

Urban Development in Conflict Zones: The Case of Gaza City - Palestine

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ABSTRACT

Urban development is known as the system of residential expansion that expresses the image of any city. Consequently, the development of any area is done only by careful design that takes into account certain criteria that correspond to any region. Residential areas are the most important foundations of urban development, followed by other fields that support the development of any area which are very significant such as industrial, commercial and agricultural development. Moreover, the process of urban development takes place in two ways; urban development towards new uninhabited areas, secondly urban development in the affected areas by conflicts which is considered the most difficult situation. Furthermore, there are two main types of conflicts; internal and external. Both types are classifying to certain types of conflicts which are political, economic, social and institutional. It can be argued, that especially today, many places are facing economic and social problems through conflicts which have a great impact on their urban development process.

This thesis attempts to understand and analyze urban development in conflict zones and reaching to solutions that will help to ensure urban development of these areas. The thesis focuses on Gaza city and its development process throughout conflict for the last two centuries as Gaza city contains a unique type of conflict. The thesis aims to analyze several aspects of urban development in the city such as residential, commercial, industrial and agricultural development. This marks an attempt to deal with the urban development situation in the city despite the conflict that is taking place in the intended case study. Mixed-methodological research approaches were used to collect information through qualitative literature review and quantitative observation

of Gaza City including aerial maps, thermal maps and GIS maps analysis. The results obtained from the quantitative and qualitative methodologies have shown that urban development in Gaza City has over gone significant changes throughout the period of conflict. Finally, the thesis ends up with post- conflict proposals that could be beneficial to find solutions to urban development in Gaza city. In addition, this research aims to set forth some guidelines for "Urban Development in Conflict Zones" with emphasis on Gaza which could be adaptable for other cities/zones in conflict situation.

Keywords: Urban development, Conflict zones, Land Use, GIS, Gaza city.

ÖZ

Kentsel gelişim, yerleşim alanlarının genişletilmesi ve aynı zamanda şehrin imajını ifade eden düzen olarak tanımlanabilir. Bu bağlamda, bir bölgenin gelişimi bu bölgenin belirli özgün kriterlerini dikkate alarak tasarlanması gerekmektedir. Konut yerleşim alanları, kentsel gelişimin en önemli temelleri olup, bunun yanında endüstriyel, ticari ve tarımsal alanlarda kentlerin gelişimini destekleyen diğer önemli alanlardır. Kentsel gelişme süreci genelde iki şekilde gerçekleşebilir; birincisi kentin doğal büyümesi ve yeni alanlara doğru gelişmesi; ikincisi, olası çatışmalardan etkilenen bölgelerdeki kentsel gelişme. Bu bağlamda, kentlerde genelde iki ana çatışma türü gözlemlenir: dış ve iç çatışma. Kentlerle ilişkin çatışmalar belirli çatışma türlerine göre sınıflandırılmaktadır: politik, ekonomik, sosyal ve kurumsal olarak tanımlanır. Özellikle günümüzde, dünyada birçok bölgenin çatışma bölgesi olduğundan dolayı, büyük ekonomik ve sosyal sorunlarla karşı karşıya kalarak, kentsel gelişim süreci ile ilgili ciddi sıkıntılar yaşanmaktadır. Bu tez, çatışma bölgelerindeki kentsel gelişmeyi anlamak ve analiz etmeği hedeflemektedir. Bu bağlamda, tezin hedefi, olası çatışmalardan etkilenen bölgelerde kentsel gelişimini sağlamaya yardımcı olacak çözümler önermektir. Bu araştırmada, vaka çalışması olarak, çatışma bölgesi olan Gazze Şehri ve bu kentin son yirmi yıllık kentsel gelişimini incelenmiştir. Tez, kentsel gelişimin analizini ve değerlendirmesini, bölgedeki konut, ticari, endüstriyel ve tarımsal alanların değişimini inceleyerek analiz etmeyi amaçlamaktadır.

Bu bağlamda bu araştırma, vaka çalışmasında yer alan bölgesel çatışmaya rağmen, şehirdeki kentsel gelişimin devam ettiğini ve nasıl devam ettiğini vurgulamayı hedeflemektedir. Bu çalışmada, niteleyici literatür taraması ve Gazze Şehri'nin hava, termal ve GIS haritaları analizi de dahil olmak üzere nicel gözlem yoluyla bilgi

toplamak için karma yöntemsel araştırma yaklaşımları kullanılmıştır. Nicel ve nitel metodolojilerden elde edilen sonuçlar, Gazze Şehri'ndeki kentsel gelişimin, çatışma dönemi boyunca önemli değişimlere uğradığını göstermiştir. Son olarak, tez, Gazze kentinde kentsel gelişime çözüm bulmak için faydalı olabilecek çatışma sonrası önerilerle sonuçlanmaktadır. Buna ek olarak, bu araştırma, benzer durumda olan diğer şehirler / bölgeler için uyarlanabilen, Gazze'ye vurgu yaparak, “Çatışma Bölgelerinde Kentsel Gelişim” için bazı ilkeleri ortaya koymayı amaçlamaktadır.

Anahtar Kelimer: Kentsel Gelişme, Çatışma bölgeleri, Arazi Kullanımı, GIS, Gazze Şehri

DEDICATION

To my lovely Family and all people who supported me.

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Not to forget, my family back in Gaza who were the shoulder I can always rely on, thanks from bottom of my heart.

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Chapter 1

INTRODUCTION

1.1 Background of the Study

It is known that mega cities, towns and even the smallest neighborhoods do not develop all in sudden (Brooks, 2017), but through a careful design process according to certain parameters. Working in conflict zones is one of the biggest challenges for city planners, considering it as a critical issue as well as finding the right way to develop these zones.

One of the important challenges for those working in the development of urban areas, especially areas of conflict or disasters in general, is not only the preservation of the natural environment and the development of the city, but also the preservation of culture, heritage and the general atmosphere of the original city (Brooks, 2017).

In our present-day world, which is highly urbanized, cities are the main and strategic place for violent conflict. Where the negotiation and the resolution of disputes related to economy, religion, gender and ethnic differences are held every day in the urban arena, when tensions turn into conflicts and the conflict develops into violence, the urban arena becomes the battlefield (Samper, 2015). The process of building cities with all their conflicts and tensions is a tool of violence and reconciliation. There are many forms and categories of conflicts in the world, including political, economic,

social or institutional conflicts. Urban development in conflicts zones varies based on the different types of the conflicts.

Urban development and planning in Palestine have undergone many changes and developments in terms of policies, characteristics, management and principles beginning in the mid-nineteenth century. Accordingly, the urban planning system in Palestine has become unique in its composition and context. The reason for this uniqueness is that the planning practice was not under the rule of the local authorities but it was subjected to many external forces that ruled the Palestinian territories for long periods (Abdelhamid, 2006). One of these planning systems is illustrated by the policy of Judaizing of the Palestinian territories which was occupied in 1967. The Israeli government has gradually exhausted all the legal means that it has developed to confiscate land, especially since the Likud came to power. The results of these means were the Israeli government's control over more than 50 percent of the West Bank and 30 percent of the Gaza Strip by 1986 (Abdulhadi, 1990). As for the population growth in Palestine, studies show that in 2006 the population of Palestine was estimated at 4 million people 2.5 million in the West Bank while 1.5 million in the Gaza Strip. Growth continued to reach nearly 5 million by 2015. In addition, studies indicate that the population will reach 6 million in 2020 in the West Bank and Gaza Strip (Moghayer, Tesmamma, & Xingping, 2017).

As for the problems of urban development, more than 120 countries and 90 ministers participated in the Governing Council/Global Ministerial Environment Forum in Cartagena, Colombia, 13-15 February 2002, which included the Government of Israel and observers from the Palestinian Authority. The Council has generated many

disturbing reports regarding water pollution, waste disposal, loss of vegetation and pollution of sea water in the region (UNEP, 2003). In addition, the Palestinian Authority took the lead in planning natural resources in order to try to reach urban development. Accordingly, the Palestinian Authority has undertaken several initiatives, the most important of which is the establishment of the Palestinian Soil Office. This project aims to establish an operational structure that will prepare a national framework for soil surveys in Palestine (Basim, 2001).

In the case of the Gaza city, many struggles are available in it, but the most important or the main thing is the political conflict because of its strong and direct impact on all aspects of urban development. One of the most important points of this conflict is the suffering of Gaza City from a limited amount of land compared to the rate of population growth, which is very high (Asfour, 2017). This poses a serious challenge to urban designers and other disciplines in the urban development of these available residential lands. In general, housing in the Gaza city cannot afford a lot due to several reasons, including unprecedented rise in prices of urban land due to the lack of many places of urban expansion in addition to the repeated wars between two conflicted sides. In addition to the residential property the impact of the conflict extended to include other aspects, in conjunction with agricultural sector, industrial sector, commercial sector and infrastructure of the Gaza city. The reasons for those changes that directly impacted the urban development is said to be the political conflict that is taking place in the region.

1.2 Importance of the Study and Problem Statement

The importance of this study is to address two important parts, theoretical part and analytical part. The theoretical part deals with the study of the forms of urban development in conflict zones, which is very important due to the tendency of the majority of the regions at the present time to urbanization in addition to the spread of conflicts around the world in large or small impact. Therefore, it is important to highlight the conditions of urban development in conflict zones through knowing the current situation, the causes of conflict and identify the attempts that have been made to resolve these conflicts, which will make it easier to understand the types of conflicts and their effects on the surrounding environment. While the analytical part, deals with the study of the impact of the Palestinian-Israeli conflict on urban development in Gaza city, in which its importance appears through studying all aspects of urban development related to the land use. This is because Gaza City is one of the most difficult cases compared to the conflicted cities in the world due of being one of the most dense cities around the global (Berg, 2018). After studying all of the above, the most highly importance of this study is the consequences that would lead to propose post conflict solutions, which can be applied globally after that.

As stated beforehand, many cities and regions today are effected by conflicts which in any case do effect and manipulate the development of the built up environment. Since now the majority of urban development and city planning literature has dealt with *ordinary* city development and expansion. Whereas, urban development in conflict zones was not considered efficiently enough. Hence, as conflicted cities are everywhere today, more comprehensive research on this topic will be necessary. This thesis attempts to contribute to research which deals with cities in and after crisis.

Hence, development in these regions will be one of the biggest challenges of governments in the nearby future.

1.3 Research Aim, Objectives and Questions

This study aims to explore the impact of the political conflict on urban development by focusing on the study of the situation in Gaza City, which is considered as an arena of ongoing warfare between the two sides of Palestinian-Israeli political conflict. As an objective, the relation between conflict and city development through changes in land use will be investigated. In addition, the research aims to propose a perspective for post war agenda.

However, the study is proposing several questions that it aims to answer. By answering these questions, we will be able to indicate how the urban development is influenced by different conflict types and in which exact levels does the urban development changed:

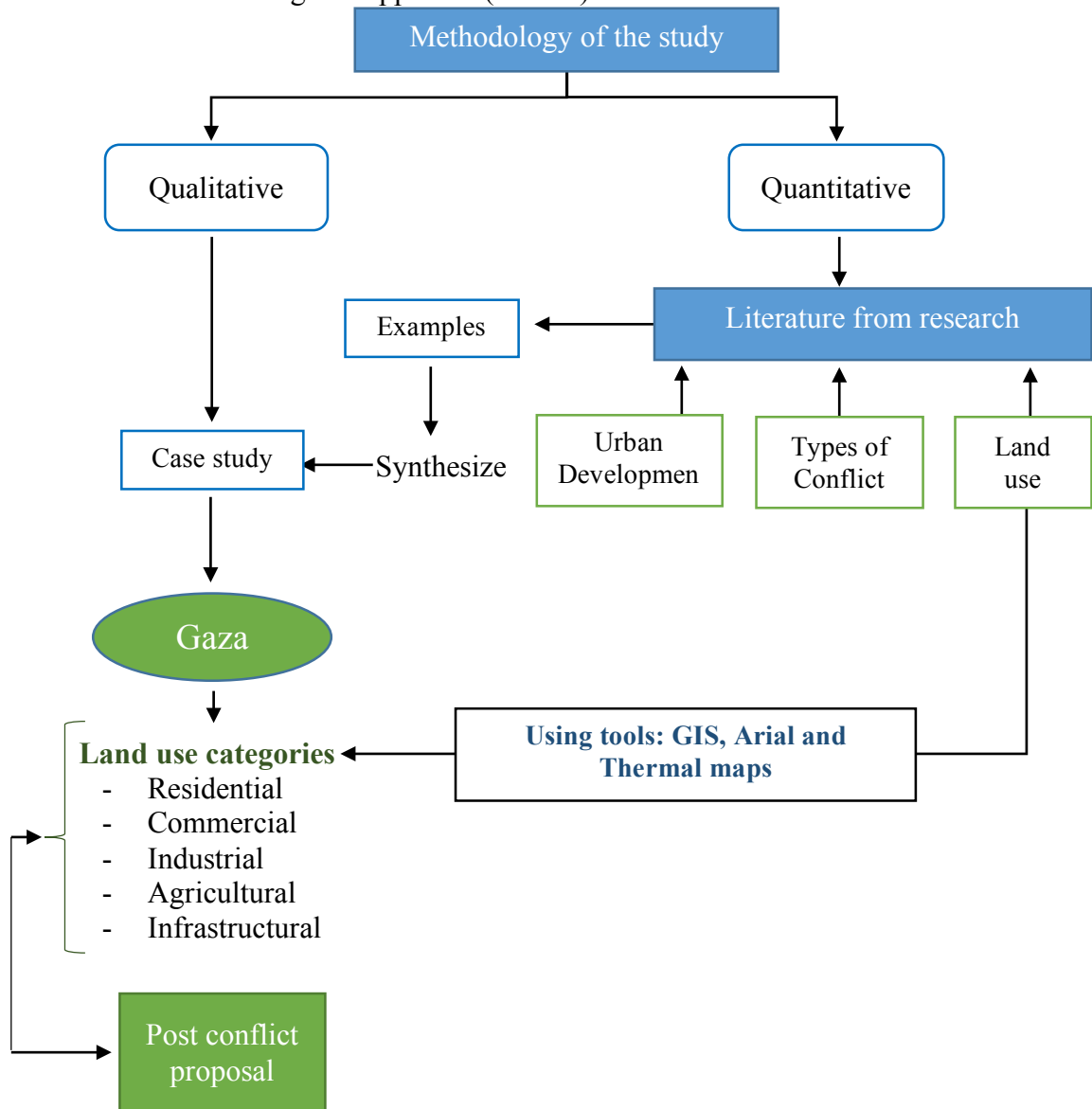
- How does conflicts affect urban development?
- To what extent do different types of conflict affect urban development?
- What strategy can be implemented in order to deal with post war urban development in the case of Gaza city?
- How is the land use effected by conflict?

1.4 Research Methodology

In order to conduct this research which is studying the urban development concentrating on conflict zones the research is basing the work on using mixed methodological approaches (Table 1). The first is the qualitative methodological approach consists of different layers; the first layer contains collected base literature review data which builds up a strong background discussing urban development in

conflict zones, moreover, the researcher brings three different examples of conflicted cities that shows how their urban development shape and growth were directly affected by different types of conflicts already discussed in the literature. The literature base had resulted different categorizations of conflicts and will lead us to an understanding that urban development could be fully illustrated through land use map study. Moreover, the lessons that had been drawn out from the examples is later utilized for analyzing Gaza city urban development which forms the quantitative methodological approach, after bringing out a brief study about the historical events that took place in historical Palestine up till the recent times. In addition to the historical background that introduces Gaza city before digging deep on the effects of conflict on the city development through physical observation and analysis by the researcher of which the land use maps including agricultural, residential, commercial, industrial and infrastructural aspects which are brought up and analyzed to show how the urban development of Gaza city had been directly affected by the conflict that is taking place in the region. The maps and analysis are done with the help of GIS, areal and thermal maps as a tool of the research. Recommendations are brought out after the Case Study of Gaza city has been analyzed.

Table 1: Methodological Approach (Author)



1.5 Research Limitation

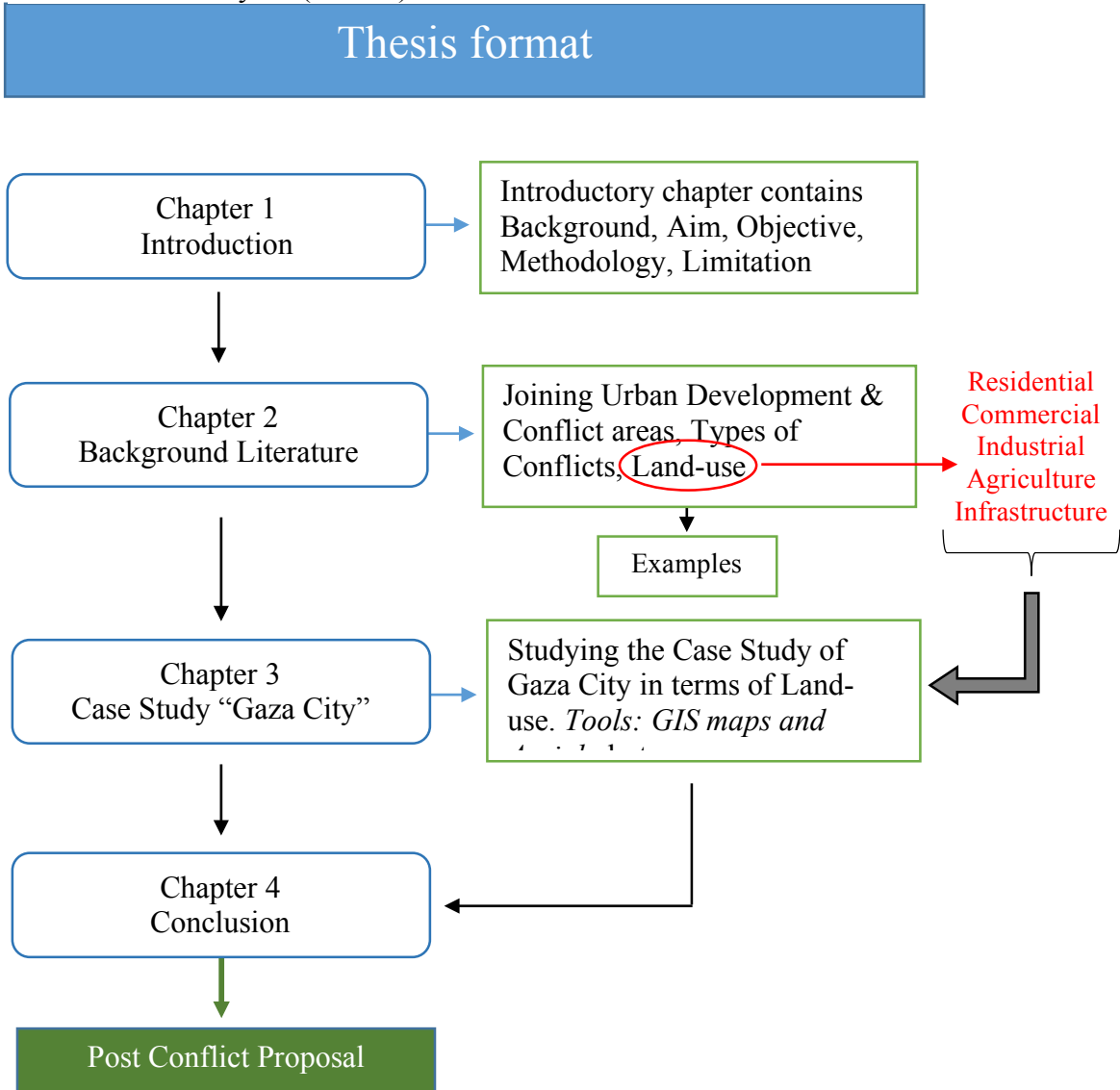
This study, which examines urban development in conflict zones, focuses mainly on the study of the political conflict between Palestinians and Israelis, which has existed since 1948. Firstly, it is limited on studying the impact of this conflict on Gaza City for the last 18 years from 2000 until 2018, although this conflict has been ongoing for 70 years. Gaza Strip is an exceptional case which has been experiencing an economic,

political and spatial blockade that has exceeded for ten years and it is still act as the biggest open air prison in the world. Secondly, the study is limited to the analysis of land use development and change throughout the conflict period.

1.6 Research Structure

This thesis contains four chapters (Table 2). The first chapter deals with an introduction about the thesis topic in addition to the research aims, objectives, questions, study importance, research methodology, research limitation and research structure. The second chapter deals with the study of literature background on urban development in conflict zones. This chapter contains six sub-sections. These sub-sections deal with the following: Urban development in conflict zones, causes of conflicts, categorizations of conflicts, land use classification, examples of cities that containing conflicts, and a summary of the chapter. The third chapter examines the case study, which is Gaza city in Palestine. This chapter contains seven sub-sections: overviewing the case study of Gaza city, overview of the history of the Palestinian-Israeli conflict, overview of the conflict in Gaza City, the impact of the Palestinian-Israeli conflict on the urban development of Gaza City, urban development analysis in conflicted area of Gaza city, findings and summary of the chapter. The Final chapter is the conclusion of the thesis which contains summary of the main findings, post conflict proposal of Gaza city and recommendations for the further studies.

Table 2: Thesis Layout (Author).



Chapter 2

BACKGROUND ON URBAN DEVELOPMENT IN CONFLICT ZONES

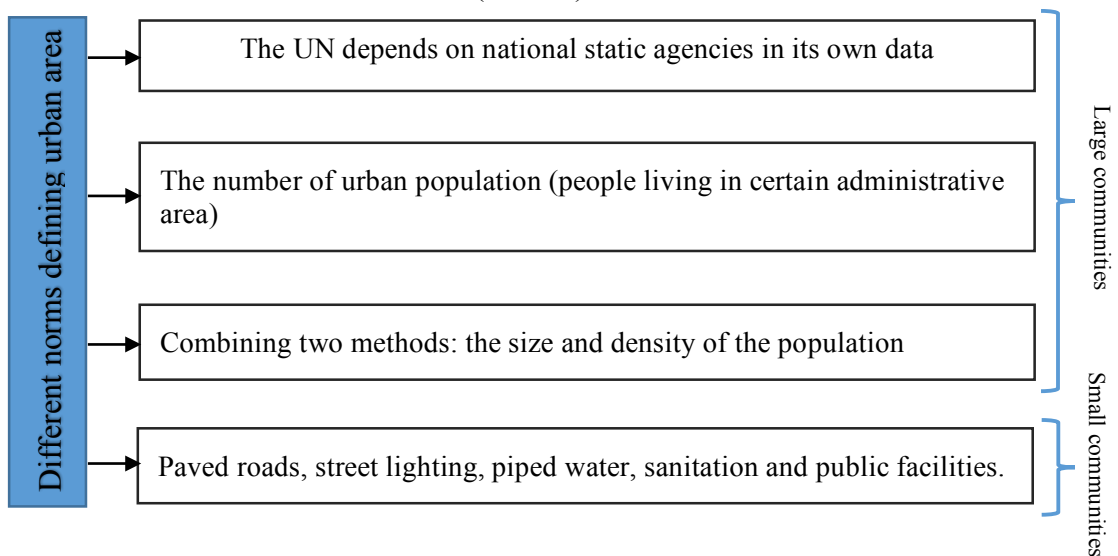
2.1 Defining Urban Development

Urban development can be defined as a system of residential expansion that defines and creates cities. The main axis of urban development are residential areas. Urban development is implemented through expansion into new uninhabited areas or regeneration of degraded areas and conflict zones (Brooks, 2017). One of the most likely causes of confusion in the study of urbanization and urban growth is the process of measuring urbanization itself. During the previous years, no unique answer to a common question has been identified which is what defines an urban area? There is no specific definition of civilization itself and it changes over time and space even though it is known that the world is becoming more civilized (Frey & Zimmer, 2001).

Finding a uniform definition of what constitutes an urban area is difficult due to the different definitions from one country to another. Even the United Nations when attempting to develop a certain definition must rely on national statistical agencies in its data, this causes great problems in making comparisons between the countries. An example of attempts of defining the urban area relies on the expression of urban population as people living within certain administrative boundaries such as managerial centers and municipalities as in Salvador or municipal councils such as Iraq or in areas containing a municipality or a municipal institution or assembly

council or town committee as in Pakistan or Bangladesh. On the other hand, there are some parties that prefer to work the classification of the urban population using two methods which are the size of the population or the density of the population and to be considered the main consideration. In the same way, there is no specific definition of the line between urban and rural (United Nations , 2001), and the definition varies from one country to another. For example, areas with 10,000 inhabitants or more are classified as urban areas in Benin according to UN data. In contrast, all areas with 2,000 people or more are classified as urban areas in Argentina, Angola and Ethiopia. There are other ways to draw urban boundaries and other situations based on a mixture of size or population density and various social or economic indicators. For example, communities with 5,000 or more people in Botswana, which make up about 75% of non-agricultural economic activity, are urban clusters. On the other hand, places in Cuba with 2,000 or more people are directly considered as an urban area by the United Nations. There are cases in which a lower population can be set up if they have paved roads, street lighting, piped water, sanitation and public facilities such as a medical center and educational facilities (United Nations , 2001).

Table 3: Definitions of Urban Area (Author).



In the same way, it is not easy to identify the population of a particular area. It is more difficult to compare the size of different cities. This difficulty is due to the size of the city's population and the way in which administrative city boundaries are drawn. The identification of the inhabitants of a particular city can be arbitrary again, as in the previous situation, and may not include large numbers of people living near the city at the urban level of population density but outside the city limits. As a result of the above, it is possible that the population of some of the largest cities around the world may vary from many millions according to the definition they use. If Mexico were taken as an example, the city's residents could be referred to the Federal District (Distrito Federal) or the Mexico City Metropolitan Area (MCMA). The population of the Federal District was estimated in 2000 at 8.6 million, while in the metropolitan area of Mexico City the population was approximately 17.9 million (Cohen B. , 2004).

2.1.1 Urban Development Challenges in Conflict Zones

The rapid urbanization of urban demographics and the decentralization which is led by countries are among the biggest challenges around the world. This is due to Local government institutions no longer have the capacity to manage rapid and large urban growth, as well as the inability of these institutions to managing disagreements or tensions. These disagreements or tensions are the result of weak local institutions as well as citizens deprived of key services. Former differences and tensions are one of the greatest challenges facing official institutions and making them under a real test to measure their ability to maintain and protect the regime, this is by cause of these forms of chaos and violence, which are the result of material disputes facing urban citizens, these chaos and violence have the potential to turning them into political problems which is readily available and in a fast way.

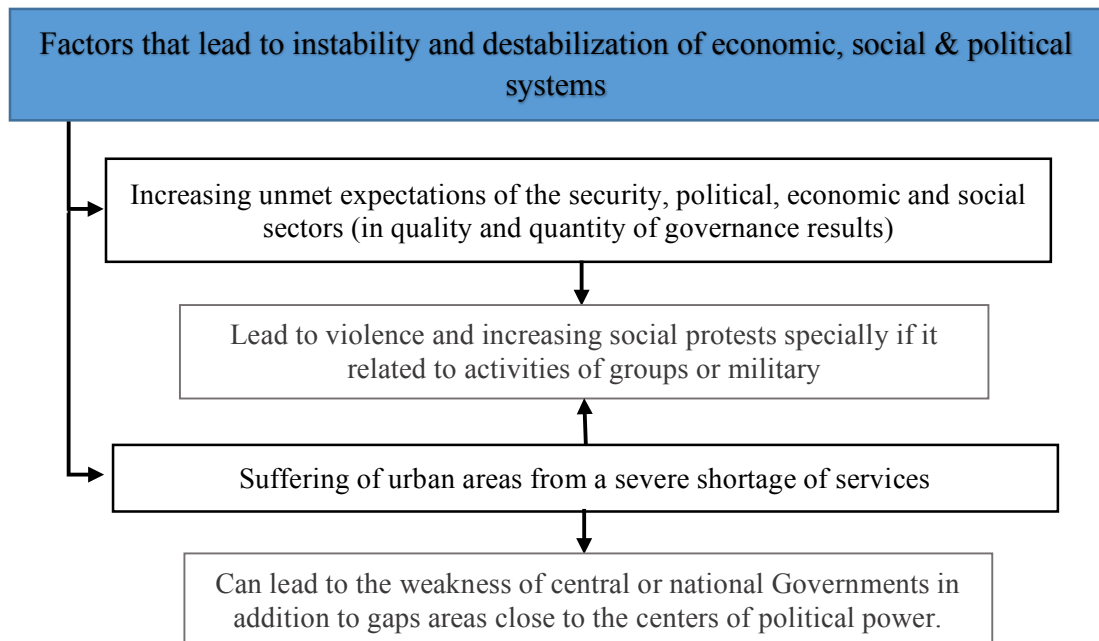
In addition to the above mentioned, the centers of national discourse and rhetoric are often presented in urban centers, which are mostly the capitals of countries and their large cities. In addition to these centers of national discourse and counter-discourse, these cities and capitals also tend to be the battlefield for the official authorities and informal authorities as well. Usually this happens through strong relations that combine social, urban, economic and environmental trends. However, the definitions of national identity and political legitimacy are increasingly shaped. Also crime centers are often centers that are mainly located in urban areas which contain the poor in large numbers.

There are many factors that lead to the instability and destabilization of economic, social and political systems. The most important of these factors is the increasing unmet expectations of the security, political, economic and social sectors in the quantity and quality of governance results, which will lead to violence and increasing protests of social protest especially if it is related to the activities of gangs and militias. As well as one of the factors that can lead to the weakness of central or national Governments is the suffering of urban areas from a severe shortage of services, which makes them areas of imbalance or gaps are characterized to be unregulated and ungovernable that located close to the centers of political power (Cohen M. , 2009).

Some of the economic, social and political problems of urbanization around the world have been shown, even though urbanization in its general form indicates that it is a destination for hope and opportunity. The basis of economic, political and social conflict is the mixture of restrictions and freedom at the same time followed by hope. Chilean Percy Bisch, took this mixture in part when he wrote -Hell is a city much like London in 1820 (Spence, Annez, & Buckley, 2008). In the end, the challenge of

change lies in the streets where people can look at each other unnoticed or they can be the match to ignite the flames of conflict, although change these days has turned into political and institutional paradoxes for equitable growth, balance, sustainability and definitive political stability.

Table 4: Two Factors that Lead to Destabilization of Economic, Social & Political System (Author)



2.1.2 The Link between Conflict and Violence

Violence was defined in The World Health Organization (WHO) 2002 World Report as follows:

The intentional use of physical force or power, threatened or actual, against oneself, another person, or against a group or community, that either results in or has a high likelihood of resulting in injury, death, psychological harm maldevelopment or deprivation (World Health Organization, 2002).

Many definitions of violence revolve around the fact that violence is the use of physical force, which in turn acts to harm others as a way of imposing one's desires (Keane, 1996). There is, however, a wider range of tariffs, than include greater

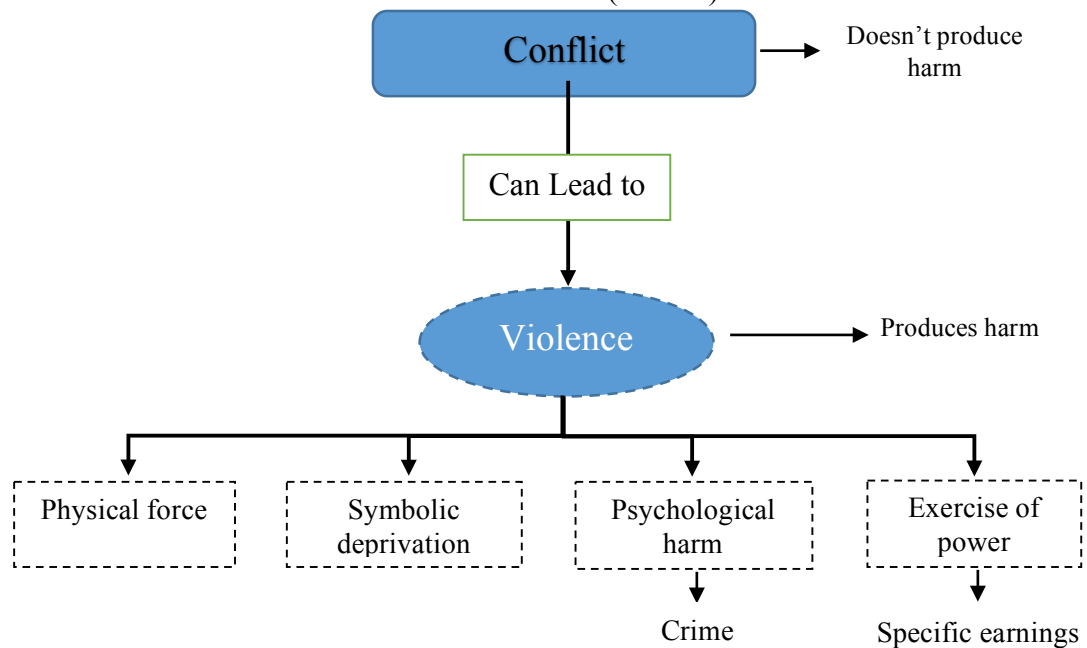
physical violence, which is physical deprivation, symbolic deprivation, and psychological harm (Galtung, Twenty-five years of peace research: ten challenges and some responses, 1985; Galtung, Peace by peaceful means: Peace and conflict, development and civilization, 1996; Schröder, 2003; Schmidt & Schröder, 2001). In addition to the above, many definitions agree that violence is the exercise of power that is always used to cover the legitimacy of the use of force and for the purpose of achieving specific earnings (Keane, 1996).

The difference between the definition of violence and the term conflict is always unclear. Examples of these terms are "violent conflict", "violent crime", "conflictual violence", or "criminal conflict". Yet there are many important differences between these two terms (Oxford Dictionaries, 2018). The concerns of the two types of violence and conflict focus on power, but there are differences between them due to power conflicts based on conflict do not necessarily produce physical or mental harm to others while violence is the opposite. Conflict by nature can be ended through negotiations or peaceful methods, but when it contains killing and fighting, it turns into violent conflict or armed conflict. Crime is known as a punishable offense and is usually a physical offense and, as a result based on the above, it can be said that it breached the legal prohibition. Violent crime is defined as any act that may result in physical or psychological injury or any kind of harm and is considered illegal (Cohen & Susan , 1993; Vanderschueren, 1996).

Fear and insecurity is the expression of uncertainty that results from violence. Fear has been known as "...the institutional, cultural and psychological repercussion of violence", (Krujtit & Kees , 1999) and has been identified as a product of destabilization, exclusion and uncertainty (Garretón, 1992). Certainly, insecurity

affects welfare directly, knowing that it is not possible for perceptions of insecurity to be reflected in statistical evidence (Kaplinsky, 2009). Similarly, the "livelihood security" of poor people and their ability to access resources to ensure that they remain closely linked to a vicious circle linked to violence. The lack of security is strongly linked to the failure of public security systems to protect citizens in any country, as well as the imposition of the complex layers of violence that affect the daily lives of citizens and the spatial, economic and social constraints as well (McIlwaine & Moser, 2003).

Table 5: Link Between Conflict and Violence (Author).



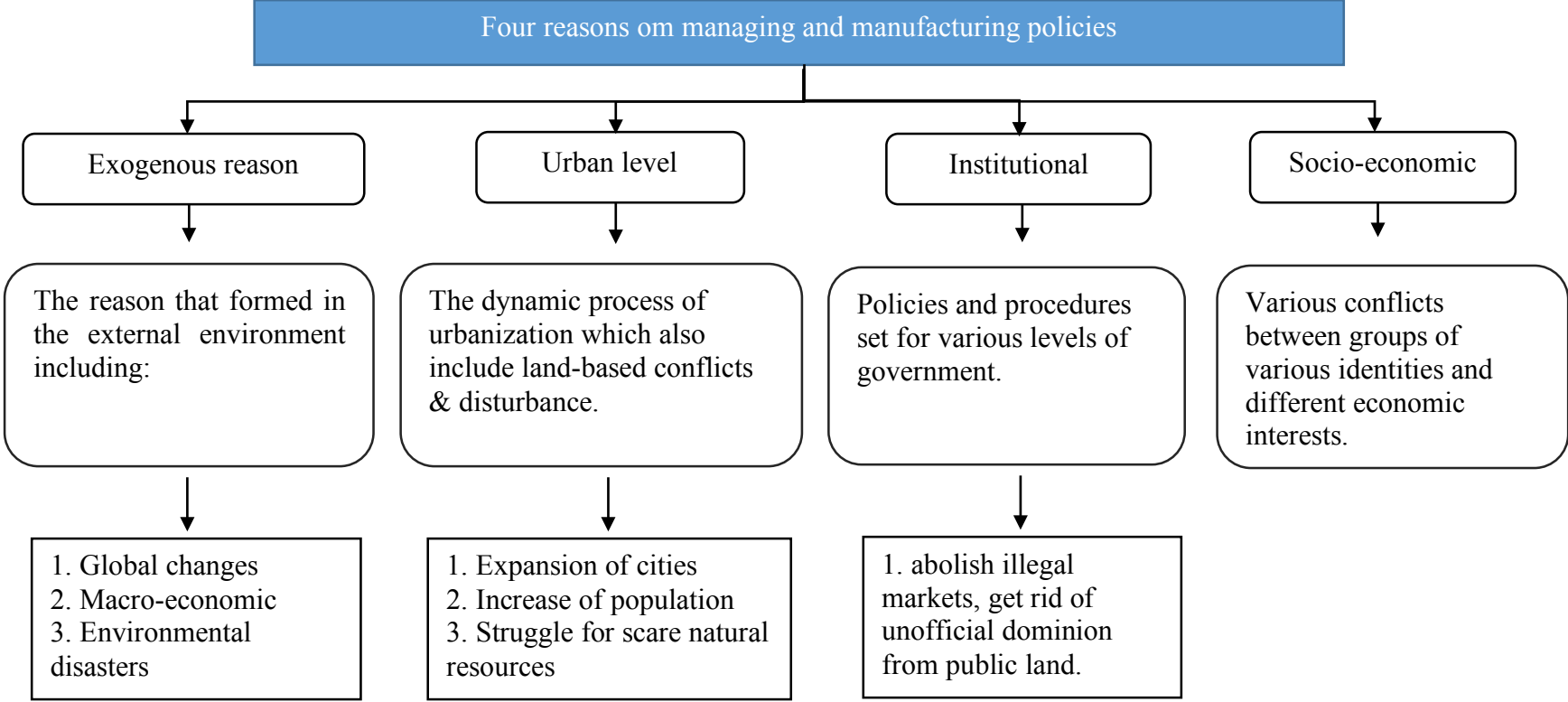
2.2 Causes and Triggers of Urban Conflict, Violence, Insecurity

It is important for the purposes of policy targets to differentiate between causes and effects as a preliminary step by carefully moving from description to analysis of causal relationship to normative approaches and policies due to the causes, types of conflicts and violent disturbances of large numbers in urban areas. According to Cohen (2009)

he saw that the analytical field in policy management and manufacturing could be more useful through four types of causes: external causes, urban reasons, institutional and socioeconomic reasons, and he explained them as follows:

First, exogenous reasons which is formed in the external environment, which are represented by global change or in macroeconomic or environmental disasters. These reasons are very clear and produce a wide range of multiplier effects and outcomes that are mostly understood only after the fact and are not normally predictable in terms of state action and policy. Secondly, at the urban-level reasons of urbanization, which are produced by the dynamic process of urbanization which also include land-based conflicts and disturbances such as the expansion of spatial cities, the increase in population density or competition and the struggle for scarce natural resources such as petroleum and water. The reasons at the urban level have the ability to meet and abide by government policies and procedures by anticipating possible problems or resolving conflicts. This ability to adhere to policies is considered to be contrary to the first category. Thirdly, institutional reasons are the reasons for the policies and procedures set for various levels of government, such as the decision to abolish illegal markets and remove them from the streets of cities or to decide to get rid of unofficial dominion from public land. It has been found that such decisions are met with discontent and lack of support by a large segment of dwellers who are the majority of the poorest class. In fact, these measures can often be avoided or dodged, but this statement by the public authorities comes only after the factual realities. Fourthly, the socio-economic reasons of conflicts between groups of various identities and necessarily different economic interests. In addition, there are many sections where it is hard to detach religious identities from economic interests (Cohen M. , 2009).

Table 6: Summary of Cohen’s Categorization of Managing and Manufacturing Policies (Author).



The above categories are less useful in terms of their behavioral principality and appearance. Consequently, these categories do not have the ability to integrate with implementable therapies, although these categories are useful for correct understanding of the place and origin of the causes. whereas, identifying individual symptoms is often complicated, there is a possibility of creating a checklist of situations that may lead to conflict and therefore solutions must be found in the conflict resolution procedure. All of the previous leads to the question of the possibility to exist communication between the groups or whether forums are formed by the public authorities to discuss and hear different views or inquire about the possibility of identifying the expected results as a way to reach solutions. The issues of confession and representation, which are applied in many cases, are crucial in finding solutions to problems. One of the most important difficulties facing the authorities is to finding the appropriate way to move away from making any reaction to a conflict a problem in itself. For example, the police have moved away from violence in their way of preserving order so as not to become the subject of a new outcry.

The effects of the conflict are the most serious problems and at the same time these effects do not take the deserved understanding. One of the most striking things that happen in urban areas after cases of violence is how to deal with the expected effects of violence and how to reduce it. According to Appadurai's (2006) observation, it became clear how conflicts and violence emerged not long after the end of the Cold War in the various regions of the former Soviet Union. From this it become easy to conclude that differences throughout history can remain inanimate for a long time until they reach the stage raised by factors, differences and events in the status quo (Appadurai, 2006). Therefore, the consequences are not a condition that is only

physical, such as death or injury, nor is it a condition that the economic and material consequences which appear in the damage but also can have profound cultural and psychological consequences where it is possible that the result of some differences that groups out of one whole can feel of complete injustice. After all, we can say that often historical memory is the main factor in the expression of injustice (Appadurai, 2006).

After looking at all of the above and taking it into regard, now the explanation of the causes of conflict, violence, chaos and lack of security in the urban areas is possible it will be spot in a conceptual framework developed by USAID to estimate conflicts (USAID, 2005). This framework complements the concepts that characterize the vulnerability components previously addressed in the 2007 World Habitat Report for human dominion and work to increase security and peace in urban areas (Un-Habitat, 2007). The causes of conflicts will be explained here by using three ideas based on the conceptual framework, as well as recalling treatment methods, policies and taking preventive measures as mentioned earlier which are firstly, factors which help to encourage violence through greed and grievance secondly, the factors of mobilization and growth that seek to reach the causes of the conflict and thirdly, the country which is the social ability and the extent of its response.

Each of these points will discuss below all the evidence and urban trends that mentioned earlier, noticing that the pressures created by the global economy and the global environment, performance influenced by national economic institutions and political and many of the characteristics in urban areas such as diversity, density and the economies of scale are a key factor in the existence of the so-called "windows of vulnerability" (USAID, 2005).

2.3 Categorizations of Conflicts & Violence

There are many issues that are evident when looking at the literature of violence. One of these issues is the magnitude of the work on violence (Turpin & Kurtz, 1997). Another issue is the relationship between the term “violence” and “crime”. When checking these two terms, it will be noticeable that the border between them will be blurred. This is despite the fact that the term "crime" is likely to be of two types, either violent or non-violent. It can be violent if it comes to causing physical or psychological harm and can be classified on a non-violent basis if the crimes are committed against property, drug crimes or prohibitions (Vanderschueren, 1996). Often, both works are done because of the nature of the violent crime at the present time which lies mostly in the developing world (Pinheiro, 1993). The treatment of a wide range of specializations with this issue is another type of characteristics related to the study of violence, although there are few factors linking the different disciplinary methods to the present time. In Colombia, there is a distinct academic system that contains a study of exclusive violence by the “violentologos” (which does not have a direct translation) and which is based on the study of classical work by Guzman et al. (1963). In addition to those studies and the academic system in Colombia, there are certainly criminal studies of course. Studies on violence are still somewhat disjointed despite recent demands for more interdisciplinary.

There is confirmation by many that the onset of violence was in the Middle Ages and expressed violence as the use of physical force, which works to harm others and to impose their desires (Keane, 1996). Nevertheless, this is often the point at which definitions are developed, while the majority of them are descriptively and analytically expanded, and descriptive explanations often begin with geographical discrimination.

These divisions include two zones: first, a zone characterized by peace and democracy, which includes the states of the North, and the second zone that is characterized by violent chaos and includes the states of the South (Keane, 1996; Massey, 1996; Salmi, 1993). Other geographical differences include the types of differences between violence in urban areas and violence in rural areas, with the violence in urban areas generally recognized as the most prevalent or between public and private spaces (Vanderschueren, 1996).

In the study and analysis of violence analytically, many of the differences are based on what Johan Galtung's (1991) has done on structural violence, which in turn has increased the understanding of violence from physical harm to psychological harm, which includes alienation, repression and deprivation. Salmi (1993) has sophisticated a typology along with Galtung in a way that identifies four images of violence (see Table 7). Despite criticism of these broad interpretations (Keane, 1996), similar elements have been incorporated into other imaginations. For example, in the context of African countries, Marguerat (1996), discusses three types of violence: 'insidious', 'structural' and 'impending' violence. In the same way, Barata (1998) et al point to structural violence, "violence as resistance" and "delinquency" (see table 7 for a summary and examples of other classifications). But the most obvious categories can be considered as proposed by Moser (2000) and his colleagues, which deal with both political, economic and social violence, which will be explained later. The existence of links between the various types of violence mentioned is one of the strongest and most important points in these classifications.

There are trends and methods of measuring violence around the world by calculating the rates of crime and, in particular, killing rates (Zvekic & Del Frate, 2004). Of the

people who are keen to deal with the spatial dynamics of crime rates, they are particularly geographers. In spite of the above, these measures are not limited to inadvertently inadequate due to lack of accurate statistics for a variety of reasons such as lack of reporting and others (Short & F., 2018), but it tells us modicum about the causes of the crime and violence in the first place (Marenin, 1997). As Arthur and Marenin (1995) point out, there has been a widespread profession, before the identification of violent and crime relationships is called "correlationitis". This often involves quantitative analysis, using a range of models, such as Franklin's (1997) study of the impact of IMF legitimacy on political suppression. These approaches to quantitative analysis are hampered by the difficulty of conducting qualitative studies on violence (Lykes, 1997; Moser & Holland, Urban poverty and violence in Jamaica, 1997).

Table 7: Examples of Different Categorizations of Violence (McIlwaine, 1999)

Source	Type of violence	Meanings of violence
Salmi (1993)	Direct	Deliberate injury to human life
	Indirect	Violations of the right to survival (lack of protection against hunger, poverty or natural events).
	Repressive	Deprivation of fundamental social, civil and economic rights.
	Alienating	Deprivation of higher rights such as ethnocide, economic and sexual discrimination.
Marguerat (1996)	Insidious	Religious taboos, economic and sexual discrimination.
	Structural Impending	Institutional, architectural or spatial Threats of physical or psychological hurt.
Barata et al. (1998)	Structural	Arising from inequities of social systems.
	Violence as resistance	Performed by organized groups intent on overcoming inequalities.
	Delinquency	Burglaries, murders, assaults.
Pecaut (1997)	Organized	Politically motivated, organized in groups.
	Disorganized	Individual crime, delinquency, vandalism.
Schrijvers (1993)	Epistemological	Hegemony of western thought and concomitant disregard for non-western ideas
Moser et al. (2000)	Political	Gaining political power through force or violence
	Economic	Gaining economic power through force or violence
	Social	Gaining social power through force or violence

By looking at the causes of violence through theoretical research, it is possible that the main characteristic is the disciplinary fragmentation over causality. It turns out that the main issue is that multiple disciplines favor analysis of the causes of violence on separate scales, which contain structural, institutional, interpersonal and individual (Moser C. , 2000; Turpin & Kurtz, 1997), while there is not enough space here to clear the full range of different views (Turpin & Kurtz, 1997). Biomedical and psychological theories define their analyzes in general on an individual scale, based on the hypothesis that some people have physiological, genetic or psychological tendencies towards violent behavior (Robertson & De Kiewit, 1998). In contrast, political science curricula tend to focus more on structural and institutional levels, in conjunction with a particular focus on government violence and criminal justice systems (Keane, 1996). The importance of linking these causal levels has been recently recognized, especially in studies and research on peace, sociology, public health methods and gender studies (Turpin & Kurtz, 1997; Short & F., 2018; Body-Gendrot, 1995). These perspectives in particular favor the rejection of vital social analyzes at the individual level, which in turn views violence as a disease that must be dealt with by the police. This has been done mainly by relying on the fact that these views have been manipulated for racial purposes, as well as being a tool to exempt states and governments from responsibility for acts of violence or dealing with them (Salmi, 1993).

The process of studying violence has been directly integrated into the theory of development through the work of criminologists, despite the fact that most of the previous methods are used in developing countries in one way or another. The forms of crime and development were seen from the perspective of the modernization model

of the 1960s, where the individual was taken as a level of analysis with a focus on rural youth, male migrants who did not have the ability to cope with urban life and face unemployment. One of the reasons that these young people have created opportunities for crime and violent behavior is the perception that they are not psychologically able to deal with the state of urban anomaly (Shichor, 1990). There was then a major shift from individual analyzes to institutional and structural levels in the 1970s and 1980s. At that moment there was a view of high rates of crime and violence as a result of unequal power relations within or between countries, as well as the result of colonial criminal law systems (Sumner, 1982). Violence is therefore perceived as a form of resistance between economically and socially disadvantaged individuals (Arthur & Marenin, 1995). There are also reasons why views on violence are highly critical of these criticisms based on their overall tendencies, ethnicity and failure to combine different levels of analysis. The search for violence and crime during development studies in particular involves focusing on one or two specific aspects of crime, violence and development. These are taken very effectively through the exploratory division of political, economic and social violence.

The types of violence are many and intertwined with each other. In order to be better understood and found solutions to them, policy makers and officials must classify violence and determine its types. As described above, violence has four dimensions, political, economic and social as well as institutional. Each category must be determined on the basis of the motive of the physical act which used intentionally or unintentionally to gain or maintain power.

According to Mo Hume, who said in his article on El Salvador, gender is the basis for social violence, which is directly linked to gender and masculinity (Greig, 2009; Pickup, Williams, & Sweetman, 2001). Robin Robyn Eversole, Richard Routh and Leon Ridgeway, in their paper on indigenous populations in a small Australian town, also made clear that gender-based violence included spousal violence, mistreatment of children at home and sexual abuse in public (WHO, 2002; McIlwaine & Moser, 2004; Moser & Winton, 2002). Ailsa Winton paper on urban areas in Guatemala adds that social violence includes ethnic violence (Varshney, 2003), or territorial or identity-based violence linked with gangs (Rodgers D. W., 2000).

One of the main causes of economic violence is the financial gain. It is also linked to street crimes, theft and burglary, as well as links to drugs and kidnappings. According to Dennis Rodger in his paper on Managua, Nicaragua, it refers to some of the effects of this increasingly problematic phenomenon. Political violence is violence that is directly linked to state institutions, including the judiciary and the police, as well as those responsible for sectoral ministries such as education and health, as well as groups working outside the country. Moreover, political violence is linked to the will to win of administration or the maintenance of power which includes both guerrilla or military conflicts and political assassinations as well. Although it is clear that political violence is committed in times of conflict and war, it is not surprising to see political violence in times of peace as well.

Another type of violence which is useful to add: structural violence. The idea of this term revolves around the fact that violence is not always a physical act but can be a process that can be linked to broader social structures as well. According to Galtung,

who explained that violence is not merely visible, but can also be manifested in non-visible forms such as exploitation, exclusion and injustice (Galtung,1969).

Finally, table 7 shows the classification of certain categories, types and manifestations of violence in urban areas. The existence of a list of all types of conflicts and violence is difficult due to the multiplicity and diversity of conflicts and violence definitions, but table 8 provides some of the main examples as an analytical method that can help to classify the types of violence in a particular country.

Table 8: Classification of Categories, Types and Manifestations of Violence in Urban Areas (Moser & Winton, 2002; Mellwaine & Moser, 2004; Moser & Rodgers, 2004)

Category of violence	Types of violence by perpetrators and/or victims	Manifestations
Political	<ul style="list-style-type: none"> • State and non-state violence 	<ul style="list-style-type: none"> • Guerrilla conflict • Paramilitary conflict • Political assassinations • Armed conflict between political parties
Institutional	<ul style="list-style-type: none"> • Violence of state and other “informal” institutions • Including the private sector 	<ul style="list-style-type: none"> • Extra-judicial killings by police • Physical or psychological abuse by health and education workers • State or community vigilante-directed social cleansing of gangs and street children • Lynching of suspected criminals by community members
Economic	<ul style="list-style-type: none"> • Organized crime • Business interests • Delinquents • Robbers 	<ul style="list-style-type: none"> • Intimidation and violence as means of resolving economic disputes • Street theft, robbery and crime • Kidnapping • Armed robbery • Drug-trafficking • Car theft and other contraband activities • Small-arms dealing • Assaults including killing and rape in the course of economic crimes • Trafficking in prostitutes • Conflict over scarce resources
Economic Social	<ul style="list-style-type: none"> • Gangs • Street children (boys and girls) • Ethnic violence 	<ul style="list-style-type: none"> • Territorial or identity-based “turf” violence; robbery, theft • Petty theft • Communal riots
Social	<ul style="list-style-type: none"> • Intimate partner violence inside the home • Sexual violence (including rape) in the public arena • Child abuse: boys and girls • Inter-generational conflict between parent and children • Gratuitous/routine daily violence 	<ul style="list-style-type: none"> • Physical or psychological male–female abuse • Physical and sexual abuse, particularly prevalent in the case of stepfathers but also uncles • Physical and psychological abuse • Incivility in areas such as traffic, road rage, bar fights and street confrontations • Arguments that get out of control

2.3.1 Political Conflicts

One of the most comprehensive definitions of political violence is described as a conflict and a characteristic of this conflict is that it is armed and between political parties and guerrilla warfare as well as paramilitary activity and political assassinations (Moser C. , Peace, and Development, 2000). While the reading of reality shows that violence and political conflicts are among the most influential factors in the world, the reality of the war and armed conflicts since 1945, which have taken place in the developing world, makes it very much related as a development issue (Summerfield, 1997). There are many studies dealing with issues of political violence from the conceptual point of view at the structural level, which in turn deals with the relationship between democracy and violent conflicts between countries and international conflicts and wars. These research's depends on two important parts in the way they study the issue, the first part is to rely on the type of quantitative analysis, by working on the analysis of large data sets to test or rework the models available now and work to find an analysis of the subject of which are least exposed countries from conflicts of violence are, is it democratic countries or non-democratic countries. The second part is directed by many researchers to work on the links between democratization, civil society and violence, as well as civil society and peace. Jilin and Hirschberg (1996) dealt with political violence and discussed it in the South mainly as a result of certain conflicts regarding the nature of political persecution. In addition, both human rights violations and the effects of political violence were discussed in terms of health load.

2.3.2 Economic Conflict

Economic violence refers to attacks, street crimes, robbery, theft, kidnapping, all kinds of attacks committed for material gain (Moser C. , Peace, and Development, 2000),

economic violence operates through a range of causal levels, and economic violence is strongly linked to political violence. One of the main factors that led to the transformation of violence from political to economic and social is the general shift in the style of government and its orientation towards democracy in many countries, although in the 1990s political violence was unabated in many countries of the South part of the world. It is strange to note that countries in transition to peace have increased crime and violence rather than reduced or contained (Pearce, 1998). The above has been analyzed as illustrating the way in which disadvantaged groups have shifted their way of protesting against justice by using endemic violence as a substitute for political resistance as an insurgency (Pinheiro, 1993; Poppovic & Pinheiro, 1995). The main thrust of the above is the role of recession and structural adjustment policies. There are many commentators who link the increasing violence directly to these policies (Adewumi, 1996), but in contrast there are those who attribute the growing violence to increasing poverty (Louw, 1997; Vanderschueren, 1996). The implementation of these policies has led in some cases to the emergence of "austerity protests" violent, which in turn revolves around the cancellation of food assistance (Adewumi, 1996; Espinal, 1995; Walton & David, 2008). The increase in poverty in this context is critical. The system of poverty in general is not a cause of violence but it acts as a warning to it (Moser C., Peace, and Development, 2000). Hence, it must be pointed out that the relationship between poverty and violence is not clear. On the other hand, when looking at poverty and comparing it to income inequality, the relationship becomes clearer and social exclusion begins (Fajnzylber, Lederman, & Loayza, 2002; Poppovic & Pinheiro, 1995; Rubio, 1997).

- **Gangs Conflicts**

In the 20th century, wars and major revolutions were mainly rural and mainly dependent on the peasantry. In contrast to today's 21st century, wars and conflicts are essentially urban in nature (Rodgers, Pfanner, & Siegrist, Interview with Dennis Rodgers, 2010). When looking at the phenomenon of urban violence, it will be obvious to note the growing interest of the humanitarian community in this phenomenon and, of course, gang violence, which increases the number of victims resulting from that type of conflict every day. For example, the percentage of deaths from conflict and violence in Central America today is higher than during the civil wars of the 1970s and 1980s, largely due to gangs. Another example has been reported forty thousand drug-related deaths in Mexico in the last five years (Cave, 2012). This is a huge figure compared to the number of deaths from conflict in Iraq, Chechnya or the occupied Palestinian territories, where humanitarian actors have traditionally operated.

It is not essential for gangs to try to control the rule of a state, contrary to the nature of the work of armed groups, but gangs are working to put the territory under its control for various reasons such as economic gain and expansion of power by imposing its authority on other gangs. Although gangs are known to exploit, blackmail, and engage in many bad and greedy acts, gangs sometimes provide protection and many services to society. One of the factors that encourages the classification of gangs as urban phenomena is the concentration of urban populations place. It is difficult to form gangs in rural areas as opposed to urban areas which are easier to form such gangs. In addition, cities form the place where the main economic resources are.

The International Committee of the Red Cross (ICRC) reviews in a recent article a

serious observation regarding humanitarian operations in areas containing gangs:

Any work carried out by humanitarian players in a city neighborhood, or in an area within a prison, that is controlled by a gang will be subject to discussion or authorization by the gang, whether one is aware of it or not. (Bangerter, 2010).

The International Committee of the Red Cross (ICRC) has conducted an experiment in which it has launched intensive operations in different cities to respond to violence in urban areas or gangs. This experience has indicated that it is very important to gain the acceptance of gang leaders due to regulated in a hierarchical format in addition gang leaders need to understand some of the benefits from the organization's process. This point has been mentioned in the Médecins Sans Frontières (MSF) book recently released under the title of "Humanitarian Negotiations Revealed" (Magone, Neuman, & Weissman, 2011). To illustrate the previous, an example of MSF's operations can be found in Taliban-controlled areas, which were not possible under any circumstance unless they were seen to be in the interest of the Taliban. The only ways in which humanitarian organizations can be accepted by gangs are by providing those organizations with the necessary services to the community, although aid attempts that strengthen the gang's position may create risks. The situation is similar in areas controlled by traditional armed groups, which may lead humanitarian organizations to maintain a low profile and refrain from making public statements due to continued work in gang-controlled areas.

2.3.3 Social Conflict

The causes of social violence are multifaceted, although the basic form of violence refers to personal violence among members of society, such as domestic violence and violence against children through ill-treatment and arguments among peers (Moser C. , Peace, and Development, 2000). There is a large number of forms of social violence

based on gender, which is the result of the ideological differences between male and female sexuality, those of which they are often linked to the granting of power to men. However, economic stress and political conflict have been found to have an impact on domestic violence, which is a facet of social violence, through domestic violence is seen to increase during times of economic stress (Chant, 1996; Moser C. O., 1996) and escalating political conflict (Nowrojee, 1995; Stephen, 1995). The construction of virility and male identities is strongly linked to social violence (Campbell, 1992; Newburn & Stanko, 2013; Large, 1997). An important result of the above is the recent upsurge in guerrilla activity based in the southern cities, which consists mainly of male youths, for example "maras" in El Salvador (McIlwaine, *Contesting civil society: reflections from El Salvador*, 1998), "Lagos Boise" in Nigeria (Omitoogun, 1996) and "sicarios" from Colombia (Salazar, 1994) and other bands based in Latin America and the Caribbean (Rodgers D. , *Youth gangs and violence in Latin America and the Caribbean: a literature survey*, 1999). Whereas these gangs partly reflect the attempt by young people to prove a picture of social identity, they are also linked to increased unemployment rates among males and membership of political organizations (Rubio, 1997).

Racism and ethnic discrimination are among the most important other themes of social inequality and repression, which are linked mainly to violence (United Nations Centre for Human Settlements, 1996). Of the results of racial discrimination, it deepens other inequalities resulting in many ethnic minorities becoming perpetrators of crime and violence as well as victims, as with gender. According to Pinheiro (1996), he noted that poor and ethnic minorities were most vulnerable to violence in Brazil, particularly by the police.

As a conclusion, what can be deduced from the previous points is that the phenomenon of violence and conflict is a very complex phenomenon and its interpretation needs to resort to all types of political forces, economic and social which cannot cancel each other (Richani, 1997). Moreover, identifying the causes of violence on one level is extremely difficult and impossible, but instead of identifying the causes of violence, structural, institutional and individual integration can be integrated into a holistic approach. The shift away from analyzes and individual interpretations of violence, which represent the old theories of modernization, is perhaps the most important transformation in recent years, especially in relation to violence and development, in addition to Oscar Lewis's 'Culture of poverty 'thesis (1969), and the use of lenses of government, justice and poverty in the analysis of violence. In the words of Kurtz and Turpin (1997) in the twenty-first century human fundamental dilemma that they face in the tendency towards seeing more violence as a result of behavioral settings which usually are acted by deviant individuals at the margins of the society which obscures the roles that are fundamentally played by foundations of social orders (OCHA, 2010).

2.4 Land Use Classification

Since the aim of the study is to understand and analyze urban development in conflict zones taking the city of Gaza as example, the changes in the land use are a significant indicator to evaluate development changes. In the literature, land use is considered as one of the most important issues in urban design context, since the available land resources are less than the needs to be met such as agricultural land, grazing, tourism and urban development (Agriculture Organization of the United Nations. , 1993). In addition, there is a growing demand for such needs every year in developing countries due to rapid population growth, which depends on land for food, employment and fuel as expected over the next 50 years. Even if it is assumed that the land is abundant but

in return many people may not be able to access or benefit from it. In addition, the deterioration of the state of agricultural land, water resources or forests may be obvious to all, but land users may not be able to stop this deterioration due to their lack of motivation or resources needed (Agriculture Organization of the United Nations. , 1993).

The importance of land use is known that it is the systematic measurement of land potential, economic, social conditions, water and land use alternatives, with a view to identifying and adopt the best options for land use. Accordingly, these land uses are select and use to meet the needs of the people while in the same time try to save the resources for the future. The goal behind land use planning is the need for change as well as the need for improved management or the need to change the pattern of land use based on changing circumstances (Agriculture Organization of the United Nations. , 1993).

Land use in rural areas includes agriculture, grazing, forestry, tourism and wildlife protection. In addition, land use planning works to find solutions in cases of conflict between rural areas and areas of urban or industrial expansion by identifying the most valuable land for rural use and urban or industrial expansion (Agriculture Organization of the United Nations. , 1993).

2.4.1 Residential Land Use

Residential land uses are divided into two types. The first type is high density residential areas such as multi-unit buildings in the heart of urban areas. The second type is low-density residential areas such as houses built on more than one acre in the vicinity of urban expansion (AlBasri, 2010). In addition, residential development

along the transportation routes outside the urban areas should be included as housing accessories for urban centers. Residential areas usually have characteristics that distinguish them from other areas, such as their commitment to uniform sizes and regular spacing of structures, and they contain open areas and gardens. In contrast, residential areas may contain some commercial buildings with different sizes and distances, parking areas and large corridors (Anderson, Hardy, Roach, & Witmer, 1976).

The areas of residential land use that are distributed as sporadically such as farmers' houses in farms are classified at the same category if no appropriate measurement method is used to separate and distinguish these uses. However, sub-residential and recreational subdivisions in rural areas are considered to be in this category, since the character of the land is residential even if it contains forests or any kind of land cover. In some places the boundaries are unclear and difficult to know if residential development is carried out over a mixed or low density area in the form of isolated small units. On the contrary, in some places the boundaries are clear, where housing projects correspond to heavily used agricultural areas. Therefore, it is necessary to conduct a precise measurement of the density and the general relationship of the total urban complex (Anderson, Hardy, Roach, & Witmer, 1976).

The identification of residential sections is very difficult because the residential section is often an integral part of other uses. For example, residential areas located in colleges, universities, military bases, or workers' places of residence near their workplaces or resorts, they are categorized as agricultural, industrial, tourist, commercial or service areas (AlBasri, 2010).

2.4.2 Commercial Land Use

Commercial areas are defined as areas that are often used to sell products and provide services. Most of the time, commercial areas are overlapping with each of the residential, agricultural or other uses that help in the process of their identification. The commercial areas are classified into the central urban trade areas and markets, which are often located in the suburbs, remote areas, areas on the main highways, and the regional streets connecting cities with each other's. In addition, the main buildings, secondary structures and the main areas of use are all included office buildings, warehouses, roofs, parking spaces and landscaping areas (Anderson, Hardy, Roach, & Witmer, 1976).

Commercial areas do not necessarily consist of commercial buildings, as they can contain some non-commercial uses that are usually too small to be separated. In addition, central commercial areas often contain institutions such as churches, schools and some housing units. If the proportion of non-commercial uses exceeds one-third of the total commercial area, the classification is converted into urban buildings or mixed buildings (Anderson, Hardy, Roach, & Witmer, 1976). As for the recreational uses of land, there is no separate category due to the spread of recreational activity across many other land uses. Moreover, recreational areas, which are considered to be an essential part of the region, should be classified with the region.

Areas of institutional use of land are classified within commercial land use areas such as educational, religious, health and military facilities. In addition, any use related to the institution such as buildings, land and parking is included in the institution, but in contrast, areas not directly related to the purpose of the institution must be included in

the appropriate category (Anderson, Hardy, Roach, & Witmer, 1976). Furthermore, agricultural areas that are not directly linked to such institutions are categorized in the appropriate agricultural category. In addition, small institutional uses such as churches, secondary and primary schools are often classified in other categories such as residential.

2.5.3 Industrial Land Use

Industrial zones need a wide range of land uses, where industries are divided into light industries and heavy industries, each with its characteristics. Light industries such as the assembly, finishing, processing and packaging industries can be identified through the type of construction, parking and shipping arrangements. Light industries are often linked to urban areas through direct contact such as the presence of industrial zones at airports, as well as the presence of light industries within urban areas and between residential and commercial buildings (Anderson, Hardy, Roach, & Witmer, 1976). One of the heavy industries characteristics is the use of heavy raw materials such as raw iron, wood or coal. In addition, heavy industries include steel mills, oil refineries and tank farms, chemical plants, and brickmaking plants and so on.

2.4.4 Agricultural Land Use

Agricultural land is the land used primarily for food and fiber production. Landscape, livestock and mechanical equipment are the imaginative images of any agricultural area. However, these lands are not necessarily as clear and specific as other areas. In addition, the method used to distinguish between agricultural land and urban land is the use of indicators of urban activity and the concentration of population associated with it. As the characteristics of agricultural areas, the number of building complexes is smaller and the density of roads and highway networks is few compared to urban areas. Moreover, the distinction between agricultural land, cemeteries and urban parks

may be difficult, especially if it is located in the vicinity of urban areas (Anderson, Hardy, Roach, & Witmer, 1976).

Some agricultural areas may not be distinguished due to the mixing of agricultural land surfaces with other uses. Where Low humidity agricultural areas are found, the process of determining their exact limits is extremely difficult as agricultural land may reach the wetlands. If agricultural crops are allowed to be produced in wetlands and not prevented or hindered, these agricultural lands should be integrated into the agricultural category (Anderson, Hardy, Roach, & Witmer, 1976). The former applies to situations in which crop production depends on wetlands, such as rice cultivation, which needs to flood the fields with water or develop wild swamps. In addition, land is classified as wetlands when producing wild-type crops such as wild rice, cattails, or certain forest products associated with wetlands. Similarly, land is classified as agricultural land when wetlands are drained for agricultural purposes. The second category level of agricultural land contains agricultural land in addition to pastures, nurseries, orchards, vineyards and other agricultural lands (AlBasri, 2010).

2.4.5 Infrastructural Land Use

Land use includes transportation and communications of all categories of other uses lands where they can be present in all other categories. If they are not separately identified or assigned on any scale, they are often considered part of the land use. Consequently, any census of land uses within this category is only a partial data set. In order to obtain more accurate estimates, it is possible to obtain them through abstracts of the statistical area for land use from levels three and four (Anderson, Hardy, Roach, & Witmer, 1976).

The use of other lands in the main transport routes and area is greatly affected by the limitations of many other uses of land. As the transport facilities and their different types of access and affect both the current and potential use of the area. Highways include areas used for intersections, service facilities and harbor. In addition, railway facilities include stations, parking lots, repair yards, switches and related areas, as well as road links (AlBasri, 2010).

2.5 Learning from Examples

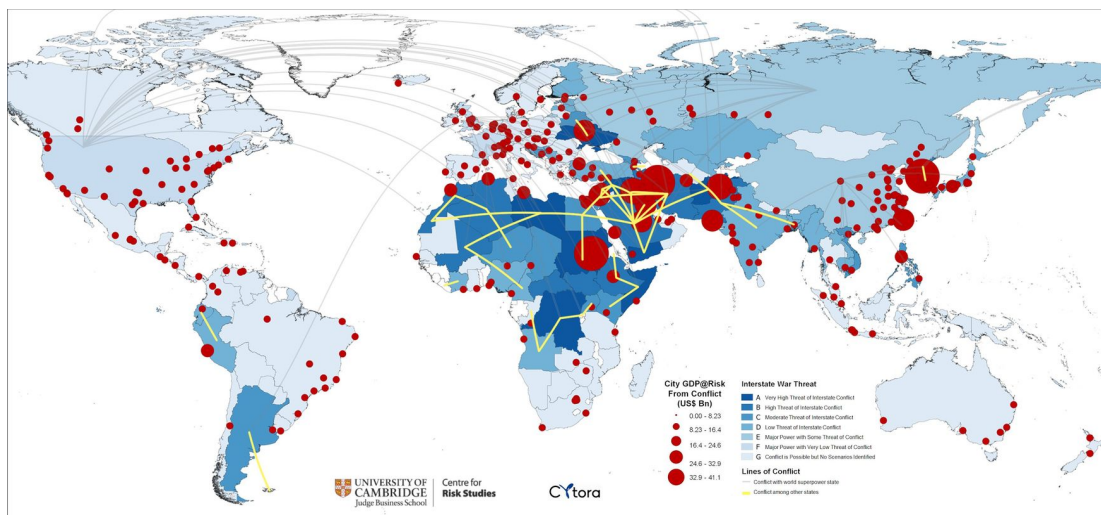


Figure 1: World Conflict Map Cambridge Centre for Risk Studies & Cytora Ltd.

Conflicts in all its forms and types has spread all over the world, especially at present, in varying proportions. There are countries or cities that contain major conflict that is difficult to control. In contrast there are cities where conflict is still in its first stages, making it possible to develop early solutions (See Figure 1). After the above-mentioned in the previous sections of definitions, causes and types of conflict in urban areas, it was necessary to address some examples of conflict in the cities around the world and to see how it affects urban life and urban development. As well as how violence is generated by conflict and how serious it is. Moreover, one of the most

important points of the examples is to see how conflicts are dealt with by governments, officials or international actors. This section contains three examples of cities that contain conflicts from different regions. Moreover, each example shows a different type of conflicts and violence, these cities are Hebron in the occupied Palestinian territories, city of Villavicencio in Colombia and city of Karachi in Pakistan.

2.5.1 Hebron City – Palestinian Authority

Hebron has faced a lot of tragedies resulting from the Israeli-Palestinian conflict. The old town of Hebron is a center of violence due to that conflict. It has had a share of the massacres of Jews against Palestinian citizens such as the massacre of Al-Ibrahimi Mosque where Goldstein in 1994 killed Muslim worshipers inside the Al-Ibrahimi Mosque (B'TSELEM, 2011; BBC News, 2005). This violent act had its political impact. The Palestine Liberation Organization (PLO) signed with Israel a so-called Hebron Protocol, which resulted the city being subjugated to the separate dominant regimes and dividing the city into sections H 1 and H 2 (Hebron, 1997). Hebron protocol was designed for the primary purpose of making the Protocol an initial stage to expand the control of the Palestinian side thereafter. Nevertheless, the protocol's conditions remained in force for 15 years.

Hebron is a unique city compared to other occupied cities in the West Bank and is the only city with Jewish settlements inside the Old City. Since the beginning of the attempts to build these settlements in 1968, the acts were linked to acts of violence and permanent conflicts (B'TSELEM, 2007).

The settlement of Qiryat Arba was established in the suburbs of Hebron city. In contrast, the settlements of Tel Rumeida, Beit Romano, Beit Hadassah and Avraham Avinu were established in the Old City of Hebron. Some 500 settlers and more than

1,600 Israeli soldiers are now living in the Old City among 30,000 Palestinian residents in Area H2, near the Patriarch's Tomb (MONNI, 2011).

Two decades ago up till now, the city is suffering from economic and social suffocation due to the Israeli army's tightening on the pretext of security restrictions. This tightening appeared through closure of the main commercial area of the city, erecting of roadblocks and building checkpoints. According to the United Nations Office for the Coordination of Humanitarian Affairs (OCHA), approximately 80% of young Palestinian adults living in the Old City were unemployed and 75% of the Old City lived below the poverty line (OCHA, 2010).

At the same time, the Israeli occupation imposed spatial restrictions, the Palestinian population in the old city of Hebron was subjected to many types of violence during their daily lives, namely physical, symbolic and psychological violence, which resulted in fear and lack of security and safety among the population. The protection of settlers is a policy and a priority of the Israeli army, who in turn leave the Palestinians vulnerable to all kinds of directly and indirectly hardship. Settlers colonized the upper floors of buildings in the center of the Old City. Where they periodically attack the streets and buildings, use the dirt, graffiti and flags to determine the place. These acts are a form of symbolic violence which are intended as a form of attack on the values, cultural and social practices of a particular society. One of the reasons for resorting to symbolic violence in daily life is an attempt to normalize and influence the situation to the population, especially the younger population who have never lived in an unoccupied environment. Despite all these difficulties, the city's residents still have a distinct desire for a normal life. What the people do is called "Sumud" which mean steadfast perseverance (Braverman, 2009) is a source of

inspiration for those who work to find a peaceful solution to the Israeli-Palestinian conflict (Amati & Natanson , 2010).

The urban space in the Old City of Hebron is used to apply the conflict in it by various forms (Piquard & Swenarton, 2011). One of the aspects of the conflict that is used as violence against the fabric of the city is forced eviction, the abolition of daily activities and the suppression of public places. Based on this complex system, the multi-disciplinary initiative, called the Building Sumud Project (BSP) which is defined as “an action research initiative led by Dr. Brigitte Piquard, Reader at Oxford Brookes University, and run by the CERAR (Centre d’Études et de Recherches-Actions sur la Résilience) based in Paris, in partnership with the CENDEP (Centre for Development and Emergency Practice) in the School of Architecture at Oxford Brookes University” (Ferrato, Lewicki, & Scott, 2013). BSP was created as project that functions by reading the spatial and social influences resulting from the occupation and analysis it in the old city and seeing how it interacts with enhancing flexibility and transforming conflict through heritage and architecture.

A group of universities and committees - Birzeit University, Palestinian Polytechnic University, Al Quds Open University, The Temporary International Presence in Hebron (TIPH) and the Hebron Rehabilitation Committee (HRC) - in partnership with the BSP multidisciplinary team of researchers have implemented many fieldwork exercises since the first experimental study in 2010. The Hebron Rehabilitation Committee (HRC) participated in the work of preserving the social fabric and material support for the old town of Hebron and rehabilitating it. Due to the difficult conditions and the constraints imposed by the occupation, they are sometimes forced to work clandestinely to try to preserve old houses in the restricted area H2. Maintaining the

old and historic buildings a live for future generations is their main task. In this way, BSP was based on a study of the impact of illegal settlements in the Old City on the population there. This was done through a variety of study methods. They relied on life stories gathering, walking tours, interviews with various organizations and architectural mapping (Ferrato, Lewicki, & Scott, 2013).

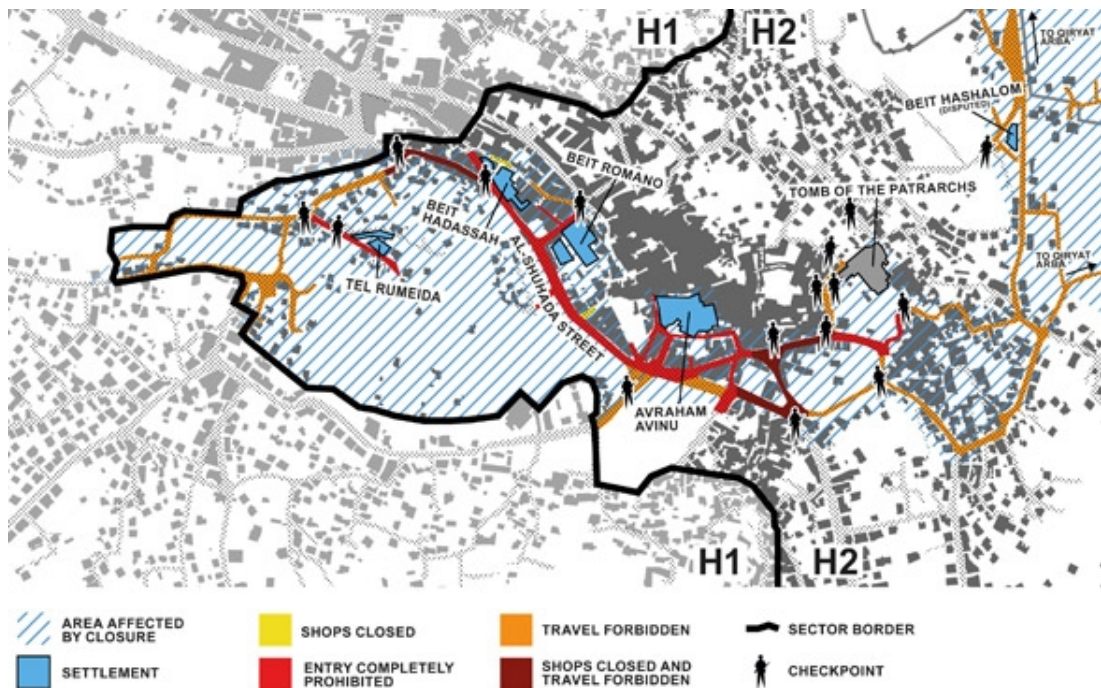


Figure 2: Map of Restricted Areas, Settlements and Checkpoints in the Old City (John Lewicki)

Three main axes were developed after the project progressed. The first axis is the house and the extent of the connection to the place. This axis explained the extent of the transformation that took place in the nature of the lives of the population, which was affected by the threat and insecurity by the settlers, which made them leave the public places and isolate themselves in their homes, this has led to the replacement of these public places with the internal spaces of houses such as rooms and internal courtyards. These uses of internal spaces have helped to provide a safer environment and let the

people meet each other. The second axis is symbolic violence. According to Stephen Graham (2002), he described the situation in the Old City as “urbicide” (Graham, 2002) through the fragmentation and demolition of architecture and the creation of antagonistic environments. The continuation of all this works to inflict harm to the population continuously even if it is as in the form of small doses, but regular, which works on the existence of a state of frustration in the population prevents them to think or imagine their future differently. The third axis is the focus of “Sumud” project, which discusses ways and strategies to help people adapt to their situation. The Palestinian population in the Old City adopted a basic strategy, which is to avoid direct confrontation on Israeli settlers or soldiers, in order to minimize the impact of aggression and conflict on their daily lives. They have done so by taking certain measures, such as identifying certain times for the school and the planning places so that the student avoids mixing with settlers and soldiers or replacing the use of some places such as taking the roofs of houses and internal courtyards as places for activities instead of the street. Unfortunately, the resilience measures have proved to be weak because the atmosphere is too violent, as these measures were not enough to maintain a strong and optimistic attitude toward the future. These three axes directly share the physical and social reality of the occupation, making it a useful indicator for consideration when addressing the linkages between space interventions and the effective transformation of conflict.

After all of the above, it was necessary to put the build Sumud project (BSP) on the ground and to take the Old City as a location for it to work on the operation of scientific initiatives more easily. Three engineers from Oxford Brookes and members of the BSP, Eliza Ferrato, John Loicky and Mick Scott, designed the project by designing a

research center and workshop in a public building in the Old City. PLUG-In Hebron (People Liberated Urban Gaps in Hebron) is designed to be a concept in addition to participate in the United Nations restricted Access competition, which is hosted by Architecture for Humanity. The Old City from the point of view of PLUG in Hebron is a military zone and architecture is the tool that should be used for disarmament and reclamation of public space. The work on clarifying and revealing the occupation process, which has worked to put obstacles in the lives of the population through the public places that have been abandoned, the isolation of society and the general deterioration of the environment is one of the goals of founding BSP. In 2012, PLUG in Hebron Project was presented at the Venice Biennale after winning the category of "Small Scale Intervention" of the competition.

Eventually, all the previous measures are intended to alleviate the effects of the permanent conflict between the inhabitants of the Old City and the occupation which is characterized by fear and insecurity. The Palestinian inhabitants of the Old City of Hebron have suffered from the occupation for years, leading to self-imposed restrictions on movement and no longer a better conception of their future. Therefore, one of the most important strategies currently used to mitigate the effects of the occupation and find solutions is to use the common architectural and social approach as a key tool to contribute to ending the conflict and advancing the liberation process in the city of Hebron.

2.5.2 Villavicencio City – Colombia

If there are valid causes for concern in Villavicencio, there are serious causes for pessimism over prospects that territorial peace plans will lead to successful integration in Sincelejo, the capital of Sucre department. Like Villavicencio, Sincelejo was a

traditional rural town, dominated by land owners and cattle ranchers. It is somewhat smaller than Villavicencio, estimated by DANE in 2009 as having 230,000 inhabitants, up from its pre-conflict level of about 150,000. Both cities grew rapidly when they received thousands of victims in a short period of time from zones of brutally violent conflict. Like Villavicencio, Sincelejo is close to a major city – 125 km from Cartagena, but historically and culturally in a different world.

After the development, transformation and growth of the city, the conflict between the FARC, the paramilitary forces and the Colombian armed forces, which had disastrous consequences for the city, society and economic life, resulted in thousands of casualties. Until the 1990s, the area was under the control of the FARC until paramilitary forces partially expelled it. During the 1990s, many bloody carnages occurred in the region, including two directly related to the conflict, both of them were attributed to the African / paramilitary armed forces. Thousands of victims, mostly civilians, continued to fall in the following years following armed fighting between FARC and AUC factions. The FARC has maintained its dominance in parts of Meta and surrounding provinces (Fagen, 2015). These events have resulted in the continuity of migration from rural areas and small cities to large cities, especially in Villavicencio.

Coca cultivation has had a direct impact on the continuation of the conflict as it was the main source of funding for all parties of the conflict. The United States, in cooperation with the Colombian government's joint forces, has tried to get rid of coca by fumigation firstly. Colombia has worked through two pilot projects during the first ten years of the twenty-first century in the framework of the Plan of Colombia in La

Macarena and Montes de Maria to develop a plan that seeks to resolve conflicts in the region and turn these areas into successful examples of governance and economic opportunities which are not reliance on coca cultivation after that. The results are promising; as previous attempts have resulted the elimination of a large quantity of coca in addition to eliminate the rebels also gradually. At the same time, rural residents inhabiting the areas near Villavicencio were impoverished and still victims due to the loss of their income from coca cultivation which increased their motivation to leave (Isacson & Poe, 2009).

The city of Villavicencio has seen an exponential growth in population by nearly double since the 2005 census which the population has grown from 360,000 to nearly 500,000, the largest proportion of this increase is from migrants resulting from the conflict (Urrea, 2015). The numbers of these immigrants are increasing, as they often come from far away and settle in the city. According to the latest statistics from the Victims Unit in the province of Meta, there are about 130,000 immigrants, the majority of whom settled in Villavicencio city (Velasquez & Medina, 2015).

The authorities in Villavicencio are working on long-term planning and investment in solutions to accommodate the continuing displacement of people. The authorities and planners in the city of Villavicencio faced many challenges and difficulties one of the most important of these challenges was the rapid seizure of government land in the 1990s by the immigrants. These lands were not suitable for settlement because they were ecologically weak in addition to this land were not populated. According to the laws stipulated, the city cannot expel or abandon the immigrants. The real challenge today is to find radical solutions and other options to solve problems in a

comprehensive and complete way. The logical solutions to resolving the current situation are the building of safe, viable and non-conflict societies that protect immigrants people on other available land, and provide public services to them. All of this requires a large amount of resources. At the same time, the city's economic situation is deteriorating as the city suffers from a lack of sources of income and employment in conjunction with the decline in oil prices and supplies, and productivity is stagnant in addition to the lack of water in the city.

After finding solutions, legal cover must be given to these solutions and legitimize the settlements in which people live, this can be the second challenge, which is directly related to the first challenge. Therefore, in order to activate the legitimacy, the residents must apply for an application for ratification and negotiation with the landowners. After this process, legal settlements become ready for public services and infrastructure as needed. Community organizations that are formed in legal settlements are of great importance to municipalities. All of the above are useful solutions but at the same time they characterized that its slow and their cost is high. Some tried to find cost solutions such as the mayor's initiative and willingness to spend more on developments, but at the same time, taxes in Villavicencio are a limited option. Another solution is to use the money that Meta receives from the federal governments for oil extraction, but it is a temporary solution as it is not expected to continue this money on account of the fall in oil prices and the retreat of extraction.

As a result of all previous challenges, UN agencies operating in Meta have had to intervene to find solutions and funding, in partnership with local authorities. This was done through UNHCR and UNDP efforts to integrate immigration populations into

urban society. This has been done through the development and strengthening of institutional capacities and the promotion of community organizations among internally displaced people. The partnership between the United Nations is a local manifestation of the Transitional Solutions Program (TSI) and this can be done through collaboration between the United Nations Development Program (UNDP) and the Office of the United Nations High Commissioner for Refugees (UNHCR), which has been implemented in Villavicencio, as well as other 16 communities where it was unanimously agreed that the surrounding circumstances lead to efforts that facilitate self-reliance and development (UNHCR, 2013).

Many projects have already been initiated and are aimed at providing a livelihood for migrants. This has been done through a partnership between all institutions and officials, as well as labor initiatives, credit innovations, food security and income generation. The "May 13" project is considered the most ambitious project, a combination of municipal awareness, the service of the United Nations and its resources, a range of free houses for the displaced given by the presidency. Certainly, legal measures have been taken to start the project, which is the approval of the settlements built on the municipal land, in addition to the issue of title deeds while the residents themselves participated in the construction. Moreover, the institutions have resettled these migrants and those who are on their way to emigration and have made them an integral part of the of Villavicencio city (Fagen, 2015).

Finally, in view of all the above, it is clear that growth cannot be stopped in Villavicencio city and it is inevitable. In contrast, it is difficult for the city of Villavicencio to continue to absorb more displaced people for many reasons. One of

these reasons that urban planning outside the city in the agricultural sector did not keep pace with urban planning within the city. Another reason is that many hardliners from the AUC have taken over farmers' land, where coca cultivation, cultivated by small farmers, has been replaced by African palm cultivation on a large scale. In addition, the cultivation of cotton, rice and so on is declining in rural areas, indicating the continuity of migration. Also worrisome is the expectation of the stability of former FARC rebels in the city and not in rural areas as expected. If this prediction is true, they will have to be integrated into the city and become part of the peace process.

2.5.3 Karachi – Pakistan

Karachi is one of the most important cities in Pakistan. Also it is one of the most important economic centers with a population of 13-14 million and a growth rate of about 3% per year (Esser, 2004). In addition, the city of Karachi is heavily linked to the global financial and commercial system, due to its importance as a major seaport and a major financial center in Pakistan, as well as one of the world's centers of drug trade (Gizewski & Homer-Dixon, 1995). Karachi is one of the richest cities in Pakistan but at the same time suffers from a severe and devastating shortage of basic material and cultural benefits. Karachi's per capita income is the highest among other cities. The tax paid by Karachi alone accounts for 60 percent of Pakistan's total taxes, but in return the money is reinvested in the same city only by the national government (Kermani, 2003). As a result of the above, it is clear that the city suffers from structural violence as well as individual suffering.

As for violence and conflict in Karachi, crime-related studies suggest Karachi has the highest crime rate nationwide. Statistics show that in 1995 alone more than 2,100 political murders were documented. In 1998, the murder rate in the city of Karachi

was more than double the rate of homicide in New York City, where it was classified as the most crime-ridden city and most of the deaths in Karachi are males (Mian, Mahmood, Chotani, & Luby, 2002). A study conducted between 1993 and 1996 on 2,400 cases of murder found that the victims had a strong relationship with the political activity of hostile groups, as most of the victims lived in four specific areas, all these areas are strongholds of political movements. As for the crime of murder, it has been found that 85 percent of the attacks are firearms and can be easily obtained from the black market (Chotani, A. Razzak, & Luby, 2002).

To explain and clarify the spread of violence, the ethnic composition of the city must be understood primarily. By examining the ethnic composition of the city, it is clear that the city contains both Urdu-speaking refugees whom came from the Indian subcontinent as well as the start of Pathans moving to the city from the northern provinces of the 1960s. Although the original population still occupies the main positions in the city through the quota system, they have become a minority. On the other hand, immigrants and other races do not have many who represent them in key positions. It is no secret that the police have a lot of corruption and factionalism in all the cities of Pakistan, including Karachi, causing violence while the Pathans are widely controlled the police (Hasan, 1999). There has been a widespread spread of informal social systems in Karachi that include projects against violence despite the collapse of official urban structures. One of the main services offered by these grassroots initiatives is the provision of private ambulance services, the establishment of centers to support women who are victims of sexual abuse and websites that publish all acts of violence against ethnic groups (Chotani, 2002).

In general, Karachi case illustrates the extent and prevalence of violence among individuals in conflict-ridden areas as well as the clarification of organized criminal activity. The main characteristics of the city of Karachi is that it contains a huge amount of weapons in addition to its multi-ethnic problem Karachi is a city with a bad history of attempts to nation-building projects and then fall repeatedly. As for ethnic diversity, it contains a majority of Sunni Muslims and a minority of Shia Muslims. Moreover, they grow significantly and, on the other hand, are socially disintegrated because they suffer from a low level of social cohesion. Karachi has suffered many forms of violence, including economic, ethno-religious violence, which have led to a direct impact on social capital. Local projects have tried to mitigate the impact of violence and have succeeded to a certain extent, but the social situation of the city shows the extent of the dominance of splits within city rather than cohesion.




2.5.4 Findings

After the studying of the three previous examples which are examples of conflicts in different cities, it is necessary to learn and draw findings from these examples. Examples showed that each region has its own conditions that govern the conflict. Even if there is a similarity in the conflict type, there are differences in the nature of this conflict. Moreover, it is not a requirement that any city contains one type of conflict but it can contain more than one type at the same time. Furthermore, the occurrence of any conflict in any region will undoubtedly cause a direct impact on urban development in all its field. In addition, any conflict must have a reason behind who caused the conflict and why. As for finding a solution to any conflict there are several types of solutions, firstly the direct types such as consult between conflicting parties to find a direct solution, secondly, external solutions, such as the intervention of institutions or external states to resolve conflicts. Finally, the following table

summarizes the results of the three previous examples studied of Hebron, Villavicencio and Karachi city through many aspects that can make it is possible to understand the different types of conflict in addition, to its causes and impacts on the urban development of each city showing solutions attempts, current situation of each conflict and an illustrative picture showing part of the conflict outputs.

Table 9: Findings form Examples.

Parameters	Hebron City - Palestine	Villavicencio City - Colombia	Karachi City - Pakistan
Conflict Period	<ul style="list-style-type: none"> • 1967 – Until Now 	<ul style="list-style-type: none"> • 1964 - 2016 	<ul style="list-style-type: none"> • 1947 – Until Now
Type of Conflict	<ul style="list-style-type: none"> • Religious, geo-political Conflict 	<ul style="list-style-type: none"> • Economical conflict, Political conflict, Social conflict. 	<ul style="list-style-type: none"> • Social Economical Conflict.
Cause of Conflict	<ul style="list-style-type: none"> • Jewish occupation of the Palestinian territories 	<ul style="list-style-type: none"> • The conflict between FARC, the paramilitary forces and the Colombian armed forces. • Coca Cultivation. 	<ul style="list-style-type: none"> • The city contains a huge amount of weapons in addition to its multi-ethnic.
Impact of the Conflict on the Urban Development	<ul style="list-style-type: none"> • Residents of Hebron city left the public outdoor spaces and replaced it with the internal spaces of the houses. • Inability of Hebron residents to expand their buildings vertically. • Street and market closing. 	<ul style="list-style-type: none"> • Migration from rural areas and small cities to large cities, especially in Villavicencio. 	<ul style="list-style-type: none"> • Population in Karachi growing significantly. • Karachi contain a social disintegration
Conflict Solution attempts	<ul style="list-style-type: none"> • Hebron Protocol between Israel and the Palestinian Authority. • Build Sumud Project (BSP). 	<ul style="list-style-type: none"> • The United States, in cooperation with the Colombian government's joint forces, has tried to get rid of coca by fumigation. • Colombia has worked through two pilot projects during the first 10 years of the twenty-first century under the Columbia Plan of La Macarina and Montes de María to develop a plan that seeks to resolve conflicts in the region without relying on coca cultivation thereafter. 	<ul style="list-style-type: none"> • Local projects have tried to mitigate the impact of conflict and have succeeded to a certain extent.
Current Situation	<ul style="list-style-type: none"> • Four Jewish settlements inside the old city of Hebron and one settlement at suburbs of the city. 	<ul style="list-style-type: none"> • The city of Villavicencio is facing an exponential growth in population. • The city's economic situation is deteriorating as the city suffers from a lack of sources of income and employment in conjunction with the decline in oil prices and supplies, and productivity is stagnant in addition to the lack of water in the city. 	<ul style="list-style-type: none"> • Conflict in Karachi threatens to destabilize Pakistan for both economic and political reasons.

	<ul style="list-style-type: none"> • The city is suffering from economic and social suffocation. • 80% of young Palestinians adults who's living in the old city of Hebron are unemployed. • 75% of the city inhabitant live under the poverty line. 	<ul style="list-style-type: none"> • The authorities in Villavicencio are working on long-term planning and investment in solutions to accommodate the continuing displacement of people. • Many projects have already been initiated and are aimed at providing a livelihood for migrants. 	
<p>Images</p>			

2.6 Summary of the Chapter

The second chapter of this thesis discussed the literature review about urban development situation in conflict zones. This literature review was conducted through different sections that help to understand urban development and conflicts in addition to explain their characteristics, types and impact on each other. After that, this chapter examines examples of cities in different countries that contain different types of conflict so that they can be learned through practical examples of conflict types, ways to find solutions to them and the impact of those conflicts on the urban development in these cities. These cities are Hebron, Villavicencio, Karachi. Each of the chosen examples helped in understanding the over whole selected case of Gaza City. First, Hebron city, is a city in the West Bank which shares the same circumstances of the selected case. Secondly, Villavicencio city is an example of a place where different conflict types are happening in the same geographical zone, proving that different conflicts can happen in one place and it helped the scholar to understand the different types of conflict. Finally, Karachi city is considered an important economic city, which shares the same characteristic with the selected case of Gaza City, where it has an important economic business as an example the existence of the sea port.

First section of Chapter 2 explains urban development in conflict zones. This section deals with the characteristics of urban development and its causes and factors that affect it and the suffering of urban development in places where conflicts occur. As well as the characteristics of the conflicts and the causes of their occurrence and the places in which they are concentrated in. Adding to that their impact on urban development. Then section deals with other topics in the form of sub-sections. The first sub-section discussed the challenges facing the study of urban development in

terms of the difficulty to find a definition or measurement tool for urban areas in general. This is due to the diversity of urban definition for each country around the world. This has also affected the way of measuring urban population as well. The second sub-section discussed the link between the term conflict and violence, so that the two terms come closer to each other. In addition, the link between the terms which was explained by reference to different definitions by international institutions and researchers specialized in this field. It was necessary to explain the link between these two terms to understand the rest of this thesis in a better and easy way.

Second section of this chapter explains the causes and triggers of urban conflict and violence. This had been done through explanation of the difference between the cause of the conflict and its outcome by moving from the description of the causal relationship to the analysis of normative approaches and policies according to the types and causes of conflicts. Four determinants of the field of analysis were used according to Cohen (2009), which are exogenous reasons, urban level reasons, institutional reasons and socio-economic reasons. In addition, this section discusses the best ways to find solutions to any conflict without causing a negative reaction that may increase conflict rather than resolving it. Moreover, this section explains the post-conflict effects and situations of violence and how to deal with them while shows that it is not necessary that these effects to be physical, but can be cultural or psychological as well. The causes of conflict, violence, chaos and insecurity in urban areas were then explained through a conceptual framework developed by USAID to assess conflicts. This was addressed through three ideas based on the conceptual framework, as well as the call for treatment methods, policies and preventive measures in the form of sub-sections. Firstly, factors that help to encourage violence through greed and grievance.

Secondly, mobilization and growth factors that seek to reach the causes of conflict. Thirdly, the country sociability and the extent of its response.

Third section dealt with the categorizations of conflict and violence. This was done by explaining the differences in meaning between conflict and violence at first, then explaining the beginning of the violence in the Middle Ages and the development of its definitions thereafter. Definitions of conflict and violence have been expanded descriptively and analytically, where descriptive interpretations often begin with geographical discrimination. Geographical discrimination included two areas: the first, a region characterized by peace and democracy, which includes the northern states, and the second region characterized by violent chaos which include the south states. Other geographical differences include the types of differences between urban violence and rural violence areas, which violence in urban areas most prevalent. In addition, the section deals with a table that described different categories of violence for specialized researchers in this field. In addition, this section examines the different methods used to measure conflict or violence in any region. Additionally, this section included a table showing the classification of categories, types and manifestations of violence in urban areas based on the classification of different researchers of violence and conflict such as Moser, Winton, McIlwaine and Rodgers. Then this section was divided into sub-sections dealing with political, economic and social violence. Each type of species was defined through its characteristics, causes and effects.

Fourth section dealt with the study of three examples of cities containing different types of conflicts. After studying the types of conflict and violence in the previous sections and their impact on urban development, it was necessary to address practical

examples of these conflicts in order to clarify the impact of violence on urban development and study its results in addition to finding practical ways to resolve these conflicts. First city studied was Hebron in Palestine, where the focus was on the causes of the conflict, which is the Palestinian-Israeli conflict, where the Jews occupied the Old City of Hebron, that caused a negative impact on the urban development of the city. In addition, the focus was on the agreements and institutions that were found in an attempt to resolve this conflict. Second city is the Villavicencio city in Colombia, which has a conflict between four sides. However, the situation in this example is different as each side has a different cause in the conflict. Some of them are caused by the protection of the poor, and some of them are caused by control of drugs and state resources, in addition some of them aimed to control over the country and the elimination of the rest of the armed forces. Consequently, this city contained more than one type of conflict not just one type. Moreover, the results of the conflict and attempts to find solutions to this conflict were studied. The third city is Karachi city, which is one of the most important cities in Pakistan and it is one of the most important economic centers in the country. Furthermore, crime studies suggest that Karachi has the highest rate of crime nationwide. City study also focused on understanding the ethnic composition of the city, which is one of the causes of the conflict.

Chapter 3

ANALYSING THE LANDUSE OF CONFLICTED CITY OF GAZA

This chapter deals with two important parts to explain and analyze the case study. The first part is the theoretical part, which deals with the study of the history of Gaza City and its geographical location as well as the history of the Palestinian-Israeli conflict and its impact on the urban development of the city and its planning regulations. The second part is the practical part in which the urban development will be analyzed in its various aspects including residential, commercial, industrial, agricultural and infrastructural development in Gaza City during the last 18 years. The analysis will be done by using tools such as aerial maps and GIS maps as well as by researcher's observation.



Figure 4: Map of Palestine (URL1)



Figure 3: Gaza's Strip Map Showing Gaza City (URL2)

3.1 Overviewing the Case Study of Gaza City

Palestine is one of the cradle of human civilization. Its oldest cities are Jericho, one of twenty civilizations since the eighth millennium BC, and the first inhabited by the Jebusites and the Canaanites. It is bordered to the north by Lebanon, from the north-west by the Mediterranean Sea, from the south-west by Egypt, to the east by Jordan, and to the northeast by Syria. Palestine has been a transit point for trade and military invasions through the ages, and a factor connecting the continents of the ancient world (Asia, Africa and Europe), and a bridge crossing the human groups, and emphasizes the strategic importance of the site through the ages Palestine was subjected to military conquests such as Babylonians, Assyrians, Hebrews, Persians, Greece, Romans, At the beginning of the 20th century, the British aggression against Palestine led to the establishment of a Zionist entity in Palestine as a base for the West. Palestine was the cradle of the Jewish, Christian and Islamic religions, it contain Al Aqsa Mosque which is the symbol of Muslims, the Church of the Nativity which is the symbol of christian, and in Hebron, there is the Ibrahimi Mosque and the Cave of the Patriarchs, which buried the prophets Abraham, Isaac, Jacob and Joseph (Khan, 1981).

Gaza Strip is a narrow strip of Palestinian territory that occupies the southern part of the Palestinian coast on the Mediterranean Sea and constitutes about 1.33% of the historic area of Palestine. Gaza Strip is located in southwestern Palestine in the form of a narrow strip in the southern part of the historic coast of Palestine on the Mediterranean Sea, it gained its name from one of its largest cities, Gaza City, the second largest Palestinian city after Jerusalem. The strip covers an area of 360 square kilometers, a length of 41 kilometers, a width of between 6 and 12 kilometers, bordered by Israel to the north and east, and the Mediterranean to the west, while Egypt is

bordered by the south-west (Al Jazeera Media Network, 2014). Based on the estimates prepared by the Palestinian Central Bureau of Statistics for the year 2014, which were built on the results of the 2007 Census of Population, Housing and Establishments, the estimated population of Palestine in the middle of 2014 was about 4.55 million, of whom 1.76 million were the population of Gaza. Gaza on its own has 400,000 inhabitants, and most of the residents of the Gaza Strip are 1948 refugees. There are 44 population centers in Gaza Strip, the most important of which are: Gaza, Rafah, Khan Yunis, Bani Suhaila, Khuza'a, 'Abasan al-Kabeer,' Abasan al-Jadida, Deir al-Balah, Beit Lahia, Beit Hanoun and Jabalya. The sector is one of the most densely populated in the world, with a density of 26,000 inhabitants per square kilometer. In the camps, the population density is about 55,000 inhabitants per square kilometer.

The Strip was under British Mandate until 1948 when Israel was declared. It was then subject to Egyptian military rule between 1948 and 1956 before being occupied by the Israeli army for five months during the tripartite aggression against Egypt in 1956. In March 1957 the Israeli army withdrew and the sector returned to Egyptian rule. In the 1967 war, the Israeli army occupied the Gaza Strip again with the Sinai Peninsula, and until September 2005, it remained under direct Israeli military occupation, the date of the Israeli withdrawal, which included the evacuation of the settlements on the land of Gaza. Gaza Strip became self-governing under the Oslo Accords signed by the Palestine Liberation Organization (PLO) and Israel in 1993, and Hamas seized control of the Gaza Strip on June 14, 2007 as part of the internal Palestinian conflict (Al Jazeera Media Network, 2014).

3.2 Overview on the Historical Palestinian-Israeli conflict

In order to understand the general situation of the conflict in the specific case of Gaza city, it is necessary to begin with a brief historical background of the Palestinian-Israeli conflict, which forms the conflict taking place in the city and all the Palestinian cities as well. This brief overview is written in terms of this conflict beginning and its spatial characteristics. In addition to its direct impact on the urban development of the city.

The Palestinian-Israeli conflict is a term referred to as the political and historical conflict formulating and intensifying the humanitarian problem in Palestine, beginning with the first Zionist Congress in 1897 until now. Also it is an essential part of the Arab-Israeli conflict resulting crises and wars in the entire Middle East region. This conflict is mainly related to the emergence of Jewish immigration to Palestine, establishing settlement there, and the role of the great powers in the events of the region. The Palestinian issue revolves around the issue of Palestinian refugees and the legitimacy of the State of Israel and its occupation of the Palestinian territories in several stages (Pappé, 1994; Schulze, 2009; Lesch, 2011).

3.2.1 Balfour Declaration

After the declaration of the independence of the Arab homeland from the Ottoman Empire, the Arab territories were divided between the British, French and other areas under international supervision, and the so-called Balfour Declaration of the British Foreign Minister was proclaimed in 1917 (see figure 5) which declared the establishment of a national homeland for the Jews in Palestine. Palestine has witnessed political and military control from Britain in addition to the Zionist movement which has settlement goal, where increased Jewish settlements on the land of Palestine also increased pressure from the British Mandate and the Zionist movement, which led to

confrontations with the Palestinians, Zionism exploited the division of the Arab homeland to small states in order to do so (Sanders, 1984). Jewish immigrants committed crimes against the people of Palestine and took advantage of all methods to control the land, they tried to deceive and seduce, as well as terrorism and displacement. The Palestinians, after resorting to the law, they tried to regain their land by force. Palestinians begin to make armed attacks on settlements to force them to return, Palestinian armed attacks increased until an uprising in most of Palestine in 1949 (Vereté, 1970; Sanders, 1984).

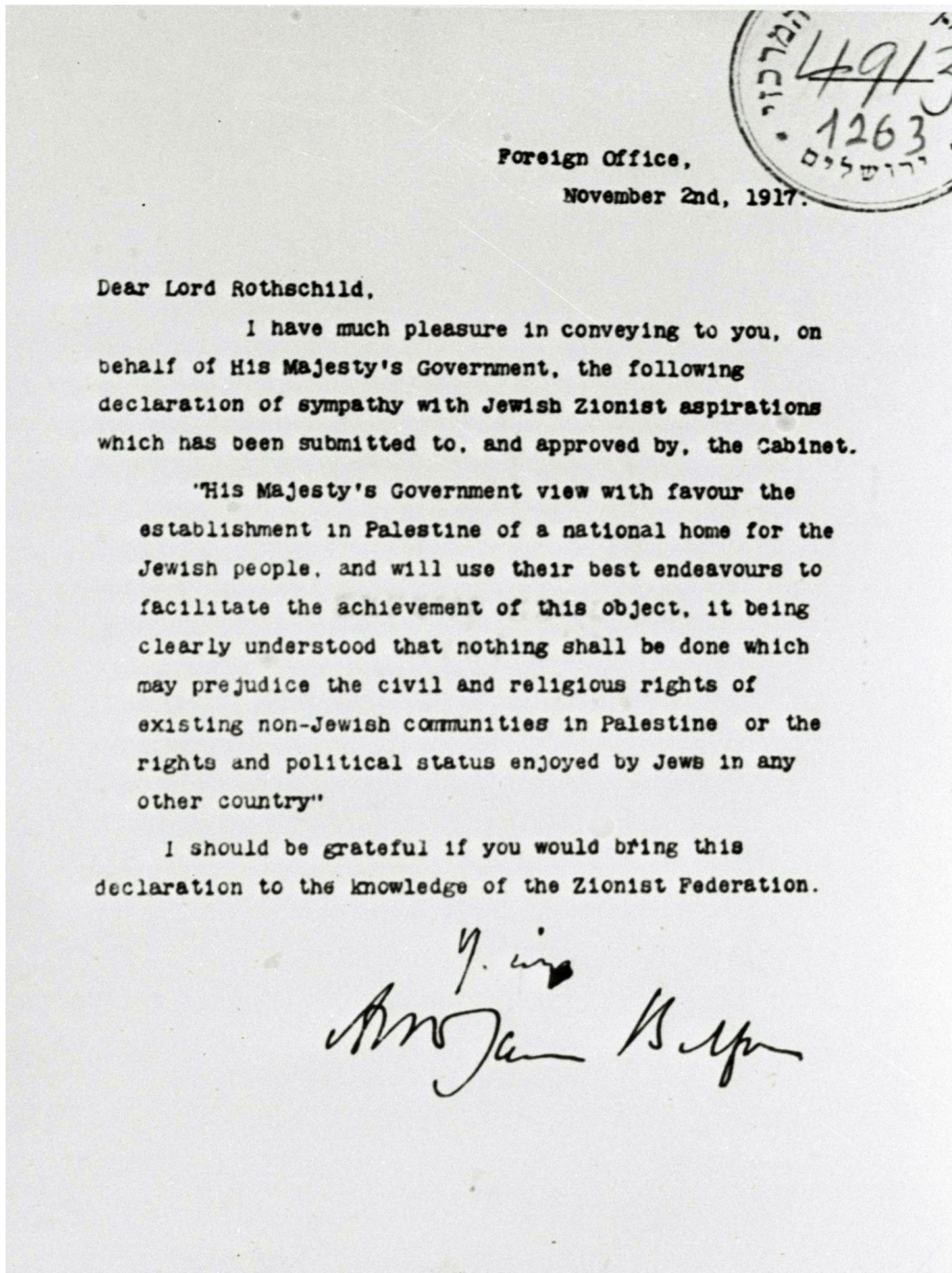


Figure 5: Balfour Declaration Document.

3.2.2 Palestinian-Israeli Conflict Events of 1948 (Al-Nakba)

At the end of 1947, the United Nations General Assembly approved the partition of Palestine into one Arab and one Jewish state and placed Jerusalem as an international zone where the Arabs rejected this resolution. Britain then terminated its mandate to Palestine at the end of the night of May 14, 1948. This was followed by the

announcement by the Jewish Council in Tel Aviv that the Jewish state would be established in the Palestinian Arab territories (Pappé, 1994). After this announcement the Arabs sent armies from Egypt, Jordan, Syria, Iraq and Lebanon to confront the Jews, the Jordanian front was the strongest fronts because of the exercises and tactics has inflicted great losses in the Zionist gangs, and remained in control of Jerusalem and the West Bank Until the end of the war. The Iraqi army besieged Haifa and came close to liberating it but the political leadership refused to give the order to continue. The Lebanese forces took control of several villages in the Upper Galilee, while the Egyptian army was suffering from a lack of weapons and weak organization Until it was besieged by the Jewish forces in the battle of Faluja which they fought fiercely. On June 10, 1948, the United Nations Security Council imposed a cease-fire and a ban on the sale of arms then a truce was announced for four weeks. A truce was announced for four weeks (aljazeera, 2015). At the end of this truce, the war went the other way. The Arab armies were subjected to successive defeats which led at the end of the war to the control of Israel on large territories of Palestine which was the reason for the emergence of the term “Al Nakba”. The war ended and a political conflict ensued resulting in a temporary truce in Rhodes in 1949. The horrific outcome of Al-Nakba of 1948 was the loss of large tracts of Palestinian land beyond the provisions of the partition resolution, the establishment of the Israeli state over the ruins of the Palestinian state, the displacement of thousands of Palestinians to neighboring countries and the emergence of the Palestinian refugees tragedy and their continued suffering so far and finally change the map of governance in the Arab region and the establishment of several revolutions after that defeat (aljazeera, 2003).

The resulting massacres against the Palestinians and the resistance operations against the Jewish state. Urged movement by different organizations though there were many

attempts by the United Nations General Assembly to fix the issues through issuance of many resolutions, some of them historically, such as Resolution 194 adopted by which states “refugees wishing to return to their homes and live at peace with their neighbors should be permitted to do so at the earliest practicable date, and that compensation should be paid for the property of those choosing not to return and for loss of or damage to property which, under principles of international law or equity, should be made good by the Governments or authorities responsible” (UNITED NATIONS General Assembly, 1948).

3.2.3 Palestinian-Israeli Conflict Events of 1967 War

In the aftermath of the Nakba, the tripartite aggression against Egypt began and the activity against the settlements adjacent to the Jordanian and Syrian borders increased. The PLO was established in 1965, increasing tension which resulted in the mobilized of the armies. Israel began on the morning of 5 June 1967 with a sudden air attack to the Egyptian planes which were in their bases, after that the Israeli army feel relaxed due to they considered that they had neutralized the Egyptian air force (Oren, 2001). While the Jordanian artillery bombardment of Tel Aviv and Jerusalem began and the planes bombed some of Israel's airports, the Syrian Air Force bombed the Galilee areas, While Iraq participated in three aircraft, Israel's won in Egypt battle but on the other hand they losses on the Jordanian front which were provoking them and led them to launch an air attack that was destroyed through it the airports of Mafraq and Amman in Jordan (Oren, 2001; Hammel, 1992). At the end of the war, which lasted six days the losses of the Arab armies were very large, while Israel increased three and a half times its size compared with before the war. leading after to the occupation of Gaza strip, the West Bank, the Golan, and Sinai, where it became a setback for the Arabs after the 1948 Nakba (Oren, 2001; Shuqer, 2007). Hence another historic decision by

the United Nation assembly is Resolution number 242 adopted by UN Security Council (1967), which provides rights for the withdrawal of Israeli forces from the occupied territories in the recent conflict of 1967. However, neither 242 decision nor 194 decision have been implemented so far (UN Security Council, 1967).

3.2.4 Oslo Agreement

After the setback in 1967, Arab-Arab differences increased and many divisions within the Palestinian ranks surfaced, leading to a weakening of the Arab-Palestinian position versus Israeli position. On 13 September 1993, Oslo Agreement was signed between the Palestine Liberation Organization (PLO) and Israel. Some Palestinians believe that it is disproportionate to their goals and rights while others see it as an important step in restoring the Palestinian right. One of the main differences between the two groups is the PLO leader Yasser Arafat's pledge to confront the terrorists as many Palestinian factions believe that armed struggle is the first means of liberation. The agreement on the security coordination between the PLO and Israel was also one of the main points of contention within the Palestinian home. The issue of Jerusalem and refugees was postponed until final status negotiations. However, the agreement did not stipulate any item that would restrain the Israeli moves aimed at Judaizing the city of Jerusalem (Arafat, 2005).

3.3 Overview on the Conflict of Gaza City

Gaza is classified as one of the most populated cities with humanitarian disasters that are not linked to natural disasters, but are fully linked to man-made disasters which are the result of Israeli policy. Gaza's political situation and its suffering is directly linked to Palestinian-Israeli conflict. Generally speaking, Israel can ease the suffering of the people of Gaza and improve their lives to a large extent if they wish that is due to its being the large and strong partite of the conflict.

According to reports from the United Nations Conference on Trade and Development in September 2015 showed a worsening of the situation in Gaza after suffering from eight years of blockade, punctuated by three fierce wars between Israel and the Palestinians. One of the findings of the report was explaining the seriousness of the continuation of Israeli policy without making any significant changes. The situation in Gaza is at stake and without these changes, the chance of Gaza to overcome its ordeal is very weak and will become a place that is not fit for human life by 2020 (United Nations, 2015). On the other hand, the result was negative on the part of Israel, as it tightened the screws after these reports instead of changing its policy, which made the situation deteriorate further.

3.3.1 Israeli Responsibility Towards the Palestinians in Gaza

According to the Israeli government, its responsibility as an occupier in Gaza ended by September 2005, following the withdrawal of Israeli troops from its settlements in Gaza and the announcement of the end of the Israeli military government. Israel has also made it clear that there is no longer any responsibility for the Palestinians in Gaza, except for the minimum humanitarian obligations while the target of it is not to create any serious crises on Gaza strip (Morley, 2005).

In fact, the above is baseless and unfounded on the ground, it is only an attempt by the Israeli government to evade its responsibilities. In the first years after Israel implemented its disengagement plan, Israel's position on its commitment to Gaza was unclear. Despite the fact that under the disengagement plan, Israel no longer has any responsibility for maintaining peace inside Gaza, as well as the fact of having no direct interaction with the people dwelling Gaza. However, the Israelis still control the daily lives of the population by controlling the land borders observing the commercial and residential movements through Israeli boarder checking points. In addition to this, Israel is imposing its control over the skies and the sea of Gaza (Morley, 2005).

lastly, the result of the above is that Israel cannot shirk its responsibilities towards the lives of the people of Gaza, due to the impact of Israeli policy on the population of Gaza, whether directly or indirectly. Israel must take into account the impact of its policy toward this population.

3.3.2 The Siege and its Consequences

One of Israel's old policies, which it is still applied; functions through the strategy of isolating Gaza from the rest of the world, including splitting Gaza's tied relation to the West Bank. The implementation of this policy began at the beginning of the nineties. This was achieved through the closure of all the occupied territories non-allowing of any of the Palestinian residents to travel abroad or even travel between the West Bank and the Gaza Strip or enter the lands bestowed in 1948 except by obtaining a permit from the Israeli governmental side (FELDMAN, 2014). Israeli government has made issuing these permits a very difficult process which corresponds with its policy.

Gaza is completely separated from the West Bank and that prohibited the entry to the occupied territories in 1948 for the purpose of family visits, or even for the purpose of family unification. On the other hand, Israel has reduced the income of Palestinians living in the occupied Palestinian territories in 1948 and the Palestinians living in East Jerusalem to visit their relatives in Gaza to a minimum (FELDMAN, 2014). In addition, Israel has restricted the travel of Gaza residents to the outside world in several periods of border enclosure and even prevented some of them from traveling completely by placing their names on the black list. The measures not only restricted the travel of the population, but Israel restricted imports and exports of goods, resulting stagnation in Gaza's economy and deterioration in living conditions of the population (Aldabbour, 2017).

Hamas, one of the most Palestinian parties that have hatred by Israel, seized control of Gaza in 2007. After this control, Israel took advantage of its control of the crossings and placed Gaza under siege, which resulted in the conversion of the people of Gaza, estimated number of about two million people to prisoners. This siege has led to a further deterioration. It is possible to say that the siege made a collapse in the economic system of Gaza and that the population of Gaza has been forced to rely on international donations (The New Arab, 2018).

After the violent intervention by the Israelis on the Turkish flotilla, which was heading to Gaza as an attempt to lift the siege in June 2010 (Booth, 2010), the international community pressured Israel, after this pressure Israel decided to lift some restrictions on the people of Gaza. Israel has amended the list of prohibited products from entering Gaza and allowed access the construction materials for public projects and housing, but under international supervision. After lifting some of the restrictions on products

allowed into Gaza, Israel has drawn up a list of strictly prohibited products and materials, such as weapons and military equipment, as well as dual-use items that Israel believes could be used for civilian and military purposes at the same time (Global Security, 2018). This list contains hundreds of items, resulting the difficulty of developing the factories and infrastructure of Gaza. These restrictions are still imposed until now, leading to isolating Gaza and weakening the possibility of economic development or urban development.

The Israeli occupation has not only restricted the land borders, but also the sea. The siege resulted narrowing on fishermen by limiting the permitted fishing area in the Gaza Sea. This is appearing by the Israeli occupation forces through preventing fishermen from using more than 12 nautical miles of fishing despite the fact that Oslo agreement provides the right to fish within 20 nautical miles of Gaza Sea. In some cases, Israel has narrowed the fishing area to only 3 miles, while at present the permitted area is six to nine miles (The Week, 2010). The Israeli occupation forces use strict measures for anyone who exceeds the permitted area, where they fire at fishermen, arrest them, and confiscate their equipment. Accordingly, Israeli forces prevent Palestinian fishermen from accessing areas rich in fish resources (MA'AN NEWS AGENCY , 2017). By previous policies, Israel prevents fishing owners from providing their living needs, as well as preventing Gaza's population from an important source of food.

As noted earlier, the siege has led to a total collapse of Gaza's economy. Unemployment in the second quarter of 2017 was 44%. The rate was 71.5% among women and 61.9% in the under-29s. In addition, 80% of the population of the Gaza Strip depends on international donations and 60% suffer from food insecurity. The

unemployment rate in Gaza in 2000 before the imposition of the siege was 18.9% (Palestinian Central Bureau of Statistics, 2018).

The siege has affected all aspects of life, including water, electricity and fuel. 96.2% of Gaza's water is polluted nowadays, forcing people to buy desalinated water. On the level of electricity, it is available only for few hours during the day, which leads to a deficit in the factories and the difficulty of exercising the population for their normal lives. The main reason for the lack of electricity is due to the shortage of fuel entering Gaza through the Israeli borders, in addition to preventing the entry of spare parts for equipment and power generation machines (The New Arab, 2018). Moreover, the Israeli occupation forces bombed the only power plant in Gaza in 2006. The water and sewage systems have been affected by the lack of electricity as well, mainly because they rely on fixed power supplies.

Lack of energy supplies has catastrophic effects on Gaza population life. For example, there are many medical equipment in hospitals that are damaged due to frequent power cuts, which lead hospitals to rely on generators and to reduce services and work to a minimum, resulting in delays in surgical operations and the clearance of patients from hospitals before their full recovery. As for water, the power outage prevents the operation of water pumps and wells, which directly affects the water supply for domestic uses and public institutions, that forces Gaza population to reduce the quantities of drinking water and replace them often with desalinated water, which is purchased from private companies. The disaster is that studies have shown that about 68 percent of desalinated water is also polluted, which led to increase the proportion of expected diseases among the Palestinian population. The lack of electricity has also affected sewage treatment systems (Baconi, 2017). Sewage treatment facilities have

been reduced due to their inability to operate at full capacity, resulting in partial treatment of sewage water and then pumping it into seawater.

3.3.3 Wars in Gaza

After the end of the second intifada and the disengagement between the Israeli occupation government and Gaza's government in 2005, the Israeli occupation forces launched three wars against Palestinian side in Gaza, which was called "military operations". The results of these wars were catastrophic, as they led to the deaths of thousands of Palestinians and the destruction of hundreds of homes, institutions and they also destroyed entire residential neighborhoods, in addition to causing serious damage to the infrastructure that has affected the attempts of urban development a significant impact. These wars led to a deterioration of the situation in Gaza. Moreover, the continuation of the siege, which was explained earlier, was aimed at preventing the reconstruction after the wars, which caused many Palestinian families to be homeless due to the destruction of their homes during the war. Following is an overview of the characteristics and statistics of the three wars carried out by the Israeli occupation forces against Gaza.

- Cast Lead War

The war began on December 27, 2008 and lasted until January 18, 2009, which the Israeli government named "Cast Lead". According to B'Tselem (2009), the statistics showed that the Israeli occupation forces killed 1385 Palestinians during the fighting, including 762 civilians and 318 under the age of 18. As for the physical losses, the Israeli occupation forces have caused great damage to the homes, institutions and infrastructure, so that the damage reached the electricity, water and sewage stations. According to UN statistics, more than 3,500 houses were destroyed by the Israeli occupation forces, leaving a huge number of Palestinian residents homeless. On the

other hand, the Palestinians made some attempts to respond to the Israeli aggression by firing rockets from Gaza to the occupied territories in 1948. Three Israeli civilians and one Israeli security officer were killed in the attack, in addition to nine Israeli soldiers, four of whom were killed by friendly fire (B'TSELEM, 2009; Al Mezan Center for Human Rights, 2009).

- **Pillar of Defense War**

Israel launched a war on November 14, 2012 and named it the "pillar of defense". The reason for the war was to penetrate the Israeli occupation government a truce agreed upon between them and the Palestinian side through the assassination of Israel to the Palestinian leader Ahmad al-Jaabari. It was the least destructive war, which the fighting lasted eight days. According to B'Tselem (2013), 167 Palestinians have been killed by Israeli forces, including at least 87 civilians and 32 under the age of 18. In contrast, on the Israeli side, four civilians and two Israeli soldiers were killed (Stein, 2013).

- **Protective Edge War**

The "protective edge" war began on 8 July 2014 and lasted 50 days until 26 August 2014. This war was one of the fiercest and bloody wars in which the Israeli occupation forces caused great damage to infrastructure at all levels in Gaza. According to B'Tselem, 2202 Palestinians lost their lives by the Israeli occupation forces during the war, including 1391 civilians and 546 under the age of 18. On the Israeli side, six civilians were killed, including one child and 63 Israeli soldiers, while three soldiers were killed by friendly fire (B'ETSELEM, 2014).

3.3.4 The Buffer Zone “No Go Zone”

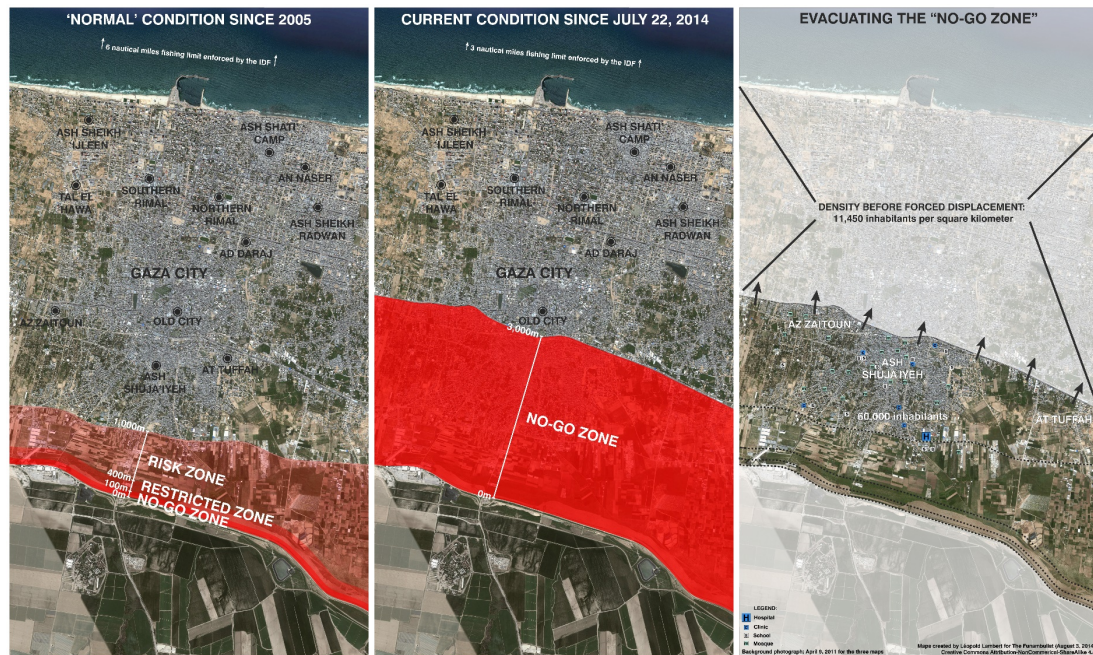


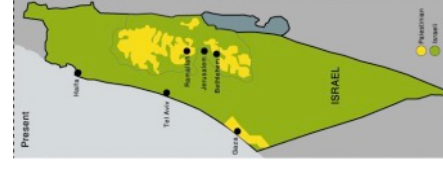
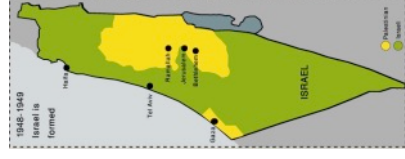
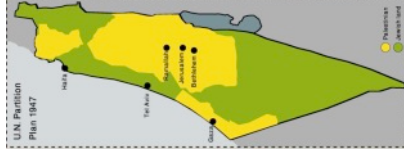
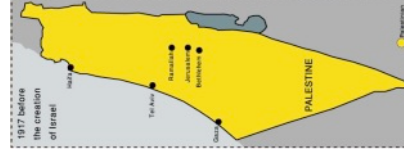
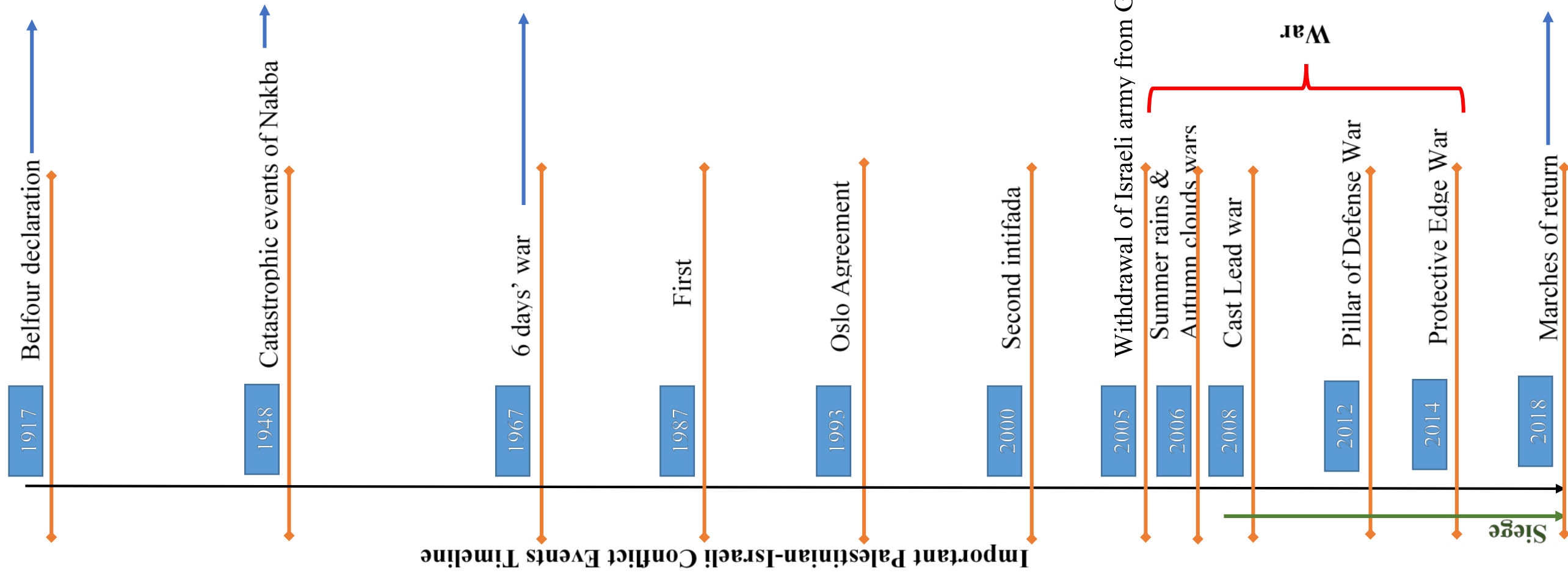
Figure 6: No Go Zone (Buffer Zone) in Different Time periods (URL3).

Despite the narrowness of Gaza and its small size, Israel is taking the territory adjacent to its borders as its own land used to create a "buffer zone". The area was built in conjunction with the start of the second intifada after the Israeli army declared the area on the Palestinian-Israeli border, which is mostly agricultural land, closed (UNITED NATIONS, 2013). This area is very dangerous as the policy used in this area is not clarified by the Israeli occupation government, which put the Palestinian residents and workers of this area at real risk. The Israeli army then set up regulations called open-fire regulations, which were intended to prevent Palestinians from reaching the area. The regulations allow Israeli soldiers to shoot at any Palestinian resident in this area even if they pose no threat. According to these regulations, 84 Palestinian civilians and farmers were killed after the disengagement between September 2005 and September 2017 (HUMAN RIGHTS WATCH, 2017).

In addition, there have been recent protests in the buffer zone on the Palestinian side, in which 28 Palestinians were killed, despite peaceful protests in which no firearm was used. These protests called for the right of return of Palestinian refugees who were abandoned by Jewish gangs in 1948 (OCHA, 2018). The demonstrators focused on setting fire to tires, trying to lift Palestinian flags on the fence and trying to cross the fence, in addition to throwing stones at Israeli soldiers. On the other hand, the Israeli army confronted these demonstrators by shooting them, causing hundreds of disabilities.

The methods of imposing the ban in this zone were not limited to the methods mentioned above. Other methods were used, such as spraying pesticides on crops in the Palestinian side. The spraying is done without any warning and without alerting the population, which leads to damage the crops and economic losses (MA'AN NEWS AGENCY , 2017). Israel has destroyed many houses and entire neighborhoods in this area during the wars, resulting the displacement of a large proportion of its population to other areas, because it has become a high-risk area.

Table 10: Important Palestinian-Israeli Conflict Events



3.4 Impact of the Israeli Conflict on the Urban Development of Gaza City

The city of Gaza developed and planned throughout the various historical periods that the city has undergone. Due to the importance of its location, it has been used as a station for the ambitions of the invaders throughout history. The history of the city and its building systems can be divided into two periods: the period of ancient history from its inception until the beginning of the British Mandate, and the period of modern history since the mandate until now, and this is the period to be highlighted for this research.

This period includes the period of the British mandate (1921-1948), in which the city expanded in a different style of urban, especially in the direction of the West. This pattern is characterized by regular network planning, straight and wide streets, and a new system of inter-building and street-to-street rearrangements, called the "New Gaza". This period witnessed the development of the Urban Planning Law No. 28 of 1936, which resulted in it, and the regulations contained in it derived from the different nature of the building, where the emergence of separate buildings instead of adjacent buildings, and thus change the layout of the building itself as it is turning its openings out on the backs around. The period of the Egyptian administration in the Gaza Strip (1948-1967) witnessed a boom in urban planning, where a detailed outline of the "New Gaza" area was drawn up, In the year of 1957 to areas currently known as Northern Remal and Southern Remal. These areas are now considered the most planned areas in the city. In the late 1980s, a structural plan was developed for the city during the period of the Israeli occupation (1967-1994). In the late 1990s, the construction of the illegal construction of the Palestinian National Authority began. While 1994, an

emergency structural plan for the city was approved then it got the final approve in 1998. The municipality then put in place many detailed plans for the different neighborhoods of the city and some regulations were issued by the Central Committee which regulates the construction and reconstruction of the city (Al-Mughani).

3.4.1 Overviewing the Urban Regulations During the Israeli Occupation Period 1967-1994.

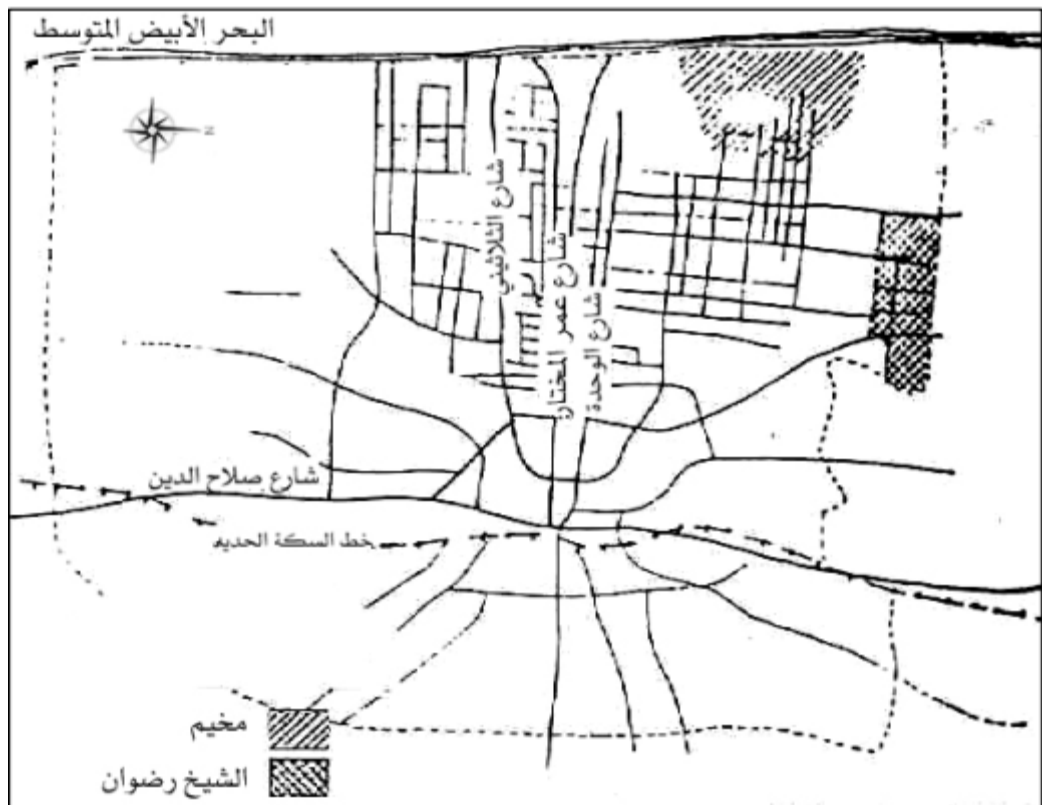


Figure 7: Gaza City During Israeli Administrative Period
Ministry of Planning and International Cooperation 1995

This period was characterized by the absence of any structured or studied urban extension, in addition to the absence of any attempt to create architectural character of the Palestinian cities. The Israeli occupation authorities in the city played an important role in encouraging the absence of any architectural character of the city through the

absence of structural and detailed plans or any planning or construction policy (AbdAlHady, 1998).

Due to the outbreak of the 1967 war and Israel's occupation of the rest of Palestine and the subsequent instability and deterioration in the economic and security situation, many of the residents of the Gaza Strip, especially young people, fled abroad, resulting in a decline in the population from 420,000 at the end of 1966 to 350,000 in 1967, which mean 70,000 people were displace in a short period. In addition, the rate of random construction increased because of the lack of structural and detailed plans prepared by local and national organizations in addition to the difficulty of obtaining licenses due to the obstacles placed by the occupation on the citizens (Hayek, 1997).

As for the Palestinians, obtaining a building permit is one of the most difficult and costly matters, which go through many stages and move between many institutions and apparatuses such as the Custodian of Absentee Property, the Military Governor, the Information Committee, the financial and income tax ... etc. (Khamayse, 1997). The process of obtaining a building permit was hampered by the absence of local structural plans for the Palestinian towns and villages. The basis for the issuance of the permits was the structural plans of the British Mandate era, which were tailored to the needs of the Palestinians in the 1940s, then it is not expected to respond to the needs of the Palestinians after tens of years.

The lack of structural plans has also given the authorities of the organization, which was controlled by the Jews justification for not granting licenses for building or making roads or set up public institution. This is why many people have broken the laws, as a national action against the occupation, even if this has harmed the public

interest. The occupation has frozen the British Mandatory plans and prepared local structural plans by means of its employees to achieve its military objectives without taking into account the land. Which has increased the pressures on the marginalized infrastructure, commercial and residential, while this has created a crisis in housing and land for construction, in addition to increasing pressure on the marginalized infrastructure in the cities and villages, which in turn led to bottlenecks and aggravation traffic crisis, raised land prices, and the high wages of housing.

In addition, Israel seized control of the land owned by Palestinian citizens and declared it state-owned land. The total area of these lands is 32.5% of the total area of the Gaza Strip. Which has tightened the grip on the citizens, where planning has become a tool of the military government to prevent the expansion and spread of Palestinian construction and to keep large tracts of land occupied for buildup Jewish settlements in the occupied Palestinian territories and then confiscate these lands.

The thing that hampered urban development is the control of the Jews on the structural plans, which can be shown through the control of Jewish personnel on the organs of regulation, control of the process of building, land use policy and the initiative to restore structural plans. This complete control made the organization and construction law successful in limiting the urban extension, hindering the construction process by not granting licenses and reducing the area of industrial and economic lands, which obstructed cities and villages to build an economic base. In view of the broad powers stipulated by the Law on Organizing Cities and the amended laws, the Israeli occupation authority used this and prepared new structural maps that serve the settlement situation and provide security roads. The Israeli engineering teams

organized the structural plans which did not meet the social and economic conditions of the Palestinian population (Zaher, 1977).

Based on the above, the objectives of the structural plan were to achieve the occupation three main things. Firstly, to provide security for the settlements by isolating the Palestinian areas from them and to use vast areas of the occupied territories for Jewish settlement and then confiscation of these lands. Secondly, these plans did not take into account expected population increases and the extent to which they needed the future infrastructure required for population increases. Thirdly, limit the expansion of the municipalities influence.

Due to the unique location of the Gaza city as the center of work and management, industry and trade, which made it suffer from rapid overcrowding that soon turned into a suffocation while the occupation did not try to develop solutions to that, but on the contrary the occupation intention was to distort the architectural and urban character, and turning the urban fabric into blocks of the gray buildings scattered here and there in a disturbing random way, empty barren yards, neglected roads and destructive infrastructure.

Thus, Gaza City remained without an urban extension from the 1967 war to the late 1970's and thereafter, and in an attempt of Israeli occupation to impose its control over all areas of the Gaza Strip, it began to consider canceling the camps phenomenon, including the beach camp in Gaza City, in an attempt to end that political phenomenon to absolve itself of public opinion. The Jews followed the policy of evacuating the Palestinian camps, which were still causing great concern for them in terms of security and politics (Alheja, 1999).

However, at the beginning of 1973, the municipality of Gaza approved the expansion of its borders to reach 19250 acres, an increase of about 7398 acres from the previous borders. Thus, the city represented about 43.5% of its area in 1997, which reached 44200 acres. By an Israeli decision to cancel the beach camp in 1975, the project of Sheikh Radwan was started in the north of Gaza City and the financial and development funds were allocated to support it. The project was initially characterized by wide paved streets, sewage and telephones networks and gardens. The project was started in several stages. The first stage started in 1975 - 1976, which includes about 1000 housing units, a central market, a school, a mosque and a clinic. In 1978 the second stage started which marks an extension to the east and north of the previous project and accommodates about 2200 families (Salha, 1970). According to Professor Abdul Karim Mohsen, the project of Sheikh Radwan is successful in terms of construction, but politically it is not. It is only a clear attempt to blur the features of the beach camp. However, the result of that attempt had failed to blur the features of the camp, as the camp is still standing until today (Mohsen A. A., 2000).

It is noticed that the construction in the western part of the city was largely northward, and it seems that the reason for this was the establishment of the Sheikh Radwan project on the northern border, which led to the provision of transportation to this area and therefore the project encouraged the spread of urbanization in the empty areas Located south of it. It seems that the large spread of agricultural land in the old neighborhoods was an obstacle to urban extension in the direction of the east and south and north-east also notes that the construction covered most of the old town that was walled. Urbanization in the old neighborhoods became more closely linked and compact compared to modern neighborhoods. The reason for the non-continuation of

urbanization to the end of the borders of the northwestern city is the existence of government lands that have not yet been distributed, and perhaps the lack of mixing the city to the south in the western part of the city due to the lack of provision transportation to these areas, educational and health services and markets, making the resident of this region forced to purchase a private car. Then urban extension after 1979 started in all directions, so in 1985 the municipality of Gaza approved the development of its administrative borders to become the area of the city about 30,100 acres, a total increase of up to 10,850 acres (Gaza Municipality, Department of Regulations (1975 - 1985). In 1987, the first Palestinian intifada took place, resulting in a random closure of the streets and a change in traffic directions and movement in addition to demolition of a large number of houses, which made people lose sense of the importance of buildings and luxury homes.

Through the policies of oppression and terrorism and the policy of house demolitions, Palestinians have always lived in a frightening and disturbing obsession, emphasized in the inability of the Palestinians to harmonize with the urban environment by their feelings, culture and ideology.

3.4.2 Overviewing the Urban Regulations During the Period of the Palestinian Authority Period Since 1994

In 1994, after the end of Israel's administrative rule over some Palestinian territories and the transfer of its administration to the Palestinian Authority under the Oslo Accords, Palestinian ministries and institutions assumed responsibility for planning and other civil services. Participated in the planning duties and responsibilities both Ministry of Planning and International Cooperation (MOPIC) and the Ministry of Local Government (MOLG).



Figure 8: Gaza City During Palestinian Authority Period
Ministry of Planning and International Cooperation 1995

The development of internal and external physical planning systems is one of the tasks that focused on by MOPIC includes the Directorate for Urban and Rural Planning (DURP), which functions as a central unit responsible for urban planning. The development of the land use at the regional level, which includes the West Bank and Gaza and the national levels, was one of the tasks that focused on by the physical planning work of the Ministry of Planning and International Cooperation (MOPIC, 1998a).

The Ministry of Planning and International Cooperation considered that to develop rational solutions to the comprehensive and multidisciplinary planning problems in the various governorates, it is necessary to develop a regional plan that addresses the future planning of urban and rural development as well as the implementation of large scale projects. In addition, the Ministry of Planning and International Cooperation has

considered that the integration of physical development in the future, as well as the protection of natural resources within the framework of land use development plan, should be addressed in view of the current state of the environmental situation (MOPIC, 1998a).

Between 1994 and 1998, the Ministry of Planning and International Cooperation prepared two regional plans for the Gaza Strip and the West Bank with pre-1967 borders. These plans are the basis of national policies for physical development. In this scheme a large number of returnees were assumed in addition to a large natural population growth. These two regional plans are the basis for further planning within sectors and planning at the regional and local levels. In addition, the determinants of development in these plans must be sufficient for the time frame of 10-15 years. The main development should be made within the specified planning area for that period while development outside this area should not be allowed (MOPIC, 1998b).

All of the above are theoretical plans for development which prepared by the Palestinian Authority in addition to the way the state institutions are structured and the distribution of tasks. However, the actual situation on the ground was not the same as it was planned. Subsequently the demise of the Israeli administration and the arrival of the Palestinian Authority, many of the obstacles that the Israeli administration had placed in the face of urbanization had ended, which contribute a comprehensive urban boom while there were no plans ready to work at that time, especially at the beginning of this urban revolution. This led to random building and planning, in addition the conflict between regulatory laws and land ownership often led to land use failure and inability to benefit from it optimally (Al-Baghdadi, 2010), and it is evident in (See

Figure 8) that The rapid urban development has negatively impacted the situation of archaeological sites in the Gaza Strip and Gaza City specifically. In this period, residential towers have been spread, which sometimes rising to 17 floors, that led to higher land prices and real estate prices (Mohsen, 2010). However, the lack of a clear and consistent philosophy of high-rise buildings has led to spread these high-rise buildings in different parts of the city at random, unhealthy and without meet the security requirements of such buildings, moreover the failure to observe regulatory laws and construct without licensing which led to various urban problems (Mohsen, 2010).

Furthermore, many of the drawbacks emerged during this period, such as the widespread construction throughout Gaza city, especially in the transitional period, which was characterized by a lack of organization and control of construction, resulting in a significant decline in agricultural areas and multiple environmental problems (Al-Baghdadi, 2010). However, some improvements have been made to some aspects of the infrastructure, with attention to the restoration of some archaeological sites. Some laws have been issued prohibiting the demolition of any valuable archaeological sites. The Ministry of Tourism and Antiquities has taken this task in addition to some individuals and associations interested in this field that efforts have been exerted to achieve this. However, things started to deteriorate again after the outbreak of the Al-Aqsa Intifada. The urban expansion started to take the vertical extension along with the horizontal stretch. Al-Awda city, which is located in the northern part of Gaza City, is an example of the areas in which the urbanization extended, and the urbanization also extended to the southern part of Gaza City. The

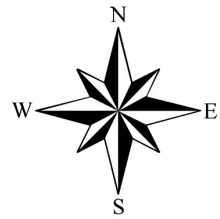
urbanization continued to creep in all directions of the city until it reached in some areas to the end of the municipal boundaries of the city (Al-Baghdadi, 2010).

3.5 Urban Development Analysis in Conflicted Area of Gaza City

Gaza City has gone through many difficult and critical times throughout its history, which has affected its urban development in both manners directly and indirectly. However, in the last 18 years, that included political conflict and violence -as previously mentioned- were considered the most critical years that affected the urban development of Gaza City. This influence has affected all aspects of life in the city, including the residential, commercial, agricultural and industrial development. In order to understand the urban development in terms of its causes and consequences, this section will analyze the urban development of Gaza City in general, then analyzing and observing the residential, commercial, agricultural and industrial developments, since the beginning of the twenty first century till recent days through the use of air maps and GIS maps.












The map shows the land use for Gaza city, which is divided into industrial lands, agricultural lands, urban expansion areas, market places, and other uses which can be seen in the key map. The map shows existed uses and what is proposed. The map also shows the industrial areas, which were allocated by the Palestinian planners who placed it outside the city on the eastern border areas due to more than one reason. Firstly, to keep pollution and noise away from the city, secondly to make the industrial zone closer to border trade crossings. However, a negativity in this place is set, which is proximity to the areas of the presence of the Israeli occupation army, which led to the disruption of work significantly after the conflict between the Israeli occupation and the Palestinian Authority. The second area on the map is the agricultural area,

which was divided by the municipality into agricultural areas A and agricultural areas B, most of these areas are located on the eastern border with some on the southern border of Gaza City. The presence of agricultural land on the borders of Gaza bears positives and negatives. Starting with the positives which are the distance from the residential areas, that works to keep insects and harmful pesticides away from the population of Gaza city. On the other hand, the negativity appears through the proximity of the Israeli occupation army located on the eastern border, which causes many harassment of Palestinian farmers. Another negativity is the proximity of these areas to industrial areas that produces air pollution and soil surrounding agricultural land. Another area indicated on the map is the built-up area which was planned by the Municipality of Gaza containing contains existing buildings and future expansion areas. Another area is the proposed port area on the shore of the Gaza Sea, which has not yet been fully equipped due to the Israeli-Palestinian conflict but is partially used by fishermen to set up fishing boats. The next area is a recreation area serving the entire city of Gaza, the Gaza Sea coast, as it is considered the main entertainment area for the city population. The map also shows the fishing services area, which is close to the sea and is also close to the Gaza port, in order to serve the fishermen. Another area on the map is the Gaza Port Stores area which is located in the eastern part of Gaza City but it is not operational. The map also shows two wastewater treatment areas, the first area located in the southern part of Gaza City, which is currently operating. The second is a proposed place for the implementation of the wastewater treatment area in the future and is located in the eastern area of the city while the reason for the delay in its implementation, knowing that the city is in dire need of its presence is the location of it in the eastern region and its proximity to the Israeli border similar to the agricultural region and industrial zones which were explained previously.



LEGEND

Gaza Landuse

-  Industrial Area
-  Agricultural Area_A
-  Agricultural Area_B
-  Future Urban Development Areas
-  Seaport Proposed Area
-  Recreational Areas
-  Fishing Services Area
-  Seaport Stores
-  Current Wastewater Processing Station
-  Proposed Wastewater Processing Station
-  Municipalities

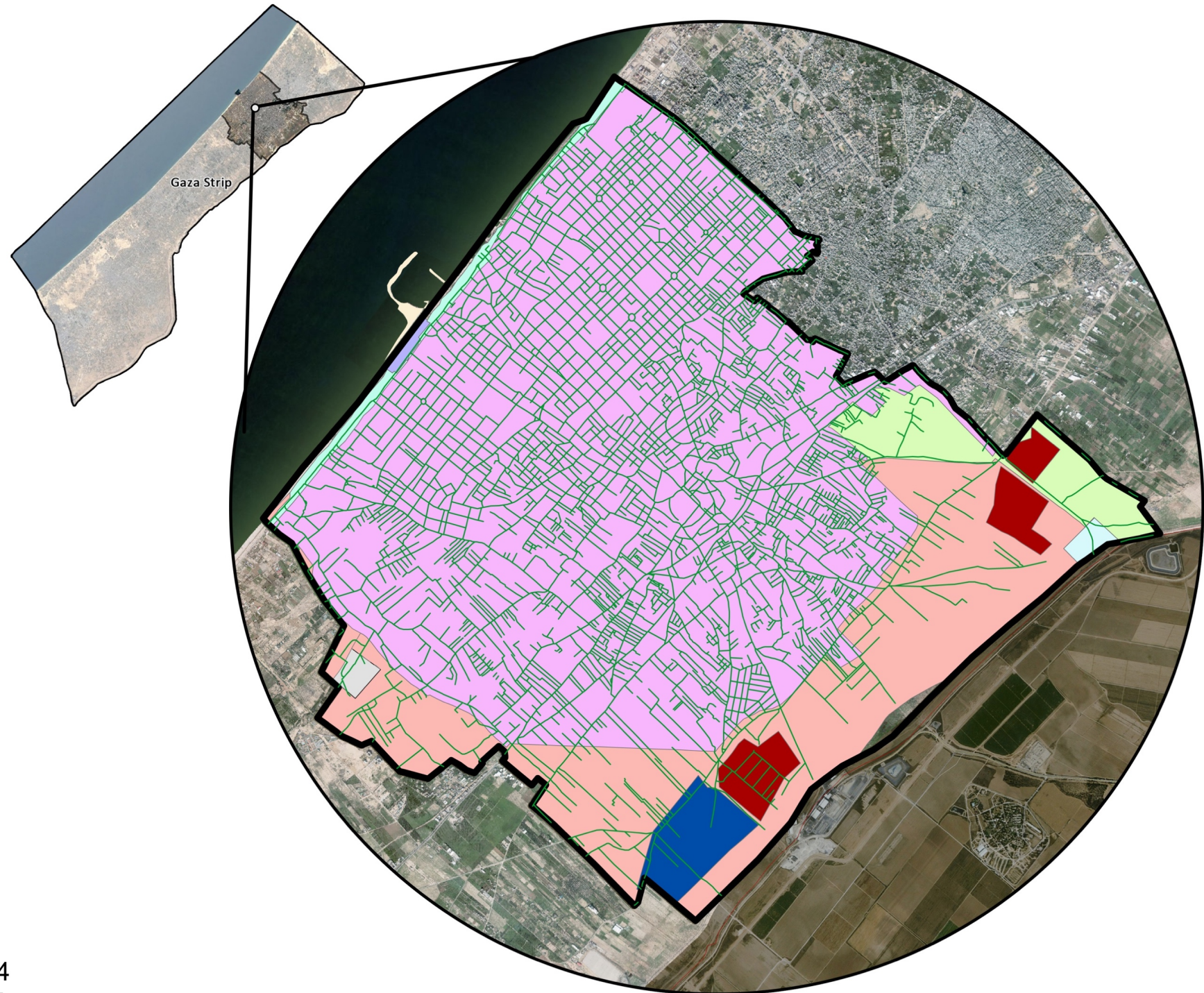


Figure 9: land use for Gaza city (Author)

For better understanding of the aspects that were mentioned earlier, the built-up area of Gaza City should be analyzed in different time periods. At the beginning of the twenty-first century, the Second Intifada broke out, and this stage represents the beginning of the urban deterioration after the prosperity that the Palestinian Authority tried to achieve through the huge projects and urban development in all aspects, which depended on Oslo agreement between the Palestinian Authority and the Israeli occupation government. The main factor affecting urban development at the beginning of the second intifada in 2000 was the destruction of a large part of the infrastructure, government offices, ministries and police stations. In addition, the Israeli government gradually cut off the Gaza from the outside world and the West Bank by increasing the emphasis on the border crossings, in addition to trying to isolate it from the rest of the Gaza Strip by building military points, checkpoints and closing the regional streets. The impact of this stage on the industrial and commercial side was greater than its impact on the residential side, where the residential aspect was developing almost naturally with some harassment of course, but it did not have a direct impact. This stage continued until 2005, when the Israeli government gave orders to the army and settlers to withdraw from the Gaza Strip. The development of this stage was in terms of urban crawling and naturally built areas within the expected range, where it was vertical and horizontal. In addition, building materials were available at a natural price with future expansion lands.

The following GIS map (See Figure 10) shows the boundaries of built-up areas of Gaza City in 2003. Which shows the natural urban expansion of the city in four directions. The larger proportion of development took place to the east and the south region of the city. This is due to several reasons, the most important reason is the availability of

empty land in these regions that can be used for expansion, which are already classified as a future expansionist city by the municipality. For example, these lands were used for expansion through the construction of Tal El-Hawa Towers project in the southern area of Gaza City, which included services and infrastructure extensions. As for the northern side, the lands of expansion were implemented in large part due to the establishment of Al-Sheikh Radwan neighborhood. The reason for the establishment of the Al-Sheikh Radwan neighborhood by the Israeli occupation government is to transfer the residents of Al-Shati refugee camp to this neighborhood then to remove the camp. The removal of the camp is an attempt by the Israeli occupation government to obliterate the return right of the Palestinian refugees to their land, which they left in 1948. The refugee camp is a strong proof of the Palestinians' right to return to their occupied territories. However, the plan of the Israeli occupation government failed as the Shati refugee camp still exists till recent days. Another reason for the expansion of the expansionist areas in the northern area of Gaza City is the establishment of the Al-Awda city by the Palestinian Authority, which is a collection of residential towers as well as public services and open areas. The western side of Gaza city also does not have a large percentage of empty land, which allows to expand significantly, but contains some scattered land, which range from 500 square meters to 1000 square meters. In fact, the reasons for the lack of large quantities of land expansion in the western area of Gaza City are due to two main reasons. Firstly, is the establishment of Al-Shati camp for Palestinian refugees who were displaced from their Palestinian towns and villages after being occupied by the Israeli occupation army in 1948, where the camp was set up near Gaza beach on a random basis without planning in advance. Secondly, to encourage residents of Gaza City to move from their homes in the Old City to the western part of Gaza City. The reason for this was political, as this planning

prevented the Israeli occupation army from taking over this almost empty area. It appears that the planning was deliberate and not random expansion through the form of street planning shown on the map as the streets take the form of a network unlike the old town, which takes the streets irregular shape.

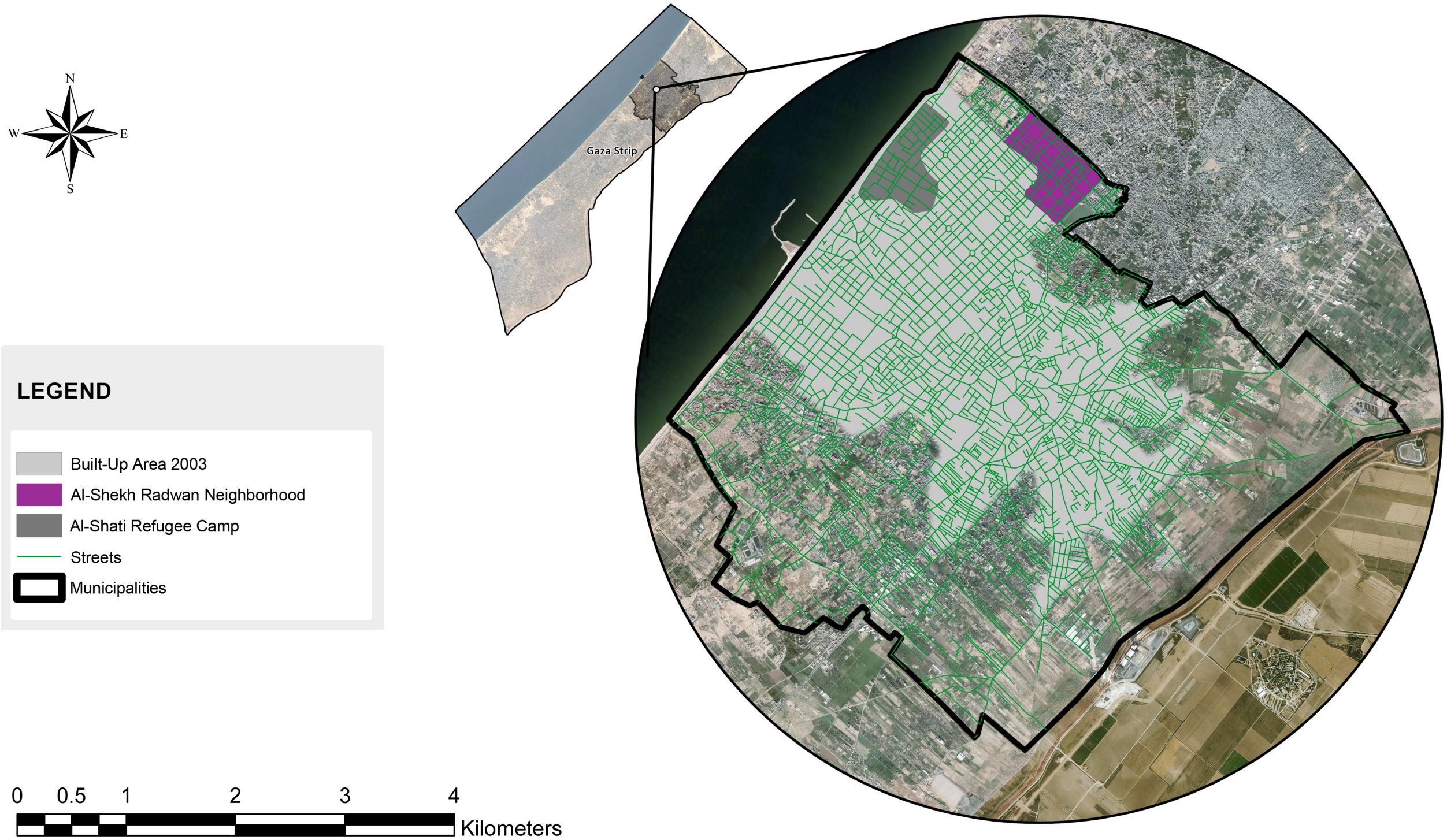
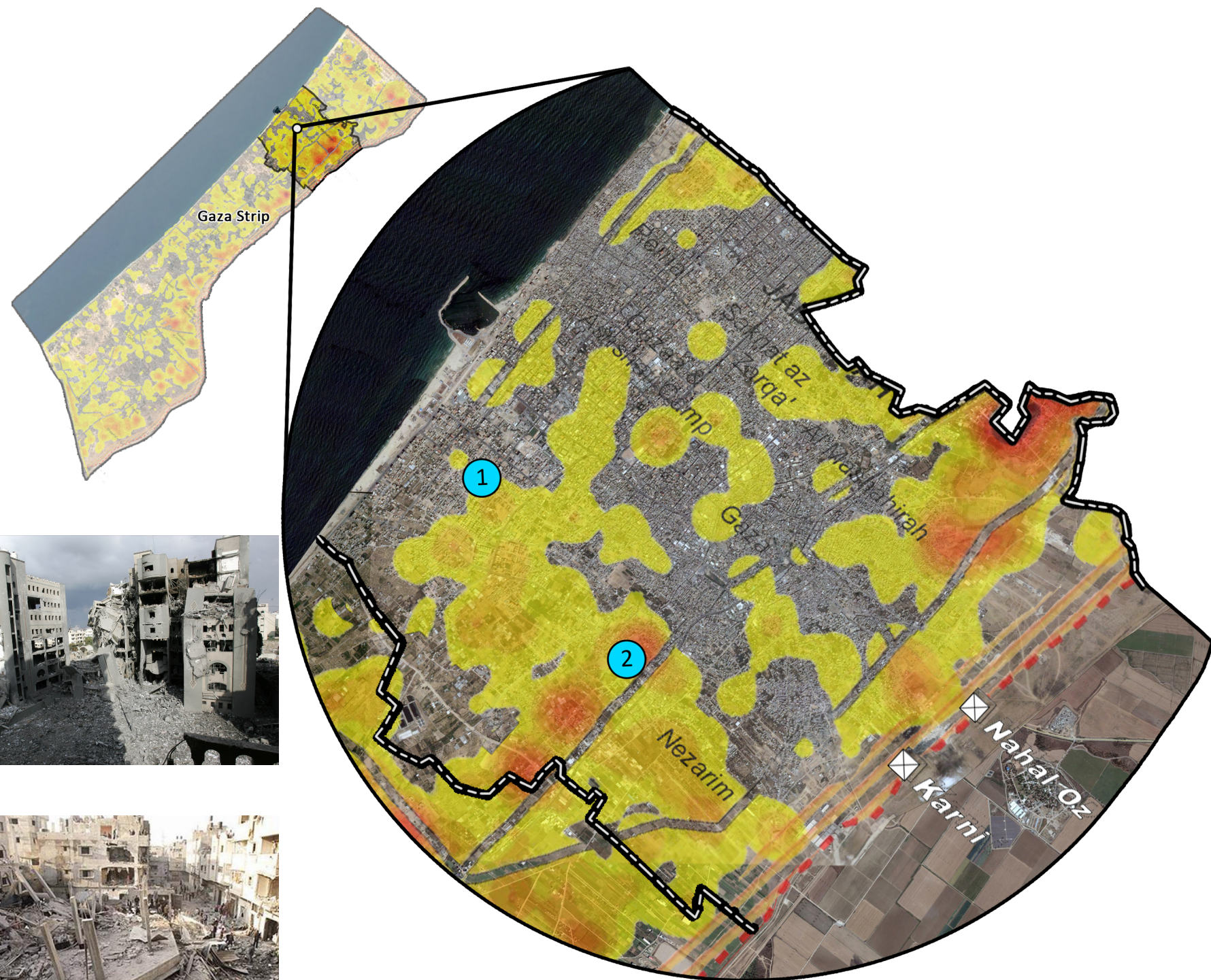
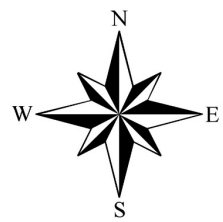


Figure 10: Gaza Built up Area in 2003 (Author)

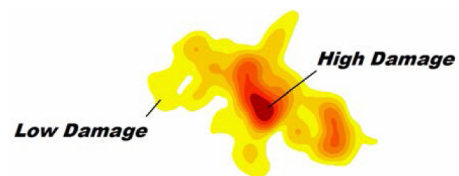
After the previous period of built-up areas expansion which seem almost naturally the second phase of 2005 began until the year of 2010. In 2005, following the Israeli withdrawal from Gaza City, the expansion of built-up areas in Gaza City continued, but in more difficult way than the previous period, due to several reasons. First reason is the wars waged by the Israeli occupation army on Gaza which started with two wars in 2006 and ended up with a war that began in late 2008 till the early beginnings of 2009. These wars have had direct effects on urban development and the expansion of built-up areas. As shown in the heat map of the 2008-2009 war below, the entire city of Gaza was under threat from the Israeli army. These wars targeted all areas of Gaza City, so there is no longer an area that is far from danger in the city. However, the eastern and southeastern areas were subjected to more violence than others during the shelling and destruction by the IDF which affected the residential, governmental, educational and agricultural buildings, which resulted in total and partial damage to these buildings. The second reason for the difficulty of expanding the built-up areas is the siege that was imposed by the Israeli occupation government at the beginning of 2007, which is still ongoing so far. This blockade is one of the most important factors affecting the urban development. Due to the closing of the commercial crossings and the lack of building materials from the markets. Despite the previous difficulties, the built-up areas have increased significantly as a result of the rapid population growth in a limited area.



LEGEND

- ☒ Border Crossing Point
- Primary Road
- ▬ Gaza City Boundary
- - - Armistice Demarcation Line
- ▨ Gaza Border Free Fire Zone

Relative Spatial Density of Building Damages (Destroyed and Severely Damaged)



Kilometers

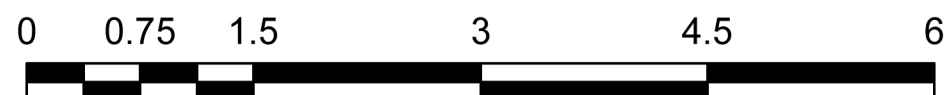


Figure 11: Thermal Map war 2008-2009 by United Nation Institute for Training and Research (Edited by the Author)

The following map (See Figure 12) shows the percentage of built-up areas of Gaza City in 2007. The map shows an increase in the proportion of built-up areas compared with the previous map for 2003 despite the difficulties mentioned earlier in this stage. The map shows an increase in the built-up areas in the southern regions. This is because these areas are somewhat far from the danger of the Israeli occupation army and its harassment, as well as the availability of empty areas of which there is an opportunity to expand through. This stage was also characterized by the filling of scattered land inside Gaza City, which are small scattered areas on which separate buildings can be built inside it, not gatherings. The map also shows some expansion towards the eastern part of Gaza city, but it did not constitute a large percentage of the expansion due to the danger of this area after the Israeli army imposed a security belt in the eastern region. In addition, the lands of this area are classified as agricultural. There is also another reason for the lack of urban orientation to the east which is the weakness of infrastructure web there in addition to the lack of services significantly because most services are available in the center of Gaza City. As for the northern and western regions, the expansion towards these areas is timid due to the lack of land and the reasons for this have been explained previously.

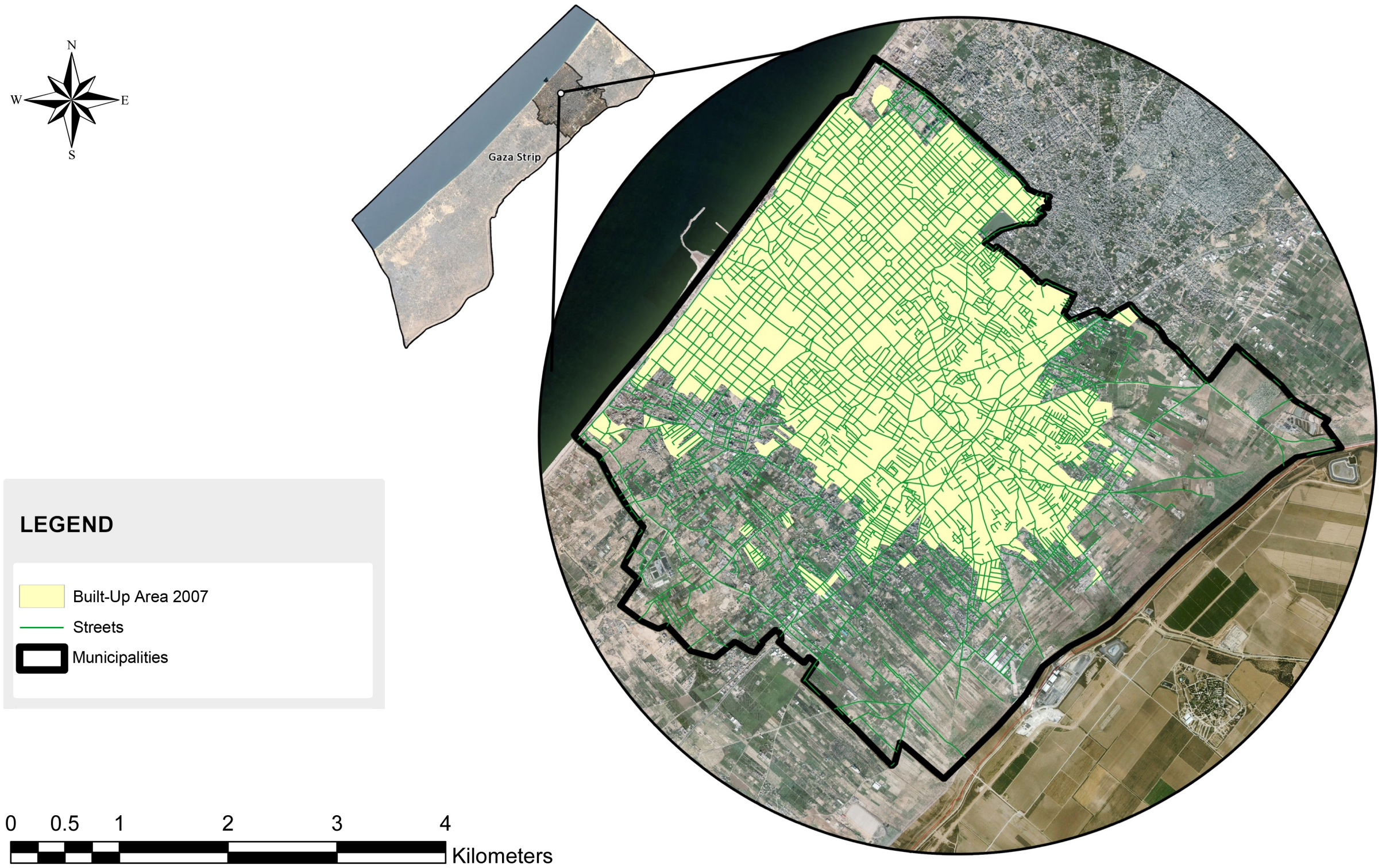


Figure 12: Gaza Built up Area in 2007 (Author)

After that, there was a turning point which is the stage between 2011 and 2015. To understand the urban development at this stage it is better to divide it into two stages the first stage between 2011 and 2013 while the second one is the two years of 2014-2015. The first phase, which is from 2011 to 2013, was characterized by an increase in urban development. Building materials were provided at cheap prices, in addition to the availability of fuel and electricity, this stage seemed as served as a semi-dismantling of the blockade that imposed on Gaza City. This renaissance was the result of the opening of the State of Egypt to its borders with the Gaza Strip, which allowed many products that were not available to enter Gaza. This led to a significant increase in the number of buildings where many of the buildings that were destroyed in previous wars were compensated. In addition, this renaissance has led to an unprecedented development in the expansion of built-up areas. After the Renaissance period the second period began, in 2014 and 2015, which was disastrous as the State of Egypt closed its borders, the siege on the city of Gaza returned to be more severe than it was before and followed by a war which launched by Israeli occupation army in 2014. In view of the thermal map shown below, the extent of the intensity of this war is evident, as the shelling and destruction took place in all areas of Gaza City, in a way that exceeded previous wars. Also the map shows the extent of the completely destroyed areas and the extent of the partially destroyed areas. This war resulted in the destruction of entire neighborhoods, demolition of towers and houses, and the destruction of the city's infrastructure.

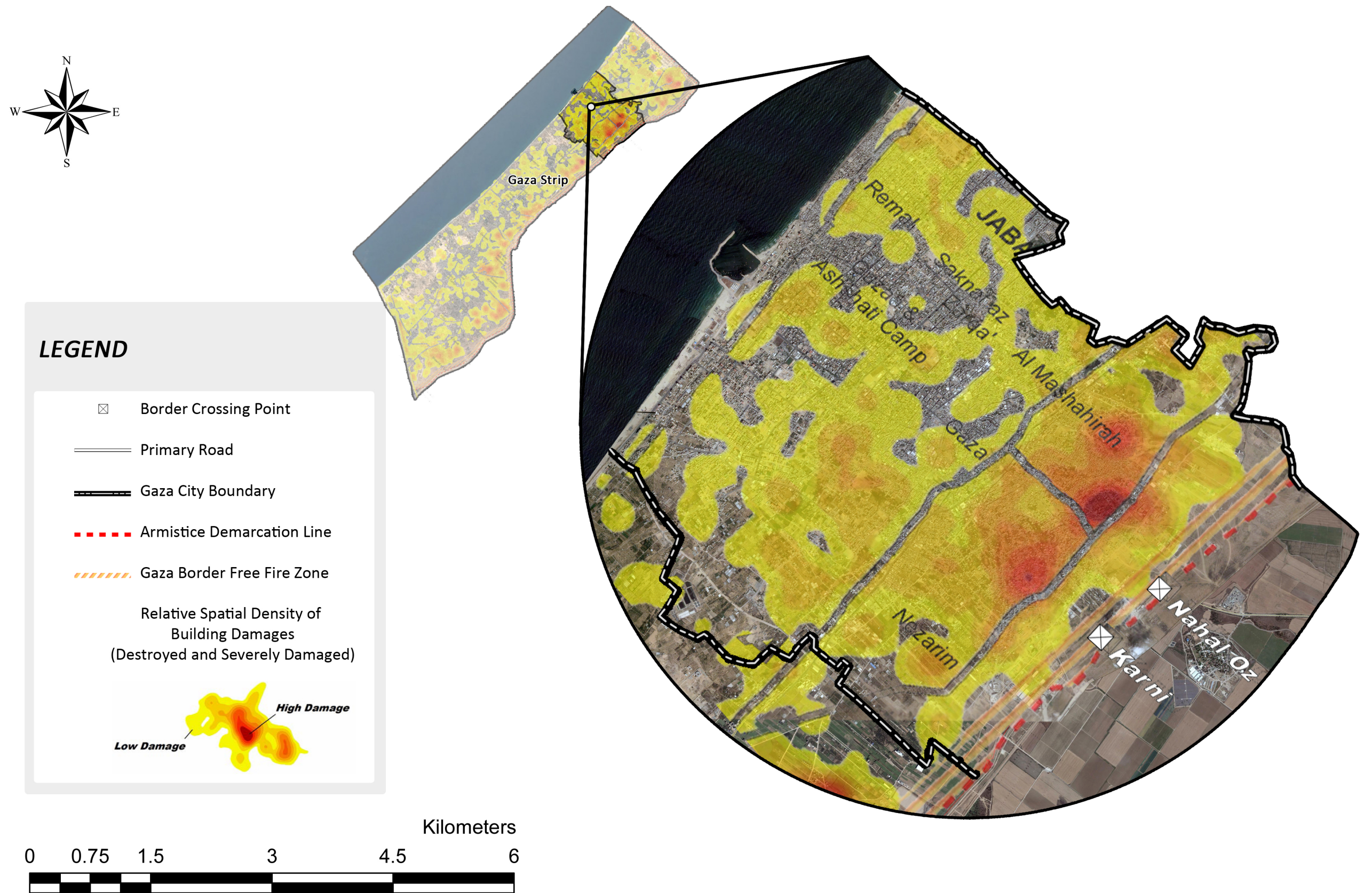
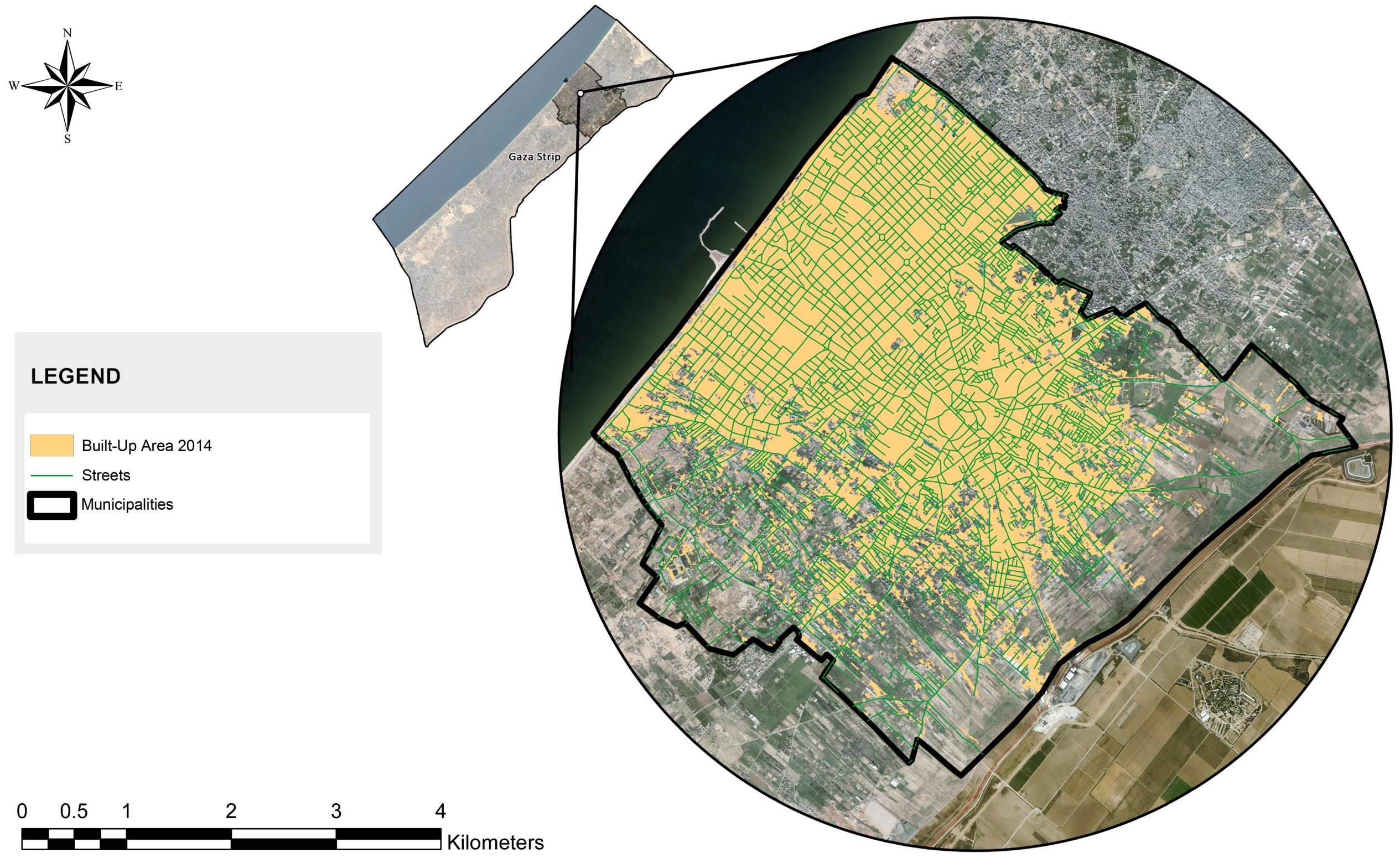


Figure 13: Thermal Map of Gaza City in 2014 by United Nation Institute for Training and Research (Edited by the Author)

The map below (See Figure 14) shows the 2014 urban development in Gaza city. Furthermore, the map shows a significant expansion of the built-up area to the south of Gaza City and to the east of Gaza City in particular. The reason for this urban expansion is the renaissance that took place between 2011 and 2013, which was explained previously. Another reason for the expansion to these directions is the absence of empty areas in the center of Gaza City, the eastern and northern regions in addition to rapid population growth. The map also shows the transformation of some agricultural areas into built-up areas, which are considered one of the most serious urban phenomena. This map is the latest map showing built-up areas after that there was a general recession in the real estate markets and urban development as well. As the construction movement has become almost suspended while new buildings became few and scattered. Moreover, the large projects almost disappeared.



LEGEND

- Built-Up Area 2014
- Streets
- Municipalities

0 0.5 1 2 3 4
 Kilometers

Figure 14: Built up Area Gaza City 2014 (Author)

3.5.1 Residential Development

Residential buildings design in Gaza City depends largely on the multi-storey concrete system, however there are also some residential buildings whose roof consists of temporary materials such as zinco (See Figure 15), but at a lower rate, in areas that are mostly random. Types of residential buildings are divided into more than one type, including high buildings and towers, which consist of ten floors or more while this type is not widely distributed in the city, this type of buildings including what is built individually sparse in the city or what is built in the form of residential compounds (See Figure 16). Another type of residential buildings that is the most prevalent in Gaza City is the five-story buildings (See Figure 17). Most of this type property belongs to an investor for the purpose of trade and sale or belongs to private families for the purpose of securing housing for the family and the children. Two-story buildings are considered to be another residential system (See Figure 18), but are no longer widespread at these days in addition this type of buildings is mostly owned by private owners.



Figure 15: Zinco roofs in Gaza city, photo retrieved from (URL4)



Figure 16: Residential compounds, photo retrieved from (URL5)



Figure 17: Multistory buildings, photo retrieved from (URL7)



Figure 18: Two story buildings, photo retrieved from (URL6)

In order to understand and clarify the residential development in Gaza City, it will be analyzed and observed by dividing the last eighteen years into four phases, the first phase will consider the years between 2000 to 2005, the second phase will be from 2006 to 2010, meanwhile the third phase will discuss from 2011 to 2015 and finally the fourth phase is from 2016 up till the present times.

The first phase began with the beginning of the second intifada, which had an impact on residential development, but this impact was slightly, as residential development continued almost naturally. This is due to the fact that the prices of construction materials have not changed significantly, in addition to the availability of these materials in the market naturally, but there was certainly been harassment by the Israeli occupation. These harassments included partial damage to residential buildings through shelling and demolition as well shelling of several concrete factories and their destruction. Moreover, Israeli occupation forces occupied some of the border areas and closed parts of the main streets such as Salah al-Din Street which is considered as a regional street linking the Gaza Strip cities with each other to create roads linking the Israeli settlements located inside Gaza with the occupied territories in 1948, which brought difficulty of access to those areas by the Palestinian population. Palestinian population has stopped moving towards these areas while the expansion became more possible towards the center of Gaza City and the southern part of it.

The second phase was the beginning of the real crises, this phase began after the withdrawal of the Israeli settlers from Gaza and the end of the second intifada. This phase began with a catastrophic start, with the Israeli occupation launching two wars in 2006, the first war was in September, and the second was in November. These wars

have had a direct effect on the residential development through the destruction of residential buildings in addition to the increase of the siege on crossing borders. This was followed by Israel's imposition of a siege on Gaza that resulted in the closure of the border crossings and the isolation of Gaza from the outside world. The impact of this siege shown on the residential development through the prevention of the entry of building materials and the imposition of a security belt on the eastern territory of Gaza City, which limiting the urban development in these areas. The siege has resulted in a near-total stagnation in residential development in Gaza City. Then 2009 war came by the Israeli occupation forces and caused severe damage to the residential development side that Israeli occupation forces shelled buildings in a large way, causing partial and total damage to these buildings. The attacks were spread during the war between the outskirts of the city and its center, but most were on the outskirts of the city, prompting residents to flee to the center of the city during the war. After the end of the war, the residents who are living in the outskirts of Gaza returned to their homes, but this war instilled in them a sense of insecurity in these houses. Which led many of them to own houses or apartments in the center of the city in anticipation of any emergency in addition to feeling that the center of the city is safer since the IDF cannot get there, knowing that the aircrafts can only bomb the center of the city.

The beginning of the third phase was the beginning of a transformation, as at the beginning of 2011, there was a process of renaissance of the residential development. The State of Egypt opened Rafah border crossing on the southern border of Gaza Strip, that allowed for the entry of building materials, which helped a revival of residential development through the reconstruction of a large part of which has been demolished and destroyed in the Gaza Strip through previous wars. This renaissance has resulted

in the residential encroachment of some of the city's outskirts, but most of the construction took place in the center of Gaza, where it can be expressed as filling the rest of the vacant land inside the city. In 2012, the occupation forces launched a war, but their results did not have a significant impact on the residential development, as it did not exceed seven days. Residential development continued and the real estate market grew significantly until 2014 when the Israeli occupation government launched a war that was the most brutal that lasted for nearly 56 days. During this war Israeli occupation forces destroyed houses in various parts of the city, resulting lack of safe places as shown previously in thermal map and destroyed entire residential areas (See Figure 19). This war caused great destruction to the area of residential development and the internal displacement of residents from the outskirts of the city to the center. Border crossings were closed after that, and the siege returned back more hard than before. The prices of construction materials rose to about five times, if any.



Figure 19: Destroyed Residential Areas, Photo Retrieved from (URL8)

The final phase is a period of stagnation almost complete in the process of residential development as the construction has stopped at a large rate and therefore the halt of urban construction. However, at this phase the situation differs from the previous phases as the economic recession that resulted from the blockade while the closure of the border crossings has a direct impact on the residential development as there are now a number of housing, but there is no money with citizens to buy, which led to lower prices to more than the half. However, there is no significant selling and buying movement. The difficulty of the economic situation led to follow a very old system, the system of barter, but in a modern way as the person to change his apartment by another piece of land. The current situation is very serious as almost the land of residential expansion is about to finish. The rapid increase in the population is placing the residential development under great challenge due to the small size of Gaza City compared with its population.

3.5.2 Commercial Development

Commercial development is considered one of the most important factors of urban development being the main factor in moving the wheel of the economy, which in turn moves the wheel of urban development therefore it was necessary to analyze the commercial development in Gaza City under the effects of the conflict. The commercial development in Gaza City depends on three main areas: border crossings, which is the main nerve of trade in Gaza City, due to the fact that all imports and exports are carried out through, second area is the maritime border, Gaza sea port, which is considered to be completely disabled due to the conflict in Gaza City (See Figure 20) while the third area is the local markets, which are divided into three main markets, the first one is located in the center of the old town of Gaza City as well as the second one extends from the Old city market towards the western side, which is in

the center of new Gaza, while the third is located in the north area of Gaza City as shown previously in land use map.



Figure 20: Sea Port of Gaza City, Picture Retrieved from (URL9)

In order to understand and clarify the commercial development in Gaza City, it will be analyzed and monitored as in the previous section by dividing the last eighteen years into four phases.

The first phase was a catastrophic phase in some aspects, as the Israeli occupation army disrupted the process of establishing the seaport. This has led to neutralizing the maritime trade side of the total trade system in Gaza City. Due to the control of the Israeli army on the sea, any movement of the sea was prevented from or to the city of Gaza. Land borders crossings remained to work almost normal in import and export operations, but laws and constraints were put by the Israeli side affecting the commercial development. For example, lists of allowed products have been put in place and many other products have been blocked, which occasioning limited commercial development. However, on the other side, the local markets have had

directly impacted from the conflict at this phase through two main issues, firstly is what has been mentioned previously about the land border crossings, which led to the lack of available goods and the lack of diversity in these goods. While the second one was the irregularity of working time in the markets actually the reason for that was the demonstrations and repeated protests against the Israeli occupation as a result of the aggressive acts carried out by the Israeli occupation army on those times.

The second phase was more dangerous on the commercial development, where the Israeli government imposed a siege on Gaza City, that resulted in the closure of the commercial crossing-borders, which prevented the export and reduced the import to its minimum levels. Also this has caused a total market deficit and paralysis in the trade movement that has led to a collapse in the city's economy. In addition, the period of siege included three wars that caused physical damage to the markets as well as a complete closure of markets and trade movement during the wars period (See Figure 21). Certainly, all this has contributed stagnation in commercial development and the loss of hope by major investors. This recession has affected all aspects of commercial, including real estate and construction. Many of capital owners have lost in their business while many construction companies declared bankruptcy due to the lack of building materials.



Figure 21: Local Markets Area of Gaza City During War Times, Photo Retrieved from (URL10)

The third phase was a transformation phase. Commercial movement was transferred from the commercial crossings controlled by the Israeli occupation to Rafah border crossings, controlled jointly by the Palestinian side and the Egyptian side as well as digging commercial tunnels between the Gaza Strip and Egypt illegally, but they were helping to solve the commercial crisis and ease the siege (See Figure 22). This brought about revitalizing the commercial sector and local markets, where markets returned to work while new investors appeared to have made a renaissance of the local market in many aspects. One of the most important aspects is the revitalization of the real estate market. However, this phase did not last long as the Israeli occupation forces launched the 2014 war, which largely destroyed commercial development and led to the closure of markets and destroyed some of them.



Figure 22: Commercial Tunnel, Photo Retrieved from (URL11)

In the fourth phase, the Palestinian-Egyptian border crossings was closed and commercial tunnels was also closed, which brought about a commercial recession. In contrast, there were some minor facilities at the commercial crossings controlled by the Israeli occupation. Construction materials were allowed to enter but under international supervision for public projects only. As for the seaport, the Palestinians demanded to complete their construction and start operating it. However, their request was rejected by the Israeli government, which led to ultimately turned it into an open area for the residents of Gaza City (See Figure 23).



Figure 23: Open Area by the Shore of Gaza City, Photo Retrieved from (URL12)

3.5.3 Industrial Development

Due to the importance of industrial development as a cornerstone of the pillars of urban development it had to be analyzed and monitored. Gaza City included many different industries and a good number of factories of different sizes. Of the most important industries that Gaza City relied on are sewing and clothing factories, which constituted a large proportion of exports (See Figure 24). As well as tile factories and construction materials such as stones (See Figure 25), but it was for local use, furthermore workshops carpentry, blacksmithing and dairy industries, as well as many other industries. Factories sites were distributed in the city and its outskirts. Heavy industries such as dairy factories, biscuits and construction materials were on the outskirts of the city. In contrast, light industries and workshops were located inside the city. In addition to the above, the Palestinian Authority planned an industrial zone on the eastern border of Gaza City as shown previously in land use map as a proposed area

where it was intended to develop the industrial side. A large proportion of Gaza's population depended on these industries and were their main source of income.



Figure 24: Clothes Factories in Gaza City, Photo Retrieved from (URL13)



Figure 25: Factories of Construction Material Gaza City, Photo Retrieved from (URL14)

In order to understand and clarify the industrial development in Gaza City, it will be analyzed and monitored as in the previous section by dividing the last eighteen years into four phases.

The characteristics of the first phase were the destruction of many factories and the closure of the rest due to the suspension of export, there is no longer a motive for manufacturing. Israeli forces took control of the eastern border, which led to disrupting work inside the industrial zone on the eastern border of Gaza City. In addition to destruction many factories such as concrete factories (See Figure 26). This has led to the displacement of a large number of workers as they were left without work, which led to high unemployment rates in addition to the halt of industrial development and limited to meet the necessary needs of Palestinian citizens.



Figure 26: Ruins of Concrete Factory, Photo Retrieved from (URL15)

The beginning of the second phase coincided with the wars that took place in 2006, which resulted the destruction of some factories. However, the biggest focus was on the blacksmith workshops because the occupation army claimed that these workshops were manufacturing weapons for the Palestinians. Subsequently, the siege was imposed on Gaza, which stopped the import of raw materials, that in turn led to the

suspension of industries almost completely. In addition, the siege reduced the amount of fuel that is supposed to be provided to the electricity generation company in Gaza, which brought interruption of electricity for long periods during the day, caused severe disabilities and problems of products and machinery factories, in addition to the inability to use refrigerators, for example. This situation continued until the war of 2009, which was a major damage to factories, especially in the eastern areas of the city while industrial development was paralyzed after that.

In the third phase, as in the previous two phases, the industrial sector witnessed some improvement due to the transformation of imports from the Israeli border to the Egyptian border crossings. Which in turn helped to enter the raw materials for the factories, but in contrast a large number of factories have been destroyed and a large number also have closed their doors and sold all their machines. Electricity improved significantly due to the entry of fuel from the Egyptian side, which led to the operation of the power plant more, that helped the factories to work for longer hours. However, this situation did not last long as the Israeli occupation forces destroyed many of the remaining factories during the war of 2014, which led to stagnation in the field of industrial development.

As for the fourth phase, it is noted that some factories have returned to work. However, these factories are numbered as it does not exceed five factories and of course there is difficulty in operating them due to the lack of raw materials and the economic stagnation in Gaza City. There are many domestic industries have been disappeared and replaced the majority of it by the imported industries. Nowadays Gaza city depends mainly on imports, which shows the transformation that happened to the city

by making it a consumer city and not a productive city. Of course, this impact on industrial development make it far from the reach therefore it makes a direct impact on urban development.

3.5.4 Agricultural Development

Agriculture field in Gaza City was considered to be one of the most important fields in support of the city's economic cycle and urban development. The city of Gaza contains various types of crops such as the cultivation of citrus, olive, rose, strawberry and many other crops (See Figure 27). Indeed, the main dependence was on the export of citrus and strawberries in addition to roses of course. In fact, agricultural land in Gaza city was mainly concentrated in the eastern areas, and the agricultural areas were classified by the municipality into areas A and areas B as shown previously in land use map, as well as a little agricultural land in the southern regions.



Figure 27: Flowers Planting Greenhouses, Photo Retrieved from (URL16)

In order to understand and clarify the industrial development in Gaza City, it will be analyzed and monitored as in the previous section by dividing the last eighteen years into four phases.

The first phase is the beginning of a decline in agricultural development due to the Israeli occupation army classified the eastern area of Gaza City, which is agricultural land as an open fire zone. The term "open fire" means that the occupation army has the right to shoot anyone who approaches this area. Indeed, at this phase from 2000 to 2005, dozens of farmers and Palestinian civilians were killed. This led to farmers' fear of going to cultivate their land and to take care of it, resulting in a sharp decline in agricultural development. In addition to the above, the Israeli occupation forces razed many agricultural land on the eastern border and cut hundreds of perennial trees (See Figure 28) under the pretext of imposing the area as a buffer zone. All mentioned before was a disaster on the agricultural sector, which prevented agricultural development and therefore have a direct impact on urban development.



Figure 28: Perennial Trees Cutting, Photo Retrieved from (URL17)

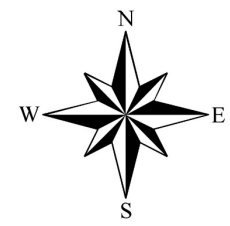
The second phase began after the Israeli withdrawal from the territory of Gaza City. The withdrawal resulted in the provision of more agricultural land from the land which was occupied by the Israeli occupation army. This gave hope for agricultural development in Gaza city. In addition, some greenhouses were left in these lands, which were used by Palestinian farmers after withdrawal. However, after almost two years of withdrawal, the strict siege was imposed on Gaza City, which led to the decline of the agricultural sector due to the ban on the export of agricultural products in addition to preventing the import of medicines and pesticides for agriculture. In addition, Israel harasses Palestinian farmers' crops by spraying pesticides on their crops near the Palestinian territories without warning, leading to the access of these pesticides to Palestinian crops through the air, which destroying these crops. Later, the Israeli army launched a war in late 2008, which resulted in the destruction of many greenhouses and the bulldozing of agricultural land in the south-east of Gaza City.

In the third phase, the stagnation of the movement continued, which in turn affected agricultural development. There was a sharp decline in agriculture at this phase, where agriculture relied on light crops such as grapes, tomatoes and olives, but only a small percentage, which served only the internal community. Consequently, the shift from relying on local agricultural products to importing agricultural products from abroad has been made. Where the Israeli occupation government used its control over the border and start to export their agricultural products to the Palestinian people, where the market of Gaza is a consumer market significantly while the Palestinian people have to accept these products because of the lack of alternative. At the end of this phase, the Israeli army launched a war in 2014, which was very disastrous for the agricultural sector, where the agricultural areas were completely razed and bombed (See Figure 29). This resulted in a complete paralysis of agricultural development and almost total dependence on imports, except for some agricultural products.



Figure 29: Bombed Residential Areas Aerial Photos Retrieved from (URL18)

The fourth phase is a continuation of the recession state, while agriculture has fallen to its lowest level. There are many crops and plants that have ceased to be planted in Gaza, such as roses, and have been replaced by imported crops, which are considered expensive, in addition to their lack of quality compared to local crops. All of the above has caused deterioration of agricultural development as well as the throwing of fear in the hearts of farmers, where the transformation of agriculture in Gaza city to akin to gambling. This is because of the obstacles have become many. If agriculture survives from shelling and razing by the Israeli occupation army, it may not survive from the lack of necessary agricultural inputs for cultivation. If the agricultural requirements are available, the crops may be adversely affected by the pollution of the soil that resulted from the chemicals and the bombs used in the wars. Also if there were any possibility of not being affected by polluted soils, then may be the agriculture will have affected by the lack of electricity needed for greenhouses. If it is assumed that there is sufficient electricity for greenhouses, there is a large proportion of lack in sufficient water for irrigation due to the decrease in groundwater rates. All mentioned above has promoted the loss of hope among the farmers from agricultural development, which led many of them to turn agricultural land into residential land, which has a direct impact on urban development, because the residential buildings built in agricultural land are built indiscriminately without planning.



LEGEND

- Armistice Demeraction Line
- Gaza City Borders
- Primary Road

Damage Assessment as of 27/28 August 2014

- Destroyed Greenhouse
- Severely Damaged Greenhouse
- Moderately Damaged Greenhouse

Agricultural Assessment as of 14 August 2014

- Damaged Agricultural Areas



Figure 30: Agricultural Map of Gaza City (Edited by the Author)

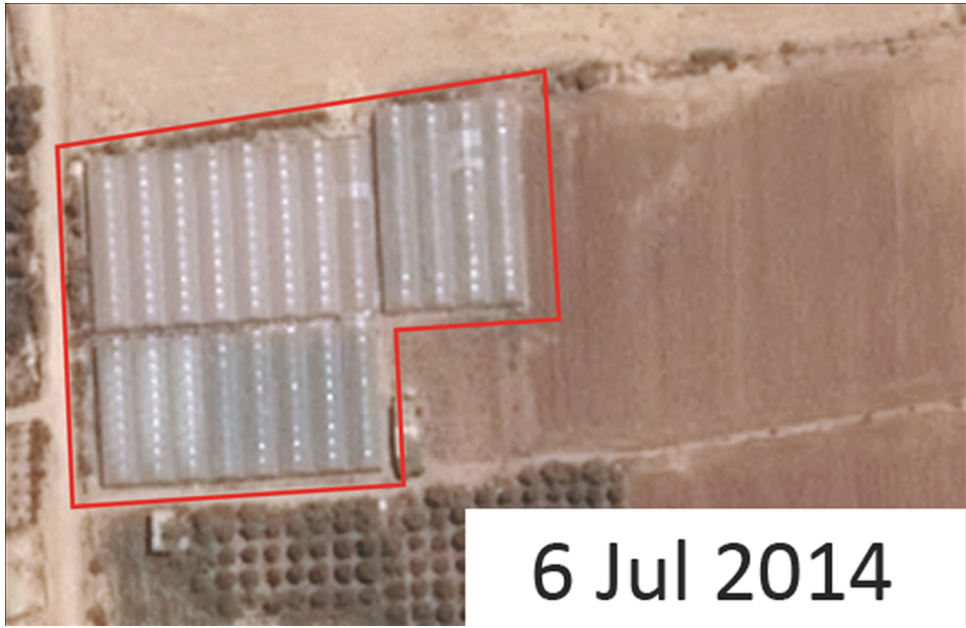


Figure 31: Damage of Agricultural Lands in 2014 War

3.5.5 Infrastructural Development

Due to the importance of the infrastructure in any urban development project, it is necessary to analyze the infrastructure of Gaza city. The infrastructure of Gaza City is generally fragile as infrastructure works to meet the minimum needs of the city's population. One of the most important elements of the infrastructure is the road network, which is considered relatively good in Gaza City, where it contains regional and main roads paved and well-wooded (see Figure 32) as well as side roads of the city, which contain some roads not paved and very poor condition which are dirt roads that are affected by climate change that making them unusable at all times of the year (see Figure 33). On the other hand, the road network in Gaza City has some disadvantages, such as the inability of some main roads to absorb the increasing number of conveyance means due to its narrowness (see Figure 34) as well as the lack of streets maintenance, which expose them to damage more quickly (see Figure 35). Another important component of the infrastructure is sanitation. Gaza suffers from sewage networks, as Gaza City does not contain actual wastewater treatment plants, but only basic refining. Therefore, water is discharged into the sea, which pollutes the sea or pumps it into pools designed to collect rainwater, causing rainwater to be lost in addition to the lack of groundwater, which is the first source of water in Gaza City. Furthermore, the problem of electricity is the biggest problem facing Gaza city, where it contains one electricity company while this company is working partially which causing inability to cover the entire city due to the lack of fuel because of the siege imposed on Gaza in addition to the results of the Israeli-Palestinian conflict which led to the bombing of both power plant and destruction of fuel tanks.



Figure 32: Road Network, Photo Retrieved from (URL19)



Figure 33: Poor Condition Road in the City of Gaza Photo Retrieved from (URL20)



Figure 34: Narrow Roads Found in Gaza City, Photo Retrieved from (URL21)



Figure 35: Damaged Street Infrastructure in Gaza City Retrieved From (URL22)

In order to understand and clarify the industrial development in Gaza City, it will be analyzed and monitored as in the previous section by dividing the last eighteen years into four phases.

The first phase included several changes to the infrastructure of Gaza City. The road network was the main part of these changes, as the Palestinian-Israeli conflict affected the road network, especially the main roads which the Israeli army closed many of these roads (see Figure 36), and forcing the citizens to use other roads that were unusable. Moreover, some roads have been changed to serve Israeli settlements. In addition, many roads have been destroyed as a result of clashes between the parties of the conflict. In the same way, the sewage networks were of a low level, where many areas suffered from the weakness of the sewage network, even that some areas did not already contain sewage networks such as refugee camps. The main problem with the sewage networks is that there is no place to get rid of this water Because there are no water treatment plants. As for electricity, it was considered to be a good phase compared to the next phases, as the electricity was available fairly well, and this does not mean that it was present continuously during the day, but the fuel was available to the power plant in addition Israel was supplies Gaza part of the electricity.



Figure 36: Closed Road by the Israeli Army, Photo Retrieved from (URL23)

The second phase contains many changes in the infrastructure of Gaza City. As the road networks were greatly affected at this phase, the positive thing was the withdrawal of the Israeli army from the main streets and the removal of all roadblocks, but in return successive wars on Gaza City destroyed many roads and bridges linking Gaza City with the rest of the Gaza Strip cities, in addition the internal roads had been unusable (see Figure 38). In the same way, the power plant was bombed in these wars, which led to the destruction of the station but it was then partially repaired however it is can no longer work at full capacity. In addition to all above the imposition of the siege on the city of Gaza in 2007 was the main problem, which led to the lack of entry of sufficient amounts of fuel to the power plant. As for sewage networks, they have worsened because they no longer control rainwater, causing sink of entire areas in the winter (see Figure 37). The main reason for the decline in the development of

infrastructure at this phase in general is the blockade, because it prevented the entry of basic materials for maintenance and construction, such as electricity generators for the Electricity company and the material of paving streets.



Figure 38: Destroyed Bridge, Photo Retrieved from (URL24)



Figure 37: Sink Areas, Photo Retrieved from (URL25)

The third phase witnessed a renaissance in the road networks in general, especially the main and regional streets. After the successive wars in Gaza, some countries supported the reconstruction of Gaza City. Reconstruction projects included the main streets such as Al-Rasheed Street, which is a road that connects the cities of Gaza Strip to each other and is parallel to Gaza sea (see figure 39). However, then there were some wars that caused damage in some side streets, in addition to the main streets where were damaged but slightly. Moreover, electricity has not improved at this phase but even worsened despite the availability of fuel as a result of the opening of the border with Egypt in 2013 due to the weakness of electricity generators as a result of the destruction of many of them in wars. In the same way, sewerage networks have not improved significantly as there are still weaknesses in wastewater treatment plants, water is still being discharged into the sea and rainwater pools.



Figure 39: Al-Rasheed Street, Photo Retrieved from (URL26)

The fourth phase is completely stagnant, as the situation is the same because no infrastructure has been developed. The streets are still as they are, even the streets that were destroyed during the last war have not been dealt with so far, as well as a great weakness in the maintenance of the streets. As for the sewage networks, their weakness seems clear during the winter, as it does not absorb the amount of rain water, causing the loss of huge amounts of this water at sea or in rain waters collecting pools. In addition to the lack of renewal of the drainage networks and heavily degraded. Moreover, electricity has worsened due to the tightening of the blockade, it was even reduced between 6 to 8 hours only during the day.

3.6 Findings

The results of Gaza city maps analysis and conditions for the development of built-up areas; residential, commercial, industrial, agricultural and infrastructural development showed that identifying the problem which the city suffers of is vital and on prior of

fixing the issues. This is because urban development problem in Gaza city is not only the destruction that Israeli occupation made, but also the lack of the possibilities available to solve this problem. However, the previous analysis had shown that Gaza City does not have sufficient resources to cope with these challenges. Israel's blockade of the Gaza city's land and sea borders is a real challenge that is facing the urban development of the city. Whereas the Israeli occupation after its withdrawal in 2005 turned Gaza City into a large prison, and fully prevented any contact with the world, which obviously as previously shown affected the development of Gaza city. In addition, the most serious and complex problems facing Gaza City are; firstly, the area of the city, which is very small with 65 km² and the high population density of 600 thousand people in 2015, according to the Municipality of Gaza. while secondly, the severe shortage of natural resources.

The following map shows the results of the urban expansion in Gaza City by comparing urban expansion for different years 2003, 2007 and 2014. This map shows the rapid pace of urban expansion in Gaza City in a short period of time, despite the complex conflicts that the city is experiencing. The urban expansion situation in Gaza City is very dangerous since the plan, which was put by the Palestinian planners for future urban expansion as shown in the previous map of land use, was disrupted due to the rapid increase in urban expansion, which almost exceeded the proposed areas. Urban expansion began to encroach on agricultural land as shown in the following map. Urban expansion has become very difficult towards the northern and western areas and at the center of Gaza City. As well as the difficulty of expansion of the eastern region due to the imposition of the Israeli army in this region forming a buffer

zone in addition to its original usage as agricultural land. The only area currently available for urban expansion according to maps is the southern area of Gaza City.

The results of the residential, commercial, industrial and agricultural development analysis of Gaza city showed the following. First, residential development has shown a general shortage of housing units. In addition to the lack of safe housing places, as all areas in Gaza City under threat of any war. There are some investment attempts currently, but the attempts are very humble, as a result of the collapse of the economy in the city and high prices of land due to lack of availability in addition to the high prices of construction materials. Secondly, the results showed that commercial development is very weak because at the level of local trade, the number of markets in Gaza City as it has been for tens of years, while it did not develop and did not keep pace with rapid population growth, which on the one hand caused poor coverage of all areas of the city while on the other hand caused difficulty of meeting all the requirements of the population. In addition, to the trade with the West Bank is very complicated because of the geographical separation between the West Bank and Gaza city, which caused lack of internal trade development. Furthermore, the field of foreign trade, in Gaza city relies heavily on imports, due to the siege imposed on the city which made Gaza city a large consuming city. Under the current circumstances more than 90% of Palestinian imports coming through Israel, in the same way Israel also hinders exports, which means that Israel still controls the Palestinian trade movement, which hindering commercial development. Thirdly, the industrial development analyzing revealed the extent of its collapse and weakness at the present time. Many factories were destroyed and a large number of workers were displaced, thus increasing the unemployment rate in Gaza City society. In addition, the industrial field lacks the

necessary infrastructure to develop. In spite of this, Gaza City still contains some factories, but only a small proportion, mostly food factories for foreign agencies. Domestic industries have shrunk considerably while at the same time there is a lack of capital to support their development. Fourthly, agricultural development suffers greatly due to lack of groundwater, which is the main source of water in Gaza City. In addition, the Palestinian-Israeli conflict has led to a drastic decline in agriculture due to land leveling and trees cutting by Israel, as well as the imposition of the eastern zone as a buffer zone area, which forms the agricultural area of Gaza City. In addition, the biggest problem that threatens the development of agriculture those days and in the upcoming future is the pollution of arable land due to chemicals produced of the wars. Nowadays agriculture in Gaza City depend on simple seasonal crops, which are aimed the local market only, away from external export. The infrastructure sector is experiencing a real crisis due to the great weakness in the sewage networks because there is no way to get rid of them except by directing them to the sea water or the pools of rainwater collection. In addition, there is a large deficit in the power plant in Gaza City due to the partly destruction that happened during the wars and the lack of fuel used to operate as a result of the siege imposed on Gaza City. In addition, the road networks face many problems, including the narrow streets in conjunction with the increase in the number of vehicles and the lack of paving for large number of streets due to the lack of raw materials used for paving.

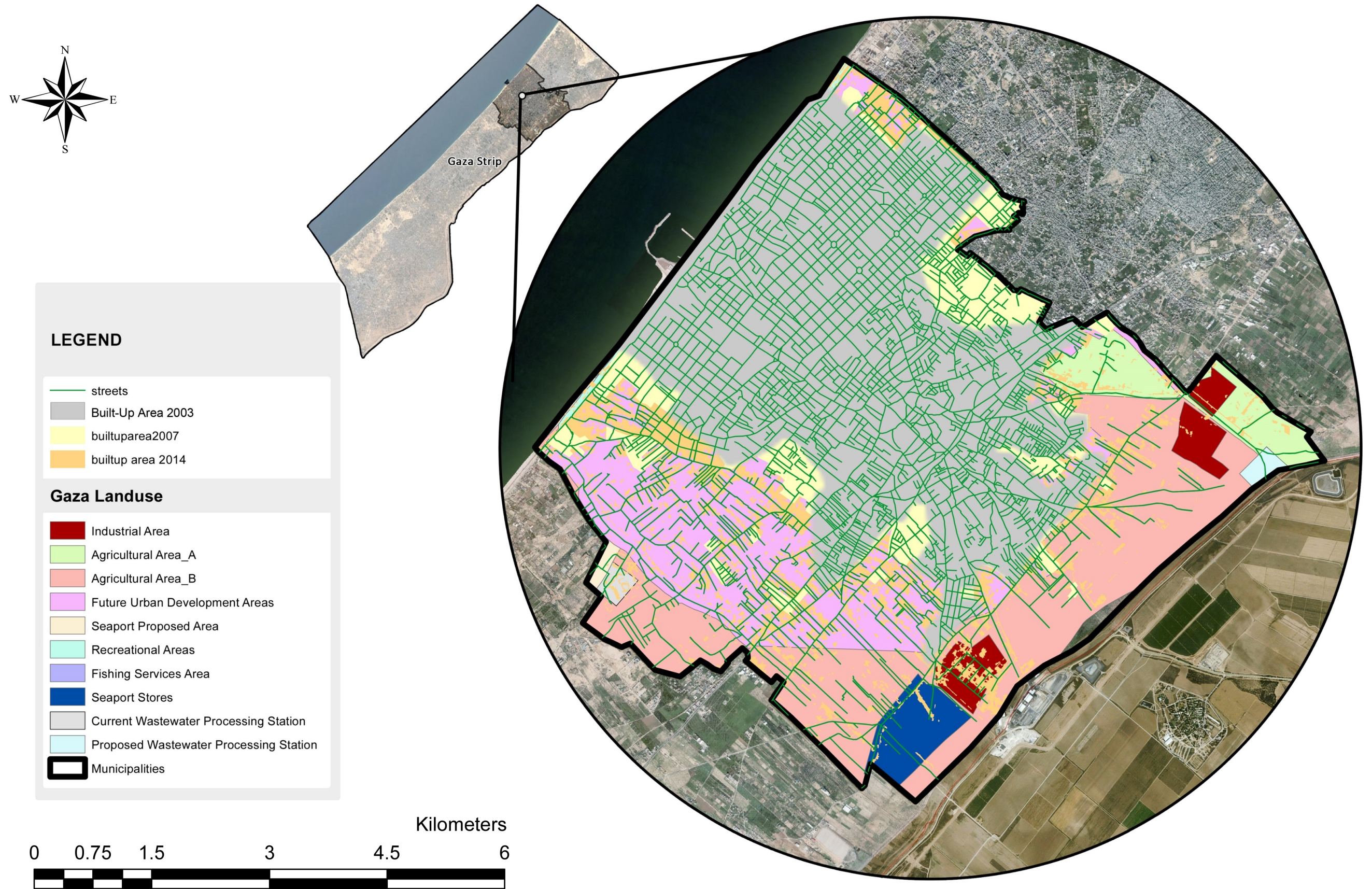



Figure 40: Overlap of Main Findings (Author).

Table 11: Gaza Conflict Findings.

Gaza City - Palestine	
Conflict Period	<ul style="list-style-type: none"> • 1948 – Until Now
Type of Conflict	<ul style="list-style-type: none"> • Political Conflict
Cause of Conflict	<ul style="list-style-type: none"> • Jews occupation Gaza City and then impose a siege on the city in addition to launched wars against it.
Impact of the Conflict on the Urban Development	<ul style="list-style-type: none"> • Shrinking urban expansion areas. • Decline in the industrial field and lack of factories. • The collapse of the local market and especially the real estate market. • Economic collapse. • Shrinking of plant species. • Export blocking and rely on import only. • Lack of public spaces in the city.
Conflict Solution attempts	<ul style="list-style-type: none"> • Oslo Agreement • Roadmap Agreement • Other agreements in different intervals period.
Current Situation	<ul style="list-style-type: none"> • The siege continues, causing a general recession in urban development.
Images	

3.7 Summary of the Chapter

In this chapter of the thesis the researcher dealt with Gaza City as a case study. This chapter discussed two main topics. The first is the literature review of Gaza City, while the second issue is the analysis and observation of urban development in Gaza City in the last 18 years through aerial and GIS map analysis. Thus this chapter has been divided into several sections.

The first chapter brought out an overview of the history of the State of Palestine through its historical importance and its geographical location in terms of the surrounding countries and the world. Subsequently, Gaza Strip has been studied in terms of its history and geographical location for Palestine, which is the sector that contains Gaza City. After that, Gaza City has been studied in terms of area, historical importance, geographical location and population density, which is considered the highest in the world.

Next section described the historical Palestinian-Israeli conflict. This section explained the history and origins of the Palestinian-Israeli conflict in terms of its development, characteristics and the impact of this conflict on the urban development of Gaza City throughout history. To study this conflict clearly and to highlight its characteristics and causes, this section contained sub-sections. First sub-section talked about Balfour Declaration. This declaration was through beginning of Israel's occupation of Palestine, where the British Foreign Secretary gave the Jews a promise to establish the State of Israel in the Palestinian territories immediately after the withdrawal of the British Mandate from Palestinian territories. Second section dealt with the events of the Palestinian-Israeli conflict in 1948. This year considered as a

pivotal in the history of the Palestinian-Israeli conflict. During this year Israel has defeated the Arab armies, seized a large portion of the Palestinian lands and displaced many Palestinians from their lands. Third sub-section dealt with the events of the 1967 war, when Israel occupied the rest of the Palestinian territories after the defeat of Egypt and Syria in 1967 war, as well as some Egyptian and Syrian territories. The last section dealt with Oslo agreement signed between the Palestinians and the Israeli government as an attempt to find a solution that can stop the conflict between the two sides.

Third section of chapter three dealt with the history of the Palestinian-Israeli conflict inside Gaza City. This section focused on the causes of the conflict and how serious it is on the current situation of Gaza City in addition to its consequences. Furthermore, this section contained sub-sections that help to divide the Palestinian-Israeli conflict into important and pivotal time periods. First sub-section examines Israel's responsibility towards Gaza City residents and how the Israelis evade from this responsibility after they withdrew from Gaza in 2005. Second sub-section deals with a very important issue which is the siege imposed on Gaza by Israel and its impact on the city and society inside the city. Moreover, Since Israel began its occupation of Palestine, it has been trying to isolate Gaza from the rest of the world. Third sub-section dealt with the largest wars launched by the Israeli occupation army against Gaza in terms of its causes and history, in addition to what extent it affects the community and the city. This sub-section has discussed the last three wars on Gaza - the Cast Lead War, the War of Defense, and the War on the Edge of Defense - separately. Fourth sub-section studied the security belt imposed by the Israeli occupation government on the eastern borders of Gaza city, which is called (no go zone). The Israeli army imposed a 1 km buffer zone as a prohibited area while imposed

an open-fire law that provides the right for the Israeli army to fire on anyone who is present in this area, whether a civilian, child, elderly or woman.

Fourth section of this chapter studied the impact of the Israeli occupation on the urban development of Gaza City throughout history. First sub-section deals with an overview of the urban systems of Gaza City during the Israeli occupation. Where the Israeli occupation government deliberately during its tenure period the absence of any urban extension structured or thoughtful, in addition to indifference to create any architectural character or identity of Palestinian cities. Israeli occupation authorities have implemented their policy of blurring the identity of Gaza city and indifference to creating any architectural character through indifference to issuance of any laws provides for structural and detailed plans or any planning or building policy.

Section Five is the practical section of this chapter. This section examined the characteristics of urban development through the analysis and observations of maps for the last 18 years of Gaza City. The first section has analyzed the urban growth and the built-up area of Gaza city through studying of its different periods of time in addition to analyzing the extent of urban growth in each period, their causes, and their results. These periods are 2003, 2007 and 2014. As well as analysis of thermal maps for the wars of 2009 and 2014, which showing the extent of the aggression against Gaza City and its impact on urban development. This section also included sub-sections where they divided the urban development into different fields, which are residential, commercial, industrial and agricultural development, where each of them was studied and analyzed separately. Each section examined the impact of the conflict on the development of each field through dividing the last 18 years into four periods.

The first period from 2000 to 2005, second period from 2006 to 2010, third period from 2011 until 2015 and the final period from 2016 until 2018 which each section presented the impact of the conflict on its development.

Sixth section presents the results obtained after the analytical and descriptive study of the case. Where the results of each section in addition to the comparison of urban expansion periods with each other were explained. Which showed the seriousness of the current situation of Gaza City at the residential, commercial, industrial and agricultural levels, as well as the status of the current urban expansion of Gaza City and its future forecast.

Chapter 4

CONCLUSION

4.1 Summary of the Performed Work

This thesis has dealt with the study of urban development in conflict zones. This is because of the importance of this topic at the present times considered by the large proportion of regions around the world who are seeking the urban development. In contrast, various conflicts forms are becoming more widespread around the world than ever before. Therefore, it was necessary to highlight the current situations and challenges facing urban development in conflict zones through the following two methodologies: quantitative methodology, which examines the literature review of the challenges of studying urban development, land use, and various types of conflicts, that helping in reaching the second methodology which is quantitative methodology that deals with the analysis of the case study through different types of maps in addition to the researcher's observation. This case study, which is Gaza city is a rare case around the world due to the state of development and type of conflict which is very complex and extends from a long period, that makes the study distinctive while it also helps to develop recommendations can be used in different conflict zones around the world.

This thesis addressed a literature review to clarify many points needed to understand the subject smoothly. At the beginning, it was necessary to explain the impact of conflicts on urban development in general in terms urban development forms as well as the types and causes of conflicts around the world. Therefore, it was necessary to

identify the challenges facing the study of urban development, as it is a confusing subject and it is not very clear due to the different definitions or concepts of urban development around the world, in addition to the different standards of development from one region to another. Moreover, the relationship between the term conflict and the term violence was discussed, so that the two terms come closer to each other in some definitions. The study found that conflict is the broadest term while the term violence falls under it, but it is not necessary that every conflict should contain violence. Moreover, one of the essentials for understanding any conflict situation is to understand and study the causes of conflict and violence as well as to study the types of conflict and violence as well. Studying the causes of conflict leads to a proper analysis of any conflict as well as the possibility of finding effective solutions to these conflicts. The study has shown that one of the main causes of conflicts is the promotion of violence through greed and grievance. In short, it means discrimination and inequality between urban areas and failure to meet the demands of the population and their needs, which generates stratification and hatred among the various strata of society. There are also the factors of mobilization and growth that cause conflict as there are drivers of any conflict. These factors are organizational resources, financial resources and human resources where these factors are considered to be the main causes of the occurrence and continuation of any conflict. Furthermore, the categorization of conflicts and violence is also a very important point, which in turn helps in conflict analysis as well as a deeper understanding of the origins of any conflict. The study showed different categorizations of the main types of conflicts. The study found that the most comprehensive and important categorizations of conflicts include political, economic and social conflict with subcategories for each one. Therefore, the study of examples was then adopted for different cities around the world

on these categorizations. The conflict in Hebron, Villavicencio City and Karachi was studied in terms of the type of conflict, the cause of the conflict, the current state of conflict and the attempts used to find solutions to these conflicts and the period of each conflict.

Gaza City was chosen as a case study due to its special conflict situation. In order to understand the Palestinian-Israeli conflict in Gaza City, it was necessary to study the type of conflict, causes, solution attempts and its current conflict situation. Therefore, Gaza city was first identified through its history and geographical location, and then a study was conducted on aspects of the Palestinian-Israeli conflict in the city. These aspects included the Balfour Declaration, which was the start of the conflict after the British Foreign Minister gave the Jews a promise to grant them Palestinian land to establish their state after the withdrawal of the British mandate from it. Afterward, an overview of both 1948 war and the 1967 war was taken. The two wars are the basis of the ongoing Palestinian-Israeli conflict. Israel has taken control of large parts of the Palestinian territories after these wars and subjected them to its direct administration. Then Oslo agreement was reached, the first real attempt to resolve the Palestinian-Israeli conflict, which allowed the Palestinian Authority to return to the Palestinian territories, as well as hand over Palestinian Authority the control of the Gaza Strip and the West Bank. After that, the study gave more attention to the city of Gaza by explaining the causes and forms of conflict and the physical and moral impact on the city. In order to understand the impact of the Palestinian-Israeli conflict on Gaza City, the study highlighted the planning regulations of the city during the Israeli administration period between 1967 and 1994, as well as the Palestinian Authority period from 1994 until now. The most important part of this study was the practical

analysis of Gaza City land use by using different maps, such as areal, thermal, GIS maps which explained the status of built-up areas for different periods of time during the previous 18 years that shows rapid growth in all directions of the city. In addition, residential, commercial, industrial, agricultural and infrastructure developments were analyzed. Conflict findings and the status of the city at this time have become clear.

4.2 Summary of the Main Findings

The findings of the study showed the manifestations of urban expansion for the last 18 years by comparing maps for different periods of time, 2003, 2007 and 2014. This comparison showed how fast urban expansion in Gaza City is, which poses a danger for future expansion if it continues in the same way as the density of the population is very high compared to the land allocated for housing in addition to the inability of agricultural land to meet the needs of the population of food. While, the urban expansion has been growing towards the agricultural land, which will expose the city to a significant deficit in agricultural products during the future period. Three of the four sides of the city no longer have the possibility to expand through them for a variety of reasons, including the depletion of the land allocated for the expansion and the Palestinian-Israeli conflict.

The study focused on the land use analysis in Gaza city, which dealt with the residential, commercial, industrial, agricultural and infrastructure development, which showed a shortage of housing units at the residential level. This lack of housing units is due to several reasons, including the rapid growth of the population, the lack of available land, and the lack of safe land in the city as a result of the Palestinian-Israeli conflict. On the commercial level, the study showed a great weakness in the aspects of trade, which is a shortage in the local markets as well as a decline in the rate of exports

and trade with the outside world, which led to the economic collapse of the city while dependence is on imports significantly. Moreover, the Palestinian-Israeli conflict led to the destruction of many factories and the importation of raw materials, which led to a quasi-stop in the industrial field wheel, a large increase in the unemployment rate and the spread of light industries randomly in the residential areas, which of course caused damage to these areas. As for the agricultural sector which is – as shown- going through a very serious phase, as the percentage of agricultural land has decreased significantly due to the Palestinian-Israeli conflict. This conflict has resulted in the lack of groundwater, which is the main source of water in the city as well as soil pollution and crop destruction as a result of the wars that have taken place in Gaza City. Finally, the infrastructure sector is facing a real crisis in all its aspects. This crisis is shown in the weakness of the sewage networks, the partial operation of the city's power plant and lack of road networks development in the city.

4.3 Post Conflict Proposal for Gaza City

Radical scenarios for post conflict solutions might include either a full Israeli land, full Palestinian land or Palestinian lands according to Oslo borders agreement in 1967 which includes Gaza Strip and West Bank as a Palestinian independent country and Israel country according to the borders of 1948. Since the most logical post conflict solution between the proposed scenarios is the Oslo agreement borders in 1967, further recommendations and proposals will be discussed on four important sectors; residential, commercial, industrial, agricultural and infrastructure.

The issue of urban development in the Gaza city is one of the most important issues that must be studied and highlighted while it must be planned in a scientific and well thought-out manner due to it is the basic method that can be used to combat

dependency, poverty and underdevelopment and all the economic and social problems that were generated as a result of years of political conflict.

In order to develop an urban development plan for any country that has lived in years of conflict and wars, this plan must be built on a strategy which commensurate with the economic characteristics of the region to be developed. Development must be comprehensive, overcome economic and social problems and create a new environment that will be valid for effective economic growth which will lead to development in all urban aspects thereafter. In addition, the specificity of the place to be developed should be taken into consideration because of the different development criteria from country to country.

The main objectives of the urban development targets are to achieve the development vision of the city, in addition to be specific, measurable, achievable, realistic, and being linked to a specific time frame. Therefore, it is very important to understand the natural and functional relations between the different regions in order to achieve proper urban development that can accurately determine the suitable areas for future urban development, in addition to reduce the collision between urban development and natural and environmental resources, in contrast if urban development is not well planned and effective, comprehensive urban development will not be possible.

In order to develop a post-conflict proposal for Gaza City, it is necessary firstly to review the land use plan and regulations that were previously covered during the various periods of government that passed through the city which contained many weaknesses. Therefore, a comprehensive plan must be drawn up that deals with what

already exists while draw a future plan for urban development in addition to dealing with the latest developments and what resulted from the conflict. Moreover, based on an analysis of past land use aspects, a proposal should be made for each of these five aspects in order to achieve effective urban development. Therefore, the proposal will include the five aspects which are residential, commercial, industrial, agricultural and infrastructure, that will be presented in the following sub-sections.

Radical scenarios for post conflict solutions might include either a full Israeli land, full Palestinian land or Palestinian lands according to Oslo borders agreement in 1967 which includes Gaza Strip and West Bank as a Palestinian independent country and Israel country according to the borders of 1948. Since the most logical post conflict solution between the proposed scenarios is the Oslo agreement borders in 1967, further recommendations and proposals will be discussed on four important sectors; residential, commercial, industrial, agricultural and infrastructure.

- Residential Proposal

- Re-planning the areas that were destroyed as a result of the conflict through applying regulatory laws in addition to removing any previous violations. Many of these areas were built randomly while contain many violations such as distance of the rebound, buildings height and buildings violation on the street.
- Vertical extension of the buildings rather than the horizontal extension due to the lack of available lands.
- Treatment of Al-Shati refugee camp through two scenarios. First scenario is that if the issue of refugees is not resolved after the end of the conflict and they do not return to their cities which they were displaced from in 1948, then the camp should

be maintained because it is a proof of the refugees' right to return to their original cities. However, there should be a plan for the renovation of the buildings because most of them are worn out, in addition to removing any irregularities. Moreover, as the population density is very high in the camp and no longer contains empty lands, it is possible to redesign some areas in the camp by constructing residential towers in the form of residential compounds, however within the borders of the camp, in order to emphasize the right of refugees return. Second scenario is that if the end of the conflict caused end of the refugee issue as well and their return to their original cities, Then the camp can be completely removed and re-planned so that it becomes a commercial zone because of its proximity to the port of Gaza as well as design public places for the residents of the city due to the lack of public places in Gaza City. In addition to design a residential compound contains towers in a thoughtful manner while leaving the rest of the space as a future expansion.

- The establishment of a law by Gaza municipality which provides for the determination of apartments area to be a moderate area that meet the needs of the average size of the family in Gaza City, which average is six individuals according to the studies. Gaza municipality should oblige any investor who builds housing projects with this law in order to provide the largest number of houses with the least possible land area.
- Encourage building artificial islands in the sea to accommodate more housing projects.

- **Commercial Proposal**

- Re-operation of Gaza seaport.

- Planning a commercial exchange area between the city of Gaza and neighboring countries.
- Planning a local market in the southern area of Gaza City, as there are no markets covering this area.

- Industrial Proposal

- Renovation and operation the industrial zone in the eastern area of Gaza City.
- Gaza Municipality must prevent the industrial works which is spread within the residential areas while allocate an area on the southern outskirts of the city for these industrial works, due to presence of empty lands in this area in addition to the ease to reach.

- Agricultural Proposal

- Stop all residential construction on agricultural lands as well as remove all previously committed violations.
- Develop a plan for agricultural land that take into account the re-division of these land into areas of planting trees, areas of growing crops and areas of thermal farmhouses.
- Ministry of Agriculture must develop a plan to re-plant citrus and olive trees in quantities comparable to what was razed during the conflict period to restore ecological balance in addition to supporting the local economy
- Encouraging revolutionary ways of planting to compensate for the lack of public and open spaces, such as green roofs, vertical planting, planting in the sea, aquaporins and hydroporins as consequence of lack of available land.

- **Infrastructural Proposal**

- Main street maintenance and paving sandy streets.
- Expansion of the streets to take into account the high population density in addition to facilitating the transportation around commercial and industrial areas, which need large roads.
- Repairing the Gaza Electricity Company so that it can return to work at full capacity
- Constructing projects and stations that can use natural resources to generate electricity, such as exploiting the waves of the sea or winds to generate energy.
- Renovation of the sewage networks of Gaza city in addition to make extension of sewage networks to areas that do not contain.
- Implementing wastewater treatment projects by Gaza Municipality and using this refined water to irrigate crops.
- Remove sewage from rainwater harvesting ponds and reuse them for rainwater only.
- Establish a law requiring all buildings to follow the ground water injection system.
- Take advantage of the remnants of previous wars such as buildings debris and rubble by retrofitting and using it in infrastructure construction such as streets.

4.4 Recommendations for Further Studies

- Study of service areas such as schools and hospitals in Gaza City.
- Apply the research's methodology on other cities within the Palestinian-Israeli conflict such as Hebron.
- Study the impact of the conflict on the community's culture and archaeological buildings in Gaza city.
- Study other types of conflict in Gaza City such as economy and social.

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