



# The National Urban Development Framework In the Arab Republic of Egypt

April 2014



The Arab Republic of Egypt  
Ministry of Housing, Utilities & Urban Communities  
General Organization For Physical Planning

الهيئة العامة للتخطيط العمراني

## CONTENTS

## PAGES

<b>INTRODUCTION</b> .....	1
The Problem and Its Nature .....	2
Vision of MHUUD .....	4
GOPP .....	4
Vision .....	4
Mission .....	5
Mandate .....	5
The Organization .....	5
<b>NATIONAL AND REGIONAL DEVELOPMENT PROJECT</b> .....	8
Strategic National plan for urban development (2052) .....	8
Urban map of the Republic Governorates and Regions .....	10
Regional Plans for Developing Governorates .....	11
Strategic Development plan of the southern Egypt (implementation mechanisms) .....	13
Extending Development to New Frontiers .....	14
Development strategy for the North Coast of the Nile Delta .....	14
Development strategy for the Northwestern Coast .....	16
Development strategy for the Upper Egypt-Red Sea axis .....	17
Development strategy of Cairo-Ismailia Road .....	17
Developing Ring Road intersection with Cairo-Ismailia Desert Road .....	19
Development strategy of Cairo-Alexandria Road .....	19
Strategic Plan of Greater Cairo Region .....	21
Three challenges facing Greater Cairo .....	22
Vision Strategic Plan of Greater Cairo: .....	23
Cairo vision: One vision - eight pillars .....	23
Eight pillars for the development of Cairo: .....	24
Second supplementary pillars .....	27
Strategic and detailed Plans for Developing Cities .....	32

Detailed plans for the Egyptian cities:.....	33
General and detailed strategic plan for Alexandria city.....	34
Outputs and expected results of the project .....	34
Detailed plan for the urban expansion areas of Port Fouad - Port Said Governorate .....	36
General Strategic Plans for Villages.....	37
Detailed plans of the neediest villages.....	38
Defining boundaries of hamlets .....	39
Plans for Upgrading Informal Areas .....	42
Preventing the Formation of new informal areas .....	44
Containment (Tahzeem) of informal areas- slums - in Cairo .....	44
Detailed plan of El Mariouteyah Area-Giza .....	45
Containment of informal areas- slums - in Alexandria.....	45
Self Help Program: Build Your Home.....	46
Housing and urban development program .....	47
Economic return: .....	47
Social return: .....	47
There are several other objectives achieved from this program, including: .....	47
Social Housing.....	48
Family Housing Program: .....	48
Housing for Egyptian expatriates .....	48
Information Generation and Sharing: The National Urban Observatory.....	49
Action Plan Achievements.....	50
Conclusion .....	53

<b>FIGURES</b>	<b>PAGES</b>
Figure (1): Population distribution in Egypt	2
Figure (2): Urban problems in Egypt	3
Figure (3) : The organization chart of GOPP	6
Figure (4): Developing Suez Canal axis as an international logistic center	9
Figure (5): The Strategic National plan for urban development 2052	9
Figure (6): Alternatives for the re-division of the republic to the regions and governorates	10
Figure (7) : Urban map for Saqulta Centre – Sohag Governorate	10
Figure (8): Strategic Plan for Northern Upper Egypt Region	10
Figure (9) : Development area priority	11
Figure (10): Geographical Distribution for Sixth Five – Year Plan Investments 2007/08 - 2011/12 (EGP thousands)	12
Figure (11) : Gross Domestic Production at Constant Prices, 2005-2012 (EGP million)	13
Figure (12) : Develop of the Golden Triangle Area – The city of Luxor.	13
Figure (13) : Development of Kawthar District	13
Figure (14) : Regional plan for North Coast of Nile Delta	15
Figure (15) : Proposed land allocation for various uses (acres)	15
Figure (16) : Regional plan for the Northwestern Coast	16
Figure (17) : Investments allocated to the North-western region, 2006-25, EGP billion	16
Figure (18) : Regional plan for Upper Egypt-Red Sea Axes	17
Figure (19) : Development scenarios of Cairo – Ismailia road	18
Figure (20) : The proposed development vision for the area of 72, 000 acres	18
Figure (21) : Strategic plan for Obour city and extension areas	18
Figure (22) : Free intersection of the ring road with Cairo-Ismailia desert road	19
Figure (24) : Location of project area	19
Figure (25) Road El-Farg axis	20
Figure (26) : Proposed plan for developing the Cairo-Alexandria desert road	20
Figure (27) : Examples of unplanned areas projects	25
Figure (28) Industrial investment zone in Abo Roash – Giza governorate	25

Figure (29) : Development Cornish Helwan	26
Figure (30): Development of a highly efficient public transportation network	27
Figure (31): Development plan for 6th October and Zayed cities	28
Figure (32): Strategic plan for the area Pyramids of Giza and the outline of the development for Nazlat Samman in Giza Governorate	29
Figure (33): Development the area of ministries in down town project	30
Figure (34 ) : Strategic Plan for Banha city	32
Figure (35): participatory meeting workshop	32
Figure (36) : Strategic Plan Qalyub city	33
Figure (37) : sample of detailed plans of Egyptian Cities the 7th local district in Aswan city	33
Figure (38 ) : Vision of Alexandria city ( A Mediterranean Metropolis)	34
Figure (39 ) : Detailed plans of some action areas	35
Figure (40) : Land use of the detailed action area	36
Figure (41) : An example of a planned village	37
Figure (42): Sprawl of villages over agricultural land threatens food security	37
Figure (43): participation workshop with the village local authorities	38
Figure (44) : Detailed plan of a neediest village	38
Figure (45) : Sample of boundaries of hamlets	39
Figure (46) : Informal Areas: Upgraded and cleared Areas	42
Figure (47): Informal Areas in the Greater Cairo Region	42
figure (48) : New housing projects in the new cities	43
Figure (49) : Proposed plans of urban fringe in GCR	44
Figure (50): Detailed plan of El Mariouteyah - Giza	45
Figure (51): Containment of informal areas- slums - in Alexandria	45
Figure (52) :Examples of detailed plans or Build Your Home project	46
Figure (53) : Housing and urban development program	47
Figure (54): Social Housing program	48
Figure (55): The model of Family Housing	48
Figure (56) : Housing for Egyptian expatriates	48
Figure (57): Aswan City I	51
Figure (58): Distribution of Households by income level in the surveyed cities	51
Figure (59): Budding age in Al-Kharga city	52

## List of Abbreviations

<b>CAPMAS</b>	Central Agency for Public Mobilization and Statistics
<b>CSOs</b>	Civil Society Organizations
<b>EGP</b>	Egyptian Pound
<b>FDI</b>	Foreign Direct Investments
<b>GCR</b>	Greater Cairo Region
<b>GIS</b>	Geographic Information System
<b>GoE</b>	Government of Egypt
<b>GOPP</b>	General Organization for Physical Planning
<b>GTZ</b>	German Technical Cooperation Agency
<b>GUO</b>	Global Urban Observatory
<b>IDSC</b>	Information and Decision Support Center
<b>JICA</b>	Japanese International Cooperation Agency
<b>km</b>	kilometer
<b>KOICA</b>	Korean Organization for International Cooperation Agency
<b>LUO</b>	Local Urban Observatory
<b>MHUUD</b>	Ministry of Housing, Utilities and Urban Development
<b>NGOs</b>	Non-Government Organizations
<b>NUO</b>	National Urban Observatory
<b>SWOT</b>	Strength, Weakness, Opportunities and Threats
<b>UNDP</b>	United Nations Development Program
<b>UNHABITAT</b>	United Nations Program for Human Settlements



## PLANS AND ACHIEVEMENTS –APRIL 2014

### INTRODUCTION

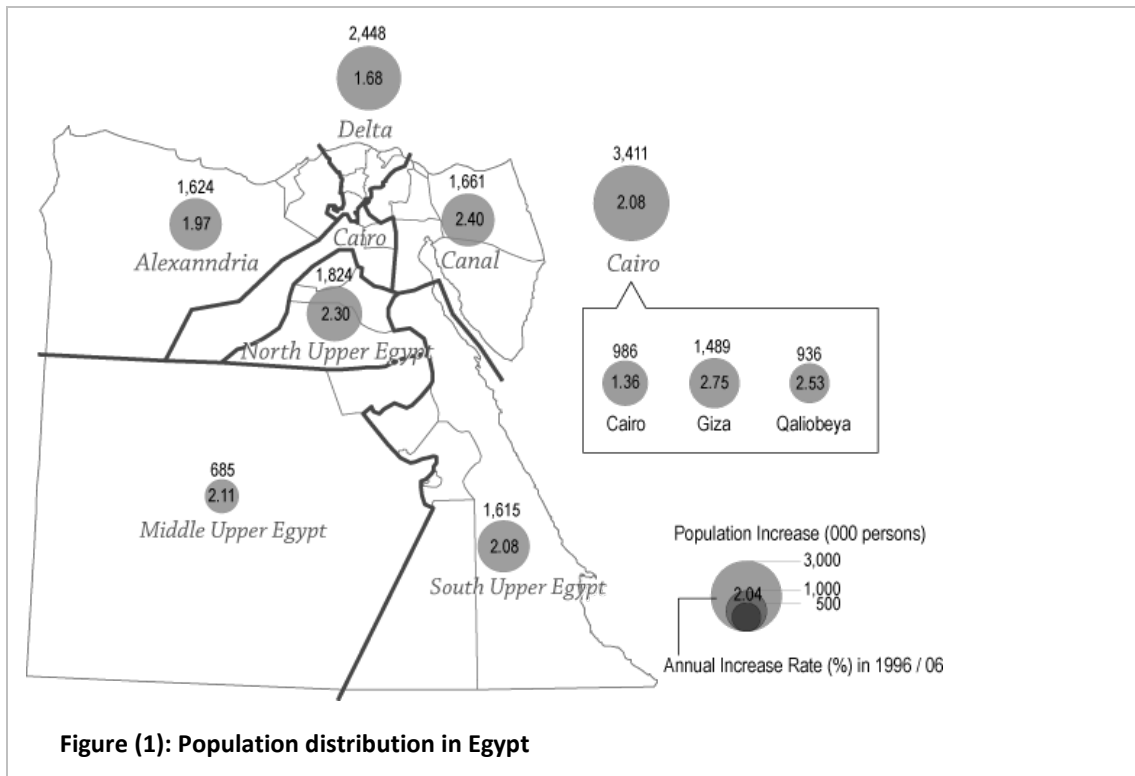
**T**he vision of the government of Egypt (GoE), which serves as the outline for the vision of MHUUD, is to induce institutional transformations through number of legislations, such as the amendments to the constitution, issuing Law 119/2008 for building and construction, etc. to complement past efforts to restructure the national economy since the 1990s. Efforts towards institutional transformations includes partnerships with private sector companies to play a larger role in development, and supporting Civil Society Organizations (CSOs) to play a significant role in serving marginalized populations, such as women and youth, etc. GoE has extended education and health services as means to improve the quality of human resources.

Since the 1990s, the GoE has launched number of national mega projects outside the Nile Valley and Delta to attract investments, and population to these newly developed areas. In the meantime, GoE allocated investments to improve the living conditions in human settlements, by developing new infrastructures, such as drinking water plants and networks, new sewerage treatment plants and networks, new roads and highways, such as the subway, etc.

This Report documents the role of the General Organization for Physical Planning (GOPP) in executing the agenda of GoE, within the mission and mandate of MHUUD.

## The Problem and Its Nature

Population growth is among the driving forces causing problems in Egyptian human settlements. The distribution of population is another reason, where the majority of Egyptian live in the Nile Valley and Delta, which is about only five percent of the gross area of the country. Furthermore, Egypt, as many developing economies suffer from the predicament of urban primacy-the majority of the urban population lives in metropolitan areas of both Cairo and Alexandria.



There are number of reasons for the distortions in the Egyptian urban system. The current economic stage of development is the first reason, where the Egyptian economy has entered a stage of economic takeoff, and thus investments are attracted to cities with economies of scale and agglomeration of economies. To maintain the momentum of economic growth, the Government responded by improving physical and social infrastructures in the two major cities, as well as in secondary cities and new towns. Egypt's economy is linked to the global economy through number of links. These linkages are also responsible for the phenomenon. Once the economy is in a stage of economic maturity, a process of polarization reversal of both population and functions will be in motion, i.e., population and functions will move to secondary cities and new towns.

Urban primacy is the second reason for many urban ills. Influxes of rural-urban migrants come to the primate city looking for better living for themselves and their families. They demand jobs, and often accept a job in the informal urban economy. They usually demand social services, such as health and education, both of which are strained. They also demand housing, and thus the informal sector responds by availing substandard dwellings and



informal areas as slums within the city proper and squatter settlements on the hinterlands around the city.

Two types of discontinuity threaten attaining the fruits of sustainable development. Temporal discontinuities, also known as intergenerational discontinuities, are well known and properly defined. The second type of discontinuities is spatial, or territorial, discontinuity. It is simply the development of an area at the expense of another within, and in many instances, outside nationally defined boundaries. Acknowledging urban-rural linkages is one of the approaches towards internalizing territorial discontinuities. Neglected for long periods, peasants face two alternatives: subsistence agricultural production to fulfill their needs; or abandon their land and move to the city, or may be to an oil producing country or Europe.

Poverty is among the reasons for the current human settlements problems, such as housing and environmental degradation. With no income, the poor lacks credit, and thus cannot access formal financial institutions for loan. Without enough income, they cannot afford and are not willing to pay for improving their built environment. They seek support from the informal sector to construct their homes and secure jobs.

Egypt still has the legacy of planned economy and past socialism. In the meantime, Egypt successfully implemented a program for Economic Reform and Structural Adjustment.



**Figure (2): Urban problems in Egypt**

However, there is a need to continue this reform movement to correct for price distortions, reform the judicial system, availing information, transforming the role of the State into a regulator that intervenes in the market to correct for both market imperfections and failure, and other elements necessary for a competitive market. Rent control, an example for price distortions, is among the factors responsible for vacant units. Long tedious processes to register a property are among the reasons for lack of securing tenure and acknowledging property rights, which is an essential component for trade. The overall outcome is economic inefficiency that manifests itself in the form of environmental degradation.

## **Vision of MHUUD**

MHUUD is one of the line sectorial ministries, concerned with comprehensive development of the Arab Republic of Egypt, including urban, communal and economic development. Comprehensive development emerges from examining the built up area of the country and its available capabilities. Accordingly, MHUUD is responsible for elaborating the comprehensive and structural plans of development, and then transformed into detailed plans of actions to expand infrastructure networks including roads, bridges potable water and sewerage plants through the appropriate domicile and different relevant services for development success and sustainability.

MHUUD aims to address the present situation through first preparing and implementing plans to develop Egyptian human settlements by a) establishing the National Urban Observatory (NUO), and a Local Urban Observatory (LUO) within each regional center in each of the seven economic planning regions; b) preparing and implementing plans at the regional, governorate, city and village levels to avail necessary infrastructures, social services and manage development of human settlements including plans for upgrading informal areas; and second to extend development to new frontiers thus attracting population and investments outside the congested Nile Valley and Delta.

## **GOPP**

GOPP was established according to presidential decree no. 1093 year 1973 to be the sole official authority for planning human settlements in Egypt. Law 119/2008 gave GOPP the responsibility of formulating public policy planning and sustainable urban development; and preparing plans and programs for this development at the national, regional, governorate levels, then review and approve urban plans at the local level in the framework of the objectives and policies of national, regional and local planning and sustainable urban development.

## ***Vision***

GOPP adopts the strategic planning method to formulate an integrated future vision for development of Egyptian human settlements. It basically aims to achieve sustainable development, reach a practical applicable strategy prepared by all concerned organizations

and stakeholders, guarantee benefiting from available natural resources and determine the necessary funding resources for the implementation process.

### ***Mission***

GOPP is the State's responsible organization for formulating general policies and plans for sustainable human settlement development. GOPP operates at national, regional and governorate levels. GOPP is responsible for plan formulation including programs and projects in close collaboration with various development partners and interested parties. Responsibilities of GOPP extends to include, but not limited to revising and approving human settlement plans at the local level to be implemented within the overall national, regional and local objectives; and assuring localizing sustainable development at the city and village levels.

### ***Mandate***

The mandate of GOPP is to enable local communities to determine urban priorities and agree on the development strategies; Generate new job opportunities to revive local economies; induce institutional transformations by adopting participatory planning as the *modus operandi* in planning and managing local communities; and finally, GOPP is mandated to help local communities to be on path for sustainable development through plans, programs and projects using results-based framework within the overall national policy for human settlement development.

GOPP is responsible for following up the implementation of these plans and programs according to the stated objectives and policies. GOPP presents its reports to the concerned minister to be presented to the supreme council for planning and urban development.

### ***The Organization***

GOPP consists of departments specialized in number of areas including, but not limited to, regional planning, urban planning, infrastructures, social studies, information center, etc. There are 512 workers in GOPP in fields of engineering, legal, administrative and financial affairs in addition to technicians and maintenance workers.

GOPP established a regional center for human settlement planning and development in each of the seven economic regions. As a step towards decentralization of authorities, the regional center has the mandate and mission of GOPP within the economic region. It provides technical support for local administrations on planning and managing development of human settlements. The regional center is also responsible for following up on preparing and implementing plans for governorates, cities and villages within Plans to develop Egyptian human settlement

# The Organizational chart

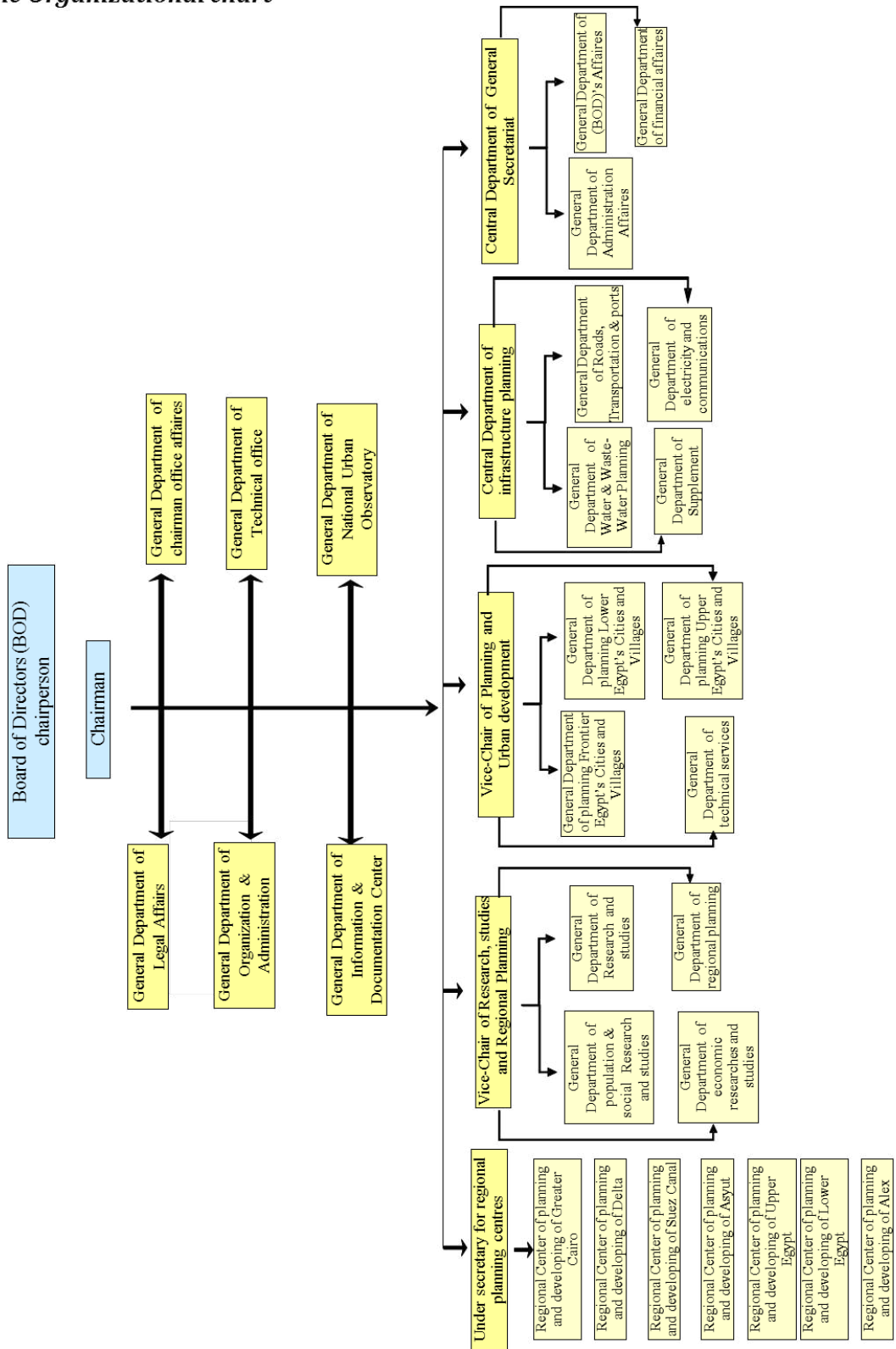


Figure (3): The Organization chart of GPP

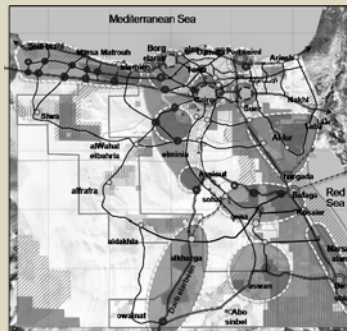


## PLANS AND ACHIEVEMENTS –APRIL 2014



- ✓ Strategic National plan for urban development (2052)
- ✓ Urban map of the Republic Governorates and Regions
- ✓ Regional Plans for Developing Governorates
- ✓ Strategic Development plan of the southern Egypt
- ✓ Extending Development to New Frontiers
- ✓ Strategic Plan of Greater Cairo Region

## NATIONAL AND REGIONAL DEVELOPMENT PROJECTS



## NATIONAL AND REGIONAL DEVELOPMENT PROJECT

The corrective and preventive measures that GOPP has taken to enhance the built environment in Egyptian human settlements range from regional plans for the various governorates to cities, villages to upgrading informal areas as this sub-section presents. Within the effort of GOPP there are number of initiatives that cut across these major initiatives and achievements.

### Strategic National plan for urban development (2052)

For the preparation of a strategic national plan of Egypt, there are different challenges that should be taken into consideration:

- **Poverty** (25% of the population below the poverty line)
- **Illiteracy** (30% of the total population)
- **Unemployment** (13% of the total labor force)
- **Social disparities** between regions in the income and standard of living and services.
- Scarcity of the traditional exhaustible resources (Ground water / oil / gas)
- **Concentration** of population in 5.7% of the total area
- Urban sprawl and the erosion of agricultural land (13 thousand acres per year between 1984 to 2007).

**The development vision of Egypt is therefore rested to be:**

- Advanced and competitive.
- Diversified economy based on knowledge and advanced technology.
- Social and spatial balanced society.
- Better quality of life for citizen.
- Democratic atmosphere leading to accelerate the development.

### Main three objectives of the vision

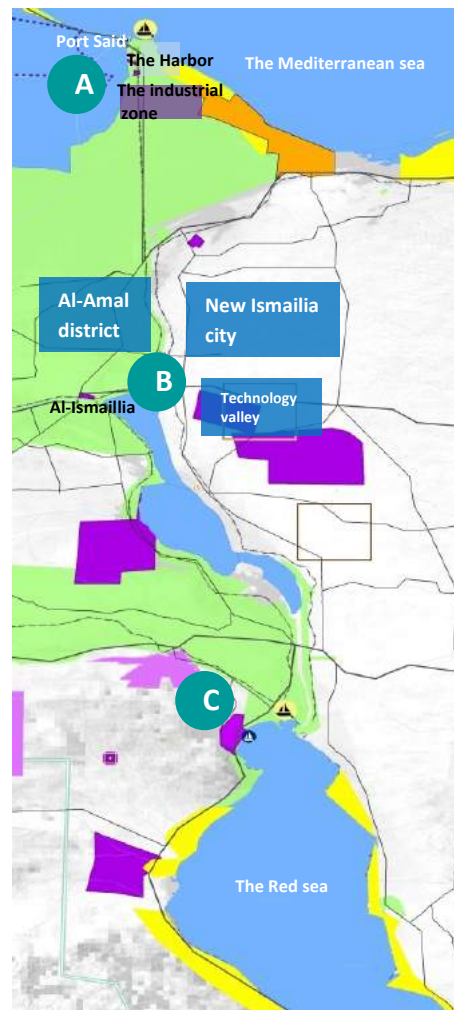
ECONOMIC EFFICIENCY	SOCIAL EQUITY AND JUSTICE	NATURAL RISKS
Maximization the economic exploitation of resources: <ul style="list-style-type: none"><li>▪ Agriculture development</li><li>▪ Industry development</li><li>▪ and development of commerce and production services</li></ul>	Achieve the balance of population through poverty reduction:  The need to redraw provincial boundaries (Repartition the economic regions to incorporate poor areas with areas having the resources and assets for development)	Facing natural hazards and security risks: <ul style="list-style-type: none"><li>▪ Natural risks</li><li>▪ Internal safety</li><li>▪ External safety</li></ul>



*The Stargey proposed urgent programs of development to be achieved within 5 years*

- Implementation of the development of Suez Canal axis (Phase 1) as an international logistic center.
- Applied economic results emerged from scientific research in the fields of solar energy and water desalination.
- Remove illiteracy in the age group that is targeted by the law.
- Improve the efficiency of technical education.
- Implement a program of housing for the resettlement of 10 million citizens.
- Completion of all unsafe slums.
- Increase Egypt's share of Nile water to 62 billion m<sup>3</sup> through joint projects with Nile Basin countries

- A** Developing Port Said with the district of Port Said east
- B** Developing Al-Ismailia and Al-Amal district with the technology valley and New Ismailia city
- C** Developing the area in the north west of the Suez gulf with the harbor and the airport of Al-sokhna



**Figure (4): Developing Suez Canal axis as an international logistic centre**

**Project pahses:**

**Phase (A) the primary project of the national strategic plan 2052.**

Completion of the primary work plan of the project and Identifying priority areas of strategic importance to start with.

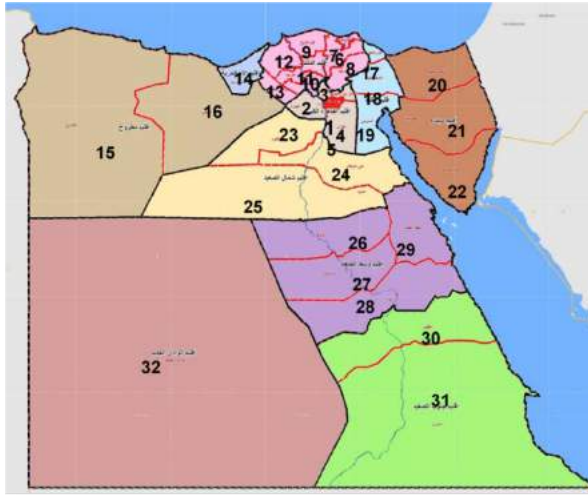
Initiating the accuracy and updating process of the primary project of the national strategic plan in coordination with the concerned ministries.



**Figure (5): The Strategic National plan for urban development 2052**

**Phase (B) Activation of the planned strategic orientations of the National Housing Development** (Alternatives for the re-division of the republic to regions and governorates):

- Completion of the procedures of the presentation of the Ministry of Local Development and propose necessary measures to alternative scenarios.
- Proposed financing: 1.5 million Egyptian pounds



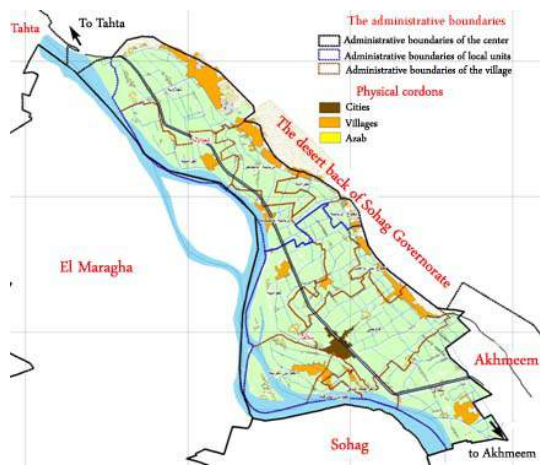
**Figure (6): Alternatives for the re-division of the republic to the regions and governorates**

## Urban map of the Republic Governorates and Regions

### Strategic plans of the governorates

The project aims to prepare the urban map to the governorates using Geographical Information System (GIS) and compile the available database from GOPP with the opportunity to add any data by the governorate.

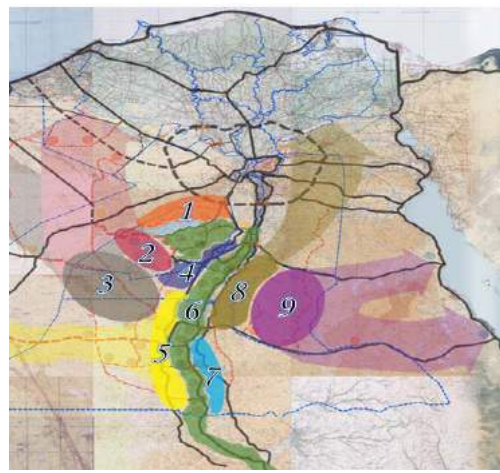
- Completion of the urban map to (Sohag - Assiut - Beni Suef) and forwarded it to the governorate.
- Start working with the urban map to (Monofeya - Qaliubiya - Gharbia)



**Figure (7) : Urban map for Saqluta Centre – Sohag Governorate**

### Strategic plans of the regions

- The strategic plan of Northern Upper Egypt region has been achieved (existing situation, strategy and the development projects are the achieved stages).
- The current situation of the Suez Canal is on its way to be achieved.
- The Strategic Plan for the Development of Sinai is one progress (as one of the priority areas).
- Proposed funding : 2 million pounds.

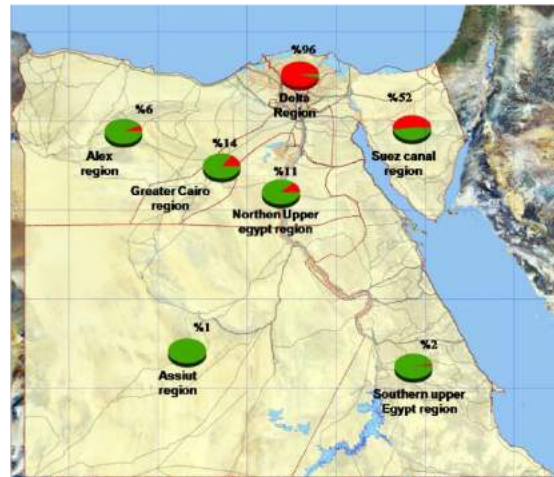


**Figure (8): Strategic Plan for Northern Upper Egypt Region**



## Regional Plans for Developing Governorates

Within the overall framework of the vision of MHUUD, preparing regional plans for the governorates of Egypt is to set an agenda at the local level for planning and development of cities and villages. These measures aim to preparing strategies for developing depressed regions, control development of congested regions, attracting investments and population to new areas outside of the Nile Valley and Delta, and founding development axis along the coasts of the Mediterranean, the Red Sea and the Gulfs of Suez and Aqaba.



The goal of these regional plans is to expand the populated five percent of the gross area of Egypt to exceed 22 percent of the gross area. The expected results are of several folds. First, congested growing regions, such as that of Cairo and Alexandria will experience lower rates of growth. Second, depressed regions, such as that of Upper Egypt, will get a fairer share of investments, generating employment opportunities, thus declining the rates of internal migration to both Cairo and Alexandria. Third, development axes, such as the North Coast, Suez Canal Region, will attract population and investments. The overall impact is facilitating the processes of polarization reversal. These regional plans with in 10 development areas are prioritized area suitable to achieve the national policy for the sustainable development of Egypt. These regional plans complement and integrate with the efforts of the GoE to liberalize the economy, attract Foreign Direct Investments (FDI); protect, conserve and regenerate local ecosystems; and transforming human resources into human capital to make up for lack of natural resources, such as limited amounts of fresh water, arable land and minerals.

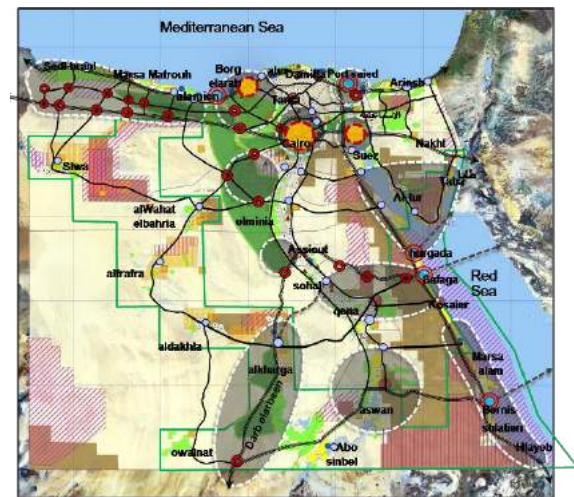


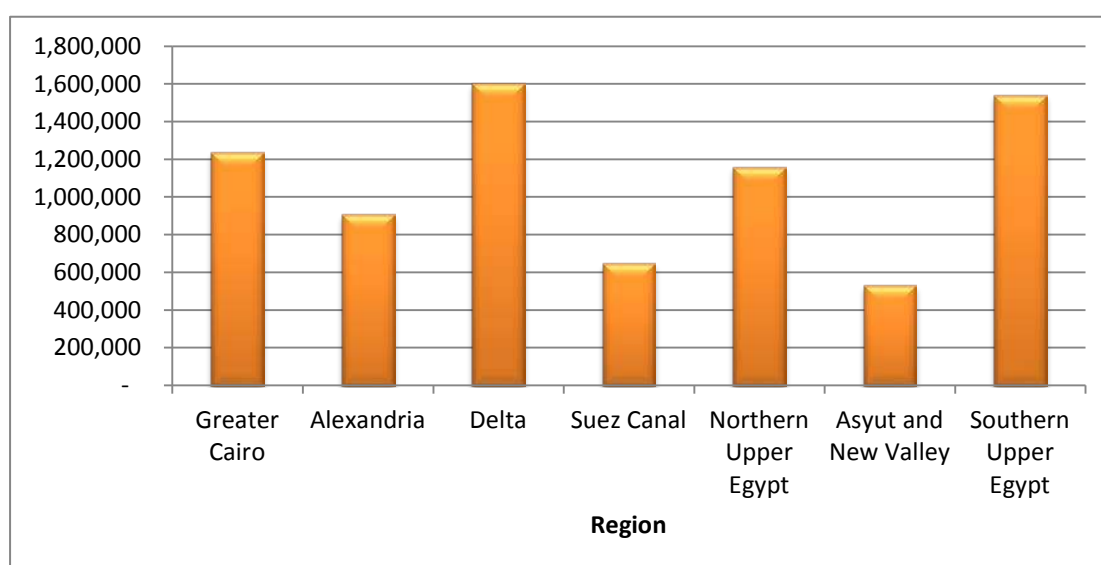
Figure (9) : Development area priority

### Spatial development directions include:

1. Limiting the urban growth and concentration of economic establishments in Cairo and Alexandria, and Delta governorates as well using a bundle of economic, financial and command and control instruments;
2. Curbing rate of rural to urban migration by directing investments to depressed regions southern Egypt, and new development frontiers along the North Coast and the Coast of the Red Sea, Gulf of Suez and Gulf of Aqaba.
3. Upgrading slums and the deteriorated areas through an integrated development approach that assures institutional transformations that stakeholders support.
4. Attracting population and investments to desert areas outside the Nile Valley and Delta though financial incentives and funding place-oriented programs, such as infrastructures

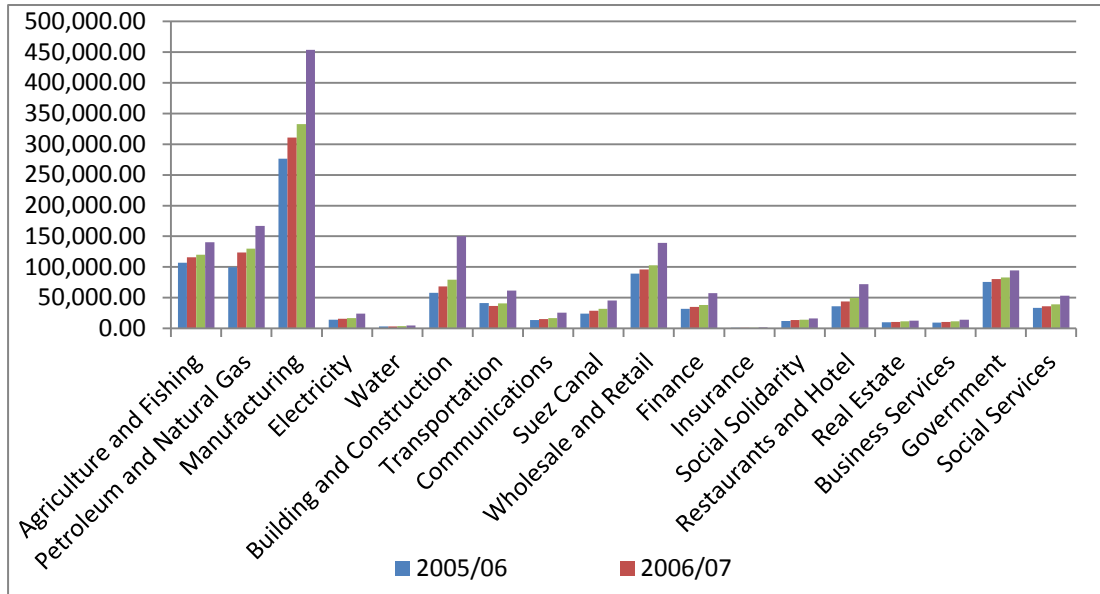
Activities include preparing database and development strategies for the Egyptian governorates. Next is prescribing measures to cope with the global and national transformations, and to add the spatial dimension to sectoral plans to assure sustainability of development at large.

The first phase was preparing the national profile. It included the general natural, housing, economic, social and urban characteristics of the Arab Republic of Egypt. Problems at the national level were then analyzed to elaborate the general objectives of the policy and its plans and programs. The second phase was developing the Regional Development Framework, where the economic and market boundaries of regions were defined. This phase also included an assessment of the status of natural and human resources. The analysis extends to include strategies and plans prepared for human settlements within each region. The plan preparation aimed to add the spatial dimension to the five-year plans that the Ministry of Economic Development prepares.



**Figure (10): Geographical Distribution for Sixth Five – Year Plan Investments 2007/08 - 2011/12 (EGP thousands)**

Source: Ministry of Economic Development



**Figure (11) : Gross Domestic Production at Constant Prices, 2005-2012 (EGP million)**  
 Source: Ministry of Economic Development

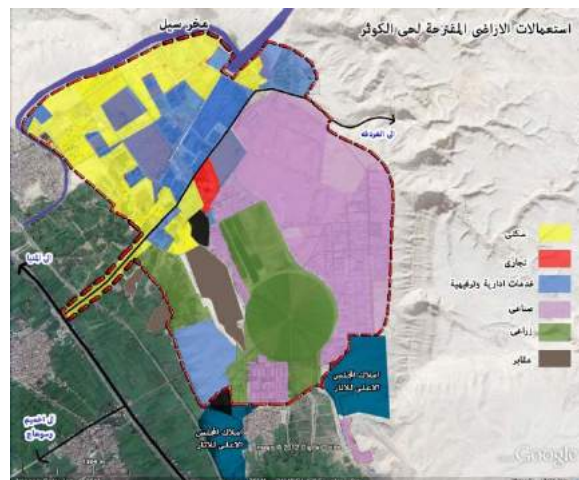
## Strategic Development plan of the southern Egypt (implementation mechanisms)

The project aims to determine the mechanisms for implementing the strategic plans that help to provide a legal and procedural environment possible for sustainable development, through: -

- Assist the project partners to develop an institutional framework for planning and participatory management and forming partnerships to attract investment and ensure the continuity of the implementation process.
- Build and develop the capabilities of employees at GOPP and local authorities.
- Prepare and publish guidelines for investments at the city and the local community levels.
- Conduct consultations to prepare local plans for local development in the light of the strategic plan.



**Figure (12) : Develop of the Golden Triangle Area – The city of Luxor.**



**Figure (13) : Development of Kawthar District**

The essential role of the project is to modernize the participatory planning method and integrate the implementation mechanisms and development plans, It also monitors the urban indicators through National Egyptian Urban Observatory and determines the demand for housing and the production of indicators that will support the Ministry of Housing, civil society and the localities in determining needs and developing housing policies. The project is based on two themes through planning and participation; improving urban living conditions and monitoring the housing policies.

**The general strategic plan for the development of southern Egypt includes the following projects: -**

1. Upgrade and develop North Karnak region – The city of Luxor.
2. Develop of the Golden Triangle area – The city of Luxor.
3. Develop of the temple area - Esna - Luxor Governorate.
4. Develop of Kawthar District and preparation of an urban containment.
5. The plateau's western city of Assiut.
6. Prepare an urban plan for the new Bawiti region - Giza Governorate.
7. Development regional plan for Raas Hadraba region- Red Sea Governorate.

## **Extending Development to New Frontiers**

Another attempt to initiate the process of polarization reversal, GOPP embarked on two major initiatives: promoting development axes; and building new desert villages. The purpose of these initiatives is to minimize regional disparities. The first initiative aims to avail space for addition six million Egyptians by 2022 in new cities. The other initiative is to construct another 400 villages just outside the Nile Valley and Delta to protect valuable and limited agricultural old lands, expanding the net area on which Egyptians will live by 2022. The new villages are planned to be the residence of five million Egyptians by 2022.

Accordingly, five axes for economic development were investigated during 2007-08 as Phase One of this program. These development regions are: the International Road, North of the Nile Delta; the Northwestern Coast; Upper Egypt-Red Sea axis; the Cairo-Ismailia Road; and the Cairo-Alexandria Road. The second phase of the program will determine other development axes.

## **Development strategy for the North Coast of the Nile Delta**

The study area extends to about 160 km along the northern coast of the Nile Delta with its elevation that faces the Mediterranean starting from Dumyat to the east to Rosetta to the west with a distance of five kilometers south the International Road along which new communities will be developed. The planning teams identified three ecological zones to include number of secondary cities including Sherbeen, Balkas, El-Hamoul, Sidi Salem and Mettobus.

Since the development of the International Road, new sporadic, spontaneous developments started to emerge along the road. The purpose of this plan is to organize these developments to be environmentally sensitive, and in the meantime, achieve the utmost



efficient economic uses and fair distribution for local communities. The planning team identified the locations for future development, and needed infrastructures to serve the existing communities and those to be developed in the near future. This measure capitalizes on the concept of economies of scale.



Figure (14) : Regional plan for North Coast of Nile Delta

The planning team divided the region into homogeneous zones, and then found that areas along the International Road have the potential to support several economic activities, such as agricultural production, including livestock production and fishing; manufacturing, such as canning and food industries, and tourism. Serving transportation activities, such as storage and handling, is another set of activities that can locate in that area of Nile Delta. The International Road connects number of ports on the Mediterranean, such as Alexandria, Dumyat and Port Said.

The estimated cost of the proposed plan is EGP 14.3 billion, where EGP 4.5 billion and EGP 9.8 billion allocated for infrastructures (roads, drinking water, and sanitation) and private investments in commodity production, such as agriculture and manufacturing, and productive services, such as transportation and tourism, respectively.

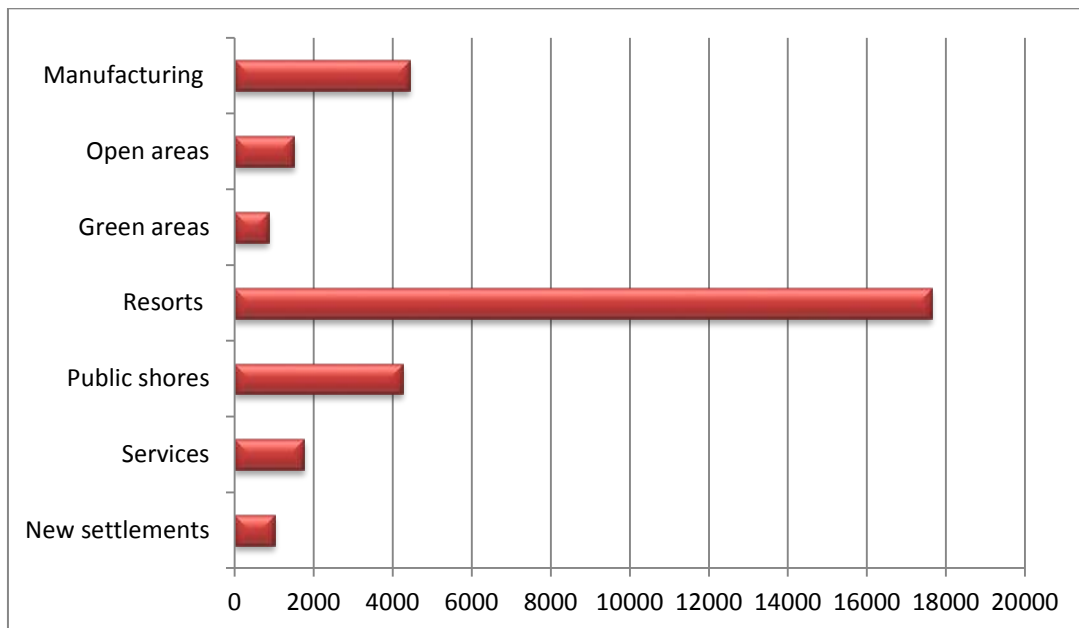


Figure (15) : Proposed land allocation for various uses (acres)

## Development strategy for the Northwestern Coast

The study area extends 465 km along the Mediterranean. It is part of the Governorate of Matrouh. It starts from the City of El-Hamam to the east to City of El-Salloum to west at the Egyptian-Libyan international borders. The width of the study area is 90 km to the south. The area of the region under investigation mounts to 21 thousand km<sup>2</sup>. The planning team divided the region into three homogeneous sectors suitable for economic activities: tourism, agricultural production, and pastoral).

The proposed plan aims to settling five million inhabitants or more by 2025 in this region through a scheme for integrated development in the three sectors by generating job opportunities to attract new comers outside the Nile Delta and Valley and avail needed services to the locals. The region is blessed with cultural heritage, monuments, attractive shores, environmental reserves and sceneries that can serve as the basis for tourism development. The region is known for species of sheep, such as Rahmani and Barqi that is a delicacy in the Arab world. In addition, the region has potentials for growing high-value crops; fishing and the production of power.

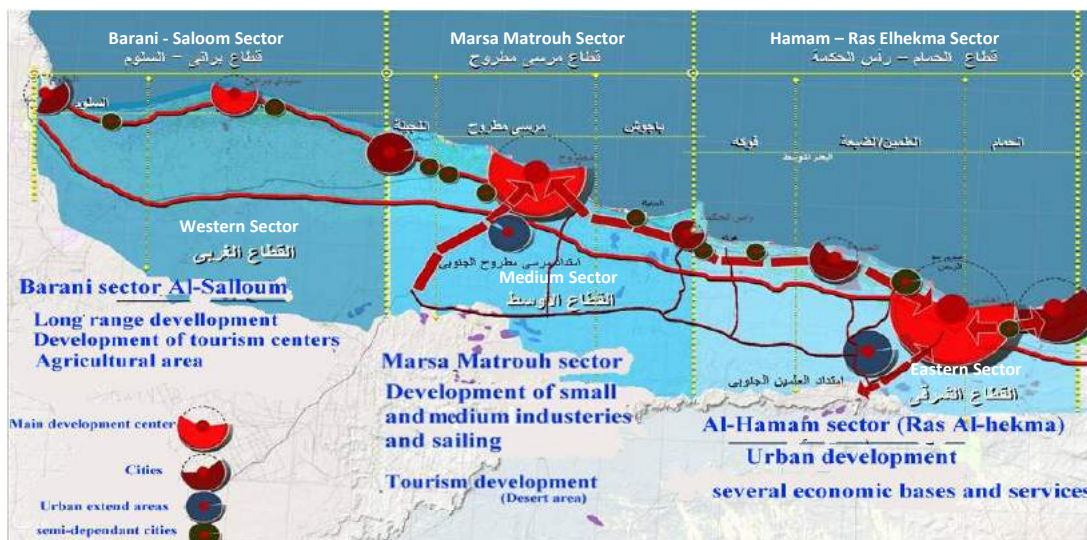


Figure (16) : Regional plan for the Northwestern Coast

However, there are number of obstacles that threaten proper implementation of the plan. Atop of these risks is the landmines and other explosive war remnants left in the area since World War II. Clearing the region from these landmines is a major challenge that can affect the benefit costs ratio of the proposed plan. The second impediment is limited sources of fresh water. Drought and desertification can be other major problems.

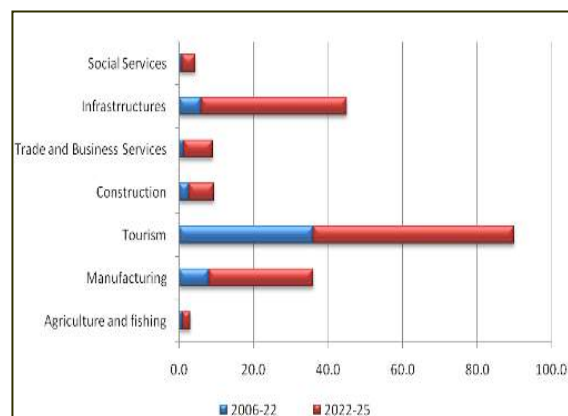


Figure (17) : Investments allocated to the Northwestern region, 2006-25, EGP billion

## Development strategy for the Upper Egypt-Red Sea axis

Since the boom of tourism development along the Red Sea coast. Many of the employees in the service sectors come from Upper Egypt. Also there is a need to integrate the potentials for tourism development of both the Red Sea and Upper Egypt through routes connecting the Nile Valley with the Red Sea.

This regional plan aims to establish nuclei to develop the eastern desert through horizontal axes that connect the Nile Valley with the Red Sea. The planning team investigated the potentials for development. The region can be the location of manufacturing, mining and tourism. These economic activities can first, attract private and foreign investments, which will generate job opportunities; and thus attract population to the year of 2027.

Currently the Cabinet of Ministers is reviewing the proposed regional plan to issue necessary decrees to start mobilization of resource, and found the mechanisms necessary for implementing the plan. Once the necessary official approvals are granted, then detailed analyses will be conducted to assure smooth implementation. The studies will include the elaboration of marketable investment packages among national and international investors.

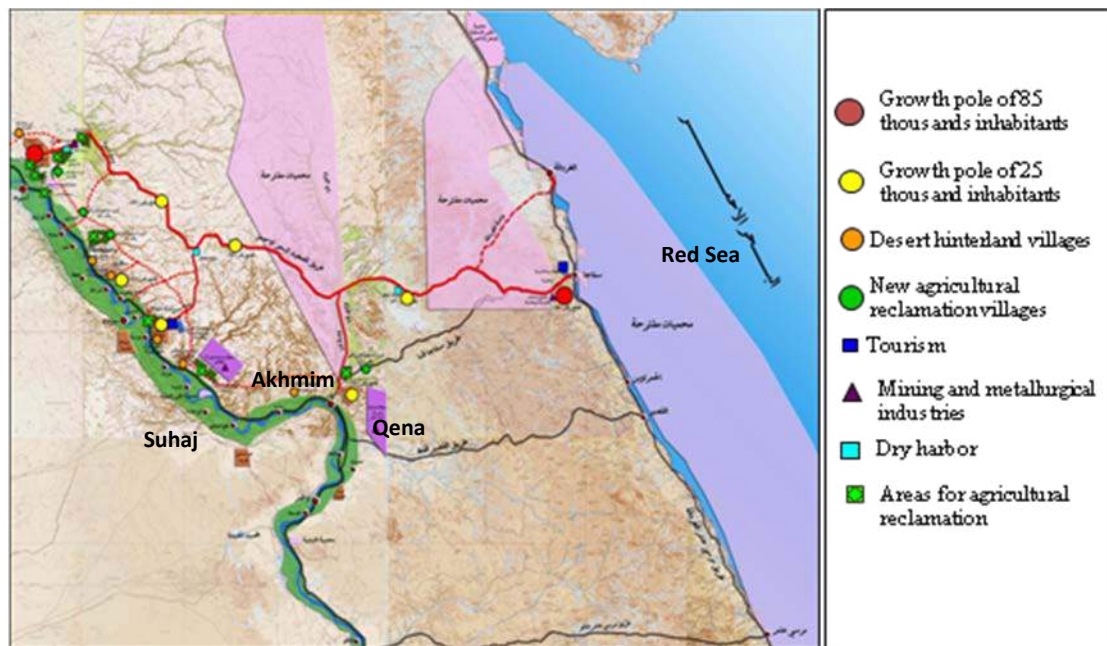


Figure (18) : Regional plan for Upper Egypt-Red Sea Axes

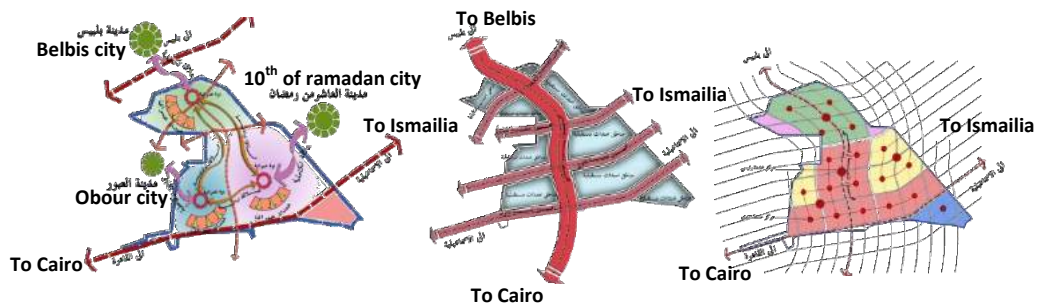
## Development strategy of Cairo-Ismailia Road

The study area represents 72 thousand acres distributed among the Governorates of Cairo, Qalyubia and Sharqia. The Cairo-Belbas desert road is the northern boundary of the study area. The 10th of Ramadan City, El-Obour and El-Salaam Cities are the western and eastern boundaries of the study areas, respectively. The Cairo-Ismailia desert road constitutes the southern border of the study area.

The regional plan aims to fulfill the growing demand for parcels of land located along the Cairo-Ismailia desert road. Without this plan, informal development will start to take place



on these parcels of land. Another aim is to improve the connection between Cairo and other satellite cities, such as El-Obour and El-Shorouq cities.



**Figure (19) : Development scenarios of Cairo – Ismailia road**

The first step was to identify vacant lots. Next, was to examine the determinants for development, and then to estimate the demand for the various uses of land. Once the planning team was able to match the demand for land with supply of land, given that the team already collected information on properties, particularly State owned land, the team was ready to propose alternatives for development. The team set criteria for evaluating the different scenarios for development.



**Figure (20) : The proposed development vision for the area of 72,000 acres**

The selected scheme included amending an area to El-Obour City to be then subdivided for residential purposes and light industrial activities. The plan also specified lands to the North and South for affore station by planting timber trees to be irrigated with treated wastewater, and to provide open, green area to Cairo. The plan determined that lands on the sides of the Cairo-Ismailia Road to be used for provision of services and other non-residential purposes, such as recreational and theme parks. The plan finally included improvements of the road itself and developing a service road to maintain the flow of traffic on the highway.



**Figure (21) : Strategic plan for Obour city and extension areas**



## Developing Ring Road intersection with Cairo-Ismailia Desert Road

This project is to resolve the congestion resulting from the traffic into Cairo from Belbas, 10<sup>th</sup> of Ramadan, Ismailia, El-Sherouq and El-Obour Cities, given the location of El-Obour wholesale market. The project consists of constructing a bridge along the Cairo-Ismailia Desert Road with entrance and exit to connect to Cairo-Ismailia Desert Road with the Ring Road. The project will ease the flow of traffic, direct it away from residential areas, such as Heliopolis, El-Obour city and Al-Salm city. This project will lead to prepare a transportation hub plan for include Alexandria – Cairo and exit and entrance for ring road ,Alsalam and 10 th of Ramdan city it will include services , parks , buses and share taxi ....etc.



Figure (22) : Free intersection of the ring road with Cairo-Ismailia desert road



Figure (23) : Center of Transportation for east of Cairo

## Development strategy of Cairo-Alexandria Road

The project area in the southwestern of Delta, with an area 535 thousand acres including parts of Governorates of Giza, Menofia and Behira. The area represents one of the most important areas for reclamation in Egypt as the volume of the agricultural production year 2005 about EGP 6.2 billion and the agricultural exports of the area 37 percent of the total exports of Egypt's agricultural exports.



Figure (24) : Location of project area

This plan is within the plan of the GoE to add 925 thousand acres to agricultural lands in the northwestern of the Nile Delta. The GoE plans to reclaim 3.4 million acres by 2017.

The plan envisions developing 148 rural communities divided as follows: four central villages, 16 service villages and 128 productive hamlets with estimated population of 96 thousand, 48 thousand and 256 thousand, respectively. Furthermore, the plan allocates land for residential developments for 100 thousand inhabitants. The total target population of the area will be around five million inhabitants by 2017.

Within this plan there are number of targeted road improvements. These improvements include developing the Tanta-Sadat City road; developing Alameen-Wadi Al-Natroun desert Road; introducing improvements to the Cairo-Alexandria Desert Road, such as developing service roads, free intersections, etc; Road El-Farg axis will connect east Cairo with west Cairo to served this area and it will be contributed to the development this will be open for operation at the end of this year 2014.



Figure (25) Road El-Farg axis

Also within this plan is to accelerate the development of Sadat City and building villages to settle farmers from the congested Nile Delta. A new international airport will be developed in that area, nearby Sadat City, to release pressures on the Cairo International Airport. The plan also capitalizes on religious, cultural and historical assets available in the area, plus the available groundwater to transform Sadat City into a major growth pole. This is possible by transforming Sadat City from an industrial city into an exporting outlet with strong manufacturing economic base that can specialize in agri-business and food industries.

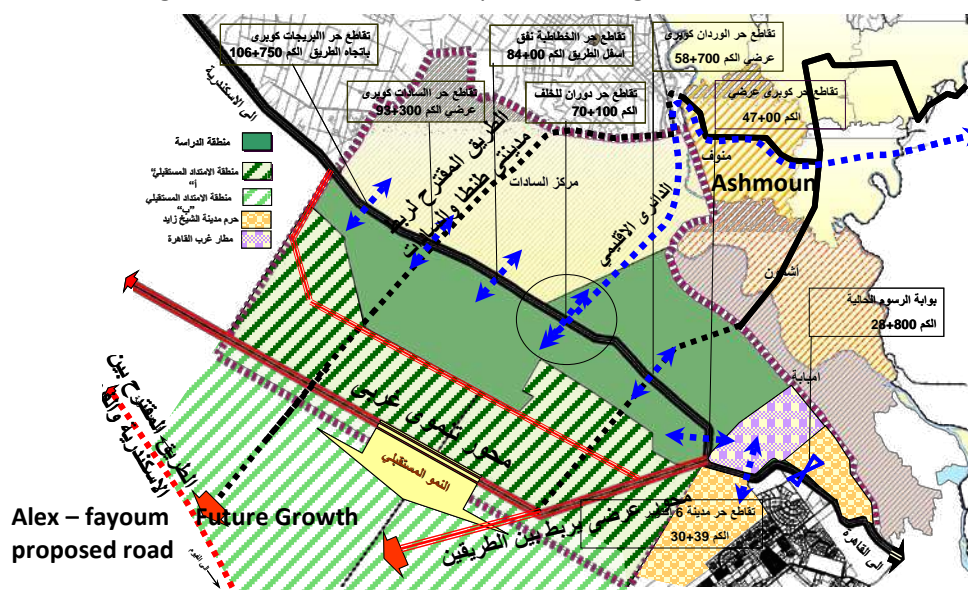


Figure (26) : Proposed plan for developing the Cairo-Alexandria desert road

## Strategic Plan of Greater Cairo Region

Recognizing the importance of Greater Cairo Region, and its vital role for Egypt, the Arab world and for the African regions is the main goal for GOPP to formulate the future vision of Greater Cairo as a first step to prepare the Strategic Plan of Greater Cairo in conjunction with a number of international and local experts in various fields.



Population needs is the main goal to be achieved by any development vision. Therefore, residents needs in Greater Cairo have been studied to identify the key pillars and trends of the proposed vision in this sense, in 2008; the first poll was made to collect the requirements of Cairo citizens and their vision of the day-to-day problems that they face and the priorities to resolve them. To ensure the participation of a broad cross-section of the community, many surveys were conducted in different parts of Cairo.

*The most important needs that are resulted can be summarized in the following points:*

- Good living conditions for all social strata.
- Traffic flow and adequate public transport links to all income groups.
- Provision of services, housing and employment opportunities for all people.
- A safe environment, clean without pollution, without congestion, with green areas.
- Flourishing cultural and touristic activities.

*These needs have been compiled in two main pillars:*

1. **Social Equity:** it means social justice, fair distribution of services, housing and employment opportunities among the different social strata.
2. **Quality of Life:** The quality of life is concerned with the quality of the urban economic, social and environmental situations as well as the quality of health, education services and cultural rights of all groups in society, and the quality of transport and the spread of public spaces and green areas.

The most important foundations that build the vision is the resettlement of residents in the Greater Cairo to achieve balance through the following principles:

- Deal with insecure and unplanned areas.
- Create new roads linking existing residential areas and new residential areas in the Greater Cairo.



- Protect and maintain the planned areas by activating structural regulations as well as setting requirements for new areas.
- Create new opportunities to develop and encourage attract more investments in the new urban communities.
- The need to raise the efficiency of workers in municipalities and follow the latest ways to manage construction.

The future of Greater Cairo vision is based on three key pillars dealing with eight pillars of strategic action. To ensure the possibility of implementation strategic directions have been identified, as well as guiding principles for managing projects, urban development. These efforts led to the development of several programs contributing effectively in achieving the vision.



### **Three challenges facing Greater Cairo:**

- The population and economic growth is the first challenge: Greater Cairo needs to absorb the massive population growth and to create conditions for sustainable economic growth, ensuring social justice.
- The second challenge is the random growth of housing and basic urban services, as Greater Cairo needs to change the legacies that whole Egypt is suffering from due to the random growth in the last period, with readiness for future development..
- Environmental degradation is a third challenge, as Greater Cairo needs to halt the environmental degradation in the urban areas.



## Vision Strategic Plan of Greater Cairo:



### **Cairo vision: One vision - eight pillars**

A clear vision of Greater Cairo is formulated aiming to improve the quality of life for all its residents. This vision is based on the identity of Greater Cairo and on its rich cultural history . It also governs the actions that will enhance economic dynamism and social cohesion and the development of Greater Cairo on the world city map. The three concepts constitute the best summary of the vision for the Greater Cairo, a **"social equity, economic competitiveness and Eco-friendly."**

#### **Social equity**

Values of solidarity, justice and tolerance represent the most important traditions of society in Greater Cairo, as it has a fertile environment suitable for exchanging ideas and cohesion among the different population groups. The basic target of Greater Cairo should focus on getting the opportunities to adequate housing, health care, education, public transportation of high efficiency and economic opportunities. Greater Cairo will encourage co-existence and interaction between community members from different levels and social backgrounds.

#### **Economic competitiveness**

Greater Cairo has an importance within the national economy, as it owns many of the assets qualifying it for the acquisition of being global. It is supported by a strong economic and service sector, as well as a distinguished tourism sector, where Greater Cairo enjoys an international reputation. Greater Cairo is one of the largest metropolitan areas all over the world, but has recently seen a decline in its historical significance and impact on the world. The second pillar of the plan should restore the global status of Greater Cairo. This region

will not take advantage of its real role without adopting new work methodologies concerted with global flows; Greater Cairo will strengthen economic growth through effective support to modern technology-based industries with less labor force and services that achieve global competitiveness.

### **Eco-friendly**

Greater Cairo will push sustainable economic development to achieve social justice and the availability of local opportunities to everyone. Moreover, the reduction of air pollution, taking water quality into consideration, the need to provide green spaces, as well as efficient management of natural resources; especially water; will be prior issues in all relevant decisions. The course of current policies regarding environmental issues and problems has to be changed.

## **Eight pillars for the development of Cairo:**

### **Eight pillars for the development of Cairo (3 Fundamental and 5 complementary)**

Formulation of Greater Cairo vision and identifying its' strategic orientations form the first step towards the comprehensive development of this region, however Achieving this vision on the ground requires a balanced combination between ambition and reality from all stakeholders. Three fundamental and five complementary pillars have been identified to move from the vision formulation stage to reality and guide the decision-making process over the implementation period to form the main framework for the development of greater Cairo strategies.

#### **First the Fundamental pillars:**

**The first pillar: Achieving social justice by improving living conditions**



The issue of improving the quality of life and social justice of Cairo citizens occupies the top of the future vision of Greater Cairo. Improving the standard of living, the ability to enjoy an appropriate residence are the most significant dimensions to have a better quality of life. In this framework the priority in all phases of the vision will be given to provide opportunities for housing in convenient locations and with reasonable prices for the residents and to facilitate their access to public services especially health services and education.

In order to improve the quality of life, the development of some unplanned areas should be come at the first priority projects. Nazlet Alseman, North Giza are the current projects aim to be implemented to build an appropriate residential area, e.g. Imaba Airport Project .



Thus, the development strategy in the unplanned areas is based on the following principles:

- Loosening of these areas and the opening of traffic hubs to connect them to the rest of the city urban form.
- Supply of those areas with facilities and basic urban services.
- Integrated development (economically, socially and environmentally) to provide residents with job opportunities and community participation which is the basis for any intervention for the development of unplanned areas.

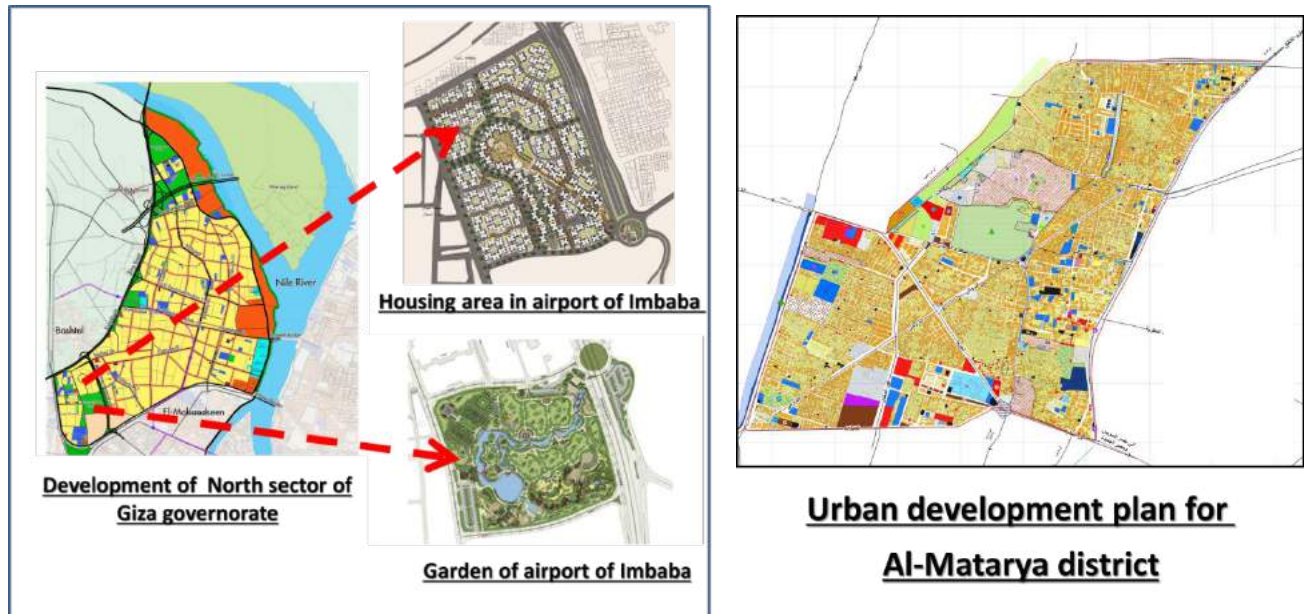


Figure (27) : Examples of unplanned areas projects

**Second Pillar: Provide a competitive environment for the knowledge-based**

**economy** The competitive advantage and opportunities for major growth in Greater Cairo is in industries of high and medium technology and value-added services. The focus therefore will be on the establishment of industrial parks capable of international competition, involving investment in infrastructure, ensuring the rapid spread of new ideas, and better attraction investors. The inherited traditional industries in Cairo, of high impact on economy and tourism especially generating exports, will continue to support efficiently and effectively while encouraging a gradual restructuring to achieve more value-added and varied productivity.

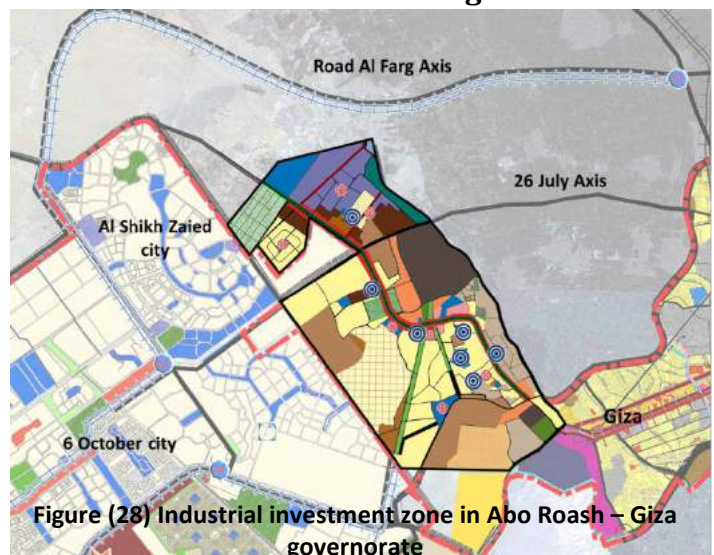


Figure (28) Industrial investment zone in Abo Roash – Giza governorate

### **Third pillar: better environmental sustainability**

Exacerbated environmental problems in Greater Cairo harmed the public health and damaged the economic performance that is reflected in the quality of life. Therefore, the vision seeks to reduce air pollution in order to meet the standards set by the World Health Organization and it will be a priority for the implementation of this vision. The vision will focus on solving the problems of industrial pollution and emissions of vehicle exhaust, and in a few years, will complete the transferring of heavy industries outside the main urban agglomeration.



Achieve the goal of reducing vehicle exhaust emissions will be taken via:

#### **Enhancing the environmental conditions and achieving sustainability.**

- Apply environmental legislations and regulations, which assure the improvement of citizens' health.
- Reduce vehicle exhaust through upgrading public transportation.
- Develop potentials and capabilities of solid wastes management in Greater Cairo.
- Increase dependence on new and renewable energy sources
- Increase green area per capita in Greater Cairo, due to its environmental impact on quality of life.



**Figure (29) : Development Cornish Helwan**



## Second supplementary pillars

### The fourth pillar: Development of infrastructure for the transportation network in Greater Cairo

- Strengthening mass and public transit and encourage people to use mass transit.
- Distribution of population density in Cairo on more than one point instead of Ramses station.
- Limit the entry of private vehicles into the Cairo CBD.
- Immediate priority to strengthen the subsidiary lines to the public transportation network within the main urban agglomeration.
- Priority to extend subway network by adding about 4 new subway lines gradually side by side to the existing lines.
- Link the new urban communities in the central city through the establishment of 9 super tram lines from 2012 to 2020, to attend 180 km of length.
- Created a network of fast freeways to improve the linkage between different regions within Greater Cairo, and creation of new ring roads around the main urban agglomeration inside the perimeter of the existing ring road. At the same time, create external ways around the new urban communities to create and strengthen new highways and thus to link the main urban mass with the regional road network.
- Complete of the Regional Ring Road project extending along the 330 km that is currently under construction on the outskirts of Cairo. This way will reduce traffic transit congestion within Greater Cairo and ensures a good link with the Delta Region.

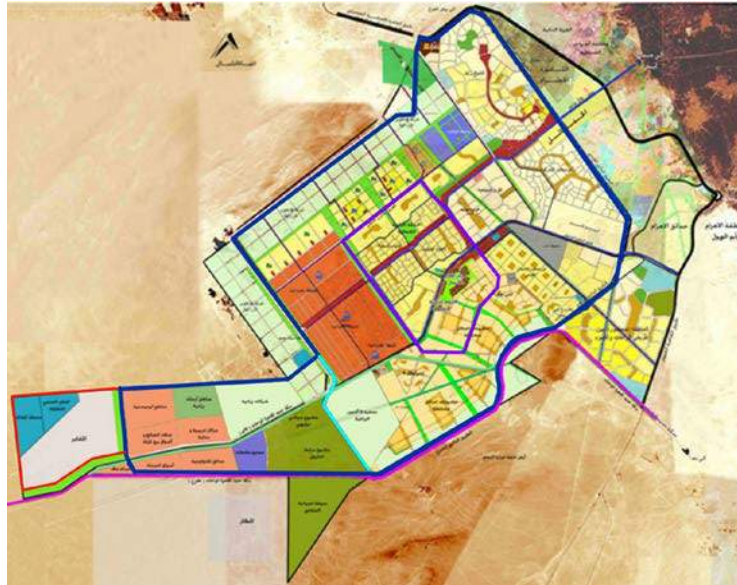


Figure (30): Development of a highly efficient public transportation network

## **The fifth pillar: Development of the new urban communities as diverse and attractive centers**

This pillar ensures that:

New urban communities in Greater Cairo are the strategic credit of the vacant lands, which can be exploited for development through attracting investments outside Greater Cairo, accommodating increased population, establishing projects to provide new job opportunities that contribute in the gross product of Greater Cairo, in addition to solving the problems of the insecure areas.



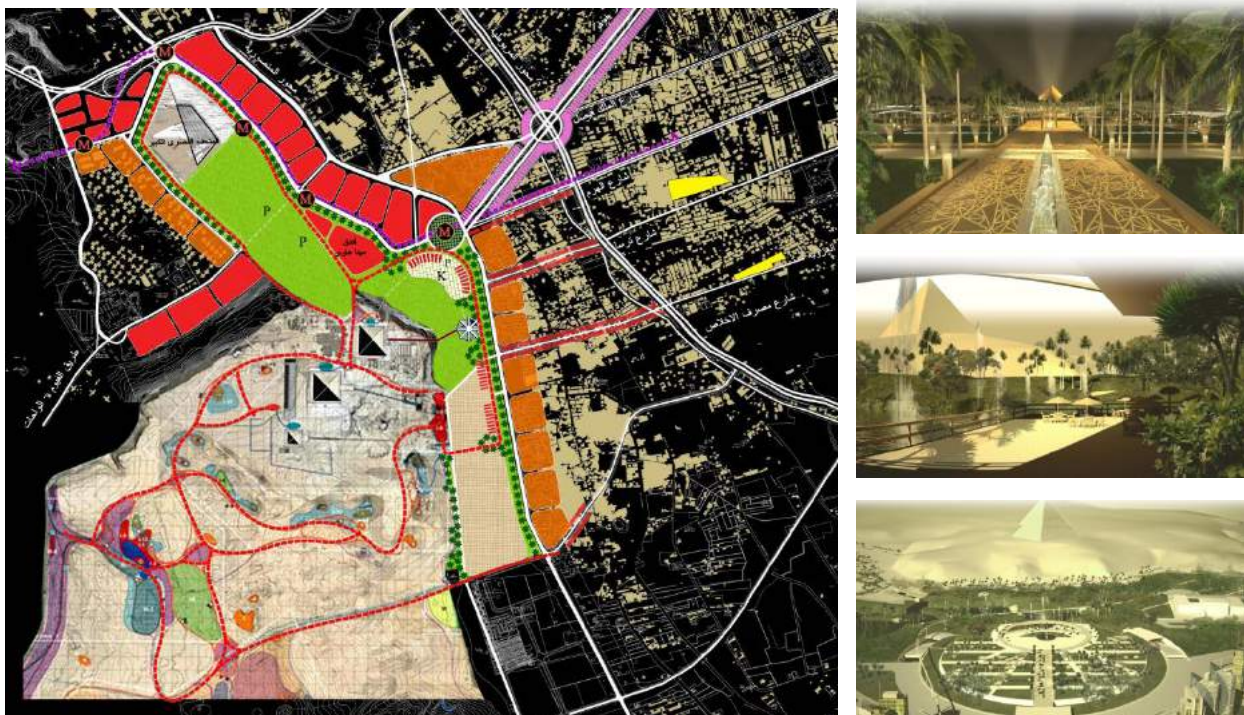
**Figure (31): Development plan for 6<sup>th</sup> October and Zayed cities**

- Support the population of the new urban communities around Greater Cairo in order to transfer a large number of attraction centers to these communities.
- Activating the role of the 6<sup>th</sup> October City as a city of residence , entertainment and business through localization of industries of advanced technology and electronics industry to benefit from the success of the Smart Village and agro-based industries. This is besides to the development of services in the field of health care and the establishment of a Medical City.
- Activating the role of the New Cairo City as a community of knowledge and interdisciplinary, especially in the fields of science, education, business, finance, health and exhibitions. The city also benefits the close location of the new government's District, where a large number of ministries will be transferred.
- Improving the roads leading to the new urban communities and improve the potential of the public transportation network.

## **The Sixth pillar: Create tourism environment richness with preserving historical and archaeological areas.**

Tourism is one of the most important economic potentials in Greater Cairo. Having a high quality infrastructure, roads development and reducing pollution rates are the most important conditions to encourage tourism.

- Strengthen the cooperation with the private sector and encourage investments for the launch of major development projects to restore the prestige of the cultural and civilizational assets of Egypt's.
- Emphasis the cultural and intellectual excellence of Greater Cairo by promoting the local film industry to ensure the upgrading of Greater Cairo as a pole of the world cinematography. In addition it should to setting investments for the establishment of an international library in Greater Cairo like the Library of Alexandria.
- Support the creation of different tourism types, such as medical and therapeutic tourism, educational and environmental tourism, conferences , exhibitions , international festivals tourism in all the fields of culture, sports , politics, arts and science.
- Strengthening of provided tourism services: infrastructure - luxury hotels in prime locations - better use of banners and Visitors customer services in all parts of Greater Cairo.



**Figure (32): Strategic plan for the area Pyramids of Giza and the outline of the development for Nazlat Samman in Giza Governorate**



## The Seventh pillar: Revival of the central region of Greater Cairo.

Cairo has been a historical and cultural center for Middle East and the world. Cairo's civilization variety and rich history contribute in its transition into a global city along ago even before the globalization era.

- Reduce the pressure on the central region of Greater Cairo through the development of unplanned areas and encourage residents of the central of GCR to stay in the new urban communities.
- A series of programs directed to urban rehabilitation and renewal project which will change the perspective of those areas while retaining the historical and social value of each zone (e.g. programs to restore buildings - increase the green spaces - improving transportation networks).

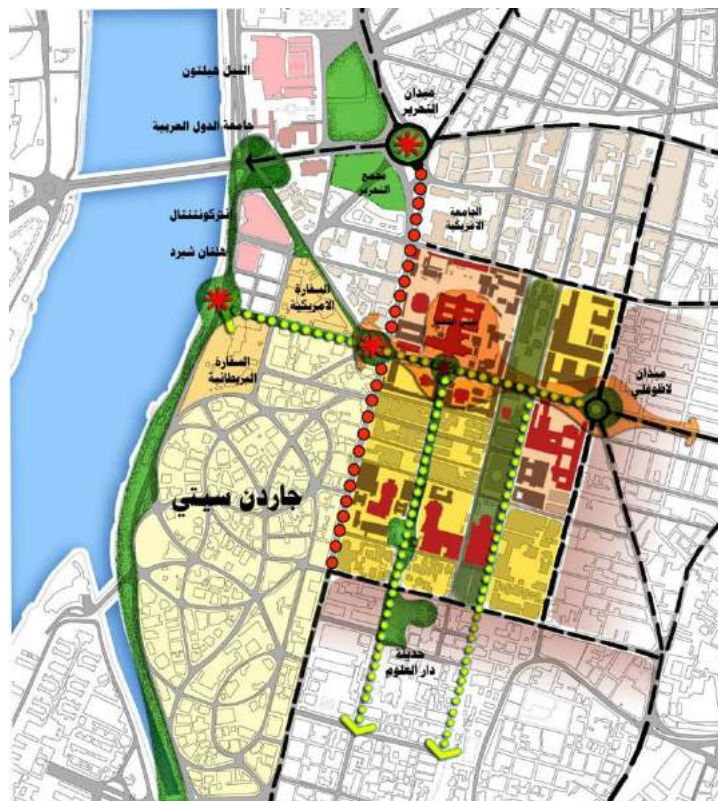


Figure (33): Development the area of ministries in down town project

## The Eighth pillar: Provide an effective system of governance for the management of development projects.

- Involvement of many stakeholders in the implementation of various development projects which will contribute to the proposed conversion vision into urban reality on the ground (ministries - governorates - civic society - the private sector).
- The establishment of an administrative body for the project of the future vision of Greater Cairo.

## PLANS AND ACHIEVEMENTS –APRIL 2014



- ✓ Strategic and detailed Plans for Developing Cities
- ✓ General and detailed strategic plan for Alexandria city
- ✓ Detailed plan for the urban expansion areas of Port Fouad - Port Said Governorate
- ✓ General Plans for Villages
- ✓ Detailed plans of the villages in-need
- ✓ Defining the limits of hamlets

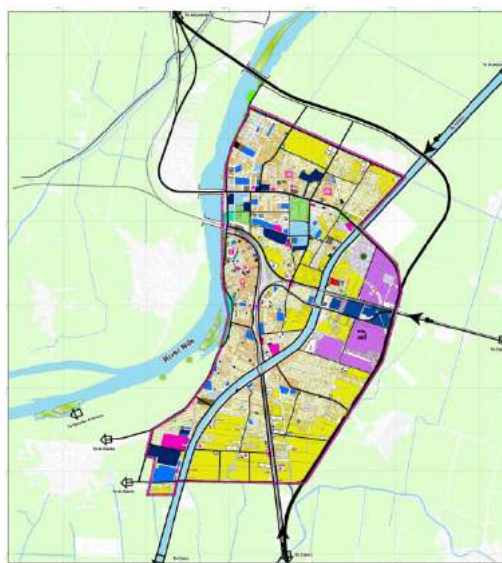
## URBAN AND RURAL PLANNING AND DEVELOPMENT PROJECTS



## Strategic and detailed Plans for Developing Cities

Within the aforementioned Regional Plans, GOPP is currently active in preparing strategic plans for Egyptian cities of different sizes. The aim is to increase the capacities of these cities to host the additional five million inhabitants expected by the year 2022.

This program aims to prepare strategic plans for 227 cities. GOPP prepared guidelines as reference for preparing these strategic plans and detailed plans as well to serve as blueprints for future actions.



**Figure (34) : Strategic Plan for Banha city**

These strategic plans are prepared using a participatory planning approach to define the new city limits and boundaries; proposed land uses and zoning; regulations for new developments; detailed plans based on a prioritized list of projects based on a consensus that city development partners reached; identifying means to upgrade informal areas within the city and at its outskirts; understanding the rural-urban linkages for a healthier relationship between the city and its countryside; proposing mechanisms for implementation; and framework for monitoring and evaluation augmented with database and GIS

The strategic plans for 119 cities are completed. Final approval for 35 cities is granted, accreditation procedures are being taken for 43 cities. Currently GOPP is preparing the strategic plans for another set of 60 cities. With the support of UNHABITAT, GOPP was able to prepare the strategic plans for 68 cities. Final approval for 14 cities is granted, accreditation procedures are being taken for 27 cities. Currently GOPP is preparing the strategic plans for another set of 45 cities.

The challenges in the 50 cities include weak capacity and resources, coupled with limited experience in strategic planning and participatory process. This project has had some remarkable aspects with a shift in approach and process for capacity building. There is a strong subscription to strategic planning with pro-poor priorities, stakeholders' involvement and the conscious effort to link planning and implementation through action planning, participatory budgeting and partnership building.



**Figure (35): participatory meeting workshop**



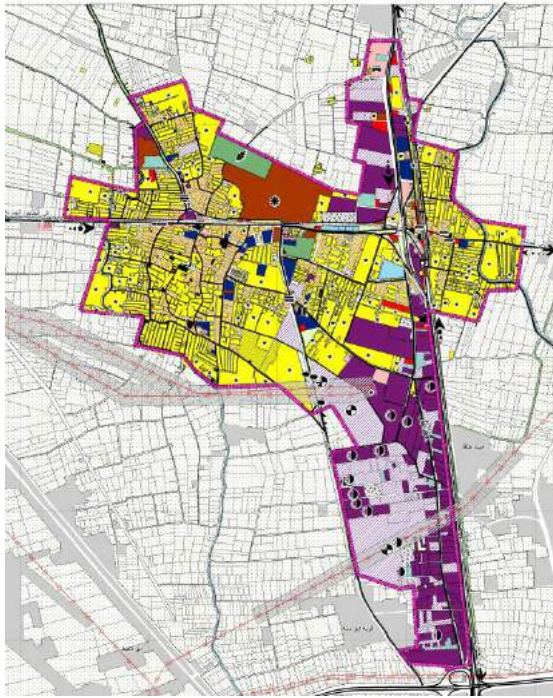


Figure (36) : Strategic Plan Qalyub city

Inter-disciplinary teams which included experts on planning, housing, urban services, local economic development, environment, vulnerability and governance were brought together in the early stages. Training and capacity building support for the teams of experts was provided through national and international consultants who enriched and validated the on-going work. The learning experience included formal training, coaching and peer learning. The planning teams were provided with a variety of tools and manuals prepared and used by UN-HABITAT, some of which were customized and translated. These included participatory planning, local economic development, rapid urban sector profiling, basic urban services and strategic planning tools.

With the project now in its advanced stages, early capacity building results show win-win situation for all partners. The project has tightened the learning practice-learning loop thereby offering capacity-building benefits to all involved in the process.

### **Detailed plans for the Egyptian cities:**

In accordance with the strategic plan of the Egyptian cities, GOPP prepare the detailed planning for about 67 cities. GOPP has completed around 17 cities and also about 21 detailed plans for another 21 cities have been completed and the legal proceedings are being taken so that the final approval is granted. GOPP is now preparing the detailed plans for 29 cities.



Figure (37) : sample of detailed plans of Egyptian Cities the 7th local district in Aswan city

## General and detailed strategic plan for Alexandria city

### The project plans to:

- Preparation the development strategies , short-term objectives and project program until the year 2032.
- Preparation the strategic land use plan, zoning development and upgrading, and priority projects for implementation.
- Preparation the detailed plans for the priority areas in accordance with the vision of the local governorate.
- Start preparing an urban development plan in the city including the preparation of an implementation framework for the projects and the proposed plans, as well as the preparation of an integration system for developing lands.

### Outputs and expected results of the project:

- Preparing a general strategic plan providing a vision for the city development
- Develop and build capacities and raise the skills of employees at the regional center to be able to the urban management and the implementation of plans.
- Prepare a plan and a strategy for urban management contributing to ensure the implementation of development plan on the sort and long term.

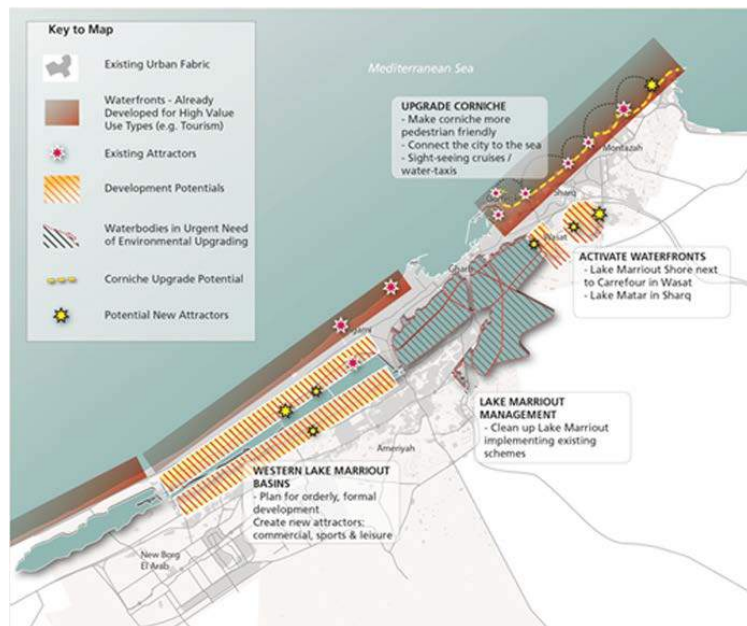


Figure (38) : Vision of Alexandria city ( A Mediterranean Metropolis)

### Achievements to date:

- Several meetings and workshops have been held with all stakeholders and finish with a session to consult city, headed by the governor in the presence of all development partners



- Preparation of databases for all the districts of Alexandria (the existing condition).
- Reporting the current situation studies including all sectoral studies (social, local economy, housing, transportation, infrastructure and environment).
- Detailed planning for the area behind Carrefour (Multi-purpose City), Boheret ElMatar area and establishment of an Olympic Village West Alexandria: -

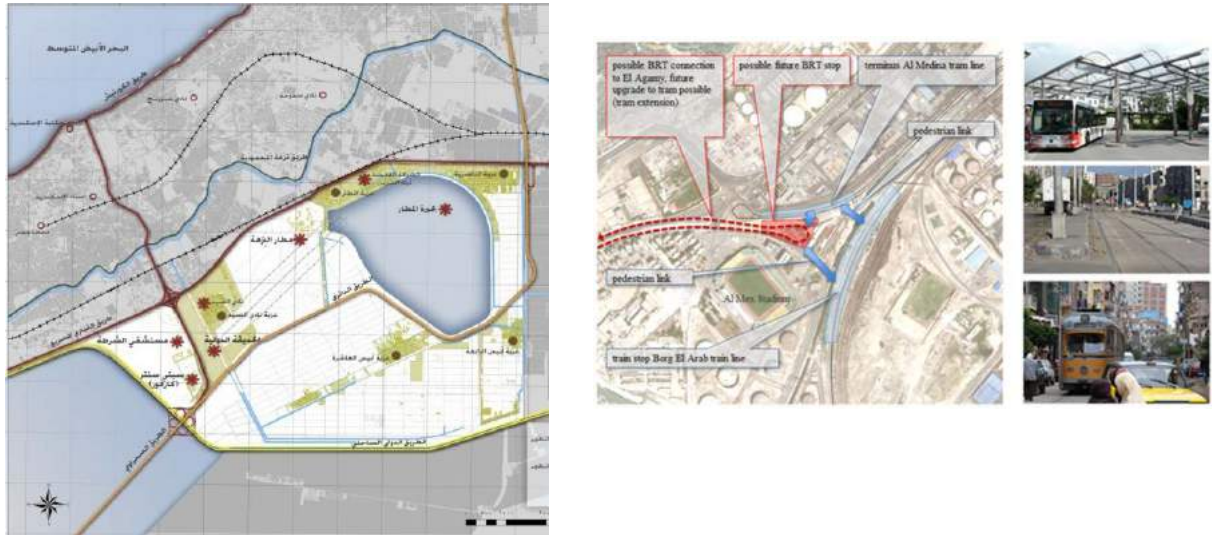


Figure (39) : Detailed plans of some action areas

## Detailed plan for the urban expansion areas of Port Fouad - Port Said Governorate

The prime minister takes the decision No. 651 on 2010 to transfer Port Fouad district to a dependent city. Based on the permission of the Prime Minister to The Minister of MHUUD on 2012, to study the opportunity to relocate Port Fouad Salinas to another and thus take the opportunity of such area for urban development.

### Achievements to date:

The preliminary detailed plan of the urban expansion, the university, administrative buildings and Port Fouad salina has been conceived and presented to the governor to get a preliminary approval



Figure (40) : Land use of the detailed action area

## General Strategic Plans for Villages

GOPP has finished preparing General Strategic Plans for 4409 villages and adopted their final urban boundaries.

The national program for developing the Egyptian villages aims to prepare strategic plans and to define the urban limits for 4673 Egyptian villages. It attempts to provide living space for an estimated five million persons who will live in the existing Egyptian villages.

Strategic, participatory planning is the basis for local community development activities. GOPP found this approach is the most effective and efficient way to address urgent problems and development priorities in rural areas. Consultative strategic planning that is action oriented facilitates the processes of identifying needed projects and resources for implementation.



Figure (41) : An example of a planned village

Developing rural areas is integral with the efforts of GOPP to improve living conditions in cities, particularly slums and informal areas. It manifests the understanding of rural-urban linkages, and the importance of addressing issues at the countryside to relief urban areas from rural migrants, who will demand housing, jobs, services and various environmental amenities.



Figure (42): Sprawl of villages over agricultural land threatens food security

The planning process starts with collecting data from the field and secondary sources as well. Next, the planning team analyzes issues, and prepares a report on current conditions. The planning team then meets members of the community, local administration, key natural community leaders, etc. to review the findings of the team and prioritize issues. The planning team then, in full collaboration with the locals, starts allocating services and new developments that the village needs, such as a wastewater treatment plant, a new school, etc. to land that the locals avail.

This step minimizes government spending, and assures locals' ownership of the newly developed projects. The last step is to redefine the limits of the village to protect valuable agricultural land from sprawl of the village. GOPP, in collaboration with local authorities,



prepares plans for the developments within the newly defined limits to assure these developments are built according to planning standards. Today, an estimated 4409 villages have plans for development

The major outputs of this program include an updated data concerning the main village and its satellites. The plans prepared for these villages included limits for development to the year 2027. Outputs also include list of prioritized projects that meet the needs of the residents, which they identified and are willing to voluntary support implementation of these project where residents mobilized resources, such as land and funds, for executing these projects. Furthermore, the program is instrumental in executing another program for alleviating poverty from the most one thousand poorest villages in Egypt. GOPP, in collaboration with other Governmental authorities, prepared detailed planning for these villages. The work was divided into three phases to elaborate plans for 1,150 villages. GOPP completed detailed plans for 115 villages in five governorates: Behira; Sharqia, Asyut, Suhaj, and Qena.



**Figure (43): participation workshop with the village local authorities**

### Detailed plans of the neediest villages

The number of the neediest villages is estimated to be 1153 spread over some of the governorates. These plans are set up to be on the stage of time according to a specific plan.

- **Phase 1:** Detailed plans for 121 villages spread over 5 governorates had been achieved (Alsharkeya – Assuit – Qena – Sohag - Albehra). Detailed Plans for 26 villages in Sohag have and 23 others in Qena have been adopted.
- **Phase 2:** Detailed plans for 470 villages spread over 3 governorates had been achieved (Beni Suef: 108 villages – Sohag: 236 villages – Qena: 126 villages).



**Figure (44) : Detailed plan of a village in-need**



- **First Priority Villages in phase 2:** Detailed Plans for 78 villages in Beni-suef, 233 villages in Sohag and 124 villages in Qena have been approved by governors and are currently being adopted by Ministry of Local Development.
- **Second Priority Villages in phase 2:** Detailed Plans for 87 villages (spread over 3 governorates), Detailed Plans for 31 villages in Giza governorate and 14 villages in Luxor governorate are currently being approved by the governor 42 villages in Sharqeya governorate have been approved by the governor and are currently being adopted by Ministry of Local Development.

## Defining boundaries of hamlets

This program integrates with the program for planning the development of the Egyptian villages. GOPP is preparing limits of hamlets known as Ezabs, Nogoia and Kofour. They constitute 27 thousand settlements in all rural Governorates of Egypt, i.e. 20 Governorates.

The program is divided into four phases . Governorates of first Phase are: (Sohag - Assiut - Gharbia - Qaliubiya - Beni Suef). **Phase 1:** was completed. Today, an estimated 6095 hamlets of kafr and nag have their limits defined.

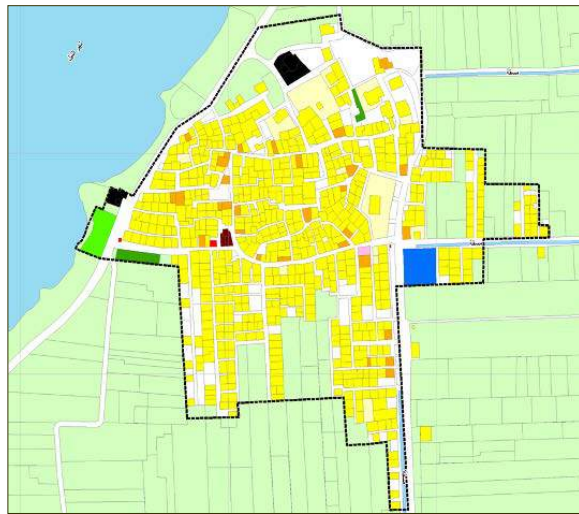


Figure (45) : Sample of boundaries of hamlets

**Phase 2:** includes 3 governorates (Beheira – Daqahlia - Ismailia) with total number of 7589 hamlets of kafr and naga are currently being adopted.

**Phase 3:** includes 2 governorates (Fayoum – Sharqeya) with total number of 5340 hamlets of kafr and naga, proposed boundaries for them are currently being prepared

**Phase 4:** includes 7 governorates (Kafr El-Sheikh – Luxor – Minya – Damietta – Giza – Qena - Aswan) with total number of 6554 hamlets of kafr and naga will be tendered this fiscal year.

## Egypt's Governorates Urban Map

The project aims to exploit data of Geographic Information Systems (GIS) prepared by General Organization for Physical Planning (GOPP) to support decision makers and local authorities.

Urban maps for 6 governorates (Sohag – Assut – Beni Suef – Monofeya – Qalubeya – Gharbeya) have been prepared and provided to governorates.

The urban map for Ismailia governorate is currently being prepared.

## **Observation results for hamlets' boundaries project**

This project aims to count hamlets' (kafr and naga) residents and check the administrative subsidiarity for hamlets, then provide data for development.

Observation reports for six governorates (Sohag – Assut – Beni Suef – Monofeya – Qalubeya – Gharbeya) have been prepared.

## **Results of Identifying Egyptian Villages Boundaries - Final Report**

The report aims to determine administrative situation of urban agglomerations, and areas attracting and repelling population.

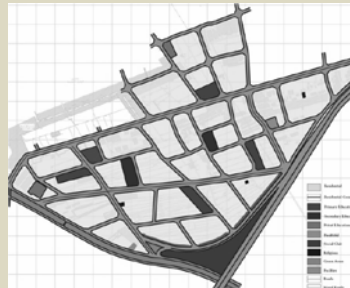


## PLANS AND ACHIEVEMENTS –APRIL 2014



- ✓ Plans for Upgrading Informal Areas
- ✓ Preventing the Formation of new informal areas
- ✓ Containment of informal areas- slums - in Cairo Region
- ✓ Detailed plan for El Mariouteyah-Giza
- ✓ Containment of informal areas- slums - in Alexandria
- ✓ Self Help Program: Build Your Home
- ✓ Housing and urban development program

## HOUSING AND URBAN REGENERATION PROJECTS



## Plans for Upgrading Informal Areas

Upgrading slums and other sorts of informal areas aims to developing these settlements and improve the quality of life of the residents. Upgrading informal areas has number of positive impacts. Efficient use of resources, particularly land; decreasing the percent of deprived population; and environmental conservation and regeneration are all positive impacts of upgrading informal areas and slums.

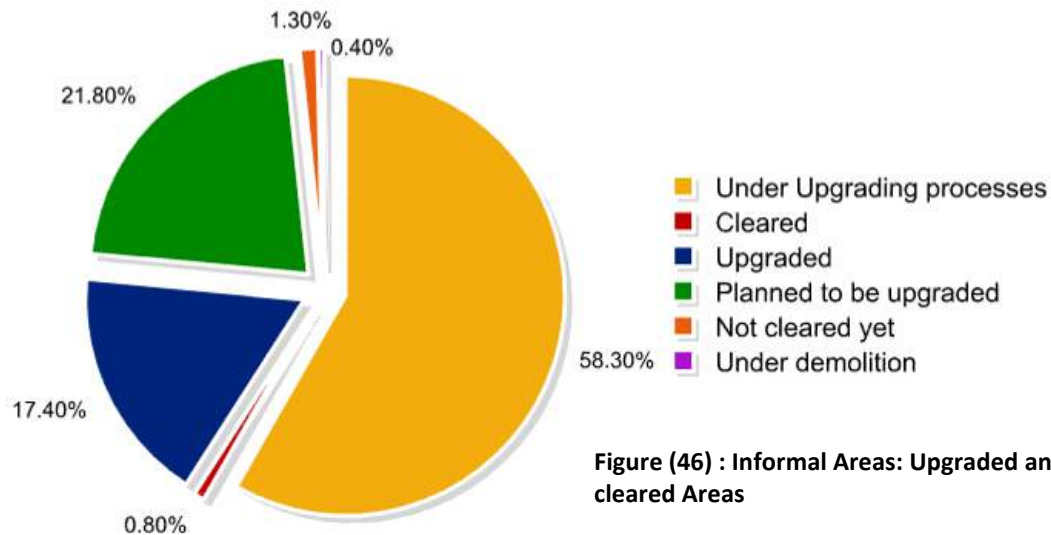


Figure (46) : Informal Areas: Upgraded and cleared Areas

There are about 1,171 informal areas within and around Egyptian cities. An estimated 17 percent are upgraded, and another 58 percent are currently under upgrading processes. Another 22 percent will be upgraded within the current fiscal five-year plan. Areas that upgrading seems to be an unfeasible solution are, or will be, cleared to avail areas for open green areas to serve members of the community.

In addition to upgrading informal areas, the plans of GOPP include developing pressured areas, such as villages, from which rural migrants come and settle in these informal areas. In the meantime, GOPP is active with local authorities to acknowledge unregistered properties to revive dead capital; thus putting credit in the hands of the poor, enabling them to approach formal financial institutions to fund home improvements, hence conserving the housing stock.

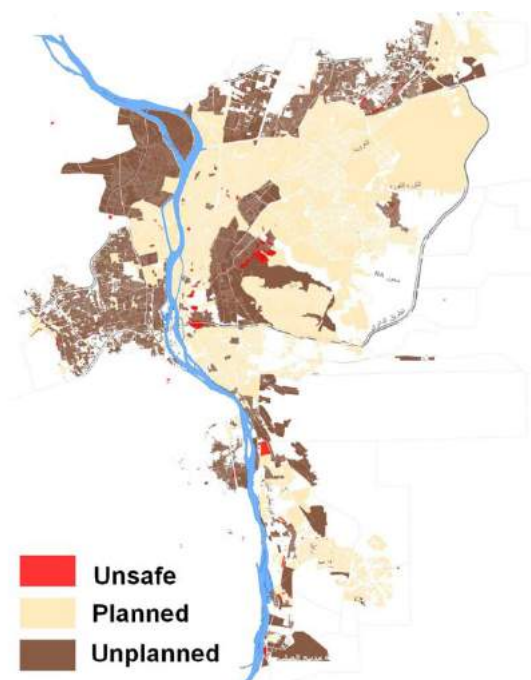


Figure (47): Informal Areas in the Greater Cairo Region



Informal areas in GCR represent 40% of residential areas and classified under two main types: Unsafe areas and unplanned areas. The unsafe areas are the non secure houses for the souls of its dwellers and need to be redeveloped. Strategy towards these areas is to provide safe alternatives for residents whether in the same areas or other location based on consultation with affected groups.



**figure (48) : New housing projects in the new cities**

The second type - unplanned areas - : Illegally planned by inhabitants and suffer from very high density, and lack of basic urban services and accessibility or connectivity with formal fabric

The strategy towards these areas is to Increase their accessibility through opening main roads and corridors with minimum demolition; provide alternative housing units for affected groups from opening roads within the same area or nearby or direct compensation based on consultation; no eviction for affected groups before providing alternatives; Regularizing properties and enabling security of tenure within these areas based on detailed development plan; Provide basic services on vacant plots/pockets within the areas.

GOPP uses modern techniques, such as GIS and statistical analyses, to identify informal areas, vacant land, assessment of needs, and then decides on the means for intervention. In addition to modern technology, GOPP uses experts in number of specializations, such as community development, social workers, gender specialist, economists, landscapers, water and sanitation engineers, surveyors, etc.

GOPP is keen on planning new developments for low-income families in each governorate and in many new towns to accommodate additional population growth. GOPP cooperates with formal sources of funding to encourage the demand for finance to acquire a dwelling that builds equity, provides shelter, and in many cases can be the location for work to revive traditional handicraft, and small businesses as a means for poverty alleviation.

The upgrading process passes through several phases. Phase one is to prepare baseline study and needs assessment for each informal area. The second phase is to analyze the collected information. The data collected include number of variables that portray the informal community, such as population size, their attributes and characteristics; stakeholder analysis; economic base; available social services; and needed infrastructures, etc.

This phase also includes SWOT analysis to identify development potentials and risks. The third phase is elaborating a plan for upgrading the community in consultation with the members of the community, their representatives at the People’s Council, the local administration, etc. A kiosk is setup at the area, and meetings are held in the evenings. The plan determines which buildings will be cleared to widen streets and avail needed services. One of the options is to allocate land outside the informal area to be auctioned to recover the costs of upgrading the settlements. Newly developed dwellings are built to provide those whose houses will be cleared with another shelter. During this phase, properties are identified. Once a plan is finalized, the fourth phase starts with collecting commitments from the various parties; and an action plan is elaborated to implement the upgrading scheme



**Figure (49) : Proposed plans of urban fringe in GCR**

### **Preventing the Formation of new informal areas**

The government put a plan that radically prevent the formation of new informal areas from enabling formal lands for needed housing and services that absorbs population increase and prevent the informal growth, through the preparing of strategic plans and the new *Haez* for all cities and villages.



### ***Containment (Tahzeem) of informal areas- slums - in Cairo***

GOPP prepared an urban planning scheme for more than 4000 acres in Greater Cairo to prevent the building of new unplanned urban informal areas on agricultural lands. These projects accommodate nearly 600 thousand inhabitants, and will provide more 25 thousand new job opportunities through the establishment of new services and productive activities.

The project will ensure tenure security and will protect the Greater Cairo region from establishing extra informal settlements.

### Detailed plan of El Mariouteyah Area-Giza

- The accreditation of the detailed plans of the containment areas in Giza (ElMariouteyah –Kafr Tohormos- ElMoetamadeya-Kafr ElGabal) has been accomplished.
- The accreditation of the detailed plans of the containment areas in Giza (Ezbet ElWalda –Helwan) has been accomplished
- The accreditation of the detailed plans of the containment areas in ElKalioubeya (Esco Moasaset Alzakat-ElBaraka) is on its way.



Figure (50): Detailed plan of El Mariouteyah - Giza

- The accreditation of the detailed plans of the containment areas in Cairo (Aborgela–Berket Elnasr-Kafr Elpasha) is on its way.
- The accreditation of the detailed plans of the containment areas in ElKalioubeya (Bahtim) is on its way.

### Containment of informal areas- slums - in Alexandria

The project aims to:

- Reduce the appearance of new slums at the containment of the marginal slums.
- Control the future trends of urban growth on the outskirts of urban form of the city.
- Giving the opportunity to the slums on the outskirts of the city to grow according to plans to meet the needs of citizens and allow the provision of housing land to accommodate the necessary services are which not available.



Figure (51): Containment of informal areas- slums - in Alexandria

- The amendment to the residential area of Alexandria to include the areas of the containment for possible preparation of detailed plans.
- The preparation of the detailed plans of (5) regions of Alexandria of a total area of 510 acres; 26.6% of the total area of the project has been accomplished. Only 1 zone has



been accredited and the rest of the regions is currently under the procedures of accreditations.

## Self Help Program: Build Your Home

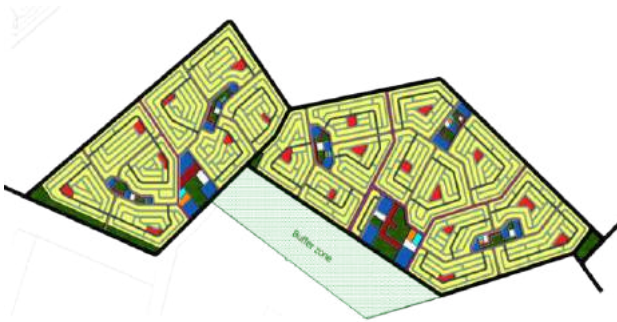


Figure (52) :Examples of detailed plans or Build Your Home project

Within the general efforts of availing standard formal housing to Egyptians, MHUUD formulated a housing program elaborated from the pledges of President Mubarak during his campaign for re-election late 2005.

The conceptual foundation of this program is that an individual cannot build a house, but ten individuals can build ten houses. Thus, GOPP embarked on preparing plans for land with access to infrastructures that MUUD started providing it to citizens in various new communities.

GOPP prepared studies for 50 sites in 13 cities to provide citizens with 90 thousand plots of land. On the 18th of April 2008, MHUUD started awarding contracts and land to those who requested to participate in the program.

The project provides citizens with a parcel of land of 150 square meters, where the footprint of the building is only 50 percent of the gross area, and the maximum height is two stories high plus the ground floor.

**The program capitalizes on people's potential to build their own standard housing. Studies affirmed that the current combination of built area to number of floors is the optimum ratio.**



## Housing and urban development program



Figure (53) : Housing and urban development program

This project has different aspects of returns:

### Economic return:

- Encourage the construction industry by offering the housing units for construction as well as put forward the infrastructure projects.
- Provide 3.3 million direct employment opportunities (an average 1.5 job /housing units) and 6.6 million indirect jobs (an average of 3 jobs / housing units) within 5 years. This is beside to the other employment opportunities resulting from building services.
- Support the industries that are related to the construction industry by attracting new investments in the field of these industries in terms of the quantities required in various building materials to finish the project.

### Social return:

This program contributes to achieve the main objective of the Revolution of January; social justice among citizens. This may come through the required support to the low-income group and the middle income. Supporting the latter group is significant to maintain their development in society. The categories of capable group are provided by lands at their real price, by auction, and then reinvested return of these lands to provide the necessary support for low-income.

### There are several other objectives achieved from this program, including:

- Contribute to finding solutions to the phenomenon of dropping out of education and the phenomenon of street children through a low-income program with assistance in finding solutions of illiteracy.
- Elimination of unsafe slums by the end of the program of housing units.
- Contribute to hinder the immigration to Greater Cairo through put forward lands program for the middle-income group.
- Contribute to the elimination of building on agricultural lands through the infill development strategy for a number of new cities.

## Social Housing

This program aims to provide one million housing units for the low-income group over the timetable of five years by installments over 30 years. GOPP set up design models program for units (50 m and 70 m<sup>2</sup>).

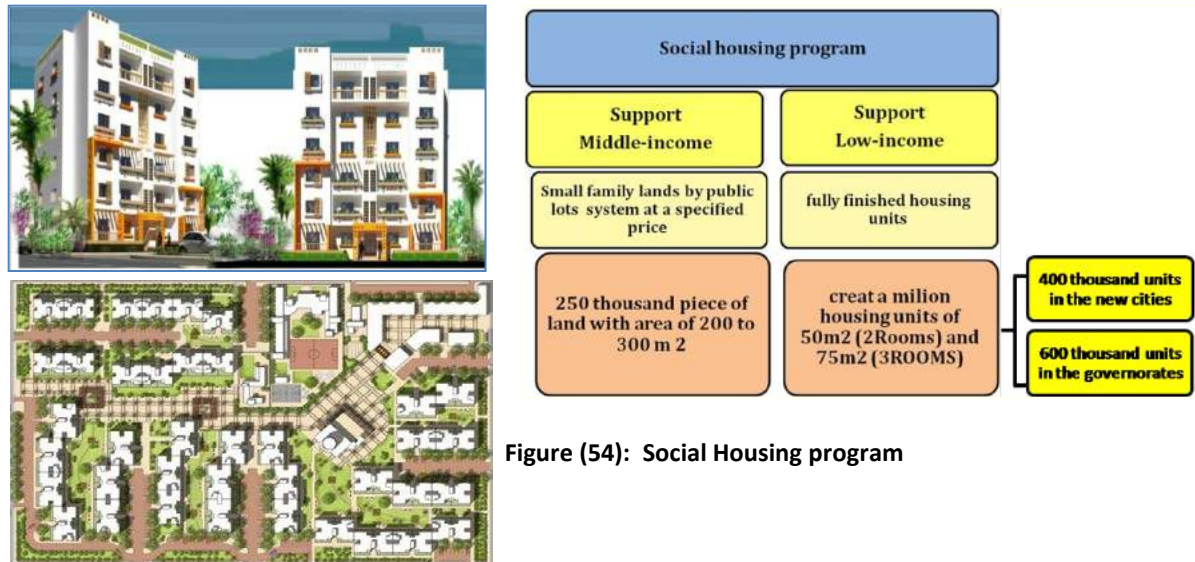


Figure (54): Social Housing program

## Family Housing Program:

Completion of the planning of plots (200 to 276 m<sup>2</sup>), The Authority has prepared a draft to the area of the division of 1900 acres for this purpose in Tenth of Ramadan as part of the first stage.

Started in division of 1,000 acres in the city of Tenth of Ramadan



Figure (55): The model of Family Housing

## Housing for Egyptian expatriates

This program aims to provide the necessary support to the ministry's social housing program through the provision of land development for housing and household services where GOPP has prepared master plans and detailed plans for several primary sites selected by the new urban communities such as New Cairo City -Sheikh Zayed City - Sixth of October City –Badr City - Damietta city - new city of Aswan, - new city of Minya.



Figure (56) : Housing for Egyptian expatriates

## **Information Generation and Sharing: The National Urban Observatory**

NUO is a general department established since 2010 within the overall structure of GOPP. It acts as a coordinating body between agencies responsible for managing the development of human settlements in Egypt at both national and local levels. NUO performs its mandate by collecting and analyzing data to compute indicators and indices, thus generating information needed to support decision-makers in the processes of development planning, management and control.

The aim of NUO is to provide decision-makers with indicators and information that reflect the conditions of the Egyptian human settlements. The purpose is to enable proper elaboration of national development policies using primary data collected through survey and secondary data available at the Central Agency for Public Mobilization and Statistics (CAPMAS) as well as other sources such as The Public Notary and Registry Authority; Mortgage Finance Authority, etc.

The mission of NUO is to foster awareness and understanding of the urban challenges facing Egypt by providing accurate, complete and timely information on urban matters so that public decision-makers can evaluate and develop urban public policy and plans and so that private responses can occur in an optimal fashion.

The mandate of NUO extends to support efforts of the Global Urban Observatory (GUO) to establish database that enables comparative studies, sharing experiences and lessons learnt, and complying with the requirements of GUO within the overall framework of HABITAT Agenda.

The institutional development of NUO went through several stages. In May 1999, the Minister of Housing, Utilities and Urban Development agreed that GOPP, through NUO, be responsible computing urban indicators at both national and local levels. Law 119/2008 and its executive regulations re-confirmed the responsibilities of GOPP, particularly:

Article 6, paragraph 9, entrusted GOPP with the responsibility of evaluating and updating information and indicators concerning human settlements in Egypt. GOPP will execute its responsibilities in close coordination with all centers of information at all levels; and

Article 7 states that GOPP will establish a regional center for planning and human settlement development in each economic region. These centers are part of GOPP; and are entrusted with the responsibilities of GOPP at the regional level. The Minister will issue a decree organizing them and their responsibilities.

The Minister of Housing, Utilities and Urban Development issued his decree No. 243/2009 organizing regional centers for planning and human settlement development within the overall structure of GOPP. Furthermore, Article 11 of that decree establishes an urban observatory unit with each regional center.



The work plan of NUO (2005-2022) is a long-term plan divided into short-term plans every three years starting from 2005 to 2008 at the local, Arab region and international levels. The plan includes number of programs and projects implemented on the short-run. These programs and projects are concerned with various issues such as housing markets, land development and human settlement development at large.

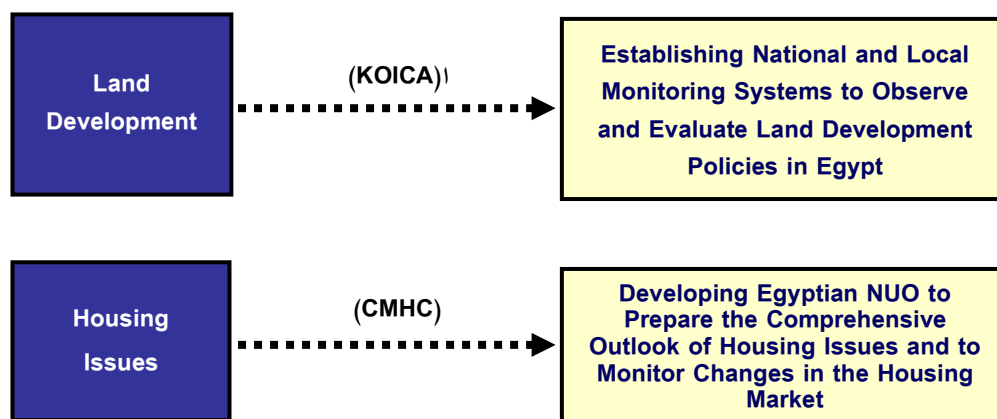
## Action Plan Achievements

### Short-term plan (2005-2008)

The short-term (2005 - 2008) has been implemented in the form of integrated projects focused on the areas of the following activities:

- Follow-up and evaluation of variables occurring on the housing market.
- Planning and Land Development.

In addition of preparing basic indicators within the strategic plans that are prepared by GOPP (beginning in 2006).





## Short-term plan (2009-2012)

The short-term plan (2009 - 2012) has been implemented in the form of:

- Preparing basic urban indicators within the Egyptian strategic plans to 176 cities until the end of 2012.
- Developed Specific urban indicators for the seven cities capitals of economic regions (Cairo, Alexandria, Ismailia, Tanta, El-Minya, Assiut, and Aswan).
- Merged project "Preparation of Specialized Urban Indicators" within the project "Implementation Mechanisms of the Strategic Plan for the development of southern Egypt" in cooperation with the UNDP in Cairo (2009).
- Prepared a study on the "State of Built Environment and Housing Indicators for Seven Cities" (Cairo, Alexandria, Ismailia, Tanta, El-Minya, Assiut, and Aswan).
- Organized a seminar on "State of the Urban Environment and Housing Indicators For Seven cities" in September 2012 in the presence of Ministers, Governors, representatives of local administrations, universities, private sector, and civil society.
- Preparing specific indicators for Sohag, Al-Kharga, Marsa Matruh and Sidi Barrani cities.
- Established website of Urban Observatory [www.nuo.gopp.gov.eg](http://www.nuo.gopp.gov.eg) and linked it with the website of GOPP [www.gopp.gov.eg](http://www.gopp.gov.eg).
- Joined the city global indicators program through registration for 13 cities (Cairo, Alexandria, Ismailia, Tanta, Aswan, Port Said...).

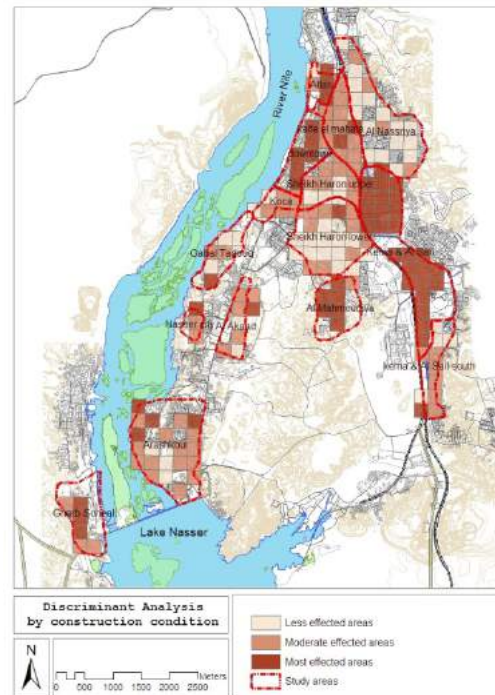


Figure (57): Aswan City I

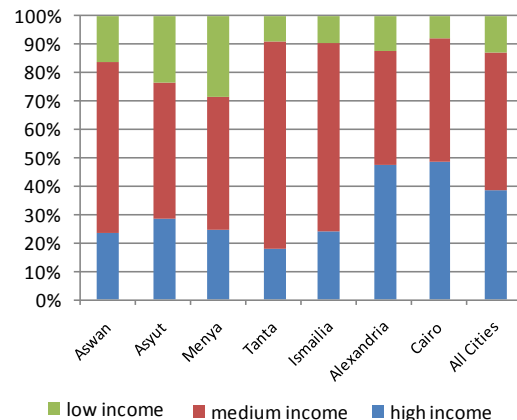
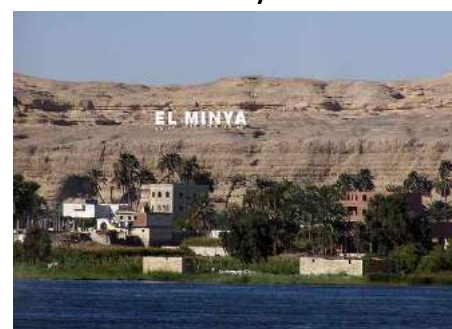


Figure (58): Distribution of Households by income level in the surveyed cities



Minya, the River Nile

## Current plan (2013-2017)

- Held a regional workshop in the field of "Urban Planning and Urban Indicators" in cooperation with the United Nations Programme for Human Settlements (Habitat) and the Arab Institute for Urban Development - May 2013 in Alexandria.
- Establish a portal for urban indicators linked to the website of the urban observatory [www.nuo.gopp.gov.eg](http://www.nuo.gopp.gov.eg).
- Develop the NUO's work plan according to the latest changes.
- Prepare the specific indicators for Port Said, Port Fouad Shebin and Fayoum cities.
- Finalize the reports of "State of the Built Environment and Housing Indicators" for Mersa Matrouh, Sohag, Sidi Barrani. and Al-Kharga cities.
- Update the specific urban indicators for Alexandria city.
- Prepare and develop indicators of the Prosperity index for Sohag City.
- Perform a study concerning housing market and housing needs at both the governorates levels and the national level.
- Prepare a study about poverty and its reasons.
- Set the indicators of tourism development and their impact on the Egyptian globe.

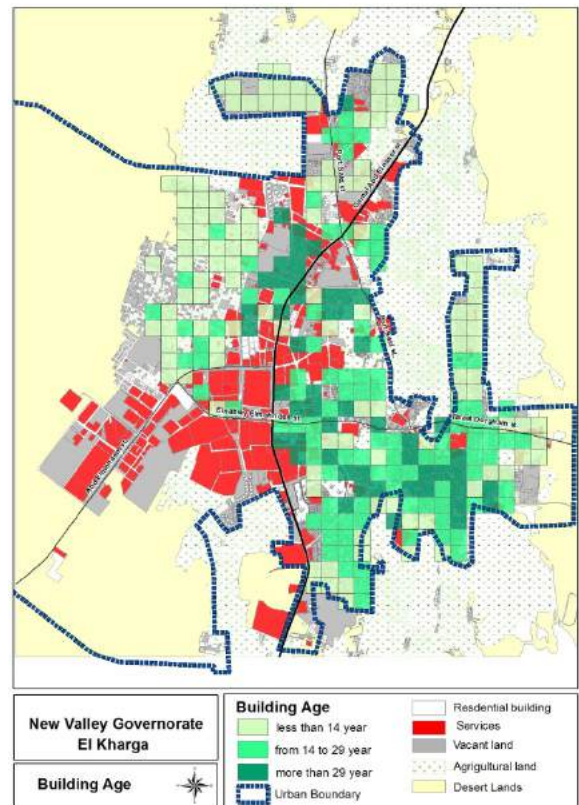


Figure (59): Budding age in Al-Kharga city



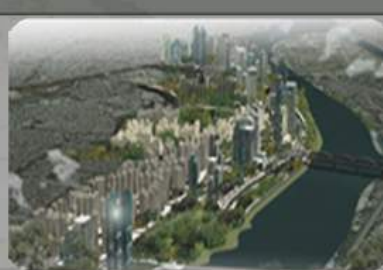
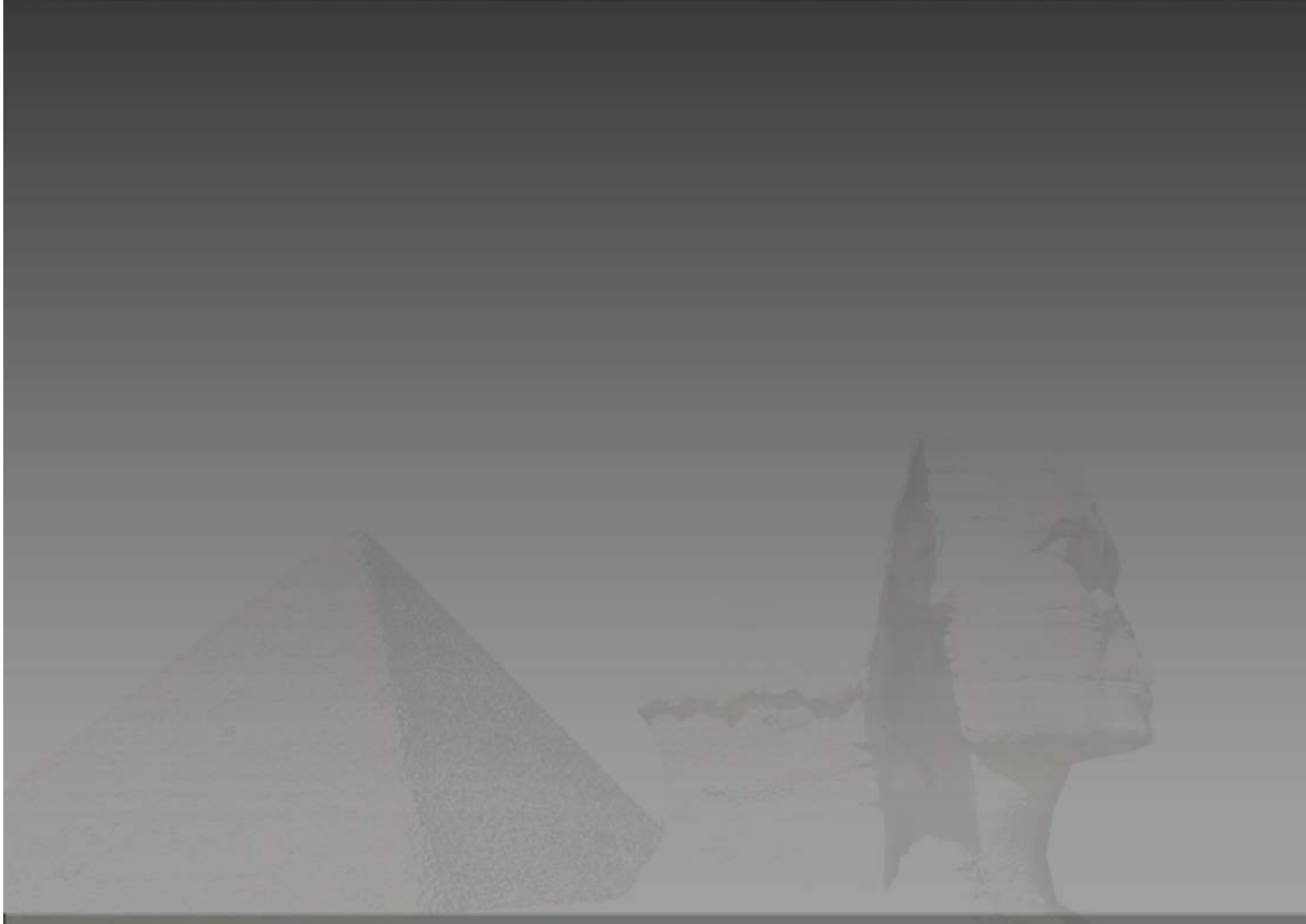
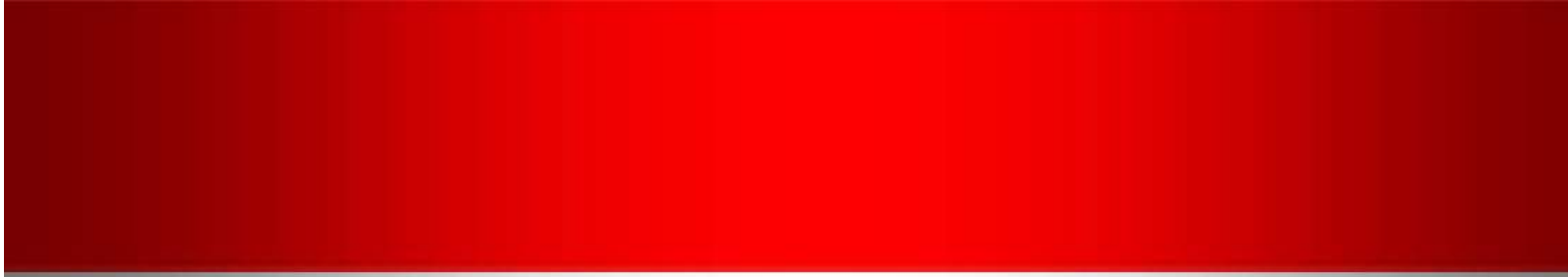
Regional workshop in May 2013 in Alexandria

## **Conclusion**

Egypt is a country rich with natural and human resources. Investing in human resources through improved infrastructures and social services is the means to sustain the development. Developing the built environment is among those means.

GOPP is an organization with trained cadres, supported by the Law, and maintains excellent relations with international institutions, such as the World Bank, UNHABITAT, etc. donor agencies, such as JICA, KOICA, GTZ, etc. and local research institutions, such as universities. GOPP has the capacities and competencies to continue to play a pivotal role in the sustainable development of Egypt, and advancing the lives of Egyptians at large. The plans, programs and project presented in this report are the tip of the iceberg.

GOPP has ambitious schemes to expand the inhabited area from five percent into 22 percent in the near future. The foreseen outcomes of these efforts are basically promoting economic growth, transforming local communities to be resilient and self-reliant, without jeopardizing the natural resource base for the benefit of future generations.



General Organization  
For Physical Planning

الهيئة العامة للتخطيط العمراني

The National Urban Development Plan  
In the Arab Republic of Egypt