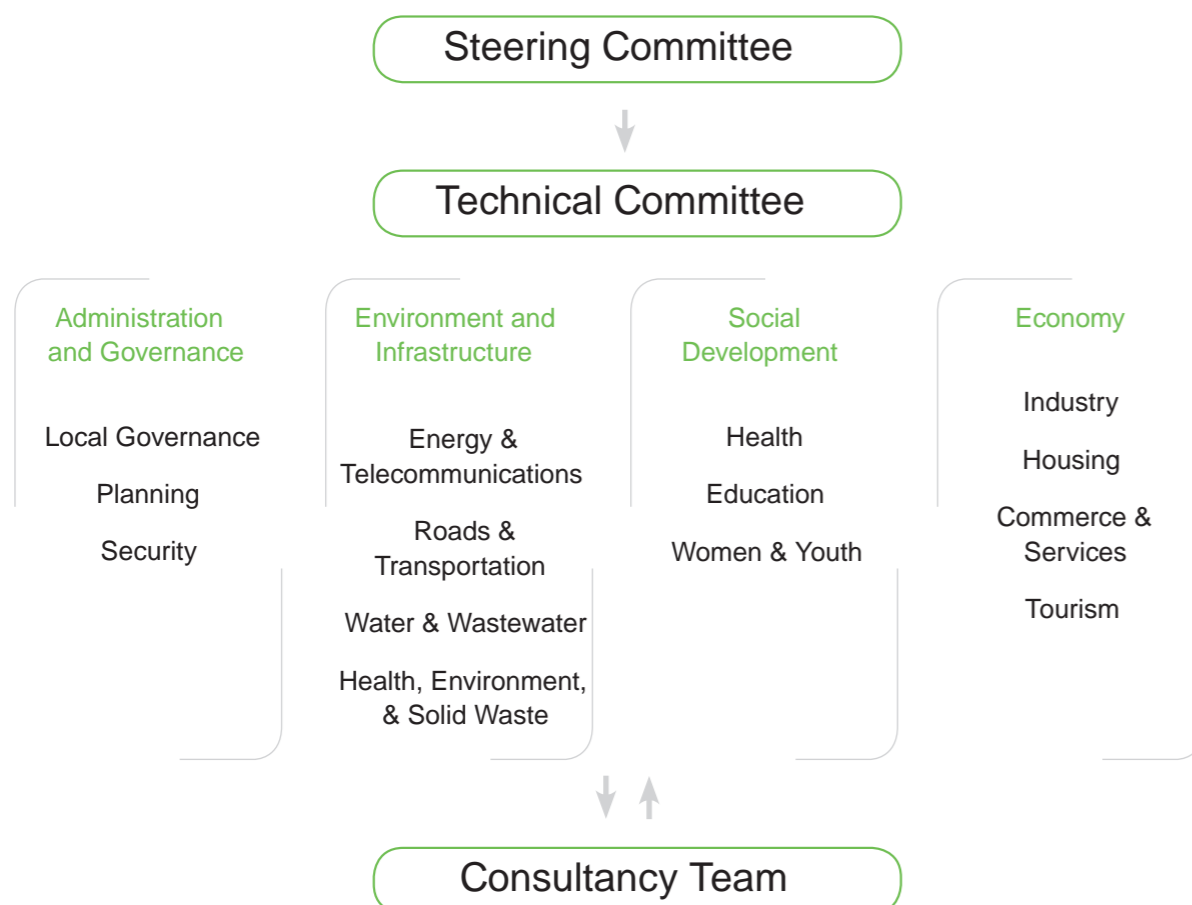
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Acknowledgments to Committees

This document has been developed as a joint effort between the committees that were formulated from local community-based institutions and local government bodies in the Jerusalem Governorate, as shown below:



Steering Committee:

Governor of Jerusalem Governorate, Mr. Adnan Ghaith
 Ministry of Local Government, Eng. Jihad Rabai'a
 Directorate of Local Government – Jerusalem Governorate, Mr. Mousa Al-Shaer
 United Nations Human Settlements Programme (UN-Habitat), Dr. Ahmad El-Atrash

Technical Committee:

Coordinator and Secretary of the Steering Committee: Mr. Muwaffaq Al-Khatib, Jerusalem Governorate
 Eng. Anas Al-Amlah, Directorate of Local Government, Jerusalem Governorate
 Eng. Dareen At-Turi, Ministry of Jerusalem Affairs
 Eng. Mahmoud Arekat, Ministry of Jerusalem Affairs
 The Executive Council for the Jerusalem Governorate:
 Raslan Abu Rahhal Directorate of Labor
 Ziyad Shuqair Directorate of Health - Al-Eizariya
 Saeed Qurei Directorate of Economy - Al-Eizariya

Aref Shoman	Jerusalem Veterinary
Amer Abu Moghaddam	Directorate of Social Development
Abdul Karim Zainuddin	Directorate of Public Works and Housing
Ali Ibrahim	Directorate of Transportation - Al-Eizariya
Fayhaa Najm	Directorate of Agriculture
Musa Al-Shaer	Directorate of Local Government
Nasser Abu Fakhita	Directorate of Interior - Al-Ram
Raed Al-Lawzi	General Authority of Civil Affairs - Al-Ram
Raed Al-Asa	Directorate of Interior - Al-Eizariya
Ali Badha	Department of Property Tax - Al-Ram
Ayed Masoud	Department of Value Added Tax - Al-Ram

Consultancy Team:

Dr. Rami Nasrallah	Team Leader
Eng. Osama Saleh	Strategic Planning Expert
Eng. Michael Younan	Geopolitical Expert
Eng. Wafa' Abu Leil	Urban Planning Expert
Dr. Nael Mousa	Economic Expert
Mr. Firas Jaber	Social Expert
Eng. Adam Ahmad	Water, Sanitation, and Environmental Expert
(Q J © 6 D ' D G © ' D L ½ © 5 R D G © D Q G © 7 U D Q V S R U W D W L R Q © ([S H U W	
Eng. Fida'a Tharf	Energy and Telecommunications Expert
Eng. Rawan Nasser-Eddin	Responsible for Data Collection and Analysis
Eng. Imtithal Jinini	GIS Expert

Ministries and Directorates in Jerusalem Governorate:

Local authorities in Jerusalem Governorate
 Joint Services Councils

Civil society institutions

Private sector

Special gratitude goes to Eng. Mohammad Abu Qaoud and Eng. Laila Abu Baker from UN-Habitat



Ministerial Foreword, Hon. Minister of Local Government



In line with our vision and our policy in the local government sector, we are working in all directions and in a parallel manner to meet the urgent needs and enhance the role of local government units in providing services to lead the development process in all aspects. At the same time, we plan and work to build a contemporary local government sector capable of facing present and future challenges.

This vision is almost impossible in the face of the shocks and obstacles that we suffer due to limited resources and capabilities on the one hand, and the urgent needs and daily challenges on the other. In addition to the Israeli occupation practices that aim to drain our energies and resources, our ability to see the future, the restrictions it imposes on our eternal capital, Holy Jerusalem in particular, and the measures that isolate Jerusalem from other West Bank governorates.

, Q© WKL V© FRQWH[W ©, © DP© SOHDVHG© WR© SUHVHQW© RQH© RI© WKH© FUHDWLYH© being violated daily in all areas of our capital, with regard to the right to shelter, work, education, welfare, DFKLHYHPHQWV© LQ© WKH© ½ HOG© RI© VWUDWHJLF© GHYHORSHPHQW© SODQQLQJ© DQG© EXPL© OLQ© JDOHQFH©, movement, mobility, investment, and development of natural resources. Therefore, on this occasion, local governance intellect that is capable of leaving the traditional pattern of local work to enter a QHZ© VWDJH© FKDUDFWHULVHG© E\© H[WUDSRODWLQJ© WKH© IXWXUH© DQG© GH½ QL© resistance planning policy, which is based on the use of planning and its mechanisms to serve the Palestinian nationalism and to counteract the hostile planning system that aims to marginalize and eliminate the Palestinian presence in our Palestinian capital (Jerusalem).

The completion of this plan (Spatial Development Strategic Framework for Jerusalem Governorate 2030) challenges our expression of the reasoning behind our vision in establishing the role of Jerusalem as the eternal capital of the Palestinian state on the one hand, and enhances the role of local government units in the Jerusalem governorate on the other. It is also a fundamental building block in our endeavour to build a progressive local governance intellect that responds to the challenges posed by our current reality, reducing the time it takes to reach the ranks of developed countries.

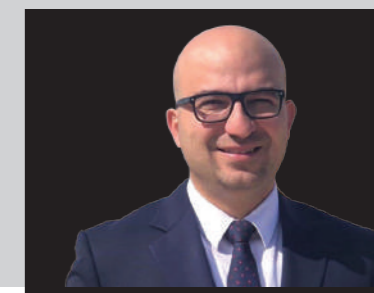
The importance of this plan is to not only see the future and its challenges in terms of the current reality and its circumstances, but rather the subjective and objective factors affecting urban development LQ© 3DOHVWLQH© LQ© JHQHUDO© DQG© LWV© FDSLWDO © +RO\© -HUXVDOHP© LQ© SDUWLXV© LWV© EXODN© WKHY© SODQ© FPDVW© VVH© GHVW© WKDW© Jerusalem is ours and can only be the capital of the Palestinian people, and therefore this plan was built RQ© WKL V© EDVL V© WDNLQJ© LQWR© DFFRXQW© WKH© VSHFL½ FLW\© RI© WKH© 2OG© & LWV© RI© HUXVDOHP© DV© D© EDVL F© XUEDQ© FHOWU© RI© the Jerusalem governorate, and the primary metropolitan of Palestine.

We are working on streaming this methodology in the urban areas in Palestine, especially as there are external factors that randomise the urban development, create social crises, affect civil peace, amplify all crises resulting from internal migration and overcrowding in cities, create imbalance in development, and create economic and social inequities, all of which require creative thinking and the planning policies represented in this plan.

In conclusion, I would like to thank all the teams that worked on the completion of this plan, especially the Governorate of Jerusalem, the Ministry of Jerusalem Affairs, members of the technical and steering committees, technical and consultant teams, partners and stakeholders. Also, special thanks to the partners at the United Nations Human Settlements Programme (UN-Habitat) for their support on this project, as well as to the partners at the European Union for their generous funding of this plan, which we hope will be the cornerstone for achieving sustainable development in our eternal capital.

Eng. Majid Al-Saleh
Minister of Local Government

Ministerial Foreword Hon. Minister of Jerusalem Affairs



Throughout history, the city of Jerusalem has been the heart of cultures and civilizations; therefore, the city has always been central to all development efforts in Palestine. Since the occupation of Jerusalem in 1967 and the Israeli control of all historic Palestine territories, Israeli authorities have resorted, through a system of military laws, to absolute and complete control of all operations and various economic sectors to annex the Palestinian economy to the dominant Israeli colonial economy. This process included suspending growth and development processes for all sectors, including service sectors, manufacturing and handicraft production, infrastructure, agriculture, tourism, among others.

In this context, the Spatial Development Strategic Framework for the Jerusalem Governorate forms a window and framework to enhance the resilience of citizens and protect the human rights system that is being violated daily in all areas of our capital, with regard to the right to shelter, work, education, welfare, movement, mobility, investment, and development of natural resources. Therefore, on this occasion, we extend our sincere gratitude to the European Union, United Nations Human Settlements Program (UN-Habitat), Ministry of Local Government, Jerusalem Governorate, Joint Services Council, civil society organizations, private sector activists, and the team of consultants who supervised and contributed to the attainment of this development plan at the level of the capital, its rural areas, and hinterland and its various economic and service sectors.

It is worth noting within this context that we refer in these lines to the Cluster Development Plan which constitutes the philosophy and project of the eighteenth Palestinian government that has made work on the developmental cluster its strategic responsibility to consolidate the building of the Palestinian state, through gradual economic disintegration from Israel, which seeks to destroy various production sectors and gain absolute control and domination over natural resources through the policies of land FRQ½ VFDWLRQ© DQG© VHWWOHPHQW ©

Thus, the Spatial Development Strategic Framework for the Jerusalem Governorate (2030) represents another base that falls within the policies of the Palestinian government and leadership in the Jerusalem Cluster Development plan which sets its sights towards empowering the Palestinian people, as well as grassroots and national institutions and various production sectors to enhance their resilience, and protect their human rights in the face of systematic displacement, impoverishment and devastation of human life in the city of Jerusalem and its surrounding suburbs.

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Palestinian existence in Jerusalem through joint action and continuous dialogue, and through the support of the international community and institutions while continuing to strengthen and develop national institutions as a step on the road to building an independent Palestinian state, with Jerusalem as its capital.

With respect,

Minister of Jerusalem Affairs
Fadi Al-Hidmi



Foreword,

Hon. Governor of Jerusalem



Starting from the endeavor of the Jerusalem governorate to draw the vision and goals of an “integrated strategic spatial plan”, aiming to keep the city of Jerusalem as a central, essential and top priority on its resources to protect Jerusalem and support the resilience of its people. As we were able through the project to prepare the Spatial Development Strategic Framework (SDSF) for Jerusalem Governorate 2030, in partnership between the Jerusalem governorate and the Ministry of Local Government (MoLG), with funding from the European Union and the implementation of the MoLG and the United Nations Human Settlements Programme (UN-Habitat) through the International Peace and Cooperation Center (IPCC), which seeks to integrate planning practices related to preparing strategic plans, and those related to preparing physical plans for the purpose of achieving the strategic goals of the governorate, including: social justice, optimal use of natural resources, achieving high rates of economic growth and developing scenarios for the development of the marginalized areas, especially “Area C”. In light of the circumstances and complications that the city of Jerusalem is going through, and the increased restrictions on the city and its institutions, the urgent need lead to move from the reaction loop to taking the initiative and creating facts on the ground, enhancing the resilience of Jerusalemites and supporting all developmental interests that would consolidate the citizen in his land and provide him with a decent living.

Finally, I can only extend my thanks and gratitude for all the efforts made and everyone who contributed to the completion, follow-up and preparation of the plan with all its details to reach the SDSF for you as an example for everyone to follow your steps in work and achievement and to follow the path to the fullest. Stressing that we are looking for more cooperation between the Jerusalem governorate and that we will always remain faithful and stationed with full force to preserve Palestine and Jerusalem and our Islamic and Christian sanctities, and we will only be a sign of dignity for great Palestine, which was only found to be great. We wish everyone health, well-being, and continuous progress and success in the service of our dear homeland and our resilient and struggling people, until securing its goals of achieving freedom and independence and establishing an independent State of Palestine with its capital, the Holy Jerusalem, under our wise leadership, headed by His Excellency, brother, President Mahmoud Abbas, may God preserve and protect him.

Governor of Jerusalem
Adnan Ghaith,

Introduction

The Spatial Development Strategic Framework (SDSF) for Jerusalem Governorate was developed as part of the project “Fostering Tenure Security and Resilience of Palestinian Communities through Spatial-Economic Planning Interventions in Area C (2017-2020)”, supported by the European Union, managed by the United Nations Human Settlements Programme (UN-Habitat), and under the supervision of the Ministry of Local Government, Ministry of Jerusalem Affairs, and the Jerusalem Governorate. The SDSF has been prepared by a team of consultants who provided technical support and advisory assistance to the working committees throughout all stages of the preparation of the Spatial Strategic Development Framework.

This document presents a summary of the SDSF for Jerusalem Governorate for the next eleven years. It presents the shared development vision agreed upon with the participants involved in preparing to achieve the development vision, as well as the programs and projects, implementation plan, and monitoring and evaluation plan.

Main Objectives

The main objectives of the SDSF are as follows:

1. Diagnose the current status of the following development sectors in the governorate; administration and good governance, infrastructure and environment, social and economic development.
2. Identify the obstacles and opportunities for the development process in the governorate and formulate a comprehensive vision for development up to the year 2030.
3. Set integrated spatial development goals with special emphasis on the priority sectors that have
4. Identify priority development projects and programs and locate them spatially.
5. Develop an integrated implementation plan with a timeframe estimated budget.
6. Develop a methodology to monitor the plan's implementation and progress.
7. Link the SDSF to the policies and development plans with the National Spatial Plan and other, sectoral and cross sectoral plans.
8. Link and integrate SDSF to previous plans at the city and governorate level, particularly the Strategic Sectoral Development Plan for Jerusalem (2018-2022) and Jerusalem Development Plan (Capital Cluster) (2020-2022), and spatially locate them into the various programs.

Methodology

The SDSF has adopted a participatory approach with active involvement of local communities, civil society organizations, local councils, governmental institutions, and all other relevant stakeholders in the Governorate of Jerusalem. Preparation of the SDSF was guided by the work mechanisms and planning contained within the “Strategic Planning Manual for All Governorates”, as well as the methodology, activities, and outcomes mentioned in the “Urban Planning Manual: Procedures and Tools for Preparing Master Plans in the West Bank and Gaza Strip”.

The methodology for preparing the SDSF was based on the implementation of three fundamental phases: Where are we now? Where do we want to go? How do we get there? Each phase includes a number of steps and numerous sub-activities. Figure (1) illustrates the three phases.

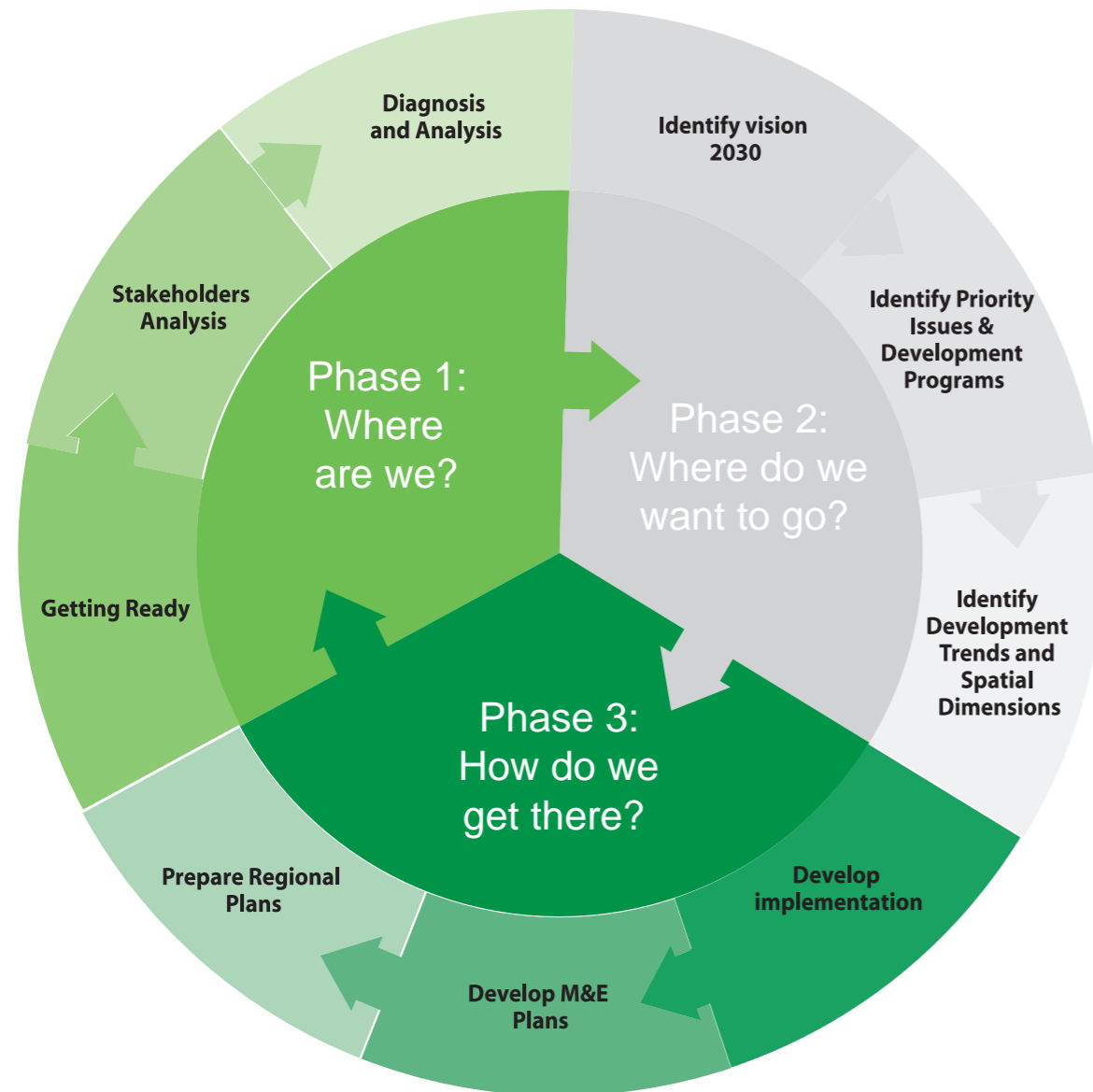


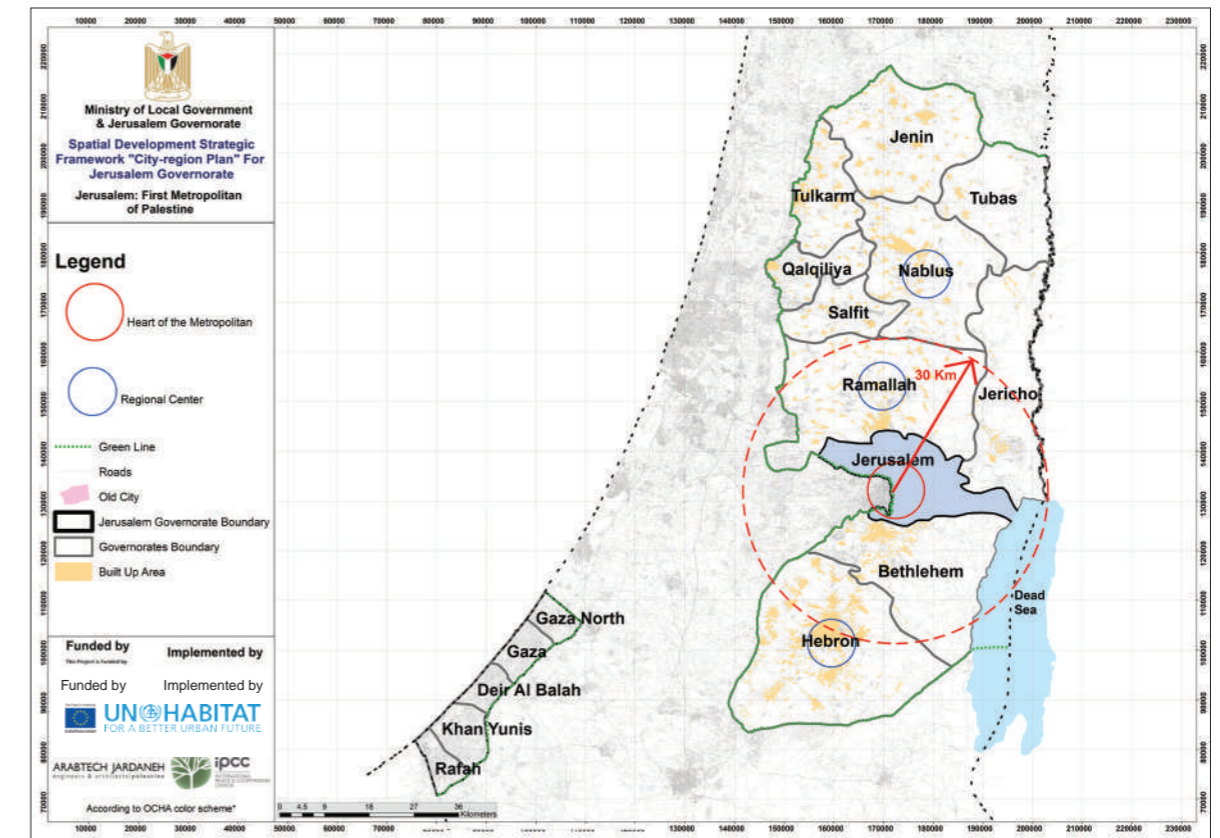
Figure 1: Stages in the Preparation of the Spatial Development Strategic Framework for Jerusalem Governorate

Relevance of the SDSF

A policy was adopted by the Palestinian Authority (PA), represented by the Ministry of Local Government and the Ministry of Finance and Planning to prepare strategic development plans for all governorates. Tulkarem (2014). In 2016, in partnership with the UN-Habitat additional plans were developed for Qalqilya, Tubas and Al-Aghwar Al-Shamaliyah (northern Jordan valley), and Bethlehem with focus on the spatial dimension.

made recent Israeli policies and aggressions particularly damaging. These include the deepening of its annexation, prevention of Palestinian civil society to operate in Jerusalem and the closure of social, sport and cultural events. In addition, the governorate at large has witnessed large land expropriations from the construction of the Separation Wall in 2002 and intensive settlements' activities. This reality required a coordinated and consolidated effort to face these challenges and to put forth the SDSF as a comprehensive plan that will advance the reality of the governorate in line with the national level policy to advance strategic spatial development planning.

Overview of Jerusalem Governorate



Map (1): Location of Jerusalem Governorate in relation to other Governorates in the West Bank and Gaza Strip

The Jerusalem Governorate is located in the central West Bank, bordered by Ramallah and Al-Bireh Governorate in the north, Bethlehem Governorate in the south, Jericho Governorate and the Dead Sea to the east, and the Green Line to the west. The total area of Jerusalem Governorate is 344.km

The topography of the Jerusalem Governorate is characterized by its location at the center of the Palestinian mountain range with elevations ranging from 859m above sea level at the top of the ridge to 405m below it in the Dead Sea basin. The governorate, furthermore, links a major road network that connect the north with the south of the West Bank and the Jordan Valley with the Mediterranean.

The climate in the Jerusalem Governorate ranges from dry to semi-dry in the summer, cold and rainy season in the winter and severe levels of drought towards the south east and the Jordan valley. The average temperature in the governorate is around 16.7°C, and ranges between 9.2°C in January and 25.1°C in July. The average annual rainfall in the city of Jerusalem is 537.0 mm, while average humidity reaches about 60.32%.

According to estimates by the Palestinian Central Bureau of Statistics (PCBS), the mid-2019 population for the governorate was 451,584. The population is largely urban (85%), with 10% living in rural communities and 5% living in refugee camps. The average household size is 4.4, which is less than the West Bank average of 5.1. The majority of households are nuclear families. In terms of gender distribution, 52% of the governorate's population is male, while females constitute 48%.

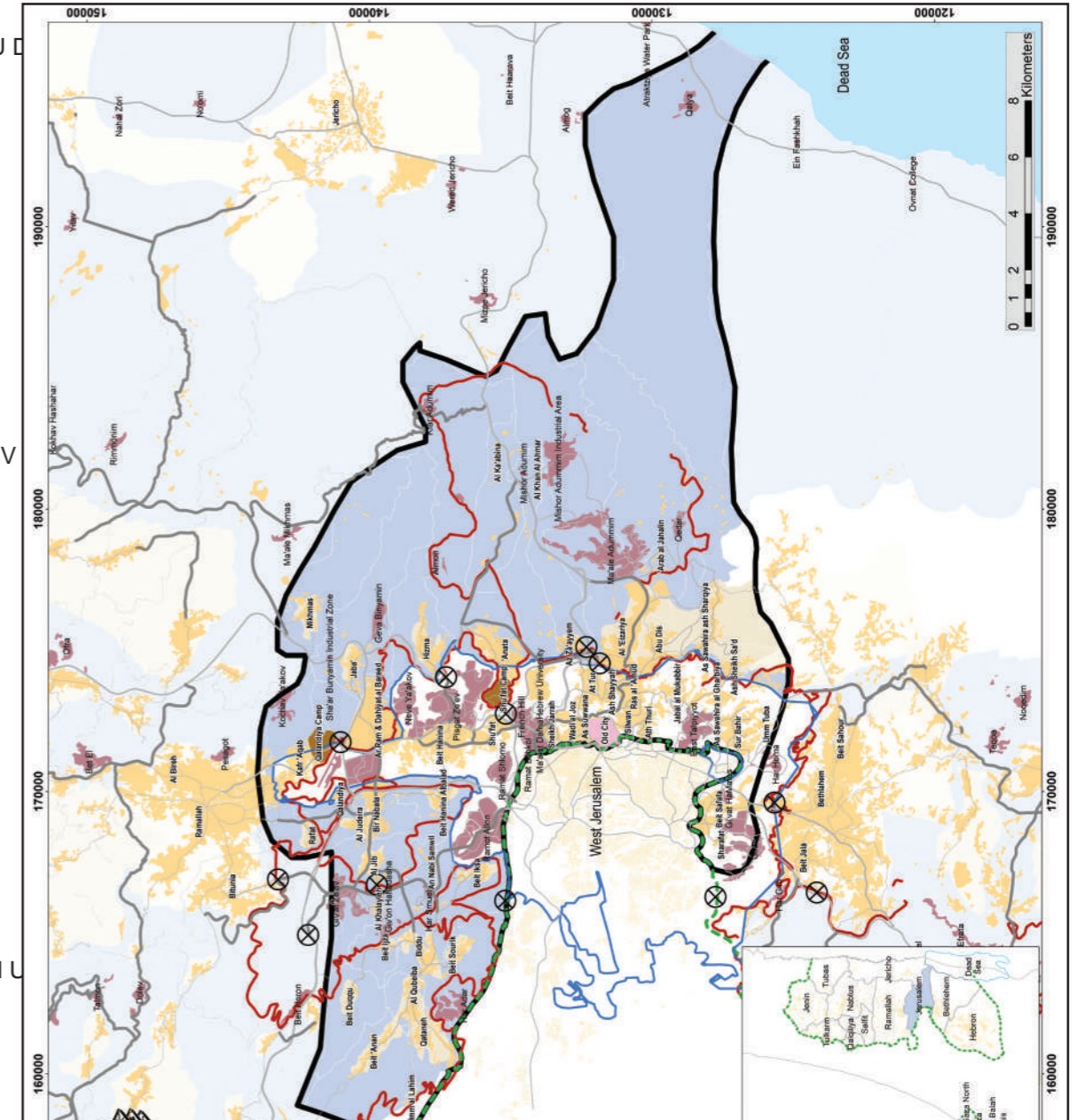
The center of the governorate is the Old City of Jerusalem which has a population of 34,140 (2017) in an area of just 950 dunums (0.95 sqkm) with an estimated number of 5,500 buildings.



Challenges Facing Jerusalem Governorate

The greatest challenge to the planning and development process in the governorate are the Israeli RFFXSDWLRQ©DQQH[DWLRQ©RI©WKH©FLW\©RI©-HUXVDOHP©WHUULWRULDO©IUD as areas A, B, and C according to the Oslo Accords cutting off access and contiguity of the Palestinian territory, the spread of Israeli settlements on Palestinian lands, construction of the Separation Wall, and the imposition of military barriers and checkpoints separating Palestinian communities and preventing any continuity between them, in addition to the geopolitical situation of the Jerusalem Governorate, which imposes many obstacles to the planning process (see Map (2)). The main challenges to the development process are summarized as follows:

1. Political challenge: the lack of a political prospect in reaching a two-state solution and responding to the demands of the Palestinian nation, considering East Jerusalem, along with the 1967 borders, the capital of the independent State of Palestine, especially after the President of the United States UHFRJQLJHG©-HUXVDOHP©DV©WKH©XQL½HG©FDSLWDO©RI©,VUDHO©RQ© from any future negotiations or settlements.
2. Geopolitical challenge ©DERXW©©RI©WKH©JRYHUQRUDWH©DUHD©LV©FODVVL½HG©DV direct control of the Israeli Jerusalem Municipality. All urban or economic activity commensurate with the basic needs of the Palestinian population is prohibited.
3. The “uprooting and expulsion” challenge: emptying Jerusalem of its original Palestinian residents and pushing them to live in neighborhoods separated from the city by the Separation Wall (more than a third of the city’s residents live in neighborhoods behind the Separation Wall).
4. Administrative challenge: the governorate is subject to an administrative jurisdiction in which the boundaries of the Jerusalem Municipality, Palestinian administrative jurisdiction, and Area C overlap and are under the control of Israeli authorities. Israel has recently been intensifying its policy of forcible annexation of Palestinian territories and hindering the Palestinian Authority’s control over these lands.
5. Urban challenge: Israeli authorities restrict Palestinian construction and urban development; over a third of the existing buildings built within the boundaries of the Jerusalem Municipality are at risk of demolition (not one new Palestinian neighborhood has been built since 1967).
6. The status of Jerusalem: the underlying purpose of the Separation Wall and the policy of annexation DQG©VHWWOHPHQW©H[SDQVLRQ©ZKLFK©DUH©LQ©FRQWUDYHFWLRQ©RI©LQWHU for Jerusalem to become the capital of Palestine, thus fragmenting and isolating the governorate from the remaining Palestinian territory.
7. Urban degradation due to the lack of infrastructure and public facilities, increase in building densities, and prohibiting development in new areas either within the boundaries of the Jerusalem



Map (2): Geopolitical Situation in Jerusalem Governorate

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