

**Regeneration Strategy  
and  
Program  
of  
the Historical Center  
of  
the  
Town  
of  
'Abud**

**Regeneration Project of the Historical Centers in the Local Government Units**



**Ministry of Local Government**

**Regeneration Strategy and Program of the Historical Centers**

**Support for Social and Economic Development Planning**

**Summary of the Regeneration Strategy and Program of the Historical Center of  
the Town of 'Abud - Ramallah**

**"First Draft"**

**May, 2015**

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## **Acknowledgment**

The Council of 'Abud, represented by its mayor and staff, would like to express their sincere gratitude to the people who contributed to the development of the regeneration plan of the historical center of 'Abud.

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The Council of 'Abud offers great thanks and appreciation to the all the organizations contributed to the development of regeneration strategy and program of the historical center of 'Abud.

## **Introduction**

This strategy is part of the regeneration program of the historical centers in the local government units, which are run by the Ministry of Local Government in cooperation with the Ministry of Tourism and Antiquities, Municipal Development and Lending Fund, the Belgian Development Agency, local partner bodies and local community.

The main objective of the program is to improve the social, economic and cultural conditions of the historical centers in the local government units in the West Bank, in line with the developmental guidelines entrenched in the strategic plan of the Ministry of Local Government. This objective will be achieved through the improvement and reinforcement of the capacities of the local units in the aspect of the historical center regeneration in a way that ensures the achievement of a sustainable local development.

The regeneration of the historical centers program will be implemented in two stages: the first one is through the Ministry of Local Government; the second one is through the Municipal Development and Lending Fund. This regeneration program addresses the sustainable development in the local units and the preservation of the historical centers. It includes a group of local units from (6) governorates, distributed in three geographical areas that are selected on the basis of an assessment of (40) historical centers in the West Bank. It includes the north, center and south areas distributed as follows:

The northern area: Jenin Governorate (Arraba), Nablus Governorate (Sabastiya, Burqa, Asira ash Shamaliya), Tulkarm Governorate (Anabta).

The central area: Salfit Governorate (Deir Istiya), Ramallah and Al-Bireh Governorate (Ni'lin, Bani Zeid Al Gharbiya, 'Abud).

The southern area: Hebron Governorate (Adh Dhahiriya, As Samu', Bani Na'im).

The general vision of regeneration of the historical centers of local units is:

*(The historical centers that preserve their cultural heritage, rehabilitated and organized, full of social and economic activity, attractive to visitors and sustainable.)*

## **Methodology**

The approach of work during all phases of work was based on the community participation of both sexes. In the beginning, there was a cooperation with the General Directorate of Investment and Development at the Ministry of Local Government to set the general guidelines of planning policies. Then a local working team was established, which consisted of 7-9 persons from the local municipality, the representatives of the local organisations, the private sector and the local community. The project's team contacted the members of the local team to introduce them to the project and analyze the stakeholders in the public or private sectors.

Furthermore, the documents related to the historical center of 'Abud and the social and economic development were researched and analyzed (diagnostic report of the town, the Strategic Development and Investment Plan (SDIP), a summary of development projects, historical center field survey, and others). This evaluation report assessed the situation of socio-economic and cultural heritage and identified the most important positive effects and strengths (potentials, resources/opportunities) and the adverse effects and weaknesses (threats and obstacles). The most remarkable obstacle in the historical centers was the lack of social and economic activities.

Moreover, there were two workshops with a wide community participation from different segments of the local community. The first workshop aimed to formulate a community vision and set the strategic objectives/trends, in which the results of the evaluation report have been presented, and to identify the memory maps through a session "from the memory of the place" - telling the story and embodiment of memory. There were discussions with the elderly about the old traditions in the old town (historical center), including the social traditions (such as weddings, festivals, and councils), as well as the economic traditions (such as grain, mills, grocers). These discussions aimed to deduct the most important constituents that would enable local people to understand the old and modern situation in the historical centers. The workshop concluded with people's remarks that enriched the diagnostic research, which helped the local team outline a map of the memory and the importance of the place.

There was a meeting with the focus groups from the local planning team, members of the local community, the technical team of the Ministry of Local Government, and the Belgian Development Agency. The economic and social constituents with their relationship to the historical center were reviewed, potential development areas were determined, and then suitable locations were proposed. Finally, a regeneration program was suggested and formulated by the discussion groups.

This community-planning phase, which was pertinent to the development plan, was reinforced through conducting a survey of the historical center as well as a diagnostic

study of the social, economic, physical and cultural circumstances of the center and its local residents. This survey included a field tour in the historical center and talking with the local people. After the completion of field visits, focused working sessions and the meetings with the local team, the national technical team, and the stakeholders, the competent advisor reviewed, audited, and formulated the workshop outputs, set a regeneration strategy and a program to promote the old town, and then divided the program according to the potential areas of intervention.

## **Summary of the Analysis of the Socioeconomic Development Conditions of the Historical Center**

'Abud is a Palestinian village in the Ramallah and al-Bireh Governorate in the central West Bank, Palestinian territories, about 22 kilometers northwest of Ramallah and 30 kilometers north of Jerusalem. It is located at an altitude of 416 m above sea level. The village is bordered by Deir Nidham to the east, Bani Zeid territories to the north, Rantis territories and al Lubban el Gharbi village to the west, and Deir Abu Mash'al Village to the south. 'Abud has a total area of 14,655 dunums of which 7,409 are considered arable land.

'Abud oldest name is "Timna" or " Timna of Sareh or Haris" , which was the country of Joshua. There are several sites of archaeological interest in the village, including the tombs, which are called "*Al-Maqati* ". Kamal Al-Din Abu Ishaq Ibrahim bin Mohammed bin Yousef Al-Aboudi was one is prominent scholars.

There is evidence that the village was inhabited during the Roman, Byzantine, Crusader, Ayyubid, Mamluk and Ottoman eras. In 1225, Yaqut Al-Hamawi noted 'Abud was a "small town in Filastin Province, near Jerusalem. Like all of Palestine, 'Abud was incorporated into the Ottoman Empire. It was part of the Nahiya (sub-district) of Ramla, part of the Sanjak of Gaza.

'Abud was renowned for its many churches and places of worship. Adjacent to 'Abud is an ancient monastery named after Saint Barbara. The Church of Saint Barbara was erected in the Byzantine period. Many ancient catacombs have been uncovered in the church. Saint Mary's Church, lies in the center of 'Abud and was founded during the Crusader period of rule in Palestine. There are also churches dedicated to St. Anastasia and St. Theodore, both from the 7th–8th centuries. 'Abud was linked to Saint Barbara Day, which the Christians celebrate in December. Thus, 'Abud and its surroundings constitute a high potential for tourism development.

Despite its small size, it has many community organizations that work in cooperation with its local council. The Riwaq Centre for Architectural Conservation has recently renovated one of the ancient buildings in the historical center. Besides, its park and natural scenery made it a popular destination for school trips.

The historical center of 'Abud is located at the foot of the hill which face Al-Maqati area. It is surrounded by grapes, figs, olives. The houses in the historical center are composed of small backyards, distributed around the churches and the mosque. The majority of these houses, which are composed of one floor or two and a balcony, are still inhabited.

The churches and the mosque in the village are connected via the main road. The houses are built on both sides of this main road; there are many alleyways which link

the houses with the agricultural lands. There are also few single houses around the historical center.

The traditional buildings in the old town are built from stones and traditional materials such as mortar, limestone and clay. There are various types of roofs, which range from flounder-shaped roofs (nearly half of them), flat-shaped roofs, and the dome-shaped roofs. Unlike the flat-shaped roofs of most buildings that used heavy-duty iron bars, the roof of the church has a gabled-brick shape.



## **Regeneration Strategy of the Historical Center**

### **The regeneration vision of the historical center**

*Together towards authentic, renowned, lively historical center that attracts domestic and foreign tourism.*

### **The objective of the regeneration of the historical center:**

- Develop the historical center through economic and socio-cultural activities.

### **Strategic objectives/trends of the regeneration of the historical center:**

- Develop the tourism sector in 'Abud (religious, historical and eco-tourism).
- Develop the economic and the agricultural sector.

### **Regeneration Program of the Historical Center:**

The regeneration program of the historical center in 'Abud consists of two areas. The first is the tourism sector, which has three main types: environmental, religious and historical tourism, and the second is the agricultural economy sector. Each area has a number of components/elements, which are related to its development.

Since the choice of right place or location is one of the most important element in the success of any intervention, the proposed location was determined according to the program's major elements, including duration, targeted group/s, number of expected beneficiaries, and the estimated costs.

The 'Abud Village Council is the main partner in the program. On the other hand, there are other potential partners, which the local community proposed, such as 'Abud Village Council, saint Barbara Women Society, Ministry of Tourism and Antiquities, local schools, Latin monastery, Abood Youth Club, Palestinian Youth Union, and the private sector.

The potential obstacles are related to the issues of ownership, funding, operation, maintenance, sustainability, unavailability of technical skills, Area C, and inadequate allocated budgets. These hindrances vary according to each project or element in the program.

It is expected that the implementation of the program will have greater effects on regeneration of the historical center. The implemented interventions should respond to requirements of the modern times, and preserve the rich heritage of Abud as well.

## Regeneration Program of the Historical Center in 'Abud

Program name: Development of the Tourism Sector in 'Abud							
Projects/major components of the program	Proposed place/s for implementation	Period of implementation in months	Target group/groups	Expected number of beneficiaries	Expected partnerships	Expected cost in USD	Potential risks and obstacles
<b>Infrastructure</b>							
1. Rehabilitate of Barbara Church Street	Barbara Area	2	Local community and visitors	1000	Local council	\$51, 000	Inability of rehabilitation due to Area C Lack of funding & insufficient budget
2. Rehabilitate of Al-Maqati' Street	Al-Maqati' Area	2	Local community and visitors	1000	Local council	\$50, 000	Inability of rehabilitation due to Area C Lack of funding & insufficient budget
3. Rehabilitate of Wadi Al-Laymoun Street	Wadi Al-Laymoun Area	2	Local community and visitors	1000	Local council	\$50, 000	Inability of rehabilitation due to Area C Lack of funding & insufficient budget
4. Rehabilitate of Saint Barbara Church (front yard)	Saint Barbara Church	2	Local community and visitors	1000	Local council Ministry of Tourism	\$56, 000	Inability of rehabilitation due to Area C Lack of funding & insufficient budget. Operation and sustainably
5. Rehabilitate of town's yard (black yard)	Yard, theatres, and the hall adjacent to the yard.	3	Local community and visitors	3500	Local council	\$100, 000	Insufficient funding. Operation and sustainably
6. Establish local museum for cultural heritage.	Dar Al-Ballas, Dar Al-Kleib, Dar Zarour	3	Local community and visitors	1500	Local council St Barbara Society	\$50, 000	Property fragmentation Operation and sustainably
7. Establish popular restaurant	Dar Al-Zbeidi with Dar Abu Shehab; Dar Zbeidi with Dar Al-Kleib/Dar Zarour	3	Local community and visitors	1500	Local council. Private sector	\$60, 000	Property fragmentation Operation and sustainably
8. set up signboards for the important	Main streets and paths leading to	1	Local community and	2500	Local council. Ministry of	\$5, 000	Classified as Area C

historical and archaeological sites	heritage sites and at the archaeological sites		visitors		Tourism		
9. establish guesthouse	Dar Issa	3	visitors	1000	Local council. Private sector	\$90,000	Lack of funding. Insufficient budgets. Operation and sustainably
<b>Promotion &amp; Marketing</b>							
1. Hold annual popular festival	Courtyard / The historical and religious areas	2	Local community and visitors	1500	schools, Latin Monastery, Youth Club, Palestinian Youth Union	\$50,000	Lack of funding. Insufficient budgets.
2. Create a website for the archaeological and historical sites	NA	2	Local community and visitors	2500	Local council. Ministry of Tourism.	\$10,000	None
3. Produce brochures	NA	1	Local community and visitors	5000	Local council. Ministry of Tourism	\$2000	None
4. Make a historical study about Abud / revise & print the book <i>history of Abud</i>	NA	3	Local community and visitors	2000	Local council. Ministry of Tourism	\$10,000	None
5. Establish a tourist information center	A room donated by the local people, adjacent to the courtyard or Dar Al-Zbeidi / attic of Dar Masa'di / shop near Dar Masadi or part of Dar Zarour	1	Local community and visitors	1500	Local council, Ministry of Tourism, private sector, Youth Club, Youth Union, Agri. Society	\$15,000	Lack of funding. Insufficient budgets. Operation and sustainably, Fragmentation of property
6. Produce a tourist map of Abud	NA	2	Local community and visitors	1500	Local council, Ministry of Tourism	\$10,000	None
7. Organize a local product exhibition	Attic of Dar Masadi or adjacent shop / part of Dar Zarour	2	Local community and visitors	1500	Local council, Barbara Women Association	\$20,000	
8. Create a Tourist path	starts from the town square.						

that connects the old town and the archaeological sites	leading to the archaeological sites, especially Barbara Church and Al-Maqati, / connect the Barbara Church area with a walking path to reach Al-Maqati area	1	Local community and visitors	1500	Local council, Ministry of Tourism	\$500	Property obstacles, and area classified as C
<b>Networking and liaison</b>							
Liaise with different ministries, especially the Ministry of Tourism and Antiquities	NA	NA	Local community and visitors	2500	Local council & Ministry of Tourism and Antiquities	\$ 500	NA

<b>Program name: Development of the Economic in 'Abud</b>							
<b>Projects/major components of the program</b>	<b>Proposed place/s for implementation</b>	<b>Period of implementation in months</b>	<b>Target group/groups</b>	<b>Expected number of beneficiaries</b>	<b>Expected partnerships</b>	<b>Expected cost in USD</b>	<b>Potential risks and obstacles</b>
<b>Infrastructure</b>							
1. Establish fishponds in the Wadi Al-Laymoun	Wadi Al-Laymoun Area	1	Local community and visitors	1500	Local council & Private sector	\$10, 000	Cannot create fishponds / Area C. Lack of infrastructure. Lack of consent of land owners
2. Plant trees and flowers in historic places	Archaeological sites	1	Local community and visitors	2500	Local council	\$5, 000	None

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**Ministry of Local Government**

**Strategy and Program of Regeneration of the Historical Centers**

**Support for Social and Economic Development Planning**

**Summary of the Regeneration Strategy and Program of the Historical Center of  
the Town of Adh Dhahiriya**

**Prepared by:**

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**May, 2015**

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## **Introduction**

This strategy is part of the regeneration program of the historical centers in the local government units, which are run by the Ministry of Local Government in cooperation with the Ministry of Tourism and Antiquities, Municipal Development and Lending Fund, the Belgian Development Agency, local partner bodies and local community.

The main objective of the program is to improve the social, economic and cultural conditions of the historical centers in the local government units in the West Bank, in line with the developmental guidelines entrenched in the strategic plan of the Ministry of Local Government. This objective will be achieved through the improvement and reinforcement of the capacities of the local units in the aspect of the historical center regeneration in a way that ensures the achievement of a sustainable local development.

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The southern area: Hebron Governorate (Adh Dhahiriya, As Samu', Bani Na'im).

The general vision of regeneration of the historical centers of local units is represented by:

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## **Methodology**

The approach of work during all phases of work was based on the community participation of both sexes. In the beginning, there was a cooperation with the General Directorate of Investment and Development at the Ministry of Local Government to set the general guidelines of planning policies. Then a local working team was established, which consisted of 7-9 persons from the local municipality, the representatives of the local organisations, the private sector and the local community. The project's team contacted the members of the local team to introduce them to the project and analyze the stakeholders in the public or private sectors.

Furthermore, the documents related to the historical center of Ni'lin and the social and economic development were researched and analyzed (diagnostic report of the town, the Strategic Development and Investment Plan (SDIP), a summary of development projects, historical center field survey, and others). This evaluation report assessed the situation of socio-economic and cultural heritage and identified the most important positive effects and strengths (potentials, resources/opportunities) and the adverse effects and weaknesses (threats and obstacles). The most remarkable obstacle in the historical centers was the lack of social and economic activities.

Moreover, there were two workshops with a wide community participation from different segments of the local community. The first workshop aimed to formulate a community vision and set the strategic objectives/trends, in which the results of the evaluation report have been presented, and to identify the memory maps through a session "from the memory of the place" - telling the story and embodiment of memory. There were discussions with the elderly about the old traditions in the old town (historical center), including the social traditions (such as weddings, festivals, and councils), as well as the economic traditions (such as grain, mills, grocers). These discussions aimed to deduct the most important constituents that would enable local people to understand the old and modern situation in the historical centers. The workshop concluded with people's remarks that enriched the diagnostic research, which helped the local team outline a map of the memory and the importance of the place.

There was a meeting with the focus groups from the local planning team, members of the local community, the technical team of the Ministry of Local Government, and the Belgian Development Agency. The economic and social constituents with their relationship to the historical center were reviewed, potential development areas were determined, and then suitable locations were proposed. Finally, a regeneration program was suggested and formulated by the discussion groups.

This community-planning phase, which was pertinent to the development plan, was reinforced through conducting a survey of the historical center as well as a diagnostic study of the social, economic, physical and cultural circumstances of the center and its local residents. This survey included a field tour in the historical center and talking with the local people. After the completion of field visits, focused working sessions and the meetings with the local team, the national technical team, and the stakeholders, the competent advisor reviewed, audited, and formulated the workshop outputs, set a regeneration strategy and a program to promote the old town, and then divided the program according to the potential areas of intervention.

## **Summary of the Analysis of the Socioeconomic Development Conditions of the Historical Center in Adh Dhahiriya**

Adh Dhahiriya is a town in the Hebron Governorate, which is located 23 km to the south of Hebron city in southern part of the West Bank. It is bordered by Al-Samu', Dura, and the Negev Desert. It has a population of 35000 and an area of 434020. The town appears on the last hills of the West Bank, overlooking the desert. It is known for being a commercial hub that connects Hebron with the Negev Desert. This peripheral location made the town a central market of commerce for surrounding smaller communities as well as for Bedouins residing in the desert. It serves as an alternative market and service center as a result of the Israeli mobility restrictions. Thus, it is considered the southern gate of the West Bank and the connection point between the West Bank and Beersheba city, increasing its importance in trade and economics and becoming one of the most important trade centers in the Hebron Governorate. It is connected with the neighboring villages with four routes: As-Samu'-Adh Dhahiriya, Dura-Adh Dhahiriya, Al-Ramadin-Adh Dhahiriya, and Shweikeh-Adh Dhahiriya.

Adh Dhahiriya is derived from *Al-Thaher*, which means a *high hill* because it appears in all areas as Al Thaher Baibars, a Mamluk Islamic leader, called it. Perhaps the name refers to the Canaanite word *Douhar* which means '*the messenger /post*'.

The historical center of Adh Dhahiriya lies in the middle area of the old town. There are many archeological and crowded buildings that maintain the architectural structure, which form an integrated architectural pattern. There are also several shrines and khirbats that contain caves, broken columns, architectural parts, and olive presses. Although there are several archaeological remains that date back to Roman times, most of the buildings within the historic center have the characteristics of Ottoman architecture in Palestine. We can still see massive stone blocks in peasant houses with Roman and Crusader ornaments and decorations. According to the Riwaq Center, there are 850 historic buildings still standing in Adh Dhahiriya. The reason the historic center was spared destruction is that its lands are vast, and expansion moved away from the area for agricultural and grazing lands. The number of the historical buildings in Adh Dhahiriya is around 3% of the historical buildings in Palestine. There are 972 buildings (local authority, 2015), in the central area of the town. 786 of them are one-floor houses, with intersected stone ceilings. Most of them are joined together and form outstanding architectural clusters with internal yards and large surfaces, part of them form yards with internal yard distribute to the surrounding rooms and surfaces.

The historical center includes several active organizations. The mosque and the market are located in the middle of the old market, which contains several commercial attached stores, which have a unified architectural pattern such as doors openings, windows.

The passages in and around the historical center are quite narrow and consist of multiple alleyways. A large proportion of these passages are paved due to restoration works. Most of them are suitable for pedestrians only, whereas very few of them allow for car passage.

The state of the historical center is in good condition due to the restoration works, which were implemented previously (80% of the restored houses are used by the public, national and private sectors, such as internal affairs office, Sharia court, the Southern Electrical Company, the Cultural Center, cafés and engineering offices. indeed, the people, including public and private bodies, in the town have a strong understanding of the architectural, cultural heritage. Thus, the number of houses connected to water network inside the historical centre reached 120. Moreover, the historical center is listed in the municipality's developmental plan as major tool for development. Currently, the municipality is endeavoring to regenerate the entrance of old town (eastern entrance) as well as the public courtyards. The old market might well be an extension to the main commercial market.

In addition to the municipality, there are several governmental and local departments that provide services to the people in the town and the nearby localities. The departments include a post office, southern chamber of commerce, industry and agriculture (including 17 local bodies), agricultural office, office of internal affairs, civil defense office, police station, and the Sharia court. The Ministry of Waqf's Faculty of Da'awah and Fundamentals of Islam was established in the historical center in 2014 (2 km north) and holds now students (about 100 male and female students for 1<sup>st</sup> year) from the surrounding villages, which might be converted into a university.

As for the social development, there are several organizations for woman, child and youth social development, including the Adh Dhahiriya Women Society, Adh Dhahiriya Sports Club, cultural center, sports pitch, public library, public hall, and local broadcasting station.

The average of workforce in Adh Dhahiriya is around 68.6% of the whole population. Employment sector depends mainly on the work inside the Green Line as a main source of income (52%), government sector (17%), agricultural sector (livestock) (15%), trade sector (11%), and industry sector (5%). The town is famous for trees, particularly olive trees (3762 dunums and 2 olive presses) and almond trees. Most people depend on livestock (40000 sheep); they have additional experiences in the production of the dairy products (cheese, yoghurt, jammed, and butter). The sheep market is held twice a week in the town, about one Km far away from the historical center.

There are several obstacles that have adverse effects on the cultural center including, property fragmentation, high costs of maintenance and restoration, high rate of

unemployment (19%) among women young people, paths that lead to the old town, and that fact that internal parts of stores of the old center are not restored.

The strategic objective of the strategic developmental plan entails promoting and activating the commercial movement to achieve the developmental vision of Adh Dhahiriya to become a prosperous town. This target could be achieved through the developmental issues that emerged from economic core, such as the weak commercial movement, limited resources of income and revenues and unemployment. One of the most important proposed developmental initiatives (according to the strategic developmental plan) is the provision of public services for suburbs and buildings, such as parks, transport network, modern markets, well-improved infrastructure , relationships with the Palestinians in the Green Line , and promotional media campaigns.

The sectors that have the potential of development in the historical center are the tourism sector (the restored buildings can be exploited as museums, hostels or restaurants); the commercial sector, the old market can be used (internal restoration) for small projects for youth and women; the cultural sector by making cultural activities, activating spring festival; woman and children sector through establishment of kindergartens and development of activities of women institutions.

In addition, the local authority and the local community form a powerful partner in Adh Dhahiriya, based on the projects that were implemented by for Architectural Conservation.

## **Regeneration Program and Strategy of the Historical Center in Adh Dhahiriya**

### **The developmental vision of Adh Dhahiriya:**

*Adh Dhahiriya is an economically prosperous city, healthy and environmentally safe, has a modern infrastructure, model of social, cultural and sportive development, keeping pace with civilizational and cultural development and preserving the cultural heritage.*

As for the developmental vision, Adh Dhahiriya is looking forward to establish an economic progress (including every place in the town to maintain a fair distribution of housing, services and activities ), health and environment security (from the town's center towards the peripheral parts), modern infrastructure (to provide services to all areas of the town, and the oldest in particular), social and cultural development (so that it becomes a modern town with growth and modernity), and customs and traditions (the basis of civilization and of regeneration process of the historical center).

### **The development vision of Adh Dhahiriya:**

*Towards cultural historical center, full of social and economic tourism potentials.*

### **The objective of the regeneration of the historical center:**

*The development of Adh Dhahiriya historic center through social and economic activities.*

### **Strategic objectives/trends of the regeneration of the historical center:**

- Develop and enhance the economic investment.
- Highlight and enhance the cultural and historical heritage.
- Strengthen the internal and external tourism paths.
- Enhance and develop the social services.

## **Regeneration Program of the Historical Center of Adh Dhahiriya**

### **Program description:**

The regeneration program of the historical center of the town of Adh Dhahiriya consists of four areas of intervention, namely, the economic situation, tourism, social services, and cultural and entertainment. Each area has a set of key components or elements related to its development.

Since the choice of right place or location is one of the most important element in the success of any intervention, the proposed location was determined according to the program's major elements, including duration, targeted group/s, number of expected beneficiaries, and the estimated costs.

The municipality is the main partner in the program. On the other hand, there are other potential partners, which the local community proposed, such as Ministry of Tourism and Antiquities, Ministry of Education, Ministry of Agriculture, Ministry of Health, Ministry of Transportation, Ministry of Information and Media Ministry of Social Services, and the private sector.

The potential obstacles are related to the issues of ownership, funding, operation, maintenance, sustainability, and unavailability of technical skills. These hindrances vary according to each project or element in the program.

It is expected that the implementation of the program will have greater effects on regeneration of the historical center. The implemented interventions should respond to requirements of the modern times, and preserve the rich heritage of Adh Dhahiriya as well.

## The program of the regeneration of the historical center of Adh Dhahiriya

Projects/ main components or elements of the program	Proposed location / locations	Implementation period in months	Target group/ groups	Number of direct beneficiaries	Estimated cost in USD	proposed partnerships	Potential risks and obstacles
Textile workshops (2)	Old market	3	Women	20	40,000	Women societies	Property, lack of technical experience
Old ovens (3)	Old market	3	The youth	5	15,000	Ovens' owners	property
Heritage and herbal stores, and barbers (1) or (4) or (5)	Old market	6	The youth	10	50,000	Herbal trade	Lack of services and garages
Foods production	Old market	6	Needy families	20	40,000	Social Affairs	property, Lack of technical experience
Restaurant (1)	Old market/ Al-Sabar yard - upper floor	6	Local and foreign people	All society and tourists	70000	Private sector	Employment-customer attraction and sustainability
<b>2. Tourism</b>							
Produce and distribute brochures (4) and activities	Old town entrances and streets	3	All groups and tourists	All society and tourists	30,000	Municipality, Media, Ministry of Tourism	Suitable design and distribution
Carriages and old transport means , camels, horses, ... etc		3	Local people and tourists	All society and tourists	20000	Municipality, private sector & local institutions	Place suitability
Light train railway for children	Old town streets	12	children	Everyone	100,000	Municipality, private sector & local institutions	Technical designs & place suitability
Cable-car-like Carriages	Over the old town	12	Local people and tourists	All society and tourists	120,000	Municipality, private sector, local institutions and buildings' owners	Technical designs & place suitability
Media production center	Al-Qaisariya / Al-Khokha Mosque	6	Local people and tourists	All society and tourists	20,000	Media and private sector	Technical experience and employment
Hostels and guest houses	Al-Sabbar courtyard	12	Local people and tourists	All society and tourists	70,000	Municipality and private sector	Property, funding, operation, tourism attraction, sustainability



Projects/ main components or elements of the program	Proposed location / locations	Implementation period in months	Target group/ groups	Number of direct beneficiaries	Estimated cost in USD	proposed partnerships	Potential risks and obstacles
Museum (7)	Al-Hiscn	6	Local people and tourists	All society and tourists	40,000	Municipality, Ministry of Culture, Ministry of Tourism	Service infrastructure
Tourism information office	Old town entrance	12	Local people and tourists	All society and tourists	40,000	Municipality, Ministry of Culture, Ministry of Tourism, the private sector	Commitment to training and work after training
<b>3. Tourism and entertainment</b>							
Cultural center (7)	Abu Alan house / Al-Sabbar house	6	All groups	All society	50,000	Municipality, Ministry of Culture, local community	Technical experience and funding
Multi-purpose celebrations courtyards (8)	Al-Hurja	6	All groups	All society	30,000	municipality	Service infrastructure
Libraries (5)	Al-Tel house	6	All groups	All society	40,000	Ministry of Education, local institutions, municipality	Employment and sustainability
Social cultural Club (3)	Abu Allan or Al-Rabba houses	6	All society	All groups	30000	All institutions	Funding, employment & sustainability
Cultural forum or café (2)	Al-Tel or Al-Rabba houses	6	All society	All groups	30000	All institutions	Funding, employment & sustainability
<b>4. Social Services</b>							
Public gardens 1 or 2	As-Samad house	4	All society	All groups	80000	Ministry of Agriculture & municipality	Securing them from attacks, and looking after them.
Kindergarten (8/9)	As-Samad house	6	Children		80000	Ministry of Education, children's societies	Ownership, funding, operation, & sustainability
Health center	As-Sabbar house / Al-Khokaha	6	All society	All groups	50000	Ministry of Health and institutions	Ownership, funding, operation, & sustainability
car parks (4/5)	Entrances to old town, Al-Khokaha, Abu Rabba	4	Adults	All society	50000	Ministry of Transport and municipality	Ownership, funding, operation
General health units	Market				30000		

Projects/ main components or elements of the program	Proposed location / locations	Implementation period in months	Target group/ groups	Number of direct beneficiaries	Estimated cost in USD	proposed partnerships	Potential risks and obstacles
Public lounges	Al-Qaysariya		All groups	All society	30000	Municipality	Maintenance & sustainability
Rehabilitation of the entrances to the old town	Entrances of the historical center		All groups	All society	150000	The Municipality	Funding

## Summary

**Strategy and program for regeneration of Adh Dhahiriya historical center.**

### **Adh Dhahiriya Developmental Vision**

*Adh Dhahiriya is economically prosperous city, healthy and environmentally safe, has a modern infrastructure, model of social, cultural and sportive development, keeping pace with civilizational and cultural development and preserving the cultural heritage."*

### **The vision of Adh Dhahiriya historic center regeneration**

*Together towards a civilized heritage historic center, full of cultural, economic and tourist life.*

### **The objective of regeneration of Adh Dhahiriya historic center**

*The development of Adh Dhahiriya historic center through social and economic activities*

**Strategic objectives/trends for regeneration of Adh Dhahiriya historical center**

- *Develop and enhance the economic investment.*
- *Highlight and enhance the cultural and historical heritage.*
- *Strengthen the internal and external tourism paths.*
- *Enhance and develop the social services.*

### **The regeneration program of Adh Dhahiriya historic center**

The regeneration program of Adh Dhahiriya historic center is composed of the following four areas of intervention (with an estimated cost of \$ 1265000) as follows:

1. **Economic investment:** it includes: garment workshop, the old bakery, heritage and spice dealing stores, hair dressing, food manufacturing, and a restaurant.
2. **Tourism:** it includes: production and distribution of information brochures and activities, cabriolet and transportation old means station (camels and horses ... etc), light tourist railway train for children, carts resemble cable cars, media production center, hostel and guest house, Museum and tourist guide bureau.
3. **Culture and Entertainment:** it includes: cultural center, celebrations square, library, cultural social club, cultural forum or café.
4. **Social Services:** they include: public parks, kindergarten, health center, parking, public health units, public lounges and rehabilitation of the Old City entrances.

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## **Acknowledgement**

The Municipality of Anabta, represented by its mayor and staff, would like to express their sincere gratitude to the people who contributed to the regeneration plan of Anabta's historical center.

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The partner bodies in the regeneration plan of Anabta's Historical Center.

Municipality of Anabta, Youth Council, Anabta's Women Charity Society, Anabta's Club for Youth and Sports, Wasel Center, Dar Al-Kawthar Care of the Elderly, the Palestine Red Crescent Society (PRCS), Anabta Women Consumer Association, the Women House, Anabta Cooperative Agricultural Society, Nama Association, Anabta Agricultural Office, Anabta Zakat Committee.

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## **Introduction**

This strategy is part of the regeneration program of the historical centers in the local government units, which are run by the Ministry of Local Government in cooperation with the Ministry of Tourism and Antiquities, Municipal Development and Lending Fund, the Belgian Development Agency, local partner bodies and local community.

The main objective of the program is to improve the social, economic and cultural conditions of the historical centers in the local government units in the West Bank, in line with the developmental guidelines entrenched in the strategic plan of the Ministry of Local Government. This objective will be achieved through the improvement and reinforcement of the capacities of the local units in the aspect of the historical center regeneration in a way that ensures the achievement of a sustainable local development. The regeneration of the historical centers program will be implemented in two stages: the first one is through the Ministry of Local Government; the second one is through the Municipal Development and Lending Fund. This regeneration program addresses the sustainable development in the local units and the preservation of the historical centers. It includes a group of local units from (6) governorates, distributed in three geographical areas that are selected on the basis of an assessment of (40) historical centers in the West Bank.

Through the preparation of the strategy of regeneration of the historical centers, this program is expected to convert the vision of Anabta into practical interventions in cooperation with the Ministry of Local Government. These interventions would focus on the development of tourism and the environment sectors as well as the local economy through integral work and wide community participation with the relevant stakeholders.

The general vision of regeneration of the historical centers of local units is represented by:

*(The historical centers that preserve their cultural heritage, rehabilitated and organized, full of social and economic activity, attractive to visitors and sustainable.)*

## **First Section: Methodology**

The regeneration process of the historical center of Anabta intends to set a developmental strategy to advance the tourism sector, and to improve the economic conditions of the town, in addition to the reinforcement of the potentials of the local units in the issue of regeneration to ensure a local sustainable development of the historical centers.

The methodology of preparing this strategy was centered on the participation of representatives of the local community, specialists, experts and other stakeholders throughout all work stages. In this stage, the local work team was formed and all development sectors were studied and analyzed with a special focus on tourism (wide community participation) in order to draft a community vision and set the aims. The stage also included setting a strategy and the regeneration of a program, based on the suggested strategic guidelines.

Therefore, the strategy relied on the following means and instruments:

- Formation of a ten-member local work team from the municipalities of Sabastiya and Burqa, representatives of the local organizations, the private sector and local community, in cooperation with General Administration for Development and Investment of the Ministry of Local Government. The advisor contacted the team members to introduce the project, identify the stakeholders, and pave the way for data collection pertinent to the local development sectors.
- Conducting visits and field trips with the competent advisor in cooperation with the local work team to identify the archeological sites and to inspect the historical centers. This also included conducting interviews and official and unofficial meetings with citizens and local community representatives to elicit their views towards the improvement of the tourism sector.
- Preparing an analysis report for the actual status of the heritage, tourism, economic, and social sectors of Anabta. All the historical documents and the economic and social conditions of Anabta were researched (including the diagnostic report of the real situation in Anabta, the strategic development plan SDIP, outlines of the development projects, field survey, and other documents). This was completed to identify the positive and negative influences relevant to the social and economic development sectors, and their relation to the investment in the tourism sector in Anabta, in addition to determining the preliminary guidelines for the development and regeneration the historical centers.
- Conducting the first workshop with a wide community participation representing different community segments. The workshop aimed at developing the community



vision, target setting and/or strategic trends. In the workshop, there assessment report outcomes were reviewed and the memory maps were identified through the session called “Men Thakerat Al-Makan/From the Place's Memory”. In addition to that, a dialogue and discussion were opened about the old town and/or historical center as well as the most important, relevant social and economic activities, so as to identify the most important economic features, which could be relevant to the development of the historical center of the town, eventually leading to the development of the strategic vision and objectives of the regeneration program of the historical center.

- Conducting the second workshop that set the strategic foundations and regeneration program, based on the directions emerged from the first workshop. In this workshop, the economic and social features with their relations to the historical center were presented, then potential development areas were determined, and suitable locations that meet the proposed ideas were suggested.
- Conducting a meeting with the local work team, national technical team, and the local community stakeholders to evaluate the outcomes of the previous workshop regarding building and location suitability for the proposed guidelines in terms of function and position. Some locations were approved through field trips to the historical center; other locations that did not meet the desired targets were altered.
- Final drafting of the town's regeneration program and strategy, and setting up a schedule for each intervention and proposed project, including determining the estimated costs of each proposal.

### **From The Memories of the Place/ Embodiment of the Memory**

“In the town, there was the Hijaz Railway Station, which stopped working during the Second World War. The train used to pass the town, coming from the eastern ‘*Al-Masoudiya*’ Station, passing the Tulkarm Station in the west, and heading towards the coastal plain. The train used to stop for a short time in the town to collect the passengers and goods because it wasn’t the main stopping station.”

“The economic life in the town depended on farming. Anabta was famous for its agricultural products, particularly stone fruits, oils and grains. There were two main stores/ shops in the town, which were called “Hasel” because of their connection with collecting taxes. There were three oil mills in the town as well as many ovens and a grain mill.”

“People in Anabta were often interested in education. They used to learn in rented houses. The first school was built in 1921. Many notable scholars descended from the town, including the poet Abdulrahim Mahmoud, Shiekh Hassan Hijaz and others.”

“In the 1920s, the streets of Anabta were lit by oil lamps and there was a special employee to do this task. People used to get water from a spring/water tap located in the neighborhood of ‘Dar Barakat’. The water was distributed evenly between neighborhoods as each got the access for one day per week. The fresh water of the stream near Anabta was used for drinking, cleaning and irrigation.”

## **Second Section: Summary of the analysis of the socioeconomic development conditions of the historical center**

This section includes a summary of the development sector assessment report in Anabta, which includes an extended analysis of the cultural heritage, an analysis of the social, cultural and economic sectors as well as other related aspects of trade, tourism and services. In addition, the report includes an analysis of the positive and negative effects and their connections with the economic and investment interventions in the tourism sector.

### **Historical center**

The historical center (old town) of Anabta is located on a slightly sloped hill to the north of the main street between Nablus and Tulkarm. The architecture of the old town is established on a narrow path (Qasaba), passing along the old mosque and leading to the village of Kafr Rumman. On both sides of this path, a group of small stores is scattered. Most of them are now closed; however, (25) years ago, they used to be the backbones of the business life in the town. There is a road, which does round the old town. It starts in the eastern area of the historical center and ends in the area of Alqaws (arch), or so-called 'Qaws Shqeir'.

Other streets in the old town are just narrow winding paths, surrounded by traditional courtyards 'Al-Ahwash', which give them privacy. These courtyards (such as Dar Qubbaj, Dar Awartani, Dar Hijaz, Dar Barakat, Dar Yacoub) consist of one or two floors and an attic. The center of the town consists of adjacent courtyards, which reflect the local traditional architecture. On the other hand, the bigger buildings surrounding the center are featured with the traditional architecture that represent simplicity and lack of ornaments, except the palace (house) of Al-Hamdalla that contains unique and significant ornaments, particularly those topping the entrance of the palace. There are also traditional single larger buildings around the other three sides of the historical center.

According to the statistical study by Riwaq Center, in 1997, many traditional buildings in the center of Anabta were demolished, because either they were abandoned, or due to streets expansions in the city center in the subsequent years.

Most of the properties in the historical center are private. However, there are properties in the old city between the old mosque and the main street belong to the Waqf. The municipality of Anabta owns a traditional house, which it is seeking to

renovate and convert it to a museum. Most of the residential buildings in Anabta are still inhabited. However, some business activities moved from the historical center (the old mosque area) to the main street. Besides, some uninhabited buildings either are in good condition or partially damaged.

### **The local heritage in the town and around**

There are many archeological and historical sites in Anabta, which date back to the Roman era and subsequent times, including the Islamic era. The town's historical center is regarded as the most important archeological site. In addition, there are many small ruins (Khirbat), such as Khirbat Nirabeh, Khirbat Abu Khumeish, Khirbat Az-Zahran, Khirbat Al-Tal, as well as other archeological sites. The area of *Al-Horsh* includes the scientific garden and the swimming pool. The *Al-Mentar Mount* is located in the upper part of this *Al-Horsh*, which was the stronghold of the Palestinian resistance fighters during the 1930s.

The town of Anabta preserves its ancient customs and traditions in its daily life. There are also a number of cultural and folk festivals, including the Wadi Al-Sha'ir Festival of Arts and Culture, which is held annually by the Wasel Center for Youth Development in cooperation with the official, local and media units, national companies, the private sector and Palestinians emigrants. The festival's events include public Dabka, dancing and folklore shows, national songs, poems, and Zajal, in addition, there is a tourist's show which includes a traditional fashion show, tourists' handicrafts, images of archeological and tourist' attractions, brochures, and documentaries about the Palestinian tourist facilities. Indeed, this annual festival attracts a large number of visitors from Anabta and other towns and cities in the West Bank, besides the areas occupied in 1948.

### **The economic domain**

There are many governmental institutions such as the health, the interior affairs, the mail and others in Anabta. There are also some branches of banks (one is in the historical center) as well as different organisations.

The economy of Anabta is associated with a number of local economic branches and activities, including farming, trade, construction, and handicrafts. Most of the people in Anabta are employed in the public and private sectors.

### **Third Section: the development vision related to the regeneration of the historical center**

The strategic developmental plan's vision focused mainly on the sustainable social and economic development in the town. The plan entailed various main developmental issues related to the local economy, including the strategic objective of running leading economic projects in the town such as the project of development of the tourist facilities and attractions in Al-Mentar area. Other issues of planning and organizing included the organization and development of the old town through the old town project of regeneration and preservation.

In addition to that, a special developmental vision for the town's historical center regeneration was conveyed in the first workshop. This vision stressed that the old town's central area was a cultural, heritage, civilized and economic center at the local level. In fact, Anabta has a deeply rooted cultural and historical heritage. Located in a geographical place, close to both governorates of Nablus and Tulkarm, it had for a long time tourist and economic attractions that transformed into to an important tourist attraction. Therefore, the proposed projects and interventions in the development plan were consistent with the historical center's vision, which entailed many cultural and artistic projects such as the cultural center, a center for music and art, a museum and others. Such projects would lead to sustainable development in line with the town's vision that engrossed the achievement of social and economic development at the local level.

#### ***Vision of Anabta***

*"Together for sustainable social and economic development in a healthy environment"*

#### ***Vision of the Historical Center***

*"Towards an efficient cultural and economic center"*

There are many important expandable industrial facilities such as the chocolate factory, sewing workshops, tahina factory, aluminum and copper casting factory, almond factory, and three olive mills. There are also many handicraft workshops such as woodwork, metal and aluminum workshops.

As for the agriculture, it played a major role in the gross domestic product (GDP 25%), labor force (nearly 20%), and the provision of many food resources such as olives, olive oil, citrus, almonds, dairy products and meat. The importance of farming decreased over the years for many reasons, which will not be mentioned here.

### **The cultural domain**

Anabta was a cultural minaret and a center for culture in the region. Coffeehouses were the cultural centers, where the intellectuals met to get cultural magazines and talk about literary and intellectual issues. It is very unusual that there was cultural and sports club in the 1930s and 1940s.

Many people were interested in books, and thus there were many libraries, including a public library, the mosque's library, the club's library, the school's library, and some private bookshops. There were early notable intellectuals, including Sheikh Ismail and Sheikh Mahmoud Abdul Rahim. During the Turkish rule, a group of residents from Anabta served as members of the ruling Constative Council of Bani Sa'ab district.

The town of Anabta preserves its ancient customs and traditions in its daily life. There are also a number of cultural and folk festivals, including the Wadi Al-Sha'ir Festival of Arts and Culture, which is held annually by the Wasel Center for Youth Development in cooperation with official, local and media units, national companies, the private sector and Palestinians emigrants. The festival's events include public Dabka, dancing and folklore shows, national songs, poems, and Zajal, in addition, there is a tourist's show which includes a traditional fashion show, tourists' handicrafts, images of archeological and tourist' attractions, brochures, and documentaries about the Palestinian tourist facilities. Indeed, this annual festival attracts a large number of visitors from Anabta and other towns and cities in the West Bank, besides the areas occupied in 1948.

#### **Fourth Section: the objectives and/or strategic trends of the historical center's regeneration.**

The objectives and strategic trends were drafted with a wide participation from the local community and the stakeholders. They were based on the outcomes of the data collection process, which included an evaluative report on the town's various development sectors, along with the first and the second workshops, field visits, and the advisor's visits, and in cooperation with the local work team and the Ministry of Local Government. The most important objectives are as follows:

##### **Strategic trends:**

**First Strategic Trend:** develop and encourage the domestic tourism and protecting the environmental heritage Projects/components or main elements of the protecting the environmental heritage.

**Second Strategic Trend:** enhance an revitalize the Palestinian civil and cultural heritage

**Third Strategic Trend:** develop and revive the local economy in the historic centre

## **Development and regeneration program of the historical center in Anabta.**

The development and recreation program of the historical center consists of three basic trends, which enlist many projects and interventions emphasizing each trend. The interventions were selected according to real and actual needs of the town.

The locations of these interventions were determined to meet the general objective of the intervention in line with the requirements of modern ways of life and the access aspect. Additionally, these interventions targeted all categories of the community (youth, women and children) and created investment opportunities, commercial in particular, in the old town.

The schedule of each intervention included implantation dates, targeted category/s, anticipated number of direct beneficiaries, and estimated costs of each project, based on the estimates of the municipality's engineering team.

Although, some of these interventions are sensible and feasible, they might face different constraints and dangers, including property conflicts in some places, funding difficulties, operational deterrents, periodic maintenance of locations, operational sustainability of some sites and others.

It should be noted that most of the owners of these suggested properties agreed to sign partnership contracts. Besides, Storekeepers in the town center, tenants and proprietors showed readiness to operate their unused stores.

The local community aspires that this project would help them to regenerate the town's historical center, activate the economic, social and cultural aspects, boost the local development, and preserve the historical heritage of the buildings, paths, and courtyards in the historical center, which represent a window to the ancient past of the town.

The following is an outline of the strategic directions of the old town's regeneration program, whose estimated total costs amounted to \$630,000:



## **English Summary of the strategy**

The plan for the revitalization of Anabta's historical center aims to create a progressive strategy to develop tourism and improve the economic conditions of the town. In addition, the revitalization efforts seek to reinforce and increase the capacity of Anabta's local bodies in the field to ensure the sustainable local development of historical centers.

The method of preparing this strategy relied, throughout all its stages, on community participation from the local community's representatives, specialists, experts, and stakeholders. This stage included:

- forming a local work team
- studying and analyzing all development sectors with a special focus on tourism
- holding workshops to determine the local community's perspective and the goals of the project
- establishing the revitalization program and strategy based on the strategic ideas suggested by the local community

Therefore, the methodology relied on the following tools and instruments:

- Forming a local work team of 10 people from the municipality, local institution representatives, private sector and local community members, in cooperation with the general management for investment and development in the Ministry of Local Government. The team was contacted by the consultant, who introduced the project and analyzed the stakeholders, and initiated the process of collecting the development sector data.
- Holding several visits and field trips for the special consultant and in coordination with the local work team to view the archeological sites and inspect the historical center. In addition to that, holding many interviews and official and unofficial meetings with the citizens and local community representatives to listen to their suggestions regarding how to improve the tourism sector.
- Preparing an evaluation report on the state of the heritage, tourism, economic, social sectors of Anabta. All the relevant documents on the historical centers and the economic and social situations have been studied and analyzed (including the diagnostic report on Anabta's state, the strategic development plan SDIP, summary of the development projects, and field survey to evaluate the historical center, and others). This was completed in order to determine the positive and negative influences that are relevant to the social and economic development sectors, and

their relation to investment in the tourism sector in Anabta. Furthermore, this was also implemented to determine the preliminary course of action in the process of developing and revitalizing the historical center.

- Holding the first workshop with large community participation and representation of many of the communities' layers. The workshop aimed at framing the community's perspective and determining the strategic goals. In the workshop there was a review of the evaluation report results and determining memory maps through the "Men Thakerat Al-Makan/From the Place's Memory" section. Moreover, discussion was initiated on the state of the old city, and the relevant economic and social activities, in order to produce the most important elements related to the economic sector. These elements could possibly be relevant to the development of the historical center, which in turn will enable them to come out with a clear perspective and strategic goals to form the program of revitalization.

### The following is a summary of the strategy

**First strategic trend:** develop and encourage the domestic tourism and protecting the environmental heritage Projects/components or main elements of the protecting the environmental heritage.

Projects/ components or main elements of the program	location	Target group	Implementation period	No. of direct beneficiaries	Estimated cost	Proposed partnership	Obstacles or potential risks
1. Rehabilitation of a public eco- park	wilderness	Local community Visitors and tourists	4 months	Anabta municipality Local community	\$ 50,000	Anabta Municipality Environment Quality Authority Donors	Fund availability
2. Rehabilitation of an eco-path	From the park to Khariq zone to the historic center	Local community Visitors and tourists	4 months		\$ 35,000	Anabta Municipality Environment Quality Authority Donors	Local tourism is confined to two seasons: Spring and Fall.

**Second strategic trend:** enhance and revitalize the Palestinian civil and cultural heritage

Projects/ components or main elements of the program	location	Target group	Implementation period	No. of direct beneficiaries	Estimated cost	Proposed partnership	Obstacles or potential risks
1. Establish a cultural Center	Ya'qoub house	Local community, Those interested in culture, literature and heritage	9 months	Local community	\$ 70, 000	Anabta Municipality The Ministry of Culture The National Committee for Education, Culture and Arts Anabta Cultural- Sports Forum Donors	The surrounding environment Fund availability
2. Establish a cultural- heritage museum	The house of the poet Abdel Rahim Mahmoud	Local community Tourists Visitors (for example, school students)	10 months	Local community  Visitors	\$85,000	Anabta Municipality Members from the local community who own heritage materials Ministry of Culture Ministry of Tourism	Lack of collectables and heritage material available, and lack of people collecting them
3. Establish a center for heritage crafts	Salih Milhim house	Local community Youth and women interested in heritage	8 months	Local community  Women	% 50,000	Anabta Municipality Anabta Consumer Association Private sector	Difficulty of selling and marketing Difficulty in providing heritage crafts

		works Tourists and visitors					The ability to hire full-time employees
4. Establish a square where popular and heritage festivals can take place	Tahta lane	Local community Tourists Visitors	8 months		\$40, 000	Anabta Municipality Community organizations Ministry of Culture Donors	Private properties Difficulty in choosing the appropriate location in terms of the situation and space

### The third strategic trend: develop and revive the local economy in the historic centre

Projects/ components or main elements of the program	location	Target group	Implementation period	No. of direct beneficiaries	Estimated cost	Proposed partnership	Obstacles or potential risks
1. Establish a popular café	The location has not been identified	Local community Tourists Visitors	6 months	Local community	\$35,000	Anabta Municipality Private sector	Oppositions from neighbors
2. Establish a guesthouse	Kamal Lane	Tourists Visitors	8 months	Visitors	\$50,000	Anabta Municipality Private sector	Private properties Oppositions from neighbors
3. Rehabilitation of the market downtown	Downtown	Local community Tourists Visitors	15 months	Private sector investors Local community	\$180,000	Anabta Municipality Community organizations Private sector Donors	None
4. Establish an oven and popular food restaurant	Ahmad or Al-own oven	Local community Tourists Visitors	6 months	Local community	\$3,000	Anabta Municipality Private sector Donors	None

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## **Acknowledgement**

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The participating parties in the development workshops of the strategic plan:

Municipality of Arraba, police, civil defence, Directorate of Education (Qabatiya), Sabaya Center, Women Center, and Youth Sports Center.

Special thanks to Mrs Maysa Al-Natsheh and eng. Fuad Al-Tamimi, the project's technical support unit in the Belgian Development Agency. We also express our gratitude to the students of the Palestine Polytechnic University and the Al-Najah National University for their support, which helped in completion of the surveys and the development of the maps during the community workshops.

## **Introduction**

This strategy is part of the regeneration program of the historical centers in the local government units, which are run by the Ministry of Local Government in cooperation with the Ministry of Tourism and Antiquities, Municipal Development and Lending Fund, the Belgian Development Agency, local partner bodies and local community.

The main objective of the program is to improve the social, economic and cultural conditions of the historical centers in the local government units in the West Bank, in line with the developmental guidelines entrenched in the strategic plan of the Ministry of Local Government. This objective will be achieved through the improvement and reinforcement of the capacities of the local units in the aspect of the historical center regeneration in a way that ensures the achievement of a sustainable local development. The regeneration of the historical centers program will be implemented in two stages: the first one is through the Ministry of Local Government; the second one is through the Municipal Development and Lending Fund. This regeneration program addresses the sustainable development in the local units and the preservation of the historical centers. It includes a group of local units from (6) governorates, distributed in three geographical areas that are selected on the basis of an assessment of (40) historical centers in the West Bank.

By setting and implementing a regeneration strategy for the historical centers, the program is expected to transform the vision of the targeted municipality into practical interventions in cooperation with the Ministry of Local Government. These interventions would focus on the development of tourism and the environment sectors as well as the local economy through integral work and wide community participation with the relevant stakeholders.

The general vision of regeneration of the historical centers of local units is represented by:

*(The historical centers that preserve their cultural heritage, rehabilitated and organized, full of social and economic activity, attractive to visitors and sustainable.)*



## **First Section: Methodology**

The regeneration process of the historical center of Arraba aims to set a developmental strategy to preserve the towns' tourism sector and enhance its economic conditions, in addition to the reinforcement of the potentials of the local units in the issue of regeneration to ensure a local sustainable development of the historical centers.

Setting up the strategy was grounded on the collective participation of representatives of the local community, professionals, experts and other stakeholders. The setting up stages entailed the formation of a local work team and an analysis of the development sectors that focused on tourism courses. It also entailed holding wide-participation workshops to formulate a community vision, identify the targets, and establish a strategy and a regeneration program, based on the suggested strategic guidelines. Therefore, the strategy relied on the following means and instruments:

- Formation of a ten-member local work team from the Municipality of Arraba, representatives of the local organizations, the private sector and local community, in cooperation with General Administration for Development and Investment of the Ministry of Local Government. The advisor contacted the team members to introduce the project, identify the stakeholders, and pave the way for data collection pertinent to the local development sectors.
- Conducting visits and field trips with the competent advisor in cooperation with the local work team to identify the archeological sites and to inspect the historical centers. This also included conducting interviews and official and unofficial meetings with citizens and local community representatives to elicit their views towards the improvement of the tourism sector.
- Producing an assessment report on the economic, social, heritage and tourism aspects in the town of Arraba. The documents related to the historical centers and the socioeconomic situation were researched (including the diagnostic report of Sabastiya, the Strategic Development and Investment Plan (SDIP), a summary of the development projects, historical center field survey, and others). This research aimed to identify the positive and negative effects on the social and economic development sector and tourism industry in the town, and to determine the preliminary guidelines for the development and regeneration the historical center.
- Conducting the first workshop with wide community participation, which represented various social segments. The workshop aimed to formulate a community vision and set the strategic objectives/trends, in which the results of the evaluation report have been presented, identify the memory maps through a session "from the memory of the place" - telling the story and embodiment of memory.

open dialogue and discussion on the reality of the old town (historical center). It also aimed to identify the most important social and economic activities in order to identify the most important aspects pertinent to the economic situation and development of the town's historical center, and thus set up a regeneration program for the historical center.

- Conducting the second workshop that set the strategic foundations and regeneration program, based on the trends emerged from the first workshop. In this workshop, the economic and social features with their relations to the historical center were presented, then potential development areas were determined, and suitable locations that meet the proposed ideas were suggested.
- Conducting a meeting with the local work team, national technical team, and the local community stakeholders to evaluate the outcomes of the previous workshop regarding building and location suitability for the proposed guidelines in terms of function and position. Some locations were approved through field trips to the historical center; other locations that did not meet the desired targets were altered.
- Final drafting of the town's regeneration program and strategy, and setting up a schedule for each intervention and proposed project, including determining the estimated costs of each proposal.

## **Second Section: Summary of the Analysis of the Socioeconomic Development Conditions of the Historical Center**

This section includes a summary of the analysis report of the development sectors in Arraba. The report included an extensive analysis of the tourism industry, local heritage, social, cultural and economic aspects, besides positive and negative impacts of the economic and investment interventions on the tourism sector.

### **Historical Center of Arraba**

Most of the traditional buildings in the historical center of Arraba are deserted and neglected. Only about 10% of the residents still inhabit the old town. Most of the buildings in Arraba consist of one floor, while a small number of them consist of two floors. Three story buildings rarely exist. The survey which was conducted by Riwaq Centre for Architectural Conservation (1997) stated that the historical center of Arraba contains 1009 buildings, making it one of the big historical centers in the West Bank.

### **Cultural Heritage**

Arraba was nominated by the UNESCO as one of the places that have international value as a tourist attraction in Palestine. Arraba has many historical and archeological sites that indicate its firm ancient history, authenticity and deep-rooted cultural heritage.

The town celebrates various traditional activities, including the cultural festival, which focuses on heritage conservation, protection and assurance of the Palestinian identity. This festival offers various activities, including Palestinian poets, artists, actors, and authors, dabka and folk songs, theatrical shows for kids and adults, in addition to the kids' show and other youth activities. Additionally, the Palestine youth festival for culture, heritage and arts is held annually by the Democratic Youth Association, in cooperation with Arraba Municipality.

### **Economic Life**

In Arraba, there are nearly 170 industrial, tourist and commercial facilities. The Sources of income depend on the types of the economic activities. Recently, the businesses there witnessed a remarkable development; wholesale and retail stores are now spread across neighborhoods and streets.

There is also a small number of small-scale industrial-commercial facilities, including chip factory, woodwork, and aluminum workshops, stone and marble saws, cars bossing, car electricians, and mechanic workshops. Two big factories produce fodders for the sheep, cattle, and poultry breeders in the area. The blacksmithing workshops

produce agricultural equipment such as trailers, suspenders, soil ploughs and water tanks. There are few modern, high-technical olive oil mills, in addition to restaurants, libraries and other commercial facilities.

The unemployment rate in Arraba mounts to 18%, which is 4.5% higher than the average rate in the Governorate of Jenin (13.5%), and 0.7% higher than average rate in the West Bank (17.3%). People depend mainly on agriculture due to “Marj Arraba” plain and other fertile farming lands and the availability of the labor force.

### **Social Life**

In Arraba, seven community societies deal with women, child and youth issues. These societies include women's societies, youth and cultural clubs. A considerable number of women have experience in handicrafts and computer skills. However, unemployment is common, especially among women and young people for several reasons, including inadequate means of promoting women's products, lack of appropriate networking among the competent institutions, lack of funding for women and youth projects, and the fact that most centers and institutions rent places, which weakens their functions.

### **Third Section: the Development Vision Related to the Regeneration of the Historical Center**

Tourist sector and the special heritage of the town are important developmental issues due to the historical, heritage, and archeological facilities in the town. Therefore, the developmental vision included a special section for the development of the archeological, heritage, and tourist facilities, which reflects the tourism trends, based on historical and cultural heritage characteristics of its archeological sites.

In addition, the first workshop put forward a special developmental vision for the regeneration of the historical center of Arraba. This vision considered the old town a cultural, heritage, civilized and economic center at the national level due to the town's deep-rooted cultural and historical heritage. In fact, the historical center has many archeological buildings and palaces, which make it a noteworthy tourist attraction. Thus, the rehabilitation and development of its infrastructure would promote the town's economic development and turn it into a tourist attraction with sustainable, economic development.

#### ***Vision of Arraba***

*Green and attractive town, characterized with exceptional agricultural and economic and tourist structures, outstanding educational and cultural boom, based on interpersonal, social relationships and active community participation that makes it the vital hub for the towns in the northern area.*

#### ***Vision of the Historical Center***

*Historical center and a tourist destination for domestic and foreign tourism and a Palestinian platform for authentic culture and heritage that promotes the local economy.*

#### **Fourth Section: Objectives and/or Strategic Trends of the Historical Center's Regeneration.**

The objectives and strategic trends were drafted with a wide participation from the local community and the stakeholders. They were based on the outcomes of the data collection process, which included an evaluative report on the town's various development sectors, along with the first and the second workshops, field visits, and the advisor's visits, and in cooperation with the local work team and the Ministry of Local Government. The most important objectives are as follows:

##### **Objectives/Strategic Trend**

**First Strategic Trend:** revitalize the Palestinian heritage, promote the authentic popular heritage and highlight the historical dimension.

**Second Strategic Trend:** promote and activate tourism to the historical center in Arraba

**Third Strategic Trend:** develop and revive the local economy in the historic center

## **English Summary of the Strategy**

The plan for the revitalization of Asira's historical center aims to create a progressive strategy to develop tourism and improve the economic conditions of the town. In addition, the revitalization efforts seek to reinforce and increase the capacity of Asira's local bodies in the field to ensure the sustainable local development of historical centers.

The method of preparing this strategy relied, throughout all its stages, on community participation from the local community's representatives, specialists, experts, and stakeholders. This stage included:

- Forming a local work team.
- Studying and analyzing all development sectors with a special focus on tourism.
- Holding workshops to determine the local community's perspective and the goals of the project.
- Establishing the revitalization program and strategy based on the strategic ideas suggested by the local community.

Therefore, the methodology relied on the following tools and instruments:

- Forming a local work team of 8 people from the municipality, local institution representatives, private sector and local community members, in cooperation with the general management for investment and development in the Ministry of Local Government. The team was contacted by the consultant, who introduced the project and analyzed the stakeholders, and initiated the process of collecting the development sector data.
- Holding several visits and field trips for the special consultant and in coordination with the local work team to view the archeological sites and inspect the historical center. In addition to that, holding many interviews and official and unofficial meetings with the citizens and local community representatives to listen to their suggestions regarding how to improve the tourism sector.
- Preparing an evaluation report on the state of the heritage, tourism, economic, social sectors of Asira. All the relevant documents on the historical centers and the economic and social situations have been studied and analyzed (including the diagnostic report on Sabastiya & Burqa's state, the strategic development plan SDIP, summary of the development projects, and field survey to evaluate the historical center, and others). This was completed in order to determine the positive and negative influences that are relevant to the social and economic development

sectors, and their relation to investment in the tourism sector in Sabastiya & Burqa. Furthermore, this was also implemented to determine the preliminary course of action in the process of developing and revitalizing the historical center.

- Holding the first workshop with large community participation and representation of many of the community groups. The workshop aimed at framing the community's perspective and determining the strategic goals. In the workshop, there was a review of the evaluation report results and determining memory maps through the "Mn Thakerat Al-Makan/From the Place's Memory" section. Moreover, a discussion was initiated on the state of the old town, and the relevant economic and social activities in order to produce the most important elements related to the economic sector. These elements could possibly be relevant to the development of the historical center, which in turn will enable them to come out with a clear perspective and strategic goals to form the program of revitalization.



**The following is a summary of the strategy**

**First strategic trend:** revitalize the Palestinian heritage, promote the authentic popular heritage and highlight the historical dimension.

Projects/ components or main elements of the program	location	Target group	Execution period	No. of direct beneficiaries	Estimated cost	Proposed partnership	Obstacles or potential risks
1. Establish a cultural café	Al-Shiekh Ameen Al- daoudi	Groups of all ages	6 months	Local community	\$160,000	Arraba Municipality Ministry of Culture	Oppositions from neighbors
2. Organize Arraba cultural festival	Taher Abdul Hadi house square	Groups of all ages Visitors from abroad	3 months	Local community. Festival visitors	\$12,000	Arraba Municipality. Ministry of Tourism and Antiquities. Ministry of Culture Books Union	The Israeli occupation
3. Establish a training and marketing center for heritage handmade crafts	Arraba Municipality house in the old city	Youth (both sexes) and women of all ages	10 months	Youth. Women. People with disabilities	\$85 ,000	Arraba Municipality Ministry of Tourism and Antiquities Ministry of Culture	Lack of specialized trainers
4. Establish Dar Al-Hukum Museum 'Wax Museum'	Saraya Abu Obaiyd	Groups of all ages Visitors	12 months	Local community  Visitors	\$60,000	Arraba Municipality Ministry of Tourism and Antiquities Ministry of Culture	Lack of expertise and artists in dealing with wax.
5. Rehabilitate Al Ma'sarah Al- Gharbyeh to used it as a museum for olive oil press tools	Sudqi Al-ardah and Al-assaf Ma'sarah	Tourists and visitors Students from outside the town (for example, those on school trips)	6 months	Local Community	\$57,000	Arraba Municipality Owners. Ministry of Tourism and Antique. Ministry of Education	Lack of collectables and heritage material available, and lack of people collecting them

**Second strategic trend:** promote and activate tourism to the historical center in Arraba

Projects/ components or	Location	Target group	Execution	No. of direct beneficiaries	Estimated cost	Proposed partnership	Obstacles or potential risks
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main elements of the program			period				
1. Establish a tourism path	Starting from the old city to Saraiya Abu Obayd-Arraba Municipality park and finally Jubb Yousef	Tourists and visitors Students from outside the town (for example, those on school trips) Local community	10 months	Local community	\$120,000	Arraba Municipality. Ministry of Tourism and Antiquities. Visitors of Jenin Center. Ministry of Education Al-Rozana Association Ibrahim Path Donors	None
2. Establish Information Service Center	Zaunt Cheikh Ameen Al-daoudi	Visitors and delegations	4 months	Local community. Visitors	\$15,000	Arraba Municipality Ministry of Tourism. Civil society organizations, particularly schools and university students	Lack of a qualified staff to manage the center
3. Renovate Jubb Yousef	Duthat hill	Tourists and visitors	5 months	Local community	\$20 ,000	Arraba Municipality Ministry of Tourism and Antiquities Arraba Governorate. Visitors of Jenin Center	The site is located in Area C
4. Establish bus stops	Near the fence of the Eastern side of the cemetery and the main circle	Tourists and visitors	4 months	Local community.	\$200,000	Arraba Municipality Ministry of Tourism Donors	Finding a suitable site

**The third strategic trend: develop and revive the local economy in the historical center**

Projects/ components or main elements of the program	Location	Target group	Execution period	No. of direct beneficiaries	Estimated cost	Proposed partnership	Obstacles or potential risks
1. Children park	Path entrance Middle of the path Near the gates	Children and their families	8 months	Local community Children Investors	\$120,000	Arraba Municipality Donors.	None
2. Install shops						Arab	Inability to

to sell local products	Within the historical path	Groups of all ages. Tourist and visitors	6 months	Local community Investors	\$100,000	Municipality. Women Centers and Charitable Associations Private sector	provide trainers in traditional and handmade crafts
3. Establish a motel	Rushdi Abdel Hadi or Al-atari	Tourists, guests and visitors	10 months	Local community Investors	\$100 ,000	Arab Municipality Local community. Ministry of Tourism and Antiquities. Private sector. Al-Rozana Association (Ibrahim path)	Oppositions from building owners
4. Establish a restaurant and café	Wasif Hamdan	Tourists and visitors. Local community	10 months	Local community. Investors	\$130,000	Arraba Municipality. Private sector. Donors	Oppositions from building owners
5. Establish a Turkish bath	The Seven Gates Palace	Tourists and visitors. Local community	15 months	Local community Investors	\$350,000	Arab Municipality. Local community Ministry of Tourism and Antiquities. Private sector	Oppositions from building owners

**Regeneration Strategy  
and  
Program  
of  
the Historical Center  
of the  
Town of As-Samu'**

**Regeneration Project of the Historical Centers in the Local Government Units**



**Ministry of Local Government**

**Strategy and Program of Regeneration of the Historical Centers**

**Support for Social and Economic Development Planning**

**Summary of the Regeneration Strategy and Program of the Historical Center of  
the Town of As-Samu'**

**Prepared by:**

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**May, 2015**

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## **Acknowledgment**

The Council of As-Samu', represented by its mayor and staff, would like to express their sincere gratitude to the people who contributed to the development of the regeneration plan of the historical center of As-Samu'.

### **Technical Team:**

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- Eng. Ohoud Anaya, Ministry of Local Government.
- Eng. Mohamad Rabaya, Municipal Development and Lending Fund
- Eng. Wasfi Al-Za'areer / Local Team Coordinator

### **Local Team:**

- |                             |                       |
|-----------------------------|-----------------------|
| ▪ Yousef Al-Salamin (Chair) | ▪ Mohamad Al-Hawamdeh |
| ▪ Mohamad Al-Hawamdeh       | ▪ Hasna Al-Hawamdeh   |
| ▪ Khalid Al-Za'areer        | ▪ Ruqayya Al-Daghamin |

### **Hebron team:**

- Eng. Arwa Abu Al-Hayja, Ministry of Local Government
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- Mr. Mohamad Sabarni & Ziyad Abu Amr / Ministry of Tourism and Antiquities

### **Organisations:**

As-Samu' Municipality, As-Samu' Charitable Society, As-Samu' Agricultural Cooperative Society, As-Samu' Women Club, As-Samu' Countryside Society, As-Samu' Workers Syndicate, and representatives of the social affairs and agriculture.

Also, special thanks go to Mrs Maysa Al-Natsheh & Fouad Al-Tamimi, Belgian Development Agency (BTC), as well as the students from Palestine Polytechnic University and An-Najah National University for their instrumental efforts in the surveys and maps development during the workshops.

## **Introduction**

This strategy is part of the regeneration program of the historical centers in the local government units, which are run by the Ministry of Local Government in cooperation with the Ministry of Tourism and Antiquities, Municipal Development and Lending Fund, the Belgian Development Agency, local partner bodies and local community.

The main objective of the program is to improve the social, economic and cultural conditions of the historical centers in the local government units in the West Bank, in line with the developmental guidelines entrenched in the strategic plan of the Ministry of Local Government. This objective will be achieved through the improvement and reinforcement of the capacities of the local units in the aspect of the historical center regeneration in a way that ensures the achievement of a sustainable local development.

The regeneration of the historical centers program will be implemented in two stages: the first one is through the Ministry of Local Government; the second one is through the Municipal Development and Lending Fund. This regeneration program addresses the sustainable development in the local units and the preservation of the historical centers.

The program includes a group of local units from (6) governorates, distributed in three geographical areas that are selected on the basis of an assessment of (40) historical centers in the West Bank. It includes the north, center and south areas distributed as follows:

The northern area: Jenin Governorate (Arraba), Nablus Governorate (Sabastiya, Burqa, Asira ash Shamaliya), Tulkarm Governorate (Anabta).

The central area: Salfit Governorate (Deir Istiya), Ramallah and Al-Bireh Governorate (Ni'lin, Bani Zeid Al Gharbiya, 'Abud).

The southern area: Hebron Governorate (Adh Dhahiriya, As Samu', Bani Na'im).

The general vision of regeneration of the historical centers of local units is:

*(The historical centers that preserve their cultural heritage, rehabilitated and organized, full of social and economic activity, attractive to visitors and sustainable.)*

## Methodology

The approach of work during all phases of work was based on the community participation of both sexes. In the beginning, there was a cooperation with the General Directorate of Investment and Development at the Ministry of Local Government to set the general guidelines of planning policies. Then a local working team was established, which consisted of 7-9 persons from the local municipality, the representatives of the local organisations, the private sector and the local community. The project's advisor contacted the members of the local team to introduce the project and analyze the stakeholders (public or private sectors). He also aimed to commence the economic and social data collection process, and conduct visits and field trips to the historical center as well as official and nonofficial interviews with the public to gather their commentaries.

Furthermore, the documents related to the historical center of As-Samu' and the social and economic development were researched and analyzed (diagnostic report of the town, the Strategic Development and Investment Plan (SDIP), a summary of development projects, historical center field survey, and others). This evaluation report assessed the situation of socio-economic and cultural heritage and identified the most important positive effects and strengths (potentials, resources/opportunities) and the adverse effects and weaknesses (threats and obstacles). The most remarkable obstacle in the historical centers was the limitation of the social and economic activities.

Moreover, there were two workshops with a wide community participation from different segments of the local community. The first workshop aimed to formulate a community vision and set the strategic objectives/trends, in which the results of the evaluation report have been presented, and to identify the memory maps through a session '*from the place's Memory*' – the embodiment of the memory. There were discussions with the elderly about the old traditions in the old town (historical center), including the social traditions (such as weddings, festivals, and councils), as well as the economic traditions (such as grain, mills, grocers). These discussions aimed to deduct the most important constituents that would enable local people to understand the old and modern situation in the historical centers. These workshops concluded with people's remarks and comments that enriched the diagnostic research, which helped the local team to outline a map of the memory and the importance of the place.

The members of the local community conducted workshops, facilitated by the complement advisor, and supported by the technical people from the Ministry of Local Government, the Municipal Development and Lending Fund, the Belgian



Development Agency and the local team coordinator. The collective sessions aimed to reach strategic objectives/trends.

In the second workshop, the economic and social constituents with their relationship to the historical center were reviewed, potential development areas were determined, and then suitable locations were proposed. Finally, a regeneration program was suggested and formulated by the discussion groups.

This community-planning phase, which was pertinent to the development plan, was reinforced through conducting a survey of the historical center as well as a diagnostic study of the social, economic, physical and cultural circumstances of the center and its local residents. This survey also included a field tour in the historical center and a discussion with the local people. After the completion of field visits, focused working sessions and the meetings with the local team, the national technical team, and the stakeholders, the competent advisor reviewed, audited, and formulated the workshop outputs, set a regeneration strategy and a program to promote the old town, and then divided the program according to the potential areas of intervention.

### ***From the Place's Memory – Thakerat Al Makan***

*As-Samu' used to attract merchants from Hebron. Bedouins used to come from the surrounding areas. In its center lie the mosque and the archeological sites, which are surrounded by the residential neighborhoods. People used to learn in mosques. During the 1930s, the ten clans in the town used to gather at the Al-Omari Mosque to celebrate their religious and social occasions. Most people used to earn their living by grazing sheep and planting crops. The ancient caves in the town date back long time in history.*

*The old people of As-Samu' talked about places which we have never heard of. The tomb of the religious man, Abdullah, is a focal point in the town. Most of the social activities take place in or around the Al-Omari Mosque, the ancient temple and the tomb of Abdullah. The manors of Al-Daghamin and As-Salamin are the oldest manors with courtyards in the town.*

## **Summary of the Analysis of the Socioeconomic Development Conditions of the Historical Center in As-Samu'**

As-Samu' is a town in the Hebron Governorate, which is located 17 km to the south of the city of Hebron in the southern part of the West Bank. It is bordered by Yatta, Dura, Adh Dhahiriya and the Negev Desert. It has a population of 24349 and an area of 59650 dunums, with a construction gross area of 16242 dunums. In 1966, Israel launched a full-scale military operation against the town, which resulted in the destruction of more than 125 houses, 15 stoned huts, and many facilities such as schools and mosques.

As-Samu' is an ancient town that is built upon the ancient town of Eshtemoa (which means *obedience*) that dates back to the Canaanite period. There are many historical and archaeological buildings in the town that date back to the Roman and Byzantine period, including an ancient tower, prison, ancient house, caves, walls and ruins. As-Samu' is surrounded by many ancient towns (khirbat), including Khirbat Rafat which has archaeological ruins such as a mosque, tombs, a cemetery, a cave, and the ancient Dayr Rafat.

The historical center has an area of around 373 dunums (% 2.3 of the built-up area). The old buildings are simple one-floor houses with a front courtyard, particularly in the eastern area. They are built of stones, with crossed ceilings; some of them are built from big stones with marvelous inscriptions.

The center of As-Samu' is the historical center itself, which is built around the big mosque and the archeological site that was originally a Roman temple. The historical center stretches as far as the northern and southern roots of the hill. There are commercial stores, handicrafts and public services in the center. The main street divides it into two parts; the street was severely damaged by time due to the demolition of the old buildings and building new ones for business purposes.

The historical center of As-Samu', including the market, the mosque and cafes, is deemed as the social and cultural hub of the social, religious and the business activities in the town. The traditional components for the historical town (mosques (2), schools (4), councils, mills, barns) do exist or still used until now. The number of the houses that are receiving the main water supply in the historical center is 269. It is very likely that the historical center might be attached to the main commercial market, particularly that the municipality and local community foundations are aware the importance of its cultural heritage. However, the rate of the damaged buildings in the center is higher compared with the existing buildings (40%-60%) due to several factors, including fragmentation in ownership, high costs of maintenance and restoration. Moreover, the development of the economic situation in As-Samu' is

hampered by the high rate of unemployment (18%), lack of skilled workforce, and the smaller area intended for commercial use (128 dunums).

The local authority showed greater interest in the protection and regeneration of the historical center of As-Samu'. Thus, several parts of the pedestrian path near Al-Eliyya Building were paved, and the external walls of the buildings along the path were restored. The historical center is now part of the development plan of the Municipality of As-Samu'. The municipality is striving hard to regenerate the historical center and promote it for tourism in cooperation with the Ministry of Tourism and Antiquities. Therefore, the strategic plan specified many projects to achieve this target; these projects include the rehabilitation and regeneration of the old town by tiling of 400 sq. of the streets of the old town and the restoration of a house every other year. However, the buildings, and their uses, have not been specified yet, and the awareness campaign has not been launched.

As Samu' also is of historical and archaeological importance, with an ancient Romanian church and the ruins of a historical prison. The historical center itself can be used for recreational and tourist purposes. Besides, it can be used for building new houses or for social development by using the restored buildings as schools and kindergartens, or by transferring a few civil society organizations to the restored buildings.

## **Regeneration Program and Strategy of the Historical Center in As-Samu'**

### **As-Samu' Developmental vision:**

*As-Samu' is an organized and modern town, safe, environmentally, culturally and economically prosperous, building effective domestic and external partnerships and preserving its heritage and traditions.*

As for the development vision, it reflects the situation in the whole town as well as the historical center. As-Samu' is focusing on the regulations so as to provide decent services for people everywhere in the town. Thus, a modern town would focus on the development, progress and modernism in line with its customs and traditions. A safe town would focus on providing security, which starts from the central area to the surrounding areas. An environmentally-friendly town would focus on clean, wholesome environment. The construction prosperity should focus on the historical building, with its renowned archeological buildings. Moreover, the cultural prosperity should be based upon the cultural heritage. The economic prosperity should include all locations in the town to preserve a fair distribution of houses, services and all other activities. It must also pertain essential partnerships to regenerate the historical center and its sustainability.

### **The development vision of As-Samu':**

*Towards a genuine heritage center of a modern character, attractive for tourists and economically sustainable.*

### **The objective of the regeneration of the historical center:**

*The development of As-Samu' historic center through social and economic activities.*

### **Strategic objectives/trends of the regeneration of the historical center:**

- Provide public and exclusive services within the historic center.
- Revive the heritage and highlighting the culture.
- Develop the local economy by focusing on marketing traditional and local products.
- Provide social and educational services.
- Provide recreational places and promoting tourism.

## **Regeneration Program of the Historical Center of As-Samu'**

### **Program description:**

The regeneration program of the historical center of the town of As-Samu' consists of four areas of intervention, namely, local economic development, education and social services, culture and heritage, tourism and entertainment. Each area has a set of key components or elements related to its development.

Since the choice of right place or location is one of the most important elements in the success of any intervention, the proposed location was determined according to the program's major elements, including duration, targeted group/s, number of expected beneficiaries, and the estimated costs.

The municipality is the main partner in the program. On the other hand, there are other potential partners, which the local community proposed, such as the post, the electricity company, As-Samu' Charity, Young Entrepreneurs Group, women associations, Ministry of Tourism and Antiquities, Ministry of Education, the private sector, other local and educational associations such Cambridge College and British Council.

The potential obstacles are related to the issues of ownership, funding, operation, maintenance, sustainability, and unavailability of technical skills. These hindrances vary according to each project or element in the program.

It is expected that the implementation of the program will have greater effects on regeneration of the historical center. The implemented interventions should respond to the requirements of the modern times, and preserve the rich heritage of As-Samu' as well.

## The strategy and program for regeneration of the historical center of As-Samu'

Projects/ main components/ elements of the program	Proposed location / locations	Implementation period in months	Number of direct beneficiaries	Target group/ groups	Estimated cost in USD	Proposed partnerships	Potential risks and obstacles
<b>1. General services</b>							
Service center (electricity top-up, invoices, post office, acquittance certificate)	Dar Ibrahim, Musa Ajweh –Hassan Al-Rawashdeh	12	Whole society	All groups	20000	Municipality / post office –electricity company	Property, funding, operation, sustainability
Vehicle garage	Ramadan Abu Al-Kabash land	6	All drivers	Public transport drivers	100000	Municipality	Property, funding, operation, sustainability
Public toilets	Al-Daghamin house	6	Whole society	All groups	2500		Availability of places
Governmental branches, institutional facilities, an office for the old town.	Abu Mazen Al-Salamin house	12	Whole society	Institutions	67000	Local institutions / which run activities in the town	Property, funding, operation, sustainability
Infrastructure (streetlights, tiling and pavement, water, signs, and numbers.	Old town streets	12	Whole society	All groups	92000	Municipality	Funding, narrow paths, maintenance
<b>2. Culture and heritage</b>							
Training center at the municipal playground	Al-Ratroot house	6	60	Women	25000	As-Samu' Charity, women's institutions	Property, funding, commitment to training, work after training, lack of skilled manpower
Open museum	Inside the old town	12	All society and tourists	Tourists, people from Hebron & Bethlehem	30000	Municipality & Ministry of Tourism	Narrow paths, funding & sustainability
Cultural and drawing and cultural center & workshops	Abu Hamad house	8	Whole society	All groups	30000	The societies	Property, funding, operation, sustainability
<b>3. development of the local economy</b>							
Center for marketing women products	House of As-Safi	12	60	Women	65000	Women associations	Property, funding, operation, sustainability
Center for marketing, drawing and bazaars	Issa Bader House	12	Whole society	All groups	70000	societies	Property, funding, operation, sustainability

Projects/ main components/ elements of the program	Proposed location / locations	Implementation period in months	Number of direct beneficiaries	Target group/ groups	Estimated cost in USD	Proposed partnerships	Potential risks and obstacles
Restaurant and cafe	Hamad Al-Rawashdeh	12	whole society	All groups	18000	Societies, private sector	Property, funding, operation, sustainability
<b>4. Social services and education</b>							
Kindergarten and a small playground	Dar Abu Scif	6	120 children yearly	Children	70000	Societies, private sector	Property, funding, operation, sustainability
Education and training center	Al-Eleyya	6	4000	Children and youth	25000	Education-Cambridge College-British Council-private centers	Maintenance, operation & sustainability
Public library	Al-Eleyya	6	All people	All people	20000	Municipality & Pioneering Youth	Maintenance, operation & sustainability
<b>5. Tourism and entertainment</b>							
A museum	Al-Burj	12	All people and visitors	Tourist and citizen	150000	Municipality private sector	Legal, public property & funding
Rural hotel, public garden and a cinema	Al-Daghamin & Al-Sanbari	12	All visitors	Tourists and people of Hebron	60000	Municipality private sector	Property, funding, operation, sustainability
Youth center, Wifi network, internet café and games.	Al-Aqeeli house	12	All people and visitors	All people and visitors	70000	Municipality private sector	Property, funding, operation, sustainability
Tourism	Cave of Hamad Al-Hawamdeh, near Issa Bader house	12	All people and visitors	All people and visitors	25000	Municipality private sector	Property, funding, operation, sustainability



## **Summary**

**Strategy and program for regeneration of As-Samu' historical center.**

### **As-Samu' Developmental Vision**

*As-Samu' is an organized and modern town, safe, environmentally-urban- culturally and economically prosperous, building effective domestic and external partnerships and preserving its heritage and traditions.*

### **The vision of As-Samu' historical center regeneration**

*Towards genuine heritage center of a modern character, attractive for tourist and economically sustainable.*

### **The objective of regeneration the historical center**

*The development of As-Samu' historical center through social and economic activities.*

Strategic objectives/trends of the regeneration of the historical center:

- Provide public and exclusive services within the historic center.
- Revive the heritage and highlighting the culture.
- Develop the local economy by focusing on marketing traditional and local products.
- Provide social and educational services.
- Provide recreational places and promoting tourism.

### **The regeneration program of As-Samu' historical center**

The regeneration program of As-Samu' historical center is composed of the following five areas of intervention (with an estimated cost of \$962,000) as follows:

1. **Public Services:** it includes exclusive service center (electricity charge, bills payment, Post Office, financial clearance certificate), public health facilities, branches of government institutions, headquarters of local institutions, an office to manage the old town affairs, parking complex, and infrastructure (lighting, tiling and paving streets , water, signage and street numbering).
2. **Culture and Heritage:** it includes a training center on local traditional carpet making, open-air museum, cultural drawing center and cultural evenings.
3. **Development of local economy:** it includes marketing center (women products), marketing and graphic gallery and bazaars as well as restaurant and cafe.
4. **Social services and education:** it includes a kindergarten and small playground, education and training center and public library.
5. **Tourism and Entertainment:** it includes museum, rural hotel, public garden and Cinema, youth center, Wi-Fi network and Internet games, display screens and tourist cave.

**'Asira ash Shamaliya**

**Regeneration Strategy**

**and**

**Program**

**of**

**the historical center**

**of**

**the**

**Town**

**of**

**'Asira ash Shamaliya**

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## **Acknowledgement**

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The participating parties in the development workshops of the strategic plan:  
Municipality of 'Asira ash Somalia & local community organizations

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## **Introduction**

This strategy is part of the regeneration program of the historical centers in the local government units, which are managed by the Ministry of Local Government in cooperation with the Ministry of Tourism and Antiquities, Municipal Development and Lending Fund, the Belgian Development Agency, local partner bodies and local community.

The main objective of the program is to improve the social, economic and cultural conditions of the historical centers in the local government units in the West Bank, in line with the developmental guidelines entrenched in the strategic plan of the Ministry of Local Government. This objective will be achieved through the improvement and reinforcement of the capacities of the local units in the aspect of the historical center regeneration in a way that ensures the achievement of a sustainable local development. The regeneration of the historical centers program will be implemented in two stages: the first one is through the Ministry of Local Government; the second one is through the Municipal Development and Lending Fund. This regeneration program addresses the sustainable development in the local units and the preservation of the historical centers. It includes a group of local units from (6) governorates, distributed in three geographical areas that are selected on the basis of an assessment of (40) historical centers in the West Bank.

By setting and implementing a regeneration strategy for the historical centers, the program is expected to transform the vision of the targeted municipality ('Asira ash Shamaliya) into practical interventions in cooperation with the Ministry of Local Government. These interventions would focus on the development of tourism and the environment sectors as well as the local economy through integral work and wide community participation with the relevant stakeholders.

The general vision of regeneration of the historical centers of local units is represented by:

*(The historical centers that preserve their cultural heritage, rehabilitated and organized, full of social and economic activity, attractive to visitors and sustainable.)*

## **First Section: Methodology**

The regeneration process of the historical center of 'Asira ash Shamaliya aims to set a developmental strategy to preserve the towns' tourism sector and enhance their economic conditions, in addition to the reinforcement of the potentials of the local units in the issue of regeneration to ensure a local sustainable development of the historical centers.

Setting up the strategy was grounded on the collective participation of representatives of the local community, professionals, experts and other stakeholders. The setting up stages entailed the formation of a local work team and an analysis of the development sectors that focused on tourism courses. It also entailed holding wide-participation workshops to formulate a community vision, identify the targets, and establish a strategy and a regeneration program, based on the suggested strategic guidelines. Therefore, the strategy relied on the following means and instruments:

Formation of an eight-member local work team from the municipalities of Sabastiya and Burqa, representatives of the local organizations, the private sector and local community, in cooperation with General Administration for Development and Investment of the Ministry of Local Government. The advisor contacted the team members to introduce the project, identify the stakeholders, and pave the way for data collection pertinent to the local development sectors.

Conducting visits and field trips with the competent advisor in cooperation with the local work team to identify the archeological sites and to inspect the historical centers. This also included conducting interviews and official and unofficial meetings with citizens and local community representatives to elicit their views towards the improvement of the tourism sector.

Producing an assessment report on the economic, social, heritage and tourism aspects in the villages of Sabastiya and Burqa. The documents related to the historical centers and the socioeconomic situation were researched (including the diagnostic report of Sabastiya, the Strategic Development and Investment Plan (SDIP), a summary of the development projects, historical center field survey, and others). This research aimed to identify the positive and negative effects on the social and economic development

sectors and tourism industry in the village, and to determine the preliminary guidelines for the development and regeneration the historical centers.

Conducting the first workshop with wide community participation, which represented various social segments. This workshop aimed to draft a social vision, identify the strategic objectives/guidelines, review the results of the assessment report, and determine the memory maps through the item of so-called From the Place's Memory (Thakerat Al-Makan), and open dialogue and discussion on the reality of the old town (historical center). It also aimed to identify the most important social and economic activities in order to identify the most important aspects pertinent to the economic situation and development of the town's historical center, and thus set up a regeneration program for the historical center.

Conducting the second workshop that set the strategic foundations and regeneration program, based on the directions emerged from the first workshop. In this workshop, the economic and social features with their relations to the historical center were presented, then potential development areas were determined, and suitable locations that meet the proposed ideas were suggested.

Conducting a meeting with the local work team, national technical team, and the local community stakeholders to evaluate the outcomes of the previous workshop regarding building and location suitability for the proposed guidelines in terms of function and position. Some locations were approved through field trips to the historical center; other locations that did not meet the desired targets were altered.

Final drafting of the town's regeneration program and strategy, and setting up a schedule for each intervention and proposed project, including determining the estimated costs of each proposal.



## **Second Section: Summary of the analysis of the socioeconomic development conditions of the historical center**

This section includes a summary of the analysis report of the development sectors in 'Asira ash Shamaliya. The report included an extensive analysis of the tourism industry, local heritage, social, cultural and economic aspects, besides positive and negative impacts of the economic and investment interventions on the tourism sector.

### **The historical center of 'Asira ash Shamaliya**

The historical center (old town) of Asira is located at the left side on top of a mountain. It is still inhabited by 60% of its original residents. The town expanded and developed around the center, particularly in the eastern and western sides. The center includes a mosque, few shops and many courtyards. Lots of details, inscriptions, shapes and decorations characterize the doors and windows of the houses there. The houses with courtyards (Al-housh) consist of one or two floors, separated from paths and roads by a wall and a gate, which lead to the inner courtyards. One can walk between inner courtyards through the ceiled paths, which are sometimes topped by rooms. The single houses are quite similar to the architecture of Nablus area, in terms of the carvings on the main side and the details of doors and windows.

The center preserves the same old network of roads in good condition. This network of roads leads to the main mosque, where residents usually gather in its front courtyard. Most of the houses in the old town are normally used for housing purposes, but most of them are now uninhabited and in bad condition, except the single houses. In fact, the historical center of 'Asira ash Shamaliya suffers from negligence and deterioration since many of its residents deserted it. However, there are few stores and institutions.

In general, all the buildings in the historical center are made from stone. Most of their roofs are built like ribbed vaults; some houses have flat roofs with strong metal bars.

### **Local heritage in the town and around**

The village derived its name from the verb "asara", which means the activity of pressing olives which was and still is the main product of the town. However, another source indicates that the name of the village came from pressing grapes, in which the village was famous for in the days of the Roman Empire. It is called *Shamaliya* (northern) because it is located six kilometers north of Nablus in the northern West Bank. Besides, the word Asira means firewood due to the town's abundance of forests

which was used by residents to sell firewood. It is also said that the name came from the adjective 'Aseera', which means difficult, and this could relate to the roads that are rugged between the town and Nablus City.

Asira is a social, commercial and economic hub for the many nearby localities due to the availability of various services, including many official, educational and health organizations.

There are many religious and archeological landmarks in 'Asira ash Shamaliya such as the Eastern Mosque and the Western Mosque. The town has several sites of archeological sites (Khirbat), such as Khirbat Al Hawa, Khirbat Qalissah, Khirbat Neeb, Khirbat Sayyad, Khirbat Qalba, Khirbat Hamid and Khirbat Kooz.

### **Economic activities**

The economy in 'Asira ash Shamaliya is dependent mainly on trade as well as jobs in the private and public sector. The unemployment rates in the town amounts to 11%, which is 3.8% lesser than the average rate in the Governorate of Nablus (14.8%), and 6.3% less than the average rate of the unemployment in the West Bank (17.3%).

'Asira ash Shamaliya is famous for olive tree cultivation and there are approximately 18,318 dunums of land planted with olive trees in the town, with an annual production rate of olive oil of around 15000 tons. Most of the people used to earn living through farming and cultivation. However, after the occupation in 1967, many people in the town emigrated to Jordan. In addition, it is very close to Nablus, and thus the majority of them are employed in various jobs and professions in the city.

The number of businesses and shops in the old town in 'Asira ash Shamaliya is so limited, excluding the brick factory (15 workers), the olive mill (12 workers), and the 'Asira ash Shamaliya Women Club Association (50 workers).

### **Social life**

In 'Asira ash Shamaliya, there are four community institutions working with women, children and youth such as women's associations, youth clubs and cultural clubs. Many women have experience in handicrafts and food production such as traditional soap and therapeutic soap.

### **Third Section: the Development Vision Related to the Regeneration of the Historical Center**

The developmental vision of 'Asira ash Shamaliya's strategic plan focused on the outstanding civilized and cultural feature of the town. Although it didn't pinpoint the town's tourism aspect, it concentrated on the social and cultural improvement, development of administrative performance, and development of supportive and infrastructural services which are closely linked to the development and enhancement of the tourism sector.

There are many archeological sites in the old town of 'Asira ash Shamaliya, including the main mosque, the houses with courtyards, and the single houses, which are characterized by lots of details, inscriptions, and ornamental shapes on their doors and windows. Therefore, the developmental vision reflected a cultural focus on the town's heritage identity and historical nature in a culturally and economically prosperous center. Besides, it concentrated on many interventions, which targeted the old town through the development of its infrastructure. These interventions also aimed to stimulate and promote the local economy of the old town through the establishment of different facilities and the regeneration of the town's cultural heritage, historic public folklore in line with the vision of the historical center mentioned above.

#### ***Vision of Asira Ash Shamaliya***

*Asira Ash Shamaliya is a civilized town, distinguished by education, culture and rural nature. It has developed infrastructure and efficient administrative and institutional center.*

#### ***Vision of the historical center***

*A historical center with a cultural identity; culturally and economically advanced.*

#### **Fourth Section: Objectives and/or Strategic Trends of the Historical Center's Regeneration.**

The objectives and strategic trends were drafted with a wide participation from the local community and the stakeholders. They were based on the outcomes of the data collection process, which included an evaluative report on the town's various development sectors, along with the first and the second workshops, field visits, and the advisor's visits, and in cooperation with the local work team and the Ministry of Local Government. The most important objectives are as follows:

##### **Strategic Objectives:**

**First Strategic Trend:** improve and develop the local economy and enhance the living conditions in the historical center

**Second Strategic Trend:** enhance and revitalize the Palestinian civil and cultural heritage

## **English Summary of the Strategy**

The plan for the revitalization of Asira's historical center aims to create a progressive strategy to develop tourism and improve the economic conditions of the town. In addition, the revitalization efforts seek to reinforce and increase the capacity of Asira's local bodies in the field to ensure the sustainable local development of historical centers.

The method of preparing this strategy relied, throughout all its stages, on community participation from the local community's representatives, specialists, experts, and stakeholders. This stage included:

- Forming a local work team.
- Studying and analyzing all development sectors with a special focus on tourism.
- Holding workshops to determine the local community's perspective and the goals of the project.
- Establishing the revitalization program and strategy based on the strategic ideas suggested by the local community.

Therefore, the methodology relied on the following tools and instruments:

- Forming a local work team of 8 people from the municipality, local institution representatives, private sector and local community members, in cooperation with the general management for investment and development in the Ministry of Local Government. The team was contacted by the consultant, who introduced the project and analyzed the stakeholders, and initiated the process of collecting the development sector data.
- Holding several visits and field trips for the special consultant and in coordination with the local work team to view the archeological sites and inspect the historical center. In addition to that, holding many interviews and official and unofficial meetings with the citizens and local community representatives to listen to their suggestions regarding how to improve the tourism sector.
- Preparing an evaluation report on the state of the heritage, tourism, economic, social sectors of Asira. All the relevant documents on the historical centers and the economic and social situations have been studied and analyzed (including the diagnostic report on Sabastiya & Burqa's state, the strategic development plan SDIP, summary of the development projects, and field survey to evaluate the historical center, and others). This was completed in order to determine the positive and negative influences that are relevant to the social and economic development

sectors, and their relation to investment in the tourism sector in Sabastiya & Burqa. Furthermore, this was also implemented to determine the preliminary course of action in the process of developing and revitalizing the historical center.

- Holding the first workshop with large community participation and representation of many of the communities' layers. The workshop aimed at framing the community's perspective and determining the strategic goals. In the workshop, there was a review of the evaluation report results and determining memory maps through the "Mn Thakerat Al-Makan/From the Place's Memory" section. Moreover, a discussion was initiated on the state of the old city, and the relevant economic and social activities, in order to produce the most important elements related to the economic sector. These elements could possibly be relevant to the development of the historical center, which in turn will enable them to come out with a clear perspective and strategic goals to form the program of revitalization.

## The following is a summary of the strategy

**First strategic trend:** improve and develop the local economy and enhance the living conditions in the historical center

Projects/ components or main elements of the program	location	Target group	Execution period	No. of direct beneficiaries	Estimated cost	Proposed partnership	Obstacles or potential risks
1. Establish a guesthouse	Sudqi Palace Jawabrah lane	Visitors and guests	8 months	Visitors and guests		Asira Municipality Private sector	Potentiality to face some objections
2. Establish a popular restaurant and café	Al-Ma'sara Muhammad Taher Yasim or Sa'ced Musmar (Khalil Husien)	Local community Visitors	8 months	Local community	\$80,000	Asira Municipality Private sector	Unwillingness to relinquish property needed Opposition from the neighbours
3. Rehabilitate roads and squares in the historic center to create an exhibition and shops	Sharaqa Diwan square Al-haouze square Barham lane square Museum street Cemetery road Al-bidd road	Residents of Asira/local community	5 months	Inhabitants of the historical center	\$110,000	Asira Municipality	None
4. Light streets and alleyways using clean energy	Sharaqa Diwan square Al-haouze square Barham lane square Museum street Cemetery road Al-Bidd road	Asira residents/local community	3 months	Inhabitants of the historical center	\$38,000	Asira Municipality	None

**Second strategic trend:** enhance and revitalize the Palestinian civil and cultural heritage

Projects/ components or main elements of the program	location	Target group	Execution period	No. of direct beneficiaries	Estimated cost	Proposed partnership	Obstacles or potential risks
1. Establish a cultural Center	Barham Yassin House Haj Mousa house	Women, youth and people with disabilities Local community	8 months	Local community	\$100,000	Asira Municipality Civil Society Organization	unwillingness to relinquish property needed
2. Craft and handmade food products center	Mousa Jarar'a Barham quarter	Local community Women Civil Society Organization Local market	10 months	Local community	\$100,000	Asira Municipality CSOs	unwillingness to relinquish property needed

**Regeneration Strategy  
and  
Program  
of  
the Historical Center  
of the  
Town of Bani Na'im**

**Regeneration Project of the Historical Centers in the Local Government Units**



**Ministry of Local Government**

**Strategy and Program of Regeneration of the Historical Centers**

**Support for Social and Economic Development Planning**

**Ministry of Bani Na'im**

**Summary of the Regeneration Strategy and Program of the Historical Center of  
the Town of Bani Na'im**

**Initial Draft**

**Prepared by:**

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**May, 2015**



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## **Acknowledgment**

The Municipality of Bani Na'im, represented by its mayor and staff, would like to express their sincere gratitude to the people who contributed to the development of the regeneration plan of the historical center of Bani Na'im .

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- Mr. Mohamad Sabarni & Ziad Abu Amr / Ministry of Tourism

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*Also, special thanks to Mrs Maysa Al-Natsheh and Fouad Al-Tamimi, from the Belgian Development Agency (BTC, as well as the students from the Hebron University for their invaluable support in the surveys and the workshops.*

## **Introduction**

This strategy is part of the regeneration program of the historical centers in the local government units, which are run by the Ministry of Local Government in cooperation with the Ministry of Tourism and Antiquities, Municipal Development and Lending Fund, the Belgian Development Agency, local partner bodies and local community.

The main objective of the program is to improve the social, economic and cultural conditions of the historical centers in the local government units in the West Bank, in line with the developmental guidelines entrenched in the strategic plan of the Ministry of Local Government. This objective will be achieved through the improvement and reinforcement of the capacities of the local units in the aspect of the historical center regeneration in a way that ensures the achievement of a sustainable local development.

The regeneration of the historical centers program will be implemented in two stages: the first one is through the Ministry of Local Government; the second one is through the Municipal Development and Lending Fund. This regeneration program addresses the sustainable development in the local units and the preservation of the historical centers.

The program includes a group of local units from (6) governorates, distributed in three geographical areas that are selected on the basis of an assessment of (40) historical centers in the West Bank. It includes the north, center and south areas distributed as follows:

The northern area: Jenin Governorate (Arraba), Nablus Governorate (Sabastiya, Burqa, Asira ash Shamaliya), Tulkarm Governorate (Anabta).

The central area: Salfit Governorate (Deir Istiya), Ramallah and Al-Bireh Governorate (Bani Na'im , Bani Zeid Al Gharbiya, 'Abud).

The southern area: Hebron Governorate (Adh Dhahiriya, As Samu', Bani Na'im).

The general vision of regeneration of the historical centers of local units is:

*(The historical centers that preserve their cultural heritage, rehabilitated and organized, full of social and economic activity, attractive to visitors and sustainable.)*

## Methodology

The approach of work during all phases of work was based on the community participation of both sexes. In the beginning, there was a cooperation with the General Directorate of Investment and Development at the Ministry of Local Government to set the general guidelines of planning policies. Then a local working team was established, which consisted of 7-9 persons from the local municipality, the representatives of the local organisations, the private sector and the local community. The project team contacted the members of the local team to introduce them to the project and analyze the stakeholders (public or private sectors).

Furthermore, the documents related to the historical center of Bani Na'im and the social and economic development were researched and analyzed (diagnostic report of the town, the Strategic Development and Investment Plan (SDIP), a summary of development projects, historical center field survey, and others). This evaluation report assessed the situation of socio-economic and cultural heritage and identified the most important positive effects and strengths (potentials, resources/opportunities) and the adverse effects and weaknesses (threats and obstacles). The most remarkable obstacle in the historical centers was **the limitation of social and economic activities**.

Moreover, there were two workshops with a wide community participation from different segments of the local community. The first workshop aimed to formulate a community vision and set the strategic objectives/trends, in which the results of the evaluation report have been presented, and to identify the memory maps through a session "from the Place's Memory" - the embodiment of the memory. There were discussions with the elderly about the old traditions in the old town (historical center), including the social traditions (such as weddings, festivals, and councils), as well as the economic traditions (such as grain, mills, grocers). These discussions aimed to deduct the most important constituents that would enable local people to understand the old and the modern situation in the historical centers. The workshop concluded with people's remarks that enriched the diagnostic research, which helped the local team outline a map of the memory and the importance of the place.

There was a meeting with the focus groups from the local planning team, members of the local community, the technical team of the Ministry of Local Government, and the Belgian Development Agency.

In the second (mini) workshop, the economic and social constituents with their relationship to the historical center were reviewed, potential development areas were determined, and then suitable locations were proposed. Finally, a regeneration program was suggested and formulated by the discussion groups.

This community-planning phase, which was pertinent to the development plan (SDIP), was reinforced through conducting a survey of the historical center as well as a diagnostic study of the social, economic, physical and cultural circumstances of the center and its local residents. This survey included a field tour in the historical center and talking with the local people. After the completion of field visits, focused working sessions and the meetings with the local team, the national technical team, and the stakeholders, the competent advisor reviewed, audited, and formulated the workshop outputs, set a regeneration strategy and a program to promote the old town, and then divided the program according to the potential areas of intervention.

(picture)

*In the past, Bani Na'im depended on agriculture and livestock; currently, it is famous for its quarries.*

(picture)

*Most of the people in Bani Na'im are currently working in trade. However, most of their business is outside the town and there is very little economic activities inside the town.*

## **Summary of the Analysis of the Socioeconomic Development Conditions of the Historical Center in Bani Na'im**

Bani Na'im is a Palestinian town in the southern West Bank located 6 kilometers east of Hebron in the Hebron Governorate. It is 950 meters above the sea level, with an area of 71667 dunums, of which 2450 is a built-up area. It is bordered by Sa'ir, Hebron, Yatta, Al-Jahaleen, Al-Kaabneh, Ein Gedi, and the Dead Sea. It has a population of 24888, of which 85% are under 40 years old. However, the rate of illiteracy is in the town higher than other areas in Palestine. On the other hand, the rate of unemployment is 13%, which is lower than other areas. Bani Na'im is famous for agriculture, livestock and quarries.

Known as *Brekke* in the pre-Roman era, it was later referred to as *Caphar Barucha* in the 4th-century. Following the Muslim conquest of Syria in the mid-7th-century, the village was known as "Kafr Breik" or "Kafr al-Barik. Later, the Arab tribe of *Bani Nu'aym* settled there, giving the town its current name *Bani Na'im*.

The town is best known as the burial place of Lot. There are many archeological sites and ruins in the town, including an old mosque, Maqam an-Nabi Yaqin, a cave with the coffin of Fatima Bint Al-Hassan, an eight-meter wall with small windows. There are also mosques such as At-Taqwa Mosque, Al-Ansar Mosque, and Al-Baraki Mosque. There are some ruins (Khirbat) including Khirbat Arabiya, Khirbat Bani Dar, and Khirbat Um Rukba.

The historical center of Bani Na'im was built around the Mosque of Lot, and the building is running to the north and the south areas. Most of the ancient buildings are located in the south area of the mosque. Some houses were demolished for the purposes of expansion and development of the roads or for building private properties.

The road network in the historical center is in good condition and not steep in general; most of them allow for the passage of cars. Most of the buildings are built on the edges of the roads so as to allow some private space for the owners. The Mosque of Lot and its surrounding roads form the community public hub for local people.

Therefore, the commercial activities are thriving in the western side of Bani Na'im.

The buildings in Bani Na'im vary between simple single buildings and the cutting-edge architectural clusters, which concentrate the southern side of the historical center. The archeological buildings in the historical center are mostly simple. Some of them have attics with external staircases. The majority consist of one floor and a backyard; they are attached to each other. They were built from local stone with sclerosing roofs.

In addition to the Mosque of Lot, the shrine of Hussein Abdullah in the historical center dates back to Sultan Barquq. It consists of two floors, a basement and seems different from the archeological buildings in the historical center.

Most of the archeological buildings are deserted and neglected because most of the people live nowadays in modern buildings and houses outside the historical center. These archeological buildings are generally in good condition, yet they are in need of restoration and preservation. The majority of buildings in the historical center are private and belong to multiple owners.

The people in Bani Na'im are quite simple, modest people. However, they do not have good experience in the issue of restoration or preservation of the heritage in their town. In the same time, the municipality and the community are very much interested as can be clearly seen in the vision within the SDIP. The local people believe that they have the legacy advantages that can empower them to regenerate the tourism sector (including Ibrahim path, the historical center is maintaining its originality, and the archeological landmarks).

One of the most important challenges that hinder the development of the old town in Bani Na'im is the lack of people's awareness of the importance of the cultural heritage and the importance of the preservation of the historical buildings. Despite that, the Municipality of Bani Na'im and NGOs are very willing to promote the tourism sector in the town. They are working with the Rozana Project for the development of the tourism services and taking advantage of the Ibrahim path.

The historical buildings in the historical center can be invested in promoting the tourism sector. They can also be used for social development such as using the buildings kindergartens after restoration. As well, some of the local society institutions can move their headquarters and lease new places in the historical center.

## **Regeneration Strategy of the Historical Center of Bani Na'im**

### **The developmental vision of Bani Na'im:**

*Bani Na'im is a prosperous and organized town, proud of its history, protects its heritage and culture, aspires for a distinguished by integrated health environment.*

The development vision of the Bani Na'im reflects a clear and comprehensive outlook to the whole town, and the historical center in particular. The town is looking for organized prosperity and development at all levels in order to provide services to people everywhere in the town. It strives to have a healthy environment and an auspicious culture. It is working hard to preserve its heritage and history. Thus, its vision is considering its future and dream as much it is considering and cherishing its history and culture.

### **The regeneration vision of the historical center:**

*An old town with vibrant economic, social and cultural life; it maintains its authenticity and keeps up with developments.*

### **The objective of the regeneration of the historical center:**

- Develop Bani Na'im historical center through social and economic activities.

### **Strategic objectives/trends of the regeneration of the historical center:**

- Raise awareness of the importance of the cultural heritage in the town.
- Take advantage of local resources to raise people's economic level in the town.
- Promote the social and cultural situation of the town.
- Promote domestic and foreign tourism.



## **Regeneration Program of the Historical Center of Bani Na'im**

### **Program description:**

The regeneration program of the historical center of the town of Bani Na'im consists of three areas of intervention, namely, the economic situation, tourism promotion, and cultural and social activities. Each area has a set of key components or elements related to its development.

Since the choice of right place or location is one of the most important element in the success of any intervention, the proposed location was determined according to the program's major elements, including duration, targeted group/s, number of expected beneficiaries, and the estimated costs.

The municipality is the main partner in the program. On the other hand, there are other potential partners, which the local community proposed, , women associations, Ministry of Tourism and Antiquities, Ministry of Waqf, and the private sector.

The potential obstacles are related to the issues of ownership, funding, operation, maintenance, sustainability, and unavailability of technical skills. These hindrances vary according to each project or element in the program.

It is expected that the implementation of the program will have greater effects on regeneration of the historical center. The implemented interventions should respond to the requirements of the modern times, and preserve the rich heritage of Bani Na'im as well.

## The strategy and program for regeneration of the historical center of Bani Na'im

Projects / main components of the program	Expected place/s	Implementation duration in months	Estimated cost in EURO	Number of direct beneficiaries	Target group / groups	Expected partnerships	Potential risks / obstacles
1. Preservation of the heritage							
1.1. Rehabilitation of the Mosque of Lot							
1. Rehabilitation of Mosque of Lot to its original state.	Mosque of Lot		255,000	All society	All groups	Municipality, Ministry of Waqf, Ministry Tourism private sector	Funding, people's acceptance of the idea, operation
2. Rehabilitation of the adjacent cemetery as a green garden	Cemetery adjacent to the Mosque of Lot.		4,500	All society	All groups		
3. Rehabilitation of Hassan Abdallah building adjacent to the mosque	A building		52,000	All society	All groups		
4. Rehabilitation of the path behind the Mosque for pedestrians (trees, lights seats, tiling)	The path adjacent to the Mosque of Lot.		24,000	All society	All groups		
1. 2. Preservation of the heritage							
1-2. Plan and implement a training programs to regenerate and protect cultural heritage				All society	All categories, particularly children and youth	Municipality, societies	Sustainability
1.3. Promotion and Marketing							
a. Circulate awareness publications				All society	All groups	Ministry of Education, Municipality, professional from local community	Sustainability
b. Hold school visits in coordination with the ministry				School students	School students		
c. Create a webpage about cultural heritage on the social websites				All society	All groups		
1. 4. Preservation of the heritage							

1-4. Document oral history and folk tales					The old people	Municipality, and old people	Interest and seriousness
2. Develop local economy							
2-1. Establish a bakery	Abu Farah bakery / Ibrahim Qassem Al-Tarairi		30,000 or 18,500	All society	All groups	Private sector	Ownership and sustainability
2-2. Traditional market for local products & folk foods	Suleiman Issa house		65,000	All society	All groups	Municipality, town associations	Ownership, operation, funding, sustainability
2-3. Guest house (a hostel with Hakawati center)	Haj Ali house/ Abu Mwas / Balloot House		75,000 or 50,000 or 67,300	All society	Tourists	Municipality and private sector	Ownership, employment, funding and sustainability
3. Social and cultural development							
3-1. A clinic	House of Dar Mwas		repeated	All society	All groups	Red crescent, Ministry of Health	Ownership fragmentation, operation, funding, sustainability
3-2. Public service center	Building of Hussein Abdallah		repeated	All society	All groups	Municipality and building owner	
3-3. A model kindergarten with playgrounds	Abu Latho house		30,500	Children	All groups	Municipality, the society, private sector	
3-4. A yard for popular festivals	Al-Khdoor house		76,000	All society	All groups	Private sector	
3-5. Headquarter for women's society	Hussein Abdallah building		repeated	Women	Women	Women's societies	
4. Tourism sector							
4-1. A museum	Hussein Abdallah's building		repeated	All society	Local community and tourists	Municipality & Ministry of Tourism and Antiquities	
4-2. Networking with public institutions in the field of tourism			747,300	All society	All groups		
Total: the activities are not priced							

**Regeneration Strategy  
and  
Program  
of  
the Historical Center  
of  
the  
Town  
Of**

**Bani Zeid Al-Gharbiya**

**Regeneration Project of the Historical Centers in the Local Government Units**



**Ministry of Local Government**

**Regeneration Strategy and Program of the Historical Centers**

**Support for Social and Economic Development Planning**

**Summary of the Regeneration Strategy and Program of the Historical Center of  
the Town of Bani Zeid Al-Gharbiya**

**Prepared by:**

**Eng. Shorooq Jaber, Ministry of Local Government &**

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**First Draft**

**May, 2015**

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## **Acknowledgment**

The Council of Bani Zeid Al-Gharbiya, represented by its mayor, Mr Emad Al-Rimawi, and staff, would like to express their sincere gratitude to the people who contributed to the development of the regeneration plan of the historical center of Bani Zeid Al-Gharbiya.

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- |                                 |                    |
|---------------------------------|--------------------|
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- Mr. Jihad Mustafa / Ministry of Tourism and Antiquities
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Organisations that belong to Bani Zeid Al-Gharbiya:

Bani Zeid Municipality, Bani Zeid Women Association, Agricultural Association, Deir Ghassana Women Association, Union Club of Bani Zeid, Municipality Library, Bashir Al Barghouthi Secondary, Bani Zeid Elementary School, Beit Rima kindergarten, and others.

*Also special thanks to Mrs Maysa Al-Natsheh, Belgian Development Agency (BTC)*

## **Introduction**

This strategy is part of the regeneration program of the historical centers in the local government units, which are run by the Ministry of Local Government in cooperation with the Ministry of Tourism and Antiquities, Municipal Development and Lending Fund, the Belgian Development Agency, local partner bodies and local community.

The main objective of the program is to improve the social, economic and cultural conditions of the historical centers in the local government units in the West Bank, in line with the developmental guidelines entrenched in the strategic plan of the Ministry of Local Government. This objective will be achieved through the improvement and reinforcement of the capacities of the local units in the aspect of the historical center regeneration in a way that ensures the achievement of a sustainable local development.

The regeneration of the historical centers program will be implemented in two stages: the first one is through the Ministry of Local Government; the second one is through the Municipal Development and Lending Fund. This regeneration program addresses the sustainable development in the local units and the preservation of the historical centers. It includes a group of local units from (6) governorates, distributed in three geographical areas that are selected on the basis of an assessment of (40) historical centers in the West Bank. It includes the north, center and south areas distributed as follows:

The northern area: Jenin Governorate (Arraba), Nablus Governorate (Sabastiya, Burqa, Asira ash Shamaliya), Tulkarm Governorate (Anabta).

The central area: Salfit Governorate (Deir Istiya), Ramallah and Al-Bireh Governorate (Ni'lin, Bani Zeid Al Gharbiya, 'Abud).

The southern area: Hebron Governorate (Adh Dhahiriya, As Samu', Bani Na'im).

The general vision of regeneration of the historical centers of local units is:

*(The historical centers that preserve their cultural heritage, rehabilitated and organized, full of social and economic activity, attractive to visitors and sustainable.)*

## **Methodology**

The approach of work during all phases of work was based on the community participation of both sexes. In the beginning, there was a cooperation with the General Directorate of Investment and Development at the Ministry of Local Government to set the general guidelines of planning policies. Then a local working team was established, which consisted of 7-9 persons from the local municipality, the representatives of the local organisations, the private sector and the local community. The project's team contacted the members of the local team to introduce them to the project and analyze the stakeholders in the public or private sectors.

Furthermore, the documents related to the historical center of 'Abud and the social and economic development were researched and analyzed (diagnostic report of the town, the Strategic Development and Investment Plan (SDIP), a summary of development projects, historical center field survey, and others). This evaluation report assessed the situation of socio-economic and cultural heritage and identified the most important positive effects and strengths (potentials, resources/opportunities) and the adverse effects and weaknesses (threats and obstacles). The most remarkable obstacle in the historical centers was the lack of social and economic activities.

Moreover, there were two workshops with a wide community participation from different segments of the local community. The first workshop aimed to formulate a community vision and set the strategic objectives/trends, in which the results of the evaluation report have been presented, and to identify the memory maps through a session "from the Place's Memory" - telling the story and embodiment of memory. There were discussions with the elderly about the old traditions in the old town (historical center), including the social traditions (such as weddings, festivals, and councils), as well as the economic traditions (such as grain, mills, grocers). These discussions aimed to deduct the most important constituents that would enable local people to understand the old and modern situation in the historical centers. The workshop concluded with people's remarks that enriched the diagnostic research, which helped the local team outline a map of the memory and the importance of the place.

There was a meeting with the focus groups from the local planning team, members of the local community, the technical team of the Ministry of Local Government, and the Belgian Development Agency. The economic and social constituents with their relationship to the historical center were reviewed, potential development areas were determined, and then suitable locations were proposed. Finally, a regeneration program was suggested and formulated by the discussion groups.

This community-planning phase, which was pertinent to the development plan, was reinforced through conducting a survey of the historical center as well as a diagnostic



study of the social, economic, physical and cultural circumstances of the center and its local residents. This survey included a field tour in the historical center and talking with the local people. After the completion of field visits, focused working sessions and the meetings with the local team, the national technical team, and the stakeholders, the competent advisor reviewed, audited, and formulated the workshop outputs, set a regeneration strategy and a program to promote the old town, and then divided the program according to the potential areas of intervention.

\*\*\*\*\*

*During the Ottoman era in Palestine, the area where the Bani Zeid tribe was called the Bani Zeid District of Jerusalem and contained many towns and villages. (From the Place's Memory/ embodiment of the memory)*

*The caravans used to carry oil and dried figs from the town to Gaza; while returning, they used to bring dates from Gaza and oranges from Jaffa. (From the Place's Memory/ embodiment of the memory)*

*The peddlers used to meet at the Deir Ghassana main square, forming a popular market of oil, grains, and other items. The market-place was a key point for selling, playing and having fun..... (From the Place's Memory/ embodiment of the memory)*

## **Summary of the Analysis of the Socioeconomic Development Conditions of the Historical Center**

Deir Ghassana Cluster is a group of Palestinian towns in the Ramallah Governorate, located 25 km northwest of Ramallah. It is located at an altitude of 500 m above sea level, and has a total area of 22262 dunums, with a populated area of 981 dunums. It is bordered by Kafr Ein, Kafr Ad-Dik, Al Lubban Al-Gharbi, 'Abud, Deir Nidham, Rantis, Bruqin, and Deir Ballut. Bani Zeid was founded when the villages of Deir Ghassana and Beit Rima merged to form a municipality.

The name of Deir Ghassana is derived from the Ghassanids who were a tribe of Arabs descended from the Azd tribes that emigrated from the Southern Arabian Peninsula to the Levant region. They resided in Palestine during the Byzantium era and settled in the mountains of Ghassan, where they built the big Deir Ghassan Monastery. The Ghassanids became a client state to the Eastern Roman (Byzantine) Empire. their king was Al-Harith Ibn Jabalah and his mother was Maria. The traveller Mustafa Al-Bakri referred to Deir Ghassana many times in his books. During the 1936–39 Arab revolt against British Mandate rule, Deir Ghassana was the scene of rebel gatherings and British military raids.

Deir Ghassana has been identified as the ancient Saredah (Zeredah). Bani Zeid receives its name from the Arab tribe of Bani Zeid, who settled in Palestine during the Ayyubid period in the late 12th-century. Saladin's forces captured Jerusalem, Bani Zeid became a district (iqta') of a cluster of 19 villages, including the villages of Deir Ghassana, Beit Rima, Kafr Ein and Qarawa. After the Mamluks under Sultan Baibars conquered Palestine, the Bani Zeid tribe settled in those villages and ruled a district (iqta') of 48 villages. They protected the village near Ramla, which was called Majdal Yaba (Majdal Sadiq).

During the Ottoman era in Palestine, Bani Zeid became the Nahiya (sheikdom) and served as a political-administrative unit. Bani Zeid fought against Napoleon Bonaparte's campaign in the famous Azzun battle, and against the Egyptian rule of Muhammad Ali Pasha.

During the First World War, most of the people of Deir Ghassana were forced to leave the village due to the heavy gunfire between the British forces in 'Abud and the Ottoman army in Bruqin. The people returned back after nine months during the British mandate.

During the Ottoman era, the wealthy noble family of Al-Barghouthi enjoyed high political and social status. They served as the tax collectors of the Bani Zeid district (sheikdom) in Nablus area on behalf of the Ottoman authorities until 1918. This

enabled the Barghouthi clan to acquire vast wealth and property, including 9000 dunums of grapes, figs and olives.

As for the archaeological sites, there is the old town (Deir Ghassana), Al Khawas archaeological area, remains of a number of convents and roman remnants, shrines, and many caves and ruins that refer to old Islamic and roman Civilizations. There are many khirbats, including Balata, Al-Deir, Al-Qala, Zan'ar, and Al-Dweir. One of the notable characteristics of Deir Ghassana was the concentration of local Muslim shrines or saintly-person tombs (maqam) such as Al-Khawwas, Al-Habeel, Matar, Gheith, Asfour, Rahhal, Majthoub, Salha, Ahmad Al-Rafati, Abu-Shoshi, and Al-Eteiri.

Deir Ghassana was one of the *Throne Villages* of the Ottoman era, and was part of Abu Zeid sheikdom in Ramallah area. The Barghouthi family built grandeur introverted palaces in the village. The Saleh Al-Barghouthi palace-like manor lies in the middle of the historical center. The building was divided into three main components. An open courtyard occupied the central position of the manor. The courtyard was mostly enclosed by four partially open arcades. The main gate of the palace consists of two arches, with one being built within the other. A smaller secondary entrance was located at the building's northern side, vertically parallel of the main entrance. The manor is surrounded by other buildings which consist of one or two floors. The rest of the houses in the village are traditional courtyard one-floor houses, sometimes with an attic.

The Riwaq Center carried out a rehabilitation project in the historical center in Deir Ghassana to be used by the local civic societies. There, the local women's association cooks and sells its meals to the village schools; the clinic receives a large number of patients; the kindergarten has more kids; the al Kamandjati Association holds music classes twice a week; people pray at the new mosque five times a day, all passing through the main courtyard of the historical center.

The rest of the historical buildings in the historical center are deserted and neglected because most of them are private properties. The historical center, especially the main plaza and the Barghouthi Palace, was used as a film set for the Wedding of Galilee. Many tourism trails list the village as a destination for both domestic and foreign tourists.

The historical center can be a catalyst for the commercial sector, especially for the handicrafts products connected with the olive oil. Besides, the domestic tourism can be prompted through the exploitation of the architectural, historical and political aspects of the historical center and its archeological landmarks.

## **Regeneration Strategy of the Historical Center of Bani Zeid Al-Gharbiya**

### **The development vision of the town:**

*Bani Zeid Al-Gharbiya, a town with a suitable environment and infrastructure that provide elements of modern life.*

The development vision clearly reflects the interests of the whole town in general and the historical center in particular. The town seeks to establish a favourable environment that offers services available to all nearby localities. It also aspires to acquire the modern components which keep up with the development and modernity and preserve the local customs and traditions.

### **The objective of the regeneration of the historical center:**

*Towards a historical town that reflects the identity and reinforces the economic, cultural and social level that keeps up with the modern life.*

- Develop the historical center of the town of Bani Zeid Al-Gharbiya through the implementation of social and economic activities.

### **Strategic objectives/trends of the regeneration of the historical center:**

- Develop the economic sector, local production and tourism initiatives.
- Preserve the historical centers in the town in a way that reflects the national identity and establish communication between the ancient and modern.
- Provide a favorable environment that attracts cultural and social activities by emphasizing the role of organizations and individuals in the town.

## **Regeneration Program of the Historical Center of Bani Zeid**

### **Program description:**

The regeneration program of the historical center of the town of Bani Zeid Al-Gharbiya consists of three areas of intervention, namely, the development of the economic situation, preservation of the identity, and promotion of cultural and social activities. Each area has a set of key components or elements related to the its development.

Since the choice of right place or location is one of the most important element in the success of any intervention, the proposed location was determined according to the program's major elements, including duration, targeted group/s, number of expected beneficiaries, and the estimated costs.

The municipality is the main partner in the program. On the other hand, there are other potential partners, which the local community proposed, such as Ministry of Tourism and Antiquities, Ministry of Education, women associations, charities, youth clubs and the private sector.

The potential obstacles are related to the issues of ownership, funding, operation, maintenance, sustainability, unavailability of technical skills, Area C, and inadequate allocated budgets. These hindrances vary according to each project or element in the program.

It is expected that the implementation of the program will have greater effects on regeneration of the historical center. The implemented interventions should respond to requirements of the modern times, and preserve the rich heritage of Bani Zeid Al-Gharbiya as well.

Photos of the proposed sites

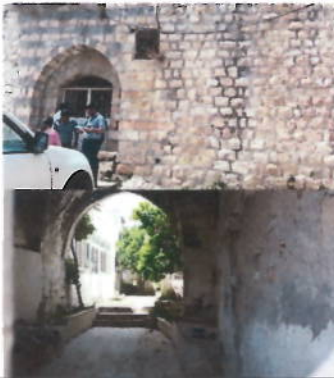
A traditional soap factory & traditional industries: Khattab House



The Oven Dar Al-Sharif



Tourist hostel + Forum for old people : Dar Talal / Raad



Practical Workshop: Housh Al-Ashweh



Cultural center: Dar Abu Odeh



Vocational School (Approval of the Ministry of Education and Business complex for local products + info center : Dar Abu al-Walid + Hassan Zeidan



### Regeneration Program of the Historical Center of Bani Zeid

Projects/major components of the program	Proposed place/s for implementation	Period of implementation in months	Target group/groups	Expected number of beneficiaries	Expected partnerships	Expected cost in USD	Potential risks and obstacles
<b>1. Development of the economic situation &amp; focus on local production and attractions.</b>							
Practical workshop (maintenance & technological education)	Dar Al-Ashwi	9	Students from the town and nearby areas	40 Students	Private sector	\$290,000 (including restoration of the two-floor building, each floor has an area 190 sq., a yard with an area of 150 sq., total cost is \$210000 plus \$80000 to prepare and furnish the workshop	Property, funding, commitment to training, working after training, adjacent to historical buildings with the same entrances, and damaged parts
Establish a factory for soap manufacturing (plus other traditional products)	Dar Khattab	9	Local community and women	10-20	Women societies	\$100000 including restoration of two buildings, two-floor house with an area of each floor 232 sq., one-floor house with an area of 140 sq., a courtyard with an area 220 sq, with a restoration cost of \$ 90000 and \$ 10000 cost of preparation	Property, funding, employment & sustainability
Establishing information center	Dar Abu Walid	3	All groups and visitors	The whole community	Municipality & Ministry of Tourism and Antiquities	\$ 15000 including restoration preparation of a room, 30 sq.	Operation and sustainability
Oven project	Dar Al-Sharif	3	All groups	The whole community	Women societies	\$ 7000 restoration of a room with an area of 20 sq. internal restoration + equipment costs	Property, funding, operation & sustainability
Hostel and a meeting place for the old people	Dar Talal / Ra'ed	9	Youth groups & tourism groups +	3500	Municipality & investors	&70000 including one-floor house	Property, funding, operation and sustainability

			old people			restoration with an area of 300 sq. & a middle yard with an area 260 sq. & \$20000 furniture & preparation	
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Projects/major components of the program	Proposed place/s for implementation	Period of implementation in months	Target group/groups	Expected number of beneficiaries	Expected partnerships	Expected cost in USD	Potential risks and obstacles
<b>2. Provide an attractive environment for social and cultural activities through highlighting the role of organizations and members in the town.</b>							
Vocational school for handicrafts (training center) in case of approval by the Ministry of Education	Dar Abu Walid Dar Hassan Zeidan	9	Students from nearby towns and areas	40 students	Ministry of Education	\$100000 (including restoration a two-floor house, area/ each floor 220 sq / a yard / area 900 sq & \$15000 for school furniture	Property, operation, funding and sustainability
Cultural Center (multi-activity hall, a general-activity yard, training rooms)	Dar Abu Odeh	9	All groups		Municipality & NGOs	\$150000 including restoration of two-floor house/ area / 280 + 165 sq. , a yard / area 330 sq , &\$20000 for furniture of the center	Property, operation, funding and sustainability
Promote, hold meetings with organisations & schools; hold courses & seminars			All groups	The whole community	Societies	\$ 2000 for making publications , holding courses and meetings	Sustainability
<b>3. Maintain historical centers in the town that reflect the national identity, regenerate communication between old and modern</b>							
Improve roads leading to historical centers in modern, old fashion.	Roads between entrances and buildings are restored and exploited for projects	3	All groups	The whole community	Municipality	\$65000 , including tiling, restoration of adjacent buildings	Funding, narrow roads, maintenance
Improve lightning leading to historical		2	All groups	The whole community	Municipality	\$15000, installation of new light units in old fashion for	



centers						the whole area that connects the center / outside and inside	
Produce brochures about some places & signboards to historical centers			All groups and visitors	The whole community	Municipality: Ministry of Tourism and Antiquities	\$5000 for making signboards to show location (ancient area) / be installed at town's entrances till the center (& making guides)	Sustainability
Install signboards for historical and antiquity areas	On entrances		All groups and visitors	The whole community	Municipality: Ministry of Tourism and Antiquities	\$5000 for signboards which show sites directions, details, and roads leading to them.	Sustainability
Make mural for historical sites.	Central area / entrance		All groups and visitors	The whole community	Municipality: Ministry of Tourism and Antiquities	\$2000 for installation of two murals on entrance , including a map for the site & road details , buildings and uses	Sustainability
Improve entrances and exits of historical sites			All groups and visitors	The whole community	Municipality	\$50000 including tiling & restoration of external walls of buildings on entrances	Maintenance & funding
Enact laws and legislations to safeguard historical areas and buildings			All groups and visitors	The whole community	Municipality & Ministry of Local Government		
Encourage people to start up small projects after			All groups	Residents of the old towns	Rehabilitation & restoration of some rooms for		Sustainability maintenance & citizens commitment;

their participation in restorations					commercial use (small projects) or for residence provided that be done on half of the costs		standards of restoration & estimated costs
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**Regeneration Strategy  
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Town  
of  
Deir Istiya**

**Regeneration Project of the Historical Centers in the Local Government Units**



**Ministry of Local Government**

**Strategy and Program of Regeneration of the Historical Centers**

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**"First Draft"**

**May, 2015**

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## Introduction

This document is part of the regeneration program of the historical centers in the local government units, which is managed by the Ministry of Local Government, in cooperation with the Ministry of Tourism and Antiquities, Municipal Development and Lending Fund, the Belgian Development Agency, local partner bodies and local community.

The main objective of the program is to improve the social, economic and cultural conditions of the historical centers in the local government units in the West Bank, in line with the developmental guidelines entrenched in the strategic plan of the Ministry of Local Government. This objective will be achieved through the improvement and reinforcement of the capacities of the local units in the aspect of the historical center regeneration in a way that ensures the achievement of a sustainable local development. This program would convert the local government sector policies and strategies into interventions to achieve the specified objectives. This issue requires integral, collective work with all the competent parties, because the program would eventually contribute to the regeneration of the economy and raise incomes in the selected clusters. The regeneration of the historical centers program will be implemented in two stages: the first one is through the Ministry of Local Government; the second one is through the Municipal Development and Lending Fund.

It is a project that addresses the sustainable development of the local bodies as well as to maintain and regenerate the historical centers.

This regeneration program addresses the sustainable development in the local units and the preservation of the historical centers. It includes a group of local units from (6) governorates, distributed in three geographical areas that are selected on the basis of an assessment of (40) historical centers in the West Bank. It includes the north, center and south areas distributed as follows:

The northern area: Jenin Governorate (Arraba), Nablus Governorate (Sabastiya, Burqa, Asira ash Shamaliya), Tulkarm Governorate (Anabta).

The central area: Salfit Governorate (Deir Istiya), Ramallah and Al-Bireh Governorate (Ni'lin, Bani Zeid Al Gharbiya, 'Abud).

The southern area: Hebron Governorate (Adh Dhahiriya, As Samu', Bani Na'im).

The general vision of regeneration of the historical centers of local units is represented by:

*(The historical centers that preserve their cultural heritage, rehabilitated and organized, full of social and economic activity, attractive to visitors and sustainable.)*

## **First Section: Methodology**

The approach of work during all phases of work was based on the community participation of both sexes. In the beginning, there was a cooperation with the General Directorate of Investment and Development at the Ministry of Local Government to set the general guidelines of planning policies. Then a local working team was established, which consisted of 7-9 persons from the local municipality, the representatives of the local organisations, the private sector and the local community. The competent advisor contacted the member of the team to introduce the project, analyze the stakeholders (public or private sectors), start the socio-economic data collection process, conduct visits and field trips to the old towns, and hold formal and informal interviews with the local community to gather their understandings.

Furthermore, the documents related to the historical center and the social and economic development were researched and analyzed (diagnostic report of the town, the Strategic Development and Investment Plan (SDIP), a summary of development projects, historical center field survey, and others). This evaluation report aimed to assess the situation of socio-economic and cultural heritage and identify the most important positive effects and strengths (potentials, resources/opportunities) and the adverse effects and weaknesses (threats and obstacles). The most remarkable obstacle in the historical centers was the lack of social and economic activities.

Moreover, there were two workshops with a wide community participation from different segments of the local community. The first workshop aimed to formulate a community vision and set the strategic objectives/trends, in which the results of the evaluation report have been presented, and to identify the memory maps through a session "from the memory of the place" - telling the story and embodiment of memory. There were discussions with the elderly about the old traditions in the old town (historical center), including the social traditions (such as weddings, festivals, and councils), as well as the economic traditions (such as grain, mills, grocers). These discussions aimed to deduct the most important constituents that would enable local people to understand the old and modern situation in the historical centers. The workshop concluded with people's remarks that enriched the diagnostic research, which helped the local team outline a map of the memory and the importance of the place.

The local community held various planning sessions under the supervision of the competent advisor in cooperation with the Ministry of Local Government, Ministry of Tourism and Antiquities, Municipal Development and Lending Fund, and the Belgian Development Agency.

The second workshop aimed to set a regeneration strategy and program, based on the strategic guidelines. In this workshop, the economic and social constituents with their

relationship to the historical center were reviewed, potential development areas were determined, and then suitable locations were proposed. Finally, a regeneration program was suggested and formulated by the discussion groups.

This community-planning phase, which was pertinent to the development plan, was reinforced through conducting a survey of the historical center as well as a diagnostic study of the social, economic, physical and cultural circumstances of the center and its local residents. This survey included a field tour in the historical center and talking with the local people. After the completion of field visits, focused working sessions and the meetings with the local team, the national technical team, and the stakeholders, the competent advisor reviewed, audited, and formulated the workshop outputs, set a regeneration strategy and a program to promote the old town, and then divided the program according to the potential areas of intervention.

*Deir Istiya was a government center during Ottoman period; it includes lands from Wadi Qana that have very attractive nature.*

*From the Place's Memory /the embodiment of the memory.*

## **Second Section: Summary of the Analysis of the Socioeconomic Development Conditions of the Historical Center**

Located 25 km southwest of Nablus, 440 meters above sea level, Deir Istiya has the largest land area in the Salfit Governorate. It is very closed to the main road linking Nablus and Jerusalem with a length of 2 km. It is bordered by villages of Zeta Jamma'in, Kifl Hares, Haris, Qarawat Bani Hassan, Immatain, Jinsafut and Kafr Laqif, Azzun, Kafr Thulth and Biddya.

Deir Istiya name consists of two words; the first 'Deir' means in Syriac, Aramaic and Arabic languages *a house or a place to live*, while the second part of the name 'Istiya' is most likely converted from the Syriac word "Istiya" which means *the wall*. Istiya was probably a popular commander during the Mamluks era and he died there (they built a shrine for him).

The total population of Deir Istiya in 2015 was 3,750, of whom 1,900 were male and 1,850 female. The economy in Deir Istiya is mainly dependent on government and private sector; some people work in the Israeli labor market and agriculture sector such as olive and citrus. The unemployment rate was 22%.

The town central area is the historical center itself. It has an area of 65 acres. It is witnessing a rapid growth, which can be seen in the town's paved roads and alleyways that are mostly covered, although they vary in shape and width.

The old town is distinguished from the other surrounding places in terms of design, density and construction materials. It has four main gates; above each gate, there is a room, which is called *the guestroom*. The houses in the old town are quite simple, mostly built from stones with crossed roofs. Some of them are built from large pieces of stone with various unique engravings. Most of them have one or two floors with narrow windows. The houses in the eastern and western parts are very special; they are like royal palaces with richer architectural designs. The entrances to these palaces in the north, south and east are bigger, higher and wider than other entrances that are surrounded by private homes.

Most of the modern houses in Deir Istiya are built around the four corners of the main courtyard, creating a small nest with closed and interconnected houses. The houses are accessed via a network of narrow alleyways that are paved with stones. The privacy of ordinary homes is obvious due to the small windows, which only allow air ventilation and restrict public vision.

The historical center of Deir Istiya suffers from crowded houses and a lack of public courtyards, which are limited to the eastern and western squares. Each cluster of the houses in the center share a joint patio. There are also few water wells, a number of traditional stoves, and a *taboun* (wood-fired traditional oven). In addition, the



alleyways in the historical center are very narrow, and people walk from one path to another through the gates that link between the paths and the squares. The roads that lead to the old town historical center are well paved and wide enough. On the other hand, the internal roads and the main courtyard in the western part are only tiled; whereas the courtyard and the paths in the eastern part require tiling.

The historical center of Deir Istiya is deemed the social and cultural center as it includes the main market, a mosque and many cafes. It represents the interactive meeting and access point for various types of people and activities. The traditional components of the historical center, including the mosque, schools, and traditional councils, are still used until this moment. A number of houses (15) are connected with the main water supply. The percentage of the demolished houses in the old town is remarkably high (25%) due to property disputes and high costs of maintenance. The unemployment rate is also (22%), especially among the young people and women. Thus, the low rate of skilled and specialized work force and restricted business area adversely affect the general economic situation in the town.

The local authority is making every effort to protect and preserve the historical center of Deir Istiya. One of its most important development attempts was the project that was implemented in cooperation between the United Nations Development Programme (UNDP), Ministry of Tourism and Antiquities, Municipality of Deir Istiya, and the community organizations in 2006. The project aimed to restore some of the historical buildings such as the guesthouses and traditional houses. Moreover, the infrastructure was rehabilitated and improved, including the water network, sewage system, electrical installations in the western part of the old town, some internal roads, and the western courtyard.

The historical center can be used for tourism (the archaeological sites) and for housing (the need for housing units). It can also be used for social development, such as using the renovated houses as schools, kindergartens, or headquarters for civil society organisations.

### **Third Section: the Development Vision Related to the Regeneration of the Historical Center**

#### ***Development Vision***

*A cluster of citizens with a unique cultural and historical status, social justice, evolved economy, amid a healthy green environment, secured and safe.*

The development vision of Deir Istiya reflects the entire gathering of people i.e. the town of Deir Istiya and its historical center in a civilized historical gathering. This cultural status entails the cultural and intellectual characteristics and development of the town. The development vision focuses on the preservation and protection of the historical center, including its buildings, heritage, and culture. It also focuses on securing social justice for everybody in the town by giving equal opportunities in every aspect of the economic domain. The evolved economy would focus on the development of the people's level of income. An efficient environment and health care require the safeguarding of hygiene areas, reduced rates of pollution and the provision of health and environmental services. Security and safety require the active provision of the necessary services to ensure the public safety and protect the historical center, as well as strengthening the steadfastness of the people and their association with their town through a variety of organizations and programs.

#### ***Vision of Deir Istiya***

*Together towards an authentic historical center with a prosperous economy, state-of-the-art infrastructure, educated and conscious citizens.*

#### ***Vision of the Historical Center***

*The development of the historical center of Deir Istiya through projects that enhance the socio-economic and cultural aspects.*

#### **Fourth Section: Regeneration Program of the Historical Center of Deir Istiya:**

- The development of the economic and tourism aspects of the historical center.
- Enhancing the infrastructure and architectural development of the historical center.
- The development of the cultural and social aspects of the historical center.
- The development of the institutional and administrative infrastructure.

#### **Program Description**

The program consists of five areas of intervention: public services, culture and heritage, local economic development, social services and education, tourism and entertainment. Each field includes a number of relevant constituents.

Since the choice of right place or location is one of the most important element in the success of any intervention, the proposed location was determined according to the program's major elements, including duration, targeted group/s, number of expected beneficiaries, and the estimated costs.

The Municipality of Deir Istiya is the main partner in the program. On the other hand, there are other potential partners, which the local community proposed, such as post office company, electricity company, Deir Istiya Cooperative Society, Palestinian Youth Union, Deir Istiya Women Society, the private sector, Ministry of Tourism and Antiquities, Directorate of Education, and other local and educational organizations, such as Cambridge College and the British Council.

The potential obstacles are related to ownership, funding, operation, maintenance, sustainability, commitment to training or work, and availability of technical skills. These hindrances vary according to each project or element in the program.

It is expected that the implementation of the program will have greater effects on regeneration of the historical center. The implemented interventions should respond to requirements of the modern times, and preserve the rich heritage of Deir Istiya as well.

## Regeneration Program of the Historical Center of Deir Istiya

Projects/major components of the program	Proposed place for implementation	Period of implementation in months	Target group/ groups	Expected number of beneficiaries	Expected partnerships	Expected cost in USD	Potential risks and obstacles
<b>1. community public services</b>							
Regenerate the health clinic	Health clinic						
Activate the existed societies	Deir Istiya Women Society- Saving and advancing society						
Infrastructure (sewage system)	All old town						
Projects/major components of the program	Proposed place for implementation	Period of implementation in months	Target group/ groups	Expected number of beneficiaries	Expected partnerships	Expected cost in USD	Potential risks and obstacles
<b>2. Culture and heritage</b>							
Deir Istiya cultural annual festival (Deir Istiya nights)	Courtyard of Martyrs						
Open heritage museum	House of Dar Zaidan						
Deir Istiya Cultural Center for Heritage Revival	Abu Samhan Courtyard, Dar Yasseen and Abu Hijleh						
Tourists reception center	Western guest house						
Projects/major components of the program	Proposed place for implementation	Period of implementation in months	Target group/ groups	Expected number of beneficiaries	Expected partnerships	Expected cost in USD	Potential risks and obstacles
<b>3. develop local economy</b>							
Popular market	From Sabat Alzarzara to Almurabaa						
Heritage Exhibition of Straw and Embroidery	Deir Istiya Women Society/Saving and lending society						
restoring old oven	Opposite the palace						
<b>4-social services and education</b>	Saad Yard-Abu Zeyad Yard						
Summer camp	Youth Club The Youth Union						

Public library	Dar Zeidan House						
Gardens and children playgrounds	House of Sa'ed House of Abu Ziyad						
<b>5. Tourism and entertainment</b>							
Motel and Guesthouse	Dar Abu Ziyad Abu Hijleh Palace						
Environmental Tourism track	The historical center to -Tafsa small village (Khirbat)						

# **Sabastiya – Burqa**

**Regeneration Strategy**

**and**

**Program**

**of**

**the historical centers**

**of**

**the**

**Towns**

**of**

**Sabastiya and Burqa**

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Municipality of Sabastiya & Local Council of Burqa

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## **Introduction**

This strategy is part of the regeneration program of the historical centers in the local government units, which are run by the Ministry of Local Government in cooperation with the Ministry of Tourism and Antiquities, Municipal Development and Lending Fund, the Belgian Development Agency, local partner bodies and local community.

The main objective of the program is to improve the social, economic and cultural conditions of the historical centers in the local government units in the West Bank, in line with the developmental guidelines entrenched in the strategic plan of the Ministry of Local Government. This objective will be achieved through the improvement and reinforcement of the capacities of the local units in the aspect of the historical center regeneration in a way that ensures the achievement of a sustainable local development. The regeneration of the historical centers program will be implemented in two stages: the first one is through the Ministry of Local Government; the second one is through the Municipal Development and Lending Fund. This regeneration program addresses the sustainable development in the local units and the preservation of the historical centers. It includes a group of local units from (6) governorates, distributed in three geographical areas that are selected on the basis of an assessment of (40) historical centers in the West Bank.

By setting and implementing a regeneration strategy for the historical centers, the program is expected to transform the vision of the targeted municipalities (Sabastiya and Burqa) into practical interventions in cooperation with the Ministry of Local Government. These interventions would focus on the development of tourism and the environment sectors as well as the local economy through integral work and wide community participation with the relevant stakeholders.

The general vision of regeneration of the historical centers of local units is represented by:

*(The historical centers that preserve their cultural heritage, rehabilitated and organized, full of social and economic activity, attractive to visitors and sustainable.)*

## **First Section: Methodology**

The regeneration process of the targeted towns' historical centers (Sabastiya and Burqa) aims to set a developmental strategy to preserve the towns' tourism sector and enhance their economic conditions, in addition to the reinforcement of the potentials of the local units in the issue of regeneration to ensure a local sustainable development of the historical centers.

Setting up the strategy was grounded on the collective participation of representatives of the local community, professionals, experts and other stakeholders. The setting up stages entailed the formation of a local work team and an analysis of the development sectors that focused on tourism courses. It also entailed holding wide-participation workshops to formulate a community vision, identify the targets, and establish a strategy and a regeneration program, based on the suggested strategic guidelines. Therefore, the strategy relied on the following means and instruments:

- Formation of an eight-member local work team from the municipalities of Sabastiya and Burqa, representatives of the local organizations, the private sector and local community, in cooperation with General Administration for Development and Investment of the Ministry of Local Government. The advisor contacted the team members to introduce the project, identify the stakeholders, and pave the way for data collection pertinent to the local development sectors.
- Conducting visits and field trips with the competent advisor in cooperation with the local work team to identify the archeological sites and to inspect the historical centers. This also included conducting interviews and official and unofficial meetings with citizens and local community representatives to elicit their views towards the improvement of the tourism sector.
- Producing an assessment report on the economic, social, heritage and tourism aspects in the villages of Sabastiya and Burqa. The documents related to the historical centers and the socioeconomic situation were researched (including the diagnostic report of Sabastiya, the Strategic Development and Investment Plan (SDIP), a summary of the development projects, historical center field survey, and others). This research aimed to identify the positive and negative effects on the social and economic development sectors and tourism industry in the village, and to determine the preliminary guidelines for the development and regeneration the historical centers.
- Conducting the first workshop with wide community participation, which represented various social segments. This workshop aimed to draft a social vision, identify the strategic objectives/guidelines, review the results of the assessment

report, and determine the memory maps through the item of so-called *From the Place's Memory* (Thakerat Al-Makan), and open dialogue and discussion on the reality of the old town (historical center). It also aimed to identify the most important social and economic activities in order to identify the most important aspects pertinent to the economic situation and development of the town's historical center, and thus set up a regeneration program for the historical center.

- Conducting the second workshop that set the strategic foundations and regeneration program, based on the directions emerged from the first workshop. In this workshop, the economic and social features with their relations to the historical center were presented, then potential development areas were determined, and suitable locations that meet the proposed ideas were suggested.
- Conducting a meeting with the local work team, national technical team, and the local community stakeholders to evaluate the outcomes of the previous workshop regarding building and location suitability for the proposed guidelines in terms of function and position. Some locations were approved through field trips to the historical center; other locations that did not meet the desired targets were altered.
- Final drafting of the town's regeneration program and strategy, and setting up a schedule for each intervention and proposed project, including determining the estimated costs of each proposal.

## **Second Section: Summary of the analysis of the socioeconomic development conditions of the historical center**

This section includes a summary of the analysis report of the development sectors in the targeted towns (Sabastiya-Burqa). The report included an extensive analysis of the tourism industry, local heritage, social, cultural and economic aspects, besides positive and negative impacts of the economic and investment interventions on the tourism sector.

### **Local heritage sector**

#### **Sabastiya:**

Sabastiya is one of the important tourist and archeological attractions. It boasts a number of important archaeological monuments. The ruins of ancient Sabastiya date back 10,000 years: Canaanite, Israelite, Hellenistic, Herodian, Roman, Byzantine and Ottoman. It is featured with a complete Greek, Roman city, including yards, poles, towers, basilicas, Romania Arena, fence/wall, the gates of the Romanian city, the Temple of Zeus, the Stadium (Theater) the Columns Street, Byzantine monuments, the Hellenic Defensive Tower, the Temple of August, the Greek monastery, the Pitch or the Horse racecourse and the Dome Cemetery (Royal Cemetery) and the old stone olive mill. There are also other monuments from subsequent periods, such as the old mosque that holds the Shrine of Prophet Yahya, in addition to other historical houses dated back to the Mamluks and the Ottomans such as Al-Kayed Palace.

#### **Historical center**

The historical center (the old town) of Sabastiya is located in the eastern side of the archeological site (the Roman city). Sabastiya is one of the rural throne villages in Palestine. Located very close to the ruins of the old historical city, it has a very popular historical center that is mainly comprised of a courtyard. To the left of this courtyard, there is the Nabi Yahya Mosque, while the Al-Kayed Palace is located in the south; the other residential houses spread around these two places. The public buildings and service centers, including the municipality, clinics, and the public park, also surround the courtyard. There is a network of narrow and winding roads that flow from the main courtyard and lead to people's houses and the farmlands.

The Ministry of Tourism and the Municipality of Sabastiya restored the internal network of roads in the town in cooperation with various donors to serve the residents and visitors. Besides, many signs were installed in the town and in the archeological site. The status of the buildings in the historical center is generally in good condition, due to the work done by the restoration projects. However, some traditional buildings

suffer from cracks; roofs of some uninhabited houses also suffer from severe damages and humidity.

### **Burqa**

The town of Burqa has many important archaeological and religious landmarks, including the church that was built by the Latin Patriarchate in 1927. There are also the Shrine of Al-Qbeibat (Rijal Al-Thahrah) and the Shrine of Bayzid (Abu Yazid). There are many archaeological ruins (Khirbat), including Khirbat Al-Freidees, where Salah Ad-Din slept on his way to Damascus in 1192 (588 H), Khirbat Wariyya and Khirbat Rashan. Besides, there are two shrines (Mazar), Al-Qbeibat (Rijal Al-Thahrah) and Bayzid (Abu Yazid)

### **Historical center**

Many people in the historical center (old town) of Burqa suffer from lack of proper sewage system. Thus, many people carry on discharging their wastewater into the streets, which led to massive damages in the existing buildings and cracks in the walls of abandoned buildings in the old town, and, therefore, some parts of them collapsed. Besides, in some cases, complete rooms fell due to the abandonment, misuse or replacement by new rooms, which affected the adjoining rooms and led to construction problems.

However, the historical center is highly populated, which will contribute to the success of any future regeneration projects of this center. In fact, it holds many vital facilities, including the mosque and a women's society. Many men in the town often meet and chat in the coffee shops in the courtyard of the old town.

### **Economic and Agricultural situation**

The economy of Sabastiya depended mainly on jobs in private or public sectors, along with the agricultural sector. The unemployment rate amounts to 17%, which is 2.2% higher than the average rate in the city of Nablus (14.8%), and 0.3% less than the rate in the West Bank (17.3%).

Farming is one of the major resources of income in Sabastiya, which is located in a fertile valley where figs, olives, almonds, grapes and other fruits and vegetables are grown. Many olive groves surround Sabastiya and are used to produce fair trade olive oil. People depend mainly on jobs and farming, and a small percent of them depend on business, services, industry and work in the 1948 occupied territories.

Similarly, the economy of Burqa depends mainly on agriculture; small percent of people work in jobs in the private or public sectors. The unemployment rate amounts to 19%, which is 4.2% higher than the average rate in Nablus (14.8%), and 0.8% higher than the average rate in the West Bank (17.3%). Despite the absence of big enterprises, there are few initiatives such as the restoration of the Al-Masoudiya Station, which is often assaulted by the Israeli army. The women societies in the village employed a number of women in the past.

### **Social life**

In Sabastiya, there are eight community, women, youth, cultural societies and centers, which offer services in training, community education and life skills. All of them are located in the central area of the old town (the old houses were renovated for them). Being near Nablus, Sabastiya relies on Nablus for many of its services and employment. The people of Sabastiya go to Nablus for hospital treatment and to study at university. It is a popular tourist attraction. Education is seen as very important and there are many community initiatives. Sabastiya has a mosaic center teaching children the art and producing crafts for sale.

In Burqa, there are two women societies, which aim to create work opportunities for women in the town. The youth club in the town offers youth and sports activities, whereas the Youth Development Society is still inactive. These women societies, which rent places for their work, are famous for food manufacturing.

### **Third Section: the development vision related to the regeneration of the historical center**

Tourism and heritage sectors in Sabastiya and Burqa represent one of the most important developmental sectors due to their assets, facilities, historical heritage and archaeological sites. Therefore, the vision entrenched in the strategic plan of Sabastiya clearly referred to Sabastiya as a tourist center, as a way to achieve the integrated economic development and the development of the tourism sector.

In addition, the first workshop set the joint development vision of the targeted areas (Sabastiya and Burqa), which concentrated on the partnership in the development of the targeted areas. It also aimed to achieve a balanced economic development in Sabastiya and Burqa, which possess many archeological buildings and historical places. These towns, in fact, have tourism attractions that make them the top attractions in the Palestinian territories.

#### *Vision of Sabastiya*

*Sabastiya is a historical landmark on the world's tourist map, achieving economic, cultural development and social justice.*

#### *Vision of the historical center in Burqa*

*Toward Burqa as a green, thriving town with a cultural heritage. Efficient with its commercial, agricultural and tourist activities, and proud of its religious tolerance.*

#### **Fourth Section: Objectives and/or strategic Trends of the Historical Center's Regeneration.**

The objectives and strategic trends were drafted with a wide participation from the local community and the stakeholders. They were based on the outcomes of the data collection process, which included an evaluative report on the town's various development sectors, along with the first and the second workshops, field visits, and the advisor's visits, and in cooperation with the local work team and the Ministry of Local Government. The most important objectives are as follows:

##### **Strategic Objectives:**

**First Strategic Trend:** activate and promote domestic and foreign tourism.

**Second Strategic Trend:** promote domestic economy and components of tourism sector

**Third Strategic Trend:** revitalize the popular heritage and promote the cultural heritage of Sabastiya



## **English Summary of the Strategy**

The plan for the revitalization of Sabastiya & Burqa's historical center aims to create a progressive strategy to develop tourism and improve the economic conditions of the town. In addition, the revitalization efforts seek to reinforce and increase the capacity of Sabastiya & Burqa's local bodies in the field to ensure the sustainable local development of historical centers.

The method of preparing this strategy relied, throughout all its stages, on community participation from the local community's representatives, specialists, experts, and stakeholders. This stage included:

- Forming a local work team.
- Studying and analyzing all development sectors with a special focus on tourism.
- Holding workshops to determine the local community's perspective and the goals of the project.
- Establishing the revitalization program and strategy based on the strategic ideas suggested by the local community.

Therefore, the methodology relied on the following tools and instruments:

- Forming a local work team of 16 people from the municipality, local institution representatives, private sector and local community members, in cooperation with the general management for investment and development in the Ministry of Local Government. The team was contacted by the consultant, who introduced the project and analyzed the stakeholders, and initiated the process of collecting the development sector data.
- Holding several visits and field trips for the special consultant and in coordination with the local work team to view the archeological sites and inspect the historical center. In addition to that, holding many interviews and official and unofficial meetings with the citizens and local community representatives to listen to their suggestions regarding how to improve the tourism sector.
- Preparing an evaluation report on the state of the heritage, tourism, economic, social sectors of Sabastiya & Burqa. All the relevant documents on the historical centers and the economic and social situations have been studied and analyzed (including the diagnostic report on Sabastiya & Burqa's state, the strategic development plan SDIP, summary of the development projects, and field survey to evaluate the historical center, and others). This was completed in order to

determine the positive and negative influences that are relevant to the social and economic development sectors, and their relation to investment in the tourism sector in Sabastiya & Burqa. Furthermore, this was also implemented to determine the preliminary course of action in the process of developing and revitalizing the historical center.

- Holding the first workshop with large community participation and representation of many of the communities' layers. The workshop aimed at framing the community's perspective and determining the strategic goals. In the workshop, there was a review of the evaluation report results and determining memory maps through the "Mn Thakerat Al-Makan/From the Place's Memory" section. Moreover, a discussion was initiated on the state of the old city, and the relevant economic and social activities, in order to produce the most important elements related to the economic sector. These elements could possibly be relevant to the development of the historical center, which in turn will enable them to come out with a clear perspective and strategic goals to form the program of revitalization.

**The following is a summary of the strategy**

**First strategic aim:** activate and promote domestic and foreign tourism.

## **1. Sabastiya**

<b>Projects/ components or main elements of the program</b>	<b>location</b>	<b>Target group</b>	<b>Implementation period</b>	<b>No. of direct beneficiaries</b>	<b>Estimated cost</b>	<b>Proposed partnership</b>	<b>Obstacles or potential risks</b>
1. Revitalize Sabastiya festival of tourism and cultural heritage	Al-Abid Building	The local community Visitors of all ages	10 months	Visitors and tourists Local community	\$160,000	Sabastiya Municipality Local community organizations Ministry of Tourism and Antiquities	None
2. Rehabilitation of Al-Athar area	Al-Athar quarter	Municipality Ministry of Tourism	10 months	Visitors and tourists Local community	\$100,000	The Municipality Civil Society organizations Private Sector	The site is located in area C
3. Develop promotional material to increase the number of tourists and visit to the area (maps, brochures and signs)	Sabastiya		5 months	Visitors and tourists Local community	\$18,000	Sabastiya Municipality Ministry of Tourism and Antiquities	Availability of resources
4. Develop the capacity to tourist guides to promote the historical demission of the area	Sabastiya	University students and researchers Tourists and those who are interested in antiques/history	3 months	Visitors and tourists Local community	\$10,000	Sabastiya Municipality Ministry of Tourism and Antiquities	Availability of resources

## **2. Joint project between Sabastiya and Burqa**

<b>Projects/ components or main elements of the program</b>	<b>location</b>	<b>Target group</b>	<b>Implementation period</b>	<b>No. of direct beneficiaries</b>	<b>Estimated cost</b>	<b>Proposed partnership</b>	<b>Obstacles or potential risks</b>
1. Eco-path linking Burqa and Sabastiya	Wadi Al-shami (Al-shami valley)	The local community Domestic tourism Foreign tourism	8 months	People who are interested in eco-tourism Tourists and visitors	\$40,000	Sabastiya Municipality Burqa village council Ministry of Tourism Ministry of Environment	The site is located in area C
2. Rehabilitate Al-maso'dia location (for example, public utilities)	Al-Masoudiya	Local community Tourists and visitors	10 months	Visitors and tourists	\$200,000	Village council Ministry of Tourism Ministry of Agriculture Ministry of Health	The site is located in area C

**Second strategic trend:** promote domestic economy and components of tourism sector

## 1. Sabastiya

Projects/ components or main elements of the program	location	Target group	Implementation period	No. of direct beneficiaries	Estimated cost	Proposed partnership	Obstacles or potential risks
1.Rehabilitation of Al-Bayder quarter and establish tourist shops	Antique square (on the edges of Al-Baider square)	People working in the crafts industry Tourists and visitors	12 months	Investors Local community Tourists and visitors	\$420,000	Sabastiya Municipality Private sector Ministry of Tourism and Antiquities	None
2. Establish a center and exhibition of handmade crafts	Al-Abid houses	Sabastiya residents Domestic and foreign tourism	12 months	Civil Society organizations Local Community	\$15,000	Sabastiya Municipality Ministry of Tourism and Antique	None
3. Complete the rehabilitation and renovation of the tourist path	The old city	Owners of old buildings and lanes Tourists and visitors	15 months	Local community  Tourists and visitors	\$300,000	Sebastiya Municipality Ministry of Tourism and Antiquities Local community organizations	None
4. Horse-drawn carriages	From the bus stop to the gate of the old city	Local Community - Tourists and visitors	3 months	Visitors and tourists Local community	\$18,000	The municipality Private Sector	Obtaining registration and meeting safety measures

**Second strategic trend:** promote the tourism sector's components through developing the supporting infrastructure

## 2. Burqa

Projects/ components or main elements of the program	location	Target group	Implementation period	No. of direct beneficiaries	Estimated cost	Proposed partnership	Obstacles or potential risks
1. Restaurant and a rest-house (popular food)	Sheikh Ali house Shabab house	Tourists and citizens	8 months	Investors Local Community	\$50,000	Ministry of Tourism and Antique Associations and forums	Public property

**Regeneration Strategy  
and  
Program  
of  
the Historical Center  
of the  
Town of Ni'lin**

**Regeneration Project of the Historical Centers in the Local Government Units**



**Ministry of Local Government**

**Strategy and Program of Regeneration of the Historical Centers**

**Support for Social and Economic Development Planning**

**Summary of the Regeneration Strategy and Program of the Historical Center of  
the Town of Ni'lin**

**Prepared by:**

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**May, 2015**

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## **Introduction**

This strategy is part of the regeneration program of the historical centers in the local government units, which are run by the Ministry of Local Government in cooperation with the Ministry of Tourism and Antiquities, Municipal Development and Lending Fund, the Belgian Development Agency, local partner bodies and local community.

The main objective of the program is to improve the social, economic and cultural conditions of the historical centers in the local government units in the West Bank, in line with the developmental guidelines entrenched in the strategic plan of the Ministry of Local Government. This objective will be achieved through the improvement and reinforcement of the capacities of the local units in the aspect of the historical center regeneration in a way that ensures the achievement of a sustainable local development.

The regeneration of the historical centers program will be implemented in two stages: the first one is through the Ministry of Local Government; the second one is through the Municipal Development and Lending Fund. This regeneration program addresses the sustainable development in the local units and the preservation of the historical centers. It includes a group of local units from (6) governorates, distributed in three geographical areas that are selected on the basis of an assessment of (40) historical centers in the West Bank. It includes the north, center and south areas distributed as follows:

The northern area: Jenin Governorate (Arraba), Nablus Governorate (Sabastiya, Burqa, Asira ash Shamaliya), Tulkarm Governorate (Anabta).

The central area: Salfit Governorate (Deir Istiya), Ramallah and Al-Bireh Governorate (Ni'lin, Bani Zeid Al Gharbiya, 'Abud).

The southern area: Hebron Governorate (Adh Dhahiriya, As Samu', Bani Na'im).

The general vision of regeneration of the historical centers of local units is represented by:

*(The historical centers that preserve their cultural heritage, rehabilitated and organized, full of social and economic activity, attractive to visitors and sustainable.)*



## **Methodology**

The approach of work during all phases of work was based on the community participation of both sexes. In the beginning, there was a cooperation with the General Directorate of Investment and Development at the Ministry of Local Government to set the general guidelines of planning policies. Then a local working team was established, which consisted of 7-9 persons from the local municipality, the representatives of the local organisations, the private sector and the local community. The project's team contacted the members of the local team to introduce them to the project and analyze the stakeholders in the public or private sectors.

Furthermore, the documents related to the historical center of Ni'lin and the social and economic development were researched and analyzed (diagnostic report of the town, the Strategic Development and Investment Plan (SDIP), a summary of development projects, historical center field survey, and others). This evaluation report assessed the situation of socio-economic and cultural heritage and identified the most important positive effects and strengths (potentials, resources/opportunities) and the adverse effects and weaknesses (threats and obstacles). The most remarkable obstacle in the historical centers was the lack of social and economic activities.

Moreover, there were two workshops with a wide community participation from different segments of the local community. The first workshop aimed to formulate a community vision and set the strategic objectives/trends, in which the results of the evaluation report have been presented, and to identify the memory maps through a session "from the memory of the place" - telling the story and embodiment of memory. There were discussions with the elderly about the old traditions in the old town (historical center), including the social traditions (such as weddings, festivals, and councils), as well as the economic traditions (such as grain, mills, grocers). These discussions aimed to deduct the most important constituents that would enable local people to understand the old and modern situation in the historical centers. The workshop concluded with people's remarks that enriched the diagnostic research, which helped the local team outline a map of the memory and the importance of the place.

There was a meeting with the focus groups from the local planning team, members of the local community, the technical team of the Ministry of Local Government, and the Belgian Development Agency. The economic and social constituents with their relationship to the historical center were reviewed, potential development areas were determined, and then suitable locations were proposed. Finally, a regeneration program was suggested and formulated by the discussion groups.

This community-planning phase, which was pertinent to the development plan, was reinforced through conducting a survey of the historical center as well as a diagnostic study of the social, economic, physical and cultural circumstances of the center and its local residents. This survey included a field tour in the historical center and talking with the local people. After the completion of field visits, focused working sessions and the meetings with the local team, the national technical team, and the stakeholders, the competent advisor reviewed, audited, and formulated the workshop outputs, set a regeneration strategy and a program to promote the old town, and then divided the program according to the potential areas of intervention.

## **Summary of the Analysis of the Socioeconomic Development Conditions of the Historical Center in Ni'lin**

Ni'lin is a Palestinian town in the Ramallah and al-Bireh Governorate in the central West Bank, located 17 kilometers west of Ramallah. During the Ottoman Empire, it was in the Nahiya of Ramla. The town's total land area consists of approximately 15,000 dunums; of which 660 is urban (the historical center occupies 230 dunums).

Shuqba cave, which is an archaeological site near the town of Shuqba, is located on the northern bank of Wadi en-Natuf. Shuqba cave falls within the broader prehistoric landscape of the Wadi en-Natuf. It was the first step on the way to building the first agricultural society in history. The Wadi en-Natuf and Shuqba Cave have been added to the 2013 UNESCO tentative list for possible designation as a World Heritage Site. There are few Khirbat in and near Ni'lin, including Khirbat Hamid, Khirbat As-Siyar, Khirbat Zubda.

Ni'lin is considered an economical commercial hub for the nearby localities due its location among them (Shuqba, Qibya, Shibteen in the north , Al-Midya in the west , Deir Qaddis, Kharbatha Bani Harith, Bil'in in the east, the 1949 Armistice Line (Green Line) in the south). There are some factories and commercial centers in Ni'lin.

Besides, there are other important institutions, including Palestine Bank, Housing Bank ATM, Sharia Court, Civil Defense station, Red Crescent station, petrol station, Palestine for Credit and Development (FATEN), Al-Qattan Foundation branch, special needs society, and wholesale centers for fuel, gas, and cement.

The historical center of Ni'lin lies on a hill in the middle of the town. The Al-Khawaja Palace lies at the top of this hill. The palace is opposite the old mosque while the other buildings are around it. This palace was built in 1831 and renovated by Riwaq Center for Architectural Conservation in 2013 for the Ni'lin Society for Development and Social Work. Al-Qattan Foundation for Educational Research and Development occupies part of the palace and uses its courtyard for several activities.

Most of the ancient buildings in Ni'lin are built from stone and traditional materials such as clay and mortar. Except the Al-Khawaja Palace, most of the houses in the historical center are one-floor houses, whereas some of them have two floors and an attic.

Ni'lin is one of Throne Villages in the Palestinian countryside. This feature contributed to the development of the historical center of the town, mainly through the projects, which were carried out by the Riwaq Center for Architectural Conservation. However, most of the archaeological buildings in the historical center require rehabilitation and new infrastructure. Ni'lin is famous for staging weekly demonstrations against a nearby expansion of the Israeli West Bank barrier.

The traditional components of the historical center of Ni'lin exist until our present time (mosques, olive presses, taboun, council (dewan) as dewan Dar Sroor, dewan Dar Al-Khawaja). The old traditional activities, such as the trade, festivals and praying, are still present and alive in the center. It also contains the municipality building, a mosque, and headquarters of some social institutions. Moreover, there are around 200 populated houses inside it.

The economy in Ni'lin depends on employment, trade, some factories and small workshops. The number of the (commercial, industrial, handicraft and agricultural) institutions is around 214, which they employ 445 employees, of whom 79 are women. Nearly 46% of people work in the private sector (trade, industry, handicrafts, agriculture), 26% work in the governmental sector, and 28% work in Israel. The average rate of unemployment is 14%.

Ni'lin is famous for olive trees. There are two modern olive press machines: Al-Khawaja Family and Amirah Family as well as Sroor family and Al-Khawaja family; the old grinder does not work. Adds to this is the passion fruit, figs and almonds, along with vegetables in the Marj Qibya.

A lot of the archeological buildings in the historical center are damaged compared with the existing archeological buildings (20%-40%). Thus, most of them are either deserted or neglected. Other obstacles that hinder the development of the historical center include insufficient local budget (304805 NIS), fragmentation of the property, high costs of maintenance and regeneration, and worn narrow roads in the old town. The developmental growth in Ni'lin (strategic developmental plan) is hampered by lack of incentives and investment, which may afford job opportunities and income for the individuals and the institutions.

The housing sector in requires urgent development through the renovation of the old houses to be used as housing, organizations, museum or a hostel. The industrial and business sectors can be developed, too, through the establishment of a businesspersons' forum and small projects for the youth and women. A chamber of commerce and industry can be founded to serve the general economic interests and administer economic matters whether commerce or industrial or handicraft. In addition, the cultural sector may be developed by running and developing the Al-Qattan's Scientific Festival, establishing model kindergartens, and running activities of women associations. The service sector might as well be improved by transferring the services of local organizations to the historical center.

The local body is a strong partner, which has greater positive impacts on the regeneration and sustainability process. Also, the local community forms a robust partner in the regeneration project of the historical center.

## **Regeneration Strategy of the Historical Center of Ni'lin**

### **The developmental vision of Ni'lin:**

*Green promising Ni'lin, clean, safe, center for the area, keeping the originality of the past and predicting prosperous future by the efforts of its citizens.*

As for the development vision of Ni'lin, Ni'lin is seeking to establish a prosperous future in a clean, efficient environment. This includes all the locations in the town to maintain a fair balance in housing, service and activity distribution. Sectary is essential: it must start in the old town and then runs to the whole area. It should also be a regional hub, offering services to all localities in the area. Ni'lin should then preserve the authenticity of its customs and traditions, including its heritage and culture, which serve as a cornerstone of the regeneration process.

The 2015 development strategic plan of Ni'lin stressed the need to approve and implement a regeneration plan for the old town; above all, the plan does not contradict with the specified objectives and issues outlined in the plan.

### **The development vision of Ni'lin:**

*Towards secure historical heritage center that is attractive in its cultural, social and economic capacity, keeping the originality of the past and keeping pace with the present and future.*

### **The regeneration vision of the historical center:**

*Towards a historical town that reflects the identity and reinforces the economic, cultural and social level that keeps up with the modern life.*

### **The objective of the regeneration of the historical center:**

- Develop Ni'lin historical center through social and economic activities.

### **Strategic objectives/trends of the regeneration of the historical center:**

- Develop the cultural and social life in the historic center sustainably.
- Preserve and develop the historic buildings and highlighting the town's cultural heritage and identity as a tourist attraction tool.
- Develop the infrastructure inside the historic center to serve residents and attract visitors.
- Enhance and promote the folklore (crafts and tools, clothing, food and folk art).
- Activate the economic and commercial life in the historical center.

## **Regeneration Program of the Historical Center of Ni'lin**

### **Program description:**

The regeneration program of the historical center of the town of Ni'lin consists of five areas of intervention, namely, the economic situation, tourism promotion, service provision, heritage regeneration, and cultural and social activities. Each area has a set of key components or elements related to its development.

Since the choice of right place or location is one of the most important element in the success of any intervention, the proposed location was determined according to the program's major elements, including duration, targeted group/s, number of expected beneficiaries, and the estimated costs.

The municipality is the main partner in the program. On the other hand, there are other potential partners, which the local community proposed, such as Ministry of Tourism and Antiquities, Al-Qattan Teacher's Center, Ministry of Education, Ministry of Information, Ni'lin Youth Club, Ni'lin Society for Social Development, Ni'lin Center for Folk Art and Culture, and the private sector.

The potential obstacles are related to the issues of ownership, funding, operation, maintenance, sustainability, and unavailability of technical skills. These hindrances vary according to each project or element in the program.

It is expected that the implementation of the program will have great effects on the regeneration of the historical center. The implemented interventions should respond to the requirements of the modern times, and preserve the rich heritage of Ni'lin as well.

## **Summary**

Strategy and program for regeneration of Ni'lin historical center.

### **Ni'lin Developmental Vision**

*Green promising Ni'lin, clean, safe, center for the area, keeping the originality of the past and predicting prosperous future by the efforts of its citizens.*

### **The vision of Ni'lin historic center regeneration**

*Towards secure historical heritage center that is attractive in its cultural, social and economic capacity, Keeping the originality of the past and keeping pace with the present and future.*

### **The objective of regeneration Ni'lin historical center**

*The development of Ni'lin historic center through social and economic activities.*

### **Strategic objectives/trends for regeneration Ni'lin historic center**

*Develop the cultural and social life in the historic center sustainably.*

*Preserve and develop the historic buildings and highlighting the town's cultural heritage and identity as a tourist attraction tool.*

*Develop the infrastructure inside the historic center to serve residents and attract visitors.*

*Enhance and promote the folklore (crafts and tools, clothing, food and folk art).*

*Activate the economic and commercial life in the historical center.*

### **Ni'lin historic center regeneration program**

The regeneration program of Ni'lin historic center is composed of the following five areas of intervention (with an estimated cost of \$ 647,231) as follows:

1. Tourist Attraction: it includes awareness leaflets and brochures and building the capacity of tour guides.
2. Cultural and social life: it includes: public library, children's club, Club for people with special needs, conducting various kinds of festivals and events and recreational club for the elderly.
3. Service provision: it includes: light installing, squares Landscaping and greening, rehabilitating the roads connecting between the historic center blocks, cars and buses parking and public health units.
4. Heritage promotion: it includes: book of popular food, heritage old productions museum, Folk Art center.
5. Economy stimulation: it includes: Tailoring, Embroidery and straw industry workshop (women made handicrafts), coffee shop and cafeteria (popular restaurant), equipping a guest house and economic forum center.