



**Faculty of Business and Economics**

**Political Instability and Sustainable Urban Development of Metropolitan Ramallah,**

**Al- Bireh and Bitunia areas.**

عدم الإستقرار السياسي والتنمية الحضرية المستدامة لمناطق رام الله والبيرة وبيتونيا.

This Thesis was submitted in partial fulfillment of the requirements for the Master's Degree in Business Administration from the Faculty of Graduate Studies at Birzeit University, Palestine

**Prepared by:**

**Mariam Al Khatib**

**Supervised by:**

**Dr. Muhannad Ismael and Dr. Tareq Ashour**

**Palestine, Birzeit**

**February, 2022**

**Birzeit Univeristy**  
**Faculaty of Graduates Studies**

**Political Instability and Sustainable Urban Development of Metropolitan Ramallah,  
Al- Bireh and Bitunia areas.**

عدم الاستقرار السياسي والتنمية الحضرية المستدامة لمناطق رام الله والبيرة وبيتونيا.

This Thesis was submitted in partial fulfillment of the requirements for the Master's Degree in Business Administration from the Faculty of Graduate Studies at Birzeit University, Palestine

**Thesis Discussion Date: 1<sup>st</sup> of February 2022**

**Prepared by:**

**Mariam Al Khatib**

**Supervised by:**

**Dr. Muhannad Ismael and Dr. Tareq Ashour**

**Approved by:**

**Dr. Muhannad Ismael (Supervisor)**

**Dr. Tareq Ashour (Supervisor)**

**Dr. Salem Thawaba (Committee Member)**

**Dr. Suheil Sultan (Committee Member)**

## **ACKNOWLEDGEMENTS**

Thanks God, for giving me the ability to pursue my Master's Degree.

First and foremost, I'd like to express my gratitude to Dr. Tareq Ashour and Dr. Muhannad Ismael, my thesis supervisors, for their guidance and enthusiasm. Their encouragement in brainstorming, developing major ideas, formulating, and putting this research paper together has been invaluable. I consider myself fortunate to have had the opportunity to work with them. I would also express my sincere thanks to Dr. Salem Thawaba and Dr. Suheil Sultan, members of my thesis committee for generously offered their time, support, and assistance during the preparation, review, and evaluation of my thesis.

My deepest and endless thanks to

My heartfelt gratitude to my loving parents for their unwavering support along the way, easing the path of learning and instilling in me a love of work, patience, and tenacity.

To my husband, who is my source of strength and always believes in me.

Mila and Layan, my daughters, who inspire me to paint the future.

To my sister, who has always loved and supported me, my sympathies.

Finally, I want to express my gratitude to my family and friends who have supported me every step of the way, as well as everyone who assisted and contributed to the successful completion of this thesis.

*Mariam Al-Khatib*

*February, 2022*

## **TABLE OF CONTENT**

	Abstract	
	<b>Introduction</b>	<b>xv</b>
	<b>Chapter One</b>	
	Introduction	1
1.1	Problem Statement	1
1.2	The research Significance	1
1.3	Research Objectives	2
1.4	Conceptual Model and Research Variables	4
1.5	Research Questions	4
1.6	Research Hypothesis	5
	<b>Chapter Two</b>	
2	Literature Review	6
	Introduction	6
2.1	Conceptual Framework	6
2.1.1	Urban Development and Urbanization	6
2.1.2	Sustainable Development and Sustainable Urban Development	9
2.1.3	Political Conflicts	13
2.2	Previous Studies	15
	Previous studies observations and conclusion	26
	Main Criteria that will be used to evaluate the research results	28
	<b>Chapter Three</b>	
3	Research Methodology	32

	Introduction	32
3.1	Methodology Framework	33
3.2	Research Design and Approach	34
3.3	Data Source	35
3.4	Research Population Sample	35
3.5	Research Data Collection	37
3.6	Tools for Data Analysis	40
3.7	Reliability and Validity Analysis	40
3.8	Limitations	42
	<b>Chapter Four</b>	
4	Study Site	43
	State Of Palestine cities. Case study: Metropolitan Ramallah, Al-Bireh and Bitunia Areas	43
4.1	Background	43
4.2	Metropolitan Ramallah, Al-Bireh and Bitunia areas Urban Development	44
4.3	Factors Influenced Palestinian Urban Development	47
	The British Mandate (1917-1948)	47
	Jordanian Rule (1948-1967)	48
	The Israeli Administration (1967-1993)	48
	Period of Palestinian Authority (Since 1994)	49
4.4	Population	50
4.5	Land Classification in accordance with Oslo II Interim Agreement	51

4.6	Geopolitical Constraints	53
	Israeli settlements and military zones	54
	Israeli apartheid wall	55
4.7	Planning Experience in Palestine	56
4.8	Palestinian State strategy and Goals for Sustainable Development	59
4.9	Social, Economic and Environmental Aspects in Palestine	60
	As a Case Study: Metropolitan Ramallah, Al-Bireh and Bitunia areas	
<b>Chapter Five</b>		
5	Research Analysis	
	Introduction	63
5.1	Spatial Analysis	64
5.2	Questionnaire Analysis Results	79
5.2.1	Section A: Socio-Demographic variables	79
5.2.2	Measure the questionnaire	84
5.2.3	Questionnaire Validity and Reliability	84
5.2.3.1	Questionnaire Validity of the Questionnaire	84
5.2.3.2	Questionnaire Reliability	89
5.2.4	Data Analysis	90
	Findings and discussions of the research questions	92
	Regression Analysis	104
5.2.5	Hypothesis results	107
5.3	Interview Results	108
5.3.1	Finding of Interview Ended-Questions	109

5.3.2	Finding of Interview Open Questions	113
5.4	Conclusion	116
<b>Chapter Six</b>		
6	Conclusion and recommendations	120
	Introduction	120
6.1	Summary of the findings.	120
6.2	Recommendations and Strategies	124
	<b>References</b>	128
	Appendix A: Questionnaire Survey	134
	Appendix B: Interview Survey	144
	Appendix C: Questionnaire Survey in Arabic Translation	148
	Appendix D: Interview Survey in Arabic Translation	157
	Appendix E: Socio-Demographic variables	161
	Appendix F: Answers of Interview Ended-Questions	162

## **TABLE OF FIGURES**

<b>Figure</b>	<b>Subject</b>	<b>Page</b>
Figure 1	Sustainable Development three pillars	10
Figure 2	Ramallah and Al- Bireh Governorate location within West Bank.	44
Figure 3	Boundaries of the metropolitan Rmallah, Al- Bireh, and Bitunia areas.	45
Figure 4	Land classification According to Oslo Agreement in Rmallah and Al- Bireh Governorate location within West Bank.	54
Figure 5	Israeli colonies in Ramallah and Al-Bireh Governorate.	55
Figure 6	Israeli segregation wall in Ramallah and Al-Bireh Governorate.	56
Figure 7	Road networks in Ramallah and Al-Bireh Governorate.	65
Figure 8	Slope in the Ramallah, Al-Bireh Governorate.	66
Figure 9	2km buffer zone from Israeli colonies	67
Figure 10	Exclude areas out of segregation wall.	68
Figure 11	70m buffer zone road network in Metropolitan Ramallah, Al-Bireh and Bitunia areas.	69
Figure 12	Overlaying the layers and exclude non suitable areas	70



Figure 13	Intersect land classifications layers in Ramallah, AlBireh Governorate.	71
Figure 14	Exclude areas classified as C	72
Figure 15	10 km buffer zone intersect with Metropolitan Ramallah, AlBireh and Bitunia areas.	76
Figure 16	Exclude Ramallah, AlBireh and Btiunia areas and camps.	78

**TABLE OF TABLES**

<b>Table</b>	<b>Subject</b>	<b>Page</b>
Table 1	The study population distribution by target institution.	36
Table 2	Population of in Ramallah and Al-Bireh governorate through years.	50
Table 3	<b>Ramallah and Al- Bireh governorate land classification.</b>	52
Table 4	Candidate areas for Urban Sustainable Development.	78
Table 5	Five Likert Scale.	84
Table 6	Pearson Correlation Coefficient between each of the first section's question and the entire field.	85
Table 7	Pearson Correlation Coefficient between each of the second section's question and the entire field.	86
Table 8	Pearson Correlation Coefficient between each of the third section's question and the entire field.	87
Table 9	Pearson Correlation Coefficient between each of the fourth section's question and the entire field.	88
Table 10	Cronbach's alpha coefficients.	90
Table 11	Results of One Sample T-Test for first Dimension "Succession of powers that ruled Palestine throughout the ages with its various policies- laws".	94

Table 12	Results of One Sample T-Test for first Dimension “Israeli control policies on the ground”.	96
Table 13	Results of One Sample T-Test for first Dimension “Oslo II Interim Agreement”.	98
Table 14	Results of One Sample T-Test for first Dimension “Economic aspects in Metropolitan Ramallah, Bitunia and Al Bireh areas”.	100
Table 15	Results Regression Summary.	104
Table 16	Overall test of significance (ANOVA Table).	105
Table 17	Multiple Regression Coefficients with Sustainable Urban development.	106

**TABLE OF CHARTS**

<b>Charts</b>	<b>Subject</b>	<b>Page</b>
Chart 1	Socio-Demographic variables- Gender.	80
Chart 2	Socio-Demographic variables- Age.	81
Chart 3	Socio-Demographic variables- Place of Residence.	81
Chart 4	Socio-Demographic variables- Educational Level.	82
Chart 5	Socio-Demographic variables- Years of practical experience.	82
Chart 6	Socio-Demographic variables- Business Sector working in.	83
Chart 7	Socio-Demographic variables- Department do you work in.	83
Chart 8	Analysis of Question Eight	91
Chart 9	Analysis of Question Nine (Frequencies, Percent's).	92
Chart 10	Analysis of question 24.	103
Chart 11	Analysis of interview- Question 1.	109
Chart 12	Analysis of interview- Question 2.	110
Chart 13	Analysis of interview- Question 3.	111

Chart 14	Analysis of interview- Question 4.	112
Chart 15	Analysis of interview- Question 5.	113

**LIST OF ABBREVIATIONS**

<b>GDP</b>	Gross Domestic Product
<b>GEOREF</b>	Global Geographic Reference System
<b>GIS</b>	Geographic Information System
<b>MCA</b>	Multi Criteria Analysis
<b>MENA</b>	Middle East and North Africa
<b>MOLG</b>	Ministry Of Local Governments
<b>MOP</b>	Ministry Of Planning
<b>MOPIC</b>	Ministry of Planning and International Corporation
<b>NGO's</b>	Non-Governmental Organizations
<b>PCBS</b>	Palestinian Central Bureau of Statistics
<b>PECDAR</b>	Palestinian Economic Council for Development and Reconstruction
<b>PLO</b>	Palestinian Liberation Organization
<b>SD</b>	Sustainable Development
<b>SDG's</b>	Sustainable Development Goals
<b>SPSS</b>	Statistical Package for the Social Sciences
<b>SUD</b>	Sustainable Urban Development
<b>UN SDGs</b>	United Nations Sustainable Development Goals
<b>WDI</b>	World Development Indicators

## **The Research Abstract**

Globally, urban population growth is increasing, while land is becoming gradually scarce.

In recent years, managing urban development in Palestine in general, and in the areas of Metropolitan Ramallah, Al- Bireh, and Bitunia in particular, has become a complex problem particularly that these areas considered political central hub, so demand for it has increased from the majority of the population of the country's Governorates, becoming the West Bank's fastest growing. These areas suffer from overcrowding, accompanied by great pressure on services and job opportunities, and the lack of an excellent quality of life, which leads to an increase in the demand for the establishment of residential and commercial projects, as well as a continuous rise in land prices in addition to its limitations. The extreme geopolitical conditions and political instability also make the matter more difficult and a major challenge.

This research aims to shed light on how to implement Sustainable Urban Development in the future, particularly in the face of political instability, by utilizing Sustainable Development Goals (SDGs) through Government interventions to relieve pressure on the aforementioned areas while also attempting to improve Palestinians' living conditions and quality of life.

In this study, the following major analyses were used: The Geographic Information System (GIS) was used to analyze aerial maps for areas under geopolitical constraints, the questions were then analyzed using the Statistical Package for the Social Sciences (SPSS) and the results were supported through expert interviews conducted to gain a better understanding of the image and formulate clear strategies to deal with Sustainable Urban Development in the mentioned areas.

The main findings of this study show that political instability is one of the barriers to implementing Urban Sustainability principles and a decline in Palestinian people's quality of life,

and that sustainable urban growth in the metropolitan Ramallah, AlBireh, and Bitunia areas is dependent on the succession of forces that ruled Palestine, Israeli control policies, geopolitical constraints, the Oslo II Interim Agreement, and Palestinian economic variables.

In order to relieve pressure on the specified areas' centers, the Ramallah Al-Bireh and Bitunia Metropolitan must expand beyond the major city to the north-west direction, in accordance with sustainable development goals.



## ملخص البحث

يتزايد النمو السكاني في المناطق الحضرية في جميع أنحاء العالم، في حين أن الأرض أصبحت مورداً نادراً. في السنوات الأخيرة، أصبحت إدارة التنمية الحضرية في فلسطين بشكل عام، وفي مناطق رام الله والبييرة وبيتونيا على وجه الخصوص، مشكلة معقدة، لا سيما أنها تعبر مناطق لها محاور سياسية مركزية و إقتصادية، فيزداد الإقبال عليها من كل محافظات الوطن، وذلك لتوفر فرص العمل في الوظيفة العمومية و القطاع الخاص و المؤسسات الدولية، فأصبحت الأسرع نمواً في الضفة الغربية، حيث أن رافق ذلك ضغوط كبيرة على الخدمات وفرص العمل ونقص نوعية الحياة الممتازة، لذلك يترتب عيله زيادة في الطلب على إنشاء مشاريع سكنية وتجارية، وكذلك إرتفاع مستمر في أسعار الأراضي بالإضافة إلى محدوديتها، وأيضاً تزيد الأوضاع الجيوسياسية المتطرفة وعدم الاستقرار السياسي من صعوبة الأمر و تحدي كبير.

يهدف هذا البحث إلى تسليط الضوء على كيفية تنفيذ التنمية الحضرية المستدامة في المستقبل للمدن الثلاث المذكورة، لا سيما في ظل وجود عدم الإستقرار السياسي، حيث يتحتم علينا البحث و الإستفادة من أهداف التنمية المستدامة و تدخل قطاعات الدولة لتخفيف الضغط عن المدن الثلاث، مع محاولة تحسين الوضع والظروف المعيشية، ونوعية الحياة لشعب الفلسطيني.

تم إستخدام التحليلات الرئيسية التالية في هذه الدراسة: تحليل القيود الجيوسياسية بإستخدام الخرائط الجوية للمناطق بإستعانة ببرنامج أنظمة المعلومات الجغرافية، توزيع الإستبيانات و تحليلها بإستخدام برنامج الحزمة الإحصائية للعلوم الاجتماعية، كما تم إجراء مقابلات مع الخبراء و المختصين لإكتساب فهم أفضل للصورة وصياغة إستراتيجيات واضحة للتعامل مع التنمية الحضرية المستدامة في المدن المذكورة.

تظهر النتائج الرئيسية لهذه الدراسة أن عدم الاستقرار السياسي هو أحد العوائق في تنفيذ مبادئ الاستدامة الحضرية وتدهور نوعية حياة الشعب الفلسطيني ، وأن النمو الحضري المستدام في مناطق رام الله والبييرة وبيتونيا يعتمد على القوى التي حكمت فلسطين ، وسياسة السيطرة الإسرائيلية ، و اتفاقية أوسلو المؤقتة بالإضافة إلى المتغيرات الاقتصادية الفلسطينية.

من أجل تخفيف الضغط عن مراكز المناطق تتوسع رام الله البييرة وبيتونيا، يجب أن تتوسع خارج المدن الرئيسية باتجاه الشمال الغربي ، مع التركيز على تطبيق أهداف التنمية المستدامة.

## **Introduction:**

In recent decades, global Sustainable Urban Development has intensified, posing a challenge in balancing landscape quality, economy, and social space.

Furthermore, the world's growing urban population has resulted in important difficulties such as loss of land resources, poverty, social, and economic issues, among other.

Urban officials such as planners, politicians, economists, and others aim to offset the negative consequences of urban growth and development by implementing new solutions that promote Sustainable Development Goals that improve the quality of life. (United Nations, 2016)

The establishment of the Palestinian Authority following the Oslo II Interim Agreement, as well as the return of migrants to the city, have transformed Palestinian cities. And has resulted in a state of flux and the emergence of numerous social, economic, environmental, and physical conflicts that affect land use, service provision, and the quality of the living environment.

Palestinian cities became overburdened as a result they did not adopt any development planning schemes. (Shaheen, 2009)

Ramallah Al-Bireh and Bitunia Metropolitan areas has limited and scarcity of land resources, While urbanization in these areas has reached its limit on all sides except the northwest direction due to a variety of concerns, the most important of which being Israeli land expropriation. The shape of the Ramallah, Al-Bireh, and Bitunia Metropolitan regions has evolved in recent years. It is also considered as a major commercial and residential construction center in the West Bank. On the other hand, it experiences high concentrations and congestions, as well as a flow of people from all over the West Bank seeking different jobs and a better quality of life, as well as a

rapid increase in population and a steady rise in land prices, all of which affect the process of physical development and deterioration of the urban environment, for a variety of reasons, the most important of which is the impact of political instability. (Abu Saada and Thawaba, 2011)

The rapid and dramatic development and expansion of the aforementioned areas, as previously stated, presents an opportunity for Palestinian planning to be restructured by implementing a new concept of Sustainable Development Goals and supporting objectives within the policy framework in order to promote a better living environment for current and future generations.

The study's main purpose is to promote and link the aforementioned areas to the Sustainable Development Goals, which identify basic needs in terms of the economic, social, and environmental dimensions. This should be accomplished through fostering stakeholder engagement and inclusion, as well as offering strategic, harmonic development tools to aid the physical growth of the mentioned Metropolitan Areas.

## **Chapter One**

### **1.1. Problem Statement:**

Long-term development is stymied by political instability, which encourages corruption. (Khan and Farooq, 2019). Political instability also jeopardizes the development of economic and social welfare, as well as hinders any environmental improvements. (Mrabet et.al. 2021)

It is also evident from the Sustainable Development Goals (SDG's) that Sustainable growth must meet political stability to achieve benefits for citizens. Regarding Sustainable Development Goal No. 16, which guarantees the promotion of peaceful and inclusive societies in order to achieve long-term development, as well as universal access to justice. (United Nations, 2016)

Therefore, the problem statement of the study is to investigate the impact of political instability on sustainable urban development of Metropolitan Ramallah, AlBireh and Bitunia areas.

### **1.2. The research's significance:**

The most pressing concern and issue facing the world today is achieving the Sustainable Development Goals, which include achieving a better and more sustainable future for all people by striking a balance between environmental conservation, social justice, and economic development. (United Nations, 2016)

The significance of this study lies in the implementation of Sustainable Development Goals (SDGs) by providing strategic, harmonic development tools and theories by promoting the harmonization of three dimensions of sustainability (economic, environmental, and social) in countries that suffer from complex and complicated political planning and instabilities, such as

the situation in Palestine as a result of occupation measures that primarily contributed to destabilizing the continuity of the Palestinian territories, has a number of physical implications that have an impact and limit Palestinian urban development.

As well, this study will inspire planners, stakeholders, such as the Palestinian government, and others to adopt more practical, sustainable ways to planning and managing urban areas, in light of the existence of the occupation, as well as different legislation and policies. Improve sustainable urban development monitoring and planning in regions and support the triple bottom line. Raising the living standards of Palestinians and enhancing their quality of life will also benefit them.

### **1.3. Research Objectives**

Uncover the truth behind the random and uncontrolled development in the metropolitan Ramallah, Al-Bireh and Beitunia areas, this research will also look into the challenges of establishing Sustainable Urban Development in Palestine, as well as the consequences of political upheaval.

Investigate the long-term effects of political instability produced by land occupation on the economic, social, and environmental components that are fundamental pillars of sustainable development in metropolitan Ramallah, Al-Bireh and Beitunia areas.

This research will explore new methods of thinking and setting up Sustainable Urban Development strategies to guide future development for areas with a rapidly growing population, under occupation, and suffering from political instability, which has resulted in land scarcity, landscape degradation, and destruction of cultural and historical assets.

This study will manage central crises and trends toward optimal planning, in addition to enhancing living circumstances by accomplishing methods of developing and expanding cities by shaping policy debates and putting political relationships at the center of the strategy.

A study of metropolitan Ramallah, Al-Bireh and Beitunia areas are conducted by the researcher.

Political instability has plagued the metropolitan areas of Ramallah, Al-Bireh, and Bitunia throughout history, resulting in unregulated and haphazard growth, limited expansion, and a negative influence on the quality of life. These areas are now regarded the Palestinian political and commercial core, resulting in high rates of population growth and rapid urbanization. In addition to land scarcity and rising land prices. The indicated areas will become more prosperous and equitable as a result of meeting the Sustainable Development Goals (SDGs). To withstand all pressures, Palestinian governments must modify their policies and techniques to aid in the fulfillment of social, economic, and environmental goals, as well as to help extend development in the proper direction.

#### **1.4. Conceptual Model and Research Variables:**

Based on previous literature review investigating, the conceptual model of Sustainable Urban Development overlaps with the relationship between improving economic vitality (prosperity), social equity (people) and the quality of the living environment (planet) of importance in the government decision-making process, so the SDGs link the human being with a modest nature.

Referring to a personal interview with Dr. Salem Thawaba, associate professor and planning expert (BZU), he emphasized that the conceptual sustainability model for Palestine in general and the metropolitan Ramallah, Al-Bireh, and Beitunia areas in particular depends mainly on the

geopolitical situation through settlement expansion plans that lead to an economic impact on land prices and their uses as well as social life. He stressed that the Palestinian Government needs to review the building codes and master planning of the aforementioned cities through infill development areas, conduct an assessment of land cover, update new development areas to be comprehensive, and focus on protection zones as agricultural areas to achieve a vision of sustainable improvement.

(A phone interview with Dr. Salem Thawaba (March 7, 2021)).

Based on previous studies and similar topics the variables of this study are:

**Dependent variable (Y)** = Sustainable urban development.

**Independent variables (X's)** =

X1: Succession of powers that ruled Palestine.

X2: Israeli control policies

X3: Interim Agreement on Oslo II.

X4: Palestine's economic situation

### **1.5. Research Questions:**

- 1- To what extent is there a relationship between the succession of powers that ruled Palestine throughout the ages with its various policies- laws and Sustainable Urban Development?
- 2- To what extent is there a relationship between Israeli control policies on the ground and Sustainable Urban Development?

- 3- To what extent is there a relationship between the Oslo II Interim Agreement signed in (1995) and the Sustainable Urban Development?
- 4- To what extent is there a relationship between economic aspects in Metropolitan Ramallah, Al Bireh and Bitunia areas and Sustainable Urban Development?

### **1.6. Research Hypothesis:**

In order to answer the research problems, the researcher assumes the following hypothesis;

- HO1: There is no relation between succession of powers that have ruled Palestine and Sustainable Urban Development.
- HA1: There is a relation between succession of powers that have ruled Palestine and Sustainable Urban Development.
- HO2: There is no relation between Israeli control policies on the ground and Sustainable Urban Development.
- HA2: There is a positive relation between Israeli control policies on the ground and Sustainable Urban Development.
- HO3: There is no relation between Oslo II Interim Agreement signed in (1995) and Sustainable Urban Development.
- HA3: There is a relation between Oslo II Interim Agreement signed in (1995) and Sustainable Urban Development.
- HO4: There is no relation between economic aspects in Metropolitan Ramallah, Bitunia and Al Bireh areas and Sustainable Urban Development.
- HA4: There is a positive relation between economic aspects in Metropolitan Ramallah, Bitunia and Al Bireh areas and Sustainable Urban Development.



## **Chapter Two:**

### **2. Literature Review:**

#### **Introduction:**

This chapter contains a review of the literature on the study issued question, which includes relevant studies and scientific research publications. It examines the link between geopolitical events and long-term Sustainable Urban Development. The conceptual framework, as well as previous studies and cases from throughout the world, are the main topics of this chapter.

#### **2.1.Conceptual Framework:**

##### **2.1.1 Urban development and Urbanization**

The term "urban development" refers to the rapid transformation and dynamic process of land use change associated with city growth, which is primarily impacted by economic and social activity.

Demography (natural growth and migration) and economic transformation (improved life quality and job opportunities) are elements in urban development, as are the basic needs for human living space, which increase demand and support integrated issues such as requiring an increase in required built area and improving living standards while also protecting the environment. (Lin et.al, 2003).

Urbanization is a large dynamic process that is constantly changing, and it is a major concern among world planners. According to the World Bank (2011), urbanization is a population trait as

a result of economic development and expansion, which is inextricably linked to technological improvement. It has aided in the transformation of the globe by changing people's perceptions of sustainable development through socioeconomic and environmental awareness, as well as behavioral patterns.

It is crucial to note that urbanization is a big global trend that implies a large number of people living in urban areas during a given year and in the future, resulting in a real rush to cities that promise riches and economic progress. (The International Federation of Surveyors report, 2010).

To complete understanding urban development may be influenced by migration and population growth that may be measured based on the landmass that is dependent on human capital. As a growing population seeks geo-social, geo-economic, and geo-political goals, the standard of urbanization varies, which is the outcome of uncontrolled migration, unplanned and unregulated urban areas grew, putting pressure on cities and causing difficulties that were foreseen. (Shaheen, 2009).

The world's population is separated into two groups: urban and rural (UN, 2008). Although most individuals migrate to cities for a variety of reasons, even due to pull factors that include opportunities to better their quality of life, while push factors include dire circumstances such as war. (Jack, 2018). Rural to urban migration is on the rise as a result of both factors, and more than half of the world's population now presently resides in urban areas, with the number continuing to climb. (World Bank, 2019).

Economic base activities and their performance are critical in urban development, necessitating urban sustainability strategies that integrate production, consumption, and environmental

interactions. Measuring the country's economic development level is crucial. Furthermore, the usage of technology can assist in increasing productivity. Urban development requires more resources and is constantly developing, resulting in changes in land use and natural landscape that primarily challenge environmental degradation and other issues. (Shaheen, 2009)

Finally, political disparities are one of the most significant roadblocks to urban development policies, with considerable implications for civil society deficiency and catastrophic threats. (Shaheen, 2009)

On the one hand, urban transformation affects the physical concentration of people, land use patterns, social structure and interaction, and the nature of scale of economic production; on the other hand, poor urban management policies can create critical problems such as health, land degradation, social inequalities, and a lack of public awareness in rapidly growing cities. (Shaheen, 2009).

Urban development is clearly linked to the physical change of soft and hard infrastructure in cities. It must be built to encourage economic growth, short- and long-term social inclusion, spatial fairness, and environmental preservation. To be successful, urban development must be in the process of achieving long-term Sustainable Development Goals (SDG's). (Jack, 2018).

Otherwise, urban expansion is a rapid shift in land use that is linked to city growth (natural growth and migration) and is affected mostly by economic transformation (higher quality of life and job opportunities) and social behavior (demand for living space). Existing built-up regions are infilled into remaining open spaces, and green fields are transformed into diverse construction structures. As a result of this strategy, agricultural regions have vanished. Urban

development has generated challenges resulting in slums with inadequate and worse living conditions. (Lin et al, 2003).

According to Radad, (2016), the management of urban growth and the control of future urban expansion tendencies is a critical factor in ensuring the long-term Sustainability of Urban Development. As a result, assessing land use changes at various scales is critical to comprehending many socioeconomic and environmental issues that threaten the earth's surface and humanity's future.

### **2.1.2 Sustainable Development and Sustainable Urban Development are two terms that are often used interchangeably.**

The concept of Sustainable Development (SD) has gained traction since the publication of the Brundtland Report in 1987, it is defined as development that meets current needs without jeopardizing future generations' ability to meet their own needs or crowding them out, and the definition refers to three essential points: development, needs, and future generations.

These developments include an ethical aspect related to the redistribution of resources, which can take many forms, including financial and technical resources, environmental preservation, and the earth's resources, such as non-renewable sources, forests, and crops, among others, so that they are preserved and not depleted for current and future generations. (Blowers, 1997).

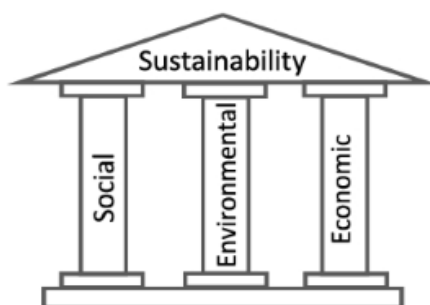
SD is a globally applicable method to development that is based on need and the environment's potential to meet current and future requirements. SD concept can be distinguished by the following dimensions:

- Environmental sustainability is a way of life that is linked to the ability of urban zones to extract natural resources and the management of their production. It is necessary to prevent any potential harm to the environment's occupants, with a focus on improving quality of life through environmental consciousness that has arisen from learning how to properly use land and conserve natural resources that are not exhausted over time.
- Economic sustainability is achieved through optimizing a local economy's productivity, which is concerned with economic growth without depleting natural resources.
- Social sustainability is concerned with the distribution of rights to utilize the natural and built environment, and it serves as a guide to resolving social issues and promoting social cohesion. It is a system that offers humans with a high quality of life through individual, society, and activity gains from development. (Shaheen, 2009).

Sustainable Development (SD) contributes considerably to the improvement of Governmental and Non-Governmental interactions, which leads to the formulation of innovative solutions for the world's least developed countries. (Shaheen, 2009).

**Figure1: Sustainable Development three pillars**

*Source: Adopted from (Purvis, 2018)*



In the last two decades, Sustainable Urban Development (SUD) has gotten a lot of attention around the world. It has risen to the top of many national and international agendas. SUD is a global priority for the International community in order to address issues and challenges. It reflects the broader goals in a strategy that aims to improve the standard and quality of life by managing and creating a balance between human assets and physical natural systems through urban development to promote economic efficiency, natural resource conservation, human capital development, cultural enrichment, and social fairness. (Jack, 2018).

SUD is a rapidly expanding field that affects a wide range of disciplines, including policy, planning, economics, political science, and many more. Actually, it's a complex mix that includes environmental sustainability and urban development, as well as humans and the natural world. Respect for the eco-system is necessary for long-term sustainability viability. (Shaheen, 2009).

As previously mentioned, SUD is a method that aims to address the needs of both people and the environment by meet present requirements while also ensuring future generations' ability to meet their own needs by building an ecologically and resilient future. (United Nations, 2016). It's a well-coordinated procedure aimed at enhancing economic and social conditions while also protecting environmental quality. (Shaheen, 2013). As a result, this must be accomplished by aligning three interconnected main pillars: economic growth, social existence, and environmental protection. It is strongly related to population density and is influenced significantly by political systems. (United Nations, 2016).

As a result, orienting into urban development through the use of the Sustainable Development Goals (SDGs), which are seventeen global goals set by world leaders at the United Nations

General Assembly in September 2015 and which all countries must implement, is critical. By creating a strategy for ending all forms of poverty and boosting economic growth, resolving social injustices, and battling climate change, which manages natural resources and ecosystems to protect the world. In order to achieve the objectives, countries and governments must develop national structures. (United Nations, 2016).

According to Bigg, (2016), SDGs provide a tool for rational debate on development choices at a time when much of the globe is divided by politics and unsure, and they can aid in making good judgments. This necessitates rethinking the SDG's as a political force for change in specific circumstances.

The following are the main SD aims that are directly tied to urban developments:

Goal 11: is primarily concerned with the development of sustainable cities and communities, with the objective of making cities complete, safe, resilient, and sustainability long-lasting.

Goal 16: is focused on promoting urban peace and justice in order to foster peaceful and inclusive societies for long-term development. (United Nations, 2016).

Policymakers must act decisively, develop creatively, measure effectively, and collaborate in new ways to accelerate progress toward SDG 16. (Whaites, 2016).

As a result, some of the SDG presumptions, such as peace, nonviolence, liberty, equality, social and economic fairness, security, and respect, are incorporated into the principles of Sustainable Urban Development. These are required for cities to meet their long-term development objectives. (Shaheen, 2009)

Establishing a reference for linking Sustainable Development Goals utilizing a multi-dimensional approach that views the world as a complex structure is also required. In order to comprehend change patterns, this is a process of comprehending the interrelationships and interdependencies between the key components of a system, as well as between different sectors. The usage of productive use has an impact on socioeconomic growth and ecosystem maintenance goals. (Sanneh, 2018).

### **2.1.3 Political Conflicts**

One of the difficulties affecting the effectiveness of attaining Sustainable Urban Development is political instability. (Jack, 2018).

Political instability is characterized as shifts in the tendency for rule or government, which can occur as a result of societal political unrest or frequent changes in property rights. (Zahid, 2014). According to Khan and Farooq (2019), Political instability thwarts long-term sustainable development growth and encourages corruption. Corruption in various political, administrative, and legislative institutions reduces the quality of social, human, and physical capital formation, increasing poverty, social and economic disparity, and environmental degradation. As a result, undermines long-term development. Through irrational political and economic decision-making, political instability has an impact on sustainable development by lowering private investment, public sector initiatives, and economic growth.

The majority of elements affecting social, economic, and environmental aspects around the world, particularly in nations and areas that have experienced war and political issues, have had substantial impacts on urban developments in such countries. (Radad, 2016)



Political conflicts over urban strategies, which reflect economic, political, and cultural developments in the city, have traditionally generated mutual parties in geopolitics. It entails the destruction of the original identity of the metropolitan space as well as a broad assault on the populace. As a result, persons who live in, migrate, or have been ejected from them might be regarded witnesses to urban life crises all over the world.

Geopolitical constraints have historically restricted urban development and divided cities, even though physical structures or venture dividing lines, resulting in a loss of welfare and security. This reflects the effects of a combination of political, military, economic, demographic, and spatial determinants, as the Berlin Wall demonstrates.

More military efforts and practices as abnormal borders that represent territorialized power would demonstrate that are responsible for growing its nearby urban space by modifying its economic, social, environmental, and cultural diminutions due to political violence imposed by powerful state and force. (Sbaih, 2020).

According to Whaites, (2016). Strong, consistent, and long-term political support can aid in the development of an enabling policy foundation that can endure crises and accelerate governance transition.

Both the political agreements that determine state growth and the opportunity for greater governance are included in the political component. Particularly in regard to social constituency and economic growth, both of which have significant implications for politics and public involvement.

## **2.2 Previous studies**

### **Introduction:**

By studying previous researches, the researcher was able to have access to studies aimed at achieving sustainable urban growth in countries that have long been hampered by geopolitical constraints and political instability, such as Palestine. In addition, the researcher uncovered several studies in which the circumstances differed in terms of implementing Sustainable Urban Development and planning, but they all addressed the same perspective subjects in different parts of the world.

The studies were conducted between 2011 and 2020, and covered a wide range of topics important to the study's problem, such as:

(Mrabet et al., 2021)

The researchers intended to identify pathway to Sustainable Urban Development as well showed the effect of political unrest delaying environmental improvements and having negative impacts on the economy and the well-being of people. The main research problem addressed the effects of political stability as a vital component of human development for environmental quality as a causal relationship. The researchers focused on human development, environmental quality in the Middle East and North Africa (MENA) countries, political instability, and potential social and economic measures towards sustainable development. The researchers used empirical analysis in their study through focused on a sample of 16 countries from the Middle East and North Africa during the period 1990-2016, all data were extracted from the World Development Indicators (WDI) and the Global Footprint Network databases. The researchers used several

powerful statistical tools such as a data panel. The researchers addressed crucial findings that revealed that political instability might stymie environmental improvements, and that policymakers require a robust tool to analyze options to sustain the degradation mentioned in order to achieve sustainable development.

(DeQuero-Navarro et al., 2020)

The researchers planned to investigate the effects of high population growth on Lebanese cities with the highest refugee population per capita, even in urban areas, as well as showed its impact on environmental management and economic development in Lebanon, which is plagued by instability and a lack of basic resources. The key research question was: how can policymaker's better support Sustainable Development criteria in all parts of the country, including refugee communities? Geo-environmental, population, political/legal, economic, and social issues were all addressed by the researchers. The researchers used qualitative method, studied various cities in Lebanon and used systematic studies to better understand the area's dynamic sustainable growth. The main findings revealed that a systemic approach requires comprehensive policy and strategy preparation by local actors, regional stakeholders, and global leaders to engage constructively countries exploited by natural or human-induced disasters, as well as innovative projects needed to foster sustainable and equitable growth, and ultimately peace and prosperity in Lebanon. It is recommended that Lebanon establish sustainable economic diversification as services, agricultural, and industrial, promote green industry, and focus on effective management of such a delicate political balance and burdened environment in order to shift Lebanon toward a more sustainable society that benefits residents, refugees, and other stakeholders.

(Kutty et al., 2020)

Researchers used a systems thinking method to examine the construction of conceptual smart and sustainable city models in support of the United Nations Urban Sustainability Agenda. What are the barriers to implementing SDG initiatives for smart, sustainable cities and societies? In linking Sustainable Development techniques, the researchers focused on variables including socioeconomic development, environmental protection, and democratic equity. The researcher gathered data via a systematic review of literatures, case studies, numerous publications, and expert comments. The researchers utilized a qualitative approach to study and used tools to illustrate system behavior and dynamics. The researchers discussed the main results showing that it is clear and necessary to map the processes in the transition to smart sustainable city strategies in parallel with achieving SDG's through the use of a systems thinking approach, in addition to that it is important to involve industry experts, policymaker and city planners in implementing the policy development framework, city's strategic planning, and support transformation into a smart sustainable through achieved Sustainable Development Goals (SDG) that have been identified and outlined.

(Thawaba and Natour, 2020)

Researchers examined how the city of Ramallah's planning process is failing to cope with rapid urban growth in a sustainable way. As the city is experiencing increased urban sprawl and a slew of other issues as a result of poor planning. The major research question was; what is the greatest method to alleviate the pressure on Ramallah city? Land cover, population, natural conditions, public services, and open spaces were all factors considered by the researchers. Structured interviews with decision-makers, urban planners, consultants, and developers were employed by

the researcher to acquire the data. The researchers used a spatial statistical analysis along with a temporal and sectorial examination of Ramallah's approved masterplan as their method of analysis.

The researchers addressed the major findings, which revealed that a polycentric city is proposed as a solution for connectivity, as well as the creation of supportive sub centers linked by an internal ring road within the city limits, which fosters diverse land use development. The proposed rules will also assist decision-makers in introducing new procedures rather than traditional restrictions. Finally, it was determined that this method will include landscape protection and natural setting preservation, as well as environmental urban sustainability.

(Khan and Farooq, 2019)

The researchers explained that political unrest and Sustainable Development are interrelated. It is also deteriorating in terms of guaranteeing good living circumstances and environmental quality for both life and the economy. The key research question was whether corruption and political instability have perilous implications for Sustainable Development? The researchers focused on the fact that Sustainable Development comprises economic, social, and environmental components, and it inhibits corruption and political instability. The methodology used by the researcher to collect data was through annual World Bank panel data for 28 developing countries, political risk services and database for Political Institutions 2015 and the Armed Conflict. The researchers utilized a quantitative approach to analysis, and they used a statistical regression technique to assess the structural equations. The researchers discussed the main results, as it revealed that political instability destroys investment production and hinders

sustainable development, and concluded that corruption must be eliminated as the first move towards sustainable development.

(Rodrigues and Franco, 2019)

The researchers aimed to highlight that achieving a balance of urban sustainability in cities requires a long-term planned development approach. The primary research question concerned how weights and performance indicators are organized to measure Sustainable Development in cities and towns, with a focus on a case study in Portugal. The researchers focused on sustainable intelligent and inclusive factors (economic, social, and environmental). The researchers obtained data using a variety of secondary sources, including the National Institute of Statistics and official websites of numerous entities and institutions. The study took a quantitative approach to data analysis, using a multivariate SPSS program and techniques such as exploratory factor analysis and principal component analysis. The major findings revealed that local political decision-makers in Portugal have implemented Sustainable Development policies, which serve to mitigate negative effects, increase wealth, employment, and economic sustainability, among other things. Finally, the researchers suggested that more effective steps be employed in order to maintain long-term major progress in Sustainable Development.

(Yan et al., 2018)

Researchers stressed the importance of integrating urban sustainable development with human wellbeing and population satisfaction. The key study subject investigated was how to execute Sustainable Urban Development and promote human well-being in Chinese cities due to natural resource constraints. Natural resources, ecosystems, the environment, and human well-being

were all issues considered by the researchers. The researchers mostly used statistical and observational data in their data collection methods. The researchers used a quantitative method and conducted a systematic and coordinated investigation of the Sustainable Urban Development assessment index. The researchers revealed crucial findings that demonstrated China has placed a high priority on Sustainable Urban Development performance in their cities, which has been steadily improving over the last three decades.

(Yang, Xu and Shi, 2017)

Sustainable urban development is a long-term practice and a significant topic, according to the researchers. The researchers wanted to demonstrate that countries' urbanization levels must be enhanced in terms of both economic and overall social strength. The primary goal of this study was to look into the theoretical references and critical thoughts that influence city sustainability. Sustainable population change, resource development, and environmental markets, as well as urban governance, were all studied. The data was gathered through a variety of studies and assessments of sustainable cities by the researchers. The researchers employed a quantitative approach of analysis, employing dimensionless linear analysis to experiment with the primary variables of sustainable development in cities and to apply the assessment method to solve index weight calculations.

The researchers discussed the main findings, which showed that cities should develop and change their structures toward Sustainable Development by creating environmental urban planning that can be achieved through a harmonious process to expand and enhance economic growth, improve community quality, and protect environmental development coordination in urban areas. The government's issues in assessing sustainable management and evaluation of

Sustainable Development are reflected in a system, which is based on sustainable urban organization and management. Finally, the researchers recommended that the government establish some rules and control policies to manage Sustainable Urban Development and address issues that affect people's living standards.

(Jack, 2017)

The researchers wanted to demonstrate how difficult it is to strike a balance between economic growth and sustainability. Examining the elements behind in the establishment of a sustainable framework for an Urban Development area in Nigeria was the key study subject addressed. The study focuses on population expansion and its effects on socioeconomic life, environmental degradation, and climate change. The researchers collected data mostly through face-to-face interviews and qualitative document analysis. The researchers collected data mostly through face-to-face interviews and document analysis using a qualitative methodology. The researchers discussed the main findings, which revealed that the configuration of urban areas has a significant impact on sustainable development, and that there is a need to reorganize and examine the development process of the triple bottom line of sustainability towards environmental conservation through planners, political intervention, and governance in order to improve the quality of life.

(Moghayer et.al. 2017).

The researchers intended to discuss the most important factors affecting the form of urban planning and the structure of Palestinian towns through five different political rules. The researchers addressed what are the key challenges that have impacted and confronted urban



planning, shape, and growth in Palestine, according to the researchers? Historical causes, Israeli land classifications, Israeli settlements, and the separation wall were all investigated by the researchers. The researchers gathered data using a combination of past studies and statistics data from worldwide sources. The method analysis that the researchers focused on was a qualitative approach through content analysis. The researchers discussed the main findings, which revealed that British city planning was implemented in Palestine to divide the land and establish Israel within territory around the West Bank; later, Israeli authorities negatively impacted the effective economy of the land by classifying and controlling it through the military army, regulating the construction of Israeli settlements adjacent to Palestinian cities and linking them to roads controlled by Israel, and regulating the construction of Israeli settlements adjacent to Palestinian cities and linking them to roads controlled by Israel and nature. Finally, the researchers concluded that this helps to prevent Palestinian urban fragmentation and the Palestinian Authority's loss of control over areas, resulting in uncontrolled city growth and urban sprawl.

(Raddad, 2016)

The researcher intended to demonstrate the impact of geopolitical volatility on Palestinian urban development. What are the challenges and concerns of political transformations confronting urban expansion trends in Palestinian urban regions and adjacent cities, particularly in Jerusalem and Ramallah? According to the major study question. The researchers focused on partitioning and classifying territories in the West Bank in accordance with the Oslo II interim agreement, which was built around agricultural lands, geopolitical status, and the separation wall. The researcher gathered data by conducting a detailed analysis of the historical literature of Palestinian urban design over various political eras, as well as observations and visual

interpretation. The researcher focused on a method of analysis that combined qualitative and quantitative approaches through empirical studies that used a Geographic Information System (GIS) to digitize maps and analyze data, Then, using a multi-criteria evaluation, they discovered promising locations for urban growth in the region, which is a role support policymakers for Sustainable Development. The researchers reviewed the main results, which showed that Israeli policy and methods including planning tools have stifled and hindered Palestinian urban development and expansion by isolating and separating Palestinian towns, influencing the population distribution and structure. Finally, the researcher advised other Palestinian researchers and planners to adopt new smart planning ideas and theories to better understand and evaluate lands for urban development, which is expected to increase in the short and mid-term future, particularly because Palestinians will face high density in the built-up area due to Israeli physical planning and geopolitical impacts.

(Aisen, 2013)

The key implications of political instability on economic growth were explored by the researcher. The study's main goal was to find a relationship between political instability and Gross Domestic Product (GDP). The researcher focused on GDP, private investment, and inflation as the main variables. This study used a quantitative method to consider an explanatory approach. The researcher's method of analysis included using dynamic panel data regression models on GDP per capita for 169 nations over a 5-year period, followed by empirical investigation of the transmission channels.

The researcher reviewed the major findings, which suggested that higher levels of political instability limit government horizons and result in weaker economic growth, affecting both

statistically and economically, increasing risks and lowering investment. As a result, growth is influenced by the accumulation of physical and human capital. Finally, the researcher advised that governments address political instability by addressing its root causes in order to lessen the influence of political instability on the quality and long-term viability of growth-oriented economic policies.

(Prado et.al. 2012)

Political instability, according to the researchers, is one of the hurdles to the implementation of urban sustainability techniques. The goal of the study was to show how political factors influence city sustainability and economic growth. The study's main factors were key social, environmental, and economic health determinants. The data was based on prior studies for population density for 78 Spanish cities in the years 2008-2009 that was analyzed by linear regression and the researcher utilized both quantitative and qualitative ways to examine it. The researchers' key findings revealed that there is a strong link between political considerations and urban sustainability, that political rivalry has a beneficial effect on city sustainability, and that political competition is the primary determinant of economic development. However, population density has a greater impact on factors of sustainability such as the environment, urbanization, and quality of life.

(Abu Sadaa and Thawabah, 2011)

The researchers emphasized how one of the most pressing concerns of the twenty-first century is how to manage sustainable urban expansion. The study's major goal was to find a viable site for development as a suburban hub and to manage urban expansion in a sustainable manner, with a

focus on Ramallah. The study focused on the five restrictions that are challenged in this city: Israeli colonies and military zones, Israeli apartheid wall, road network, and slope. Prior studies, Palestinian Central Bureau of Statistics (PCBS) publications, and surveys with target professionals such as planners, Ministry of Planning (MOP) and Ministry of Local Governments (MOLG) staff, as well as the general public, were utilized to gather data. In this study, both quantitative and qualitative approaches were explored. To assess the data, the researcher used two methods of analysis: a Geographic Information System (GIS) system for buffer analysis and a Multi Criteria Analysis (MCA) system for evaluating and ranking the locations based on a set of factors. The researchers analyzed the important findings in light of management issues and came up with a final constraint map that depicts what is preventing the designated city from developing sustainably. Finally, the researcher proposed that new sustainable tools and procedures be examined in order to succeed in planning challenges.

### **Previous studies observations and conclusion**

From previous different Arabic and foreign studies that dealt nearly with the same issue mainly related to the challenges of implementing Sustainable Urban Development strategies in the cities and societies. Although different situations and studies showing that each case suffers and try to incur some aspects to reach the ideal model in urban development. The studies revolve around;

- Political instability and sustainable development are linked, according to some researchers, political instability is one of the barriers to implementing urban sustainability principles.

- Political turbulence exists in some nations, delaying both environmental and economic development, both of which have an impact on people's well-being and, as a result, a reduction in quality of life.
- Other researches had demonstrated the influence of rapid urban population increase on the implementation of sustainability in cities with political unrest, and other studies have shown the significance of human welfare based on natural resources and the implementation of sustainability strategies.
- Some researchers believed that their countries' and cities' urban planning processes were unable to cope with fast urban growth in a sustainable manner due to a variety of factors such as the structure of political laws throughout time and geopolitical volatility. As a result of the findings that these cities are experiencing increasing urban sprawl, the study focused on measures to relieve the pressure on these cities by implementing adequate Sustainable Urban Development strategies.

What makes this study distinctive, according to the researcher's evaluations of the studies and literature listed above, is that it combines the majority of the preceding studies into one scenario, although challenge to accomplish urbanization in a sustainable manner.

The spread of uncontrolled and fragmented urban development within and around Palestinian cities has had a significant impact on Palestinian urban planning and shape in general, and the metropolitan Ramallah, Al-Bireh, and Bitunia areas in particular, as a case study.

Despite the fact that the cities in the aforementioned locations are small in contrast to other cities throughout the world, due to land limits, these cities have witnessed rapid population expansion

and high population density. In addition, these cities are identified as powerful areas in Palestine as a result of the formulation a particular temporary Palestinian administration there.

This study focuses at the direct and indirect effects of political instability on the pillars of Sustainable Development in the aforementioned areas, as well as how to direct Palestinian towns through long-term planning strategies that help meet Palestinian needs and shape Palestinians' future goals of becoming a socially economically advanced society. As part of a multi-step, integrated, and interdependent process, develop plans that consider geographic, political, stakeholder interests, resources, and the administrative environment.

Enhancing the role of Government and policymakers, industry experts, and city planners, particularly in nations experiencing political instability, and promoting transformation by accomplishing the recognized and specific Sustainable Development Goals of the United Nations (UN SDGs).

Furthermore, this study will use the physical planning process to control the expansion of the aforementioned cities in a way that meets national goals. This also aids in the supervision and monitoring of the fast growing urban Ramallah, Al-Bireh, and Bitunia metropolitan areas.

This research will differ from other studies in that it will address the fact that political instability in Palestine is a reality that cannot be ignored, which was not addressed in previous literature reviews and theories, and thus this research will focus on this point, as opposed to other studies that created plans based on assumptions after the occupation ended.

This study project with the country has been a unique experience that is not shared by any of the other countries studied above, owing to the presence of occupation, geopolitical constraints that control more than 63 % of the territory, and keep lack of continuity in areas. Regardless, Palestinians have the right to a dignified and sustainable existence.

Geopolitical constraints, high population expansion for various causes, and economic issues that affect sustainability and urban development will be the subject of this study.

Reviewing prior studies aided the researcher in a several aspects, the most significant of which are:

- Developing a successful study tool by including the technique and analysis methods used by academics in previous studies for questionnaires, interviews, and maps, as well as eliciting findings and recommendations.
- Enriching the theoretical framework of the current study in order to establish a link between Sustainable Urban Development and political instability.
- Conduct expert interviews and distribute surveys solely to specialists in this field and only within specified organizations in order to learn more about the study topics.

**The following are the primary criteria descriptions that will be utilized to evaluate the study outcomes:**

The criteria were developed using a literature review and planning guidelines based on previous experiences in Europe and the Arab world.

- Political instability stymies long-term Sustainable Urban Development, resulting in a reduction in the quality of social and economic disparities, as well as environmental degradation. (Khan, Farooq, 2019)
- Political transition and instability, particularly in nations and regions that have suffered war and political unrest, is one of the most important factors affecting social, economic,

and environmental aspects in the world, and has had a significant impact on urban growth in such countries. (Radad, 2016)

- There can be no Urban Sustainability Development in countries without equity, there can be no social or political stability. Poor urban management policies can lead to serious issues like land degradation and socioeconomic inequity, therefore structural and governance issues must be addressed in order to achieve Urban Sustainability. (Shaheen, 2009).
- National planning policy for urban development is one of the most important components in resolving the problem of political instability by establishing a clear growth and development management strategy based on national objectives and government vision. This criterion was investigated through interviews with professionals.
- Sustainable Urban Development criteria's:
- Physical criteria for urban development are the most important long-term criteria because they influence town density, shape, and intensity of development, land-use pattern, traffic circulation, and proper accommodation for future growth, all of which influence the success or failure of cities to achieve Sustainable Urban Development. Cities must be built in relation to regional and local resources, as well as subsurface resources, natural landscapes, and a variety of other elements. Environmental elements that are related to landscape construction enable the creation of a variety of landscapes to enrich community life styles and values. (Othman, 2009).
- Related to topography, since the Ministry of Local Governance in Palestine (MOLG) designated any area with a slope of more than 25% as a non-suitable urban



- development area, despite the fact that these areas exceed the costs of planning and construction premiums, having areas with a slope of less than 25% is preferred over areas with a higher percentage and are considered steep slopes areas that are rejected.
- It is also critical to achieve long-term sustainability in the designated land continuity areas, which is neither divided, detached, nor interrupted by any sub-area within it.
  - Related to the agricultural sites, the main purpose is to avoid expanding the Urban Development over the agricultural land, damaging these lands have negative implications that had to be avoided. (AbuSada and Thawaba, 2011).
  - The main goal of the socio-economic element is to improve the occupants' quality of life while also reducing pressure, thus it's critical to evaluate the public's perception of the development and its impact on their daily lives, work, and activities. The main aspects accessibility and social acceptance to achieve sustainability.
  - - Economic criteria, which are strongly connected to land prices and the availability of public land, are one of the most important variables in urban areas. (Othman, 2009).
  - Political criteria; In Palestine, the political situation is viewed as a key stumbling block to Sustainable Urban Development growth, as it restricts urban expansion, deforms its structure, and has a significant impact on several economic and urban planning difficulties. It should be noted that this in no way legitimizes any Israeli occupation, which is illegal under international law.
    - Classification of Land: Three areas classifications (Area A, Area B, and Area C) of Metropolitan Ramallah, AlBireh and Bitunia lands control the administrative situation, concentrating and prioritizing Area A and Area B because Area C has complete Israeli control over Palestinian land, with a percentage of 36.8% from

Ramallah Governorate land calculated by using Geographic Information System (GIS).

- Israeli Colonies: The major goal is to identify a distance that is far enough away from any Israeli colony since political sensitivity prevents any new development near the colony. As a result, it is critical to prioritize the distance from the site to the colony by employing a 2 km buffer zone.
- The separation wall has an impact on urban expansion by limiting future development in the southern west and redrawing the political boundaries of the Metropolitan Ramallah, Al-Bireh, and Bitunia areas.
- Israeli military bases, checkpoints, and terminals: Another Israeli control is the restriction of movement and access through terminals controlled roads, which are represented by permanent, partial checkpoints and crossing points, road gates or blocks, and the presence of observation towers, with the main goal being to determine the farthest distance from any Israeli terminal or control tool to achieve sustainable development. (AbuSada and Thawaba, 2011).
- Using Area C's potential to boost the Palestinian economy would be beneficial. Area C is critical for Palestinian economic development in the future. (The world's Bank, 2013).

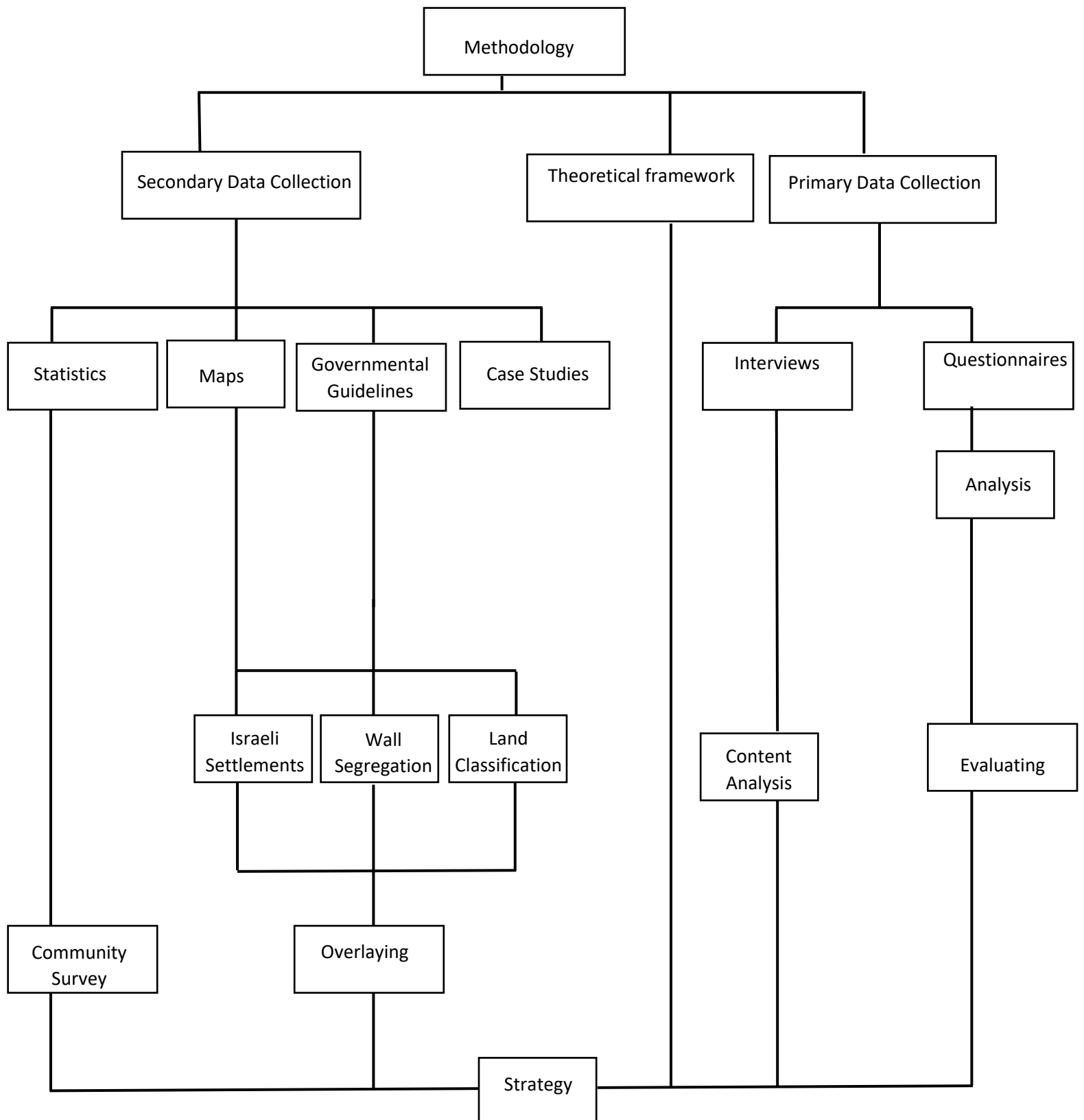
## **Chapter 3**

### **Research of Methodology**

#### **Introduction**

The study method that was employed in this study is presented in this chapter. It begins with a framework for research methodology, followed by a section on research design and approach, following research study boundaries, sections on population and sampling size are presented, followed by sections on research data source and data collection, then data analysis tools, validity and reliability, and lastly limitations are discussed.

### 3.1 Methodology Framework



### **3.2 Research Design and Approach**

In addition to a thorough and in-depth investigation of the literature review.

To achieve the research's aim, the study adopted a descriptive and analytical research approach design to assess and reveal the elements that influenced by political instability on Sustainable Urban Development, using metropolitan Ramallah, Al-Bireh and Bitunia areas as a case study.

This approach took into account the criteria through collection, summarizes and categorizes information, and aided in the study of facts that are linked to a chronological succession of issues and problems that the researcher wanted to investigate and learn about in order to achieve the goal by analyzing and interpreting them to predict and achieve the study's goals.

This study used a quantitative interpretive approach to support the relationship between dependent and independent variables, defined the hypothesis using data analysis, and discussed research topics by delving deeper into the insights and categorization of the observed characteristics and their experiences during the study.

To interpret the findings, the research analyzed spatial aerial maps and used content analysis and assessment mainly through conduct semi-structured interviews with select professionals and experts mostly operating in metropolitan Ramallah, Al-Bireh and Bitunia areas, as well as data analysis utilized chronological techniques, and compared the results to theoretical benchmark criteria's. This ensured that the data is accurate, reliable and the results had a confidence level.

### **3.3 Data Source**

Data was acquired from both primary and secondary sources for this study on political direction in developing metropolitan areas. Primary data is gathered through in-depth face-to-face interviews and self-administered questionnaire surveys, as well as interviews with knowledgeable experts.

There are two types of secondary data: statistical and geographical data. Statistical data was acquired mostly from previously conducted papers such as government directives, past planning reports and case studies, and census data primarily from the Palestinian Central Bureau of Statistics (PCBS).

Spatial data collected by reflects geographical information about physical features of the study area, the data included; aerial photographs from various periods as well historical and geographical maps.

### **3.4 A Sample of the Research Population**

The sample was taken from a representative target population and divided into key groups of officials from Governmental, semi-Governmental, and academic organizations who are directly involved in politics, economy, and city planning in the Ramallah Metropolitan area.

The criteria for selecting a questionnaire sample size that is small in range, only members chosen based on their relative access to the issue. The study's hypothesis was assessed by 31 people who provided the most accurate data. Despite the fact that professions range in nature, the selection process concentrated mainly on officials' specialists and professional's directors, who are chosen primarily on the basis of their positions. Workers from Ramallah and Al-Bireh municipalities, as

well as the Palestinian Planning Department, the Ministry of Local Government, the Ministry of Trade and Economy, the Palestinian Economic Council for Development and Reconstruction (PECDAR), the Ministry of the Environment, and academics and planners, were targeted.

In a convenience and judgments, a non-probability sampling method was used. The sample includes a varied set of professionals from several professions, including city planning engineers, mayors, environmental engineers, architects, planners, economists, researchers, and politicians with five to twenty years of experience working in jobs linked to the research concerns.

The table below shows the study population distribution by target institution.

**Table (1): The study population distribution by target institution.**

Institution	Number
Ramallah Municipality	3
Al- Bireh Municipality	3
Bitunia Municipality	3
Land Authority	3
Palestinian Planning Department.	3
Ministry of Local Government	3
Ministry of National Economy	4
Environment Quality Authority	3
(PECDAR) Palestinian Economic Council for Development and Reconstruction	3
Academics and planners	3

In terms of interviewee selection criteria, the majority of the interviewees were stakeholders that played a direct part in the development, establishment, and execution of the Oslo Accords. As well as the mayors of Ramallah and Al-Bireh Municipalities, and with a specialists responsible for contributing to Local development by planning, organizing, and supervising metropolitan Ramallah, Al-Bireh, and Bitunia districts.

### **3.5 Research Data Collection**

After studying the literature review and theoretical framework in order to meet the study's objectives, a wide range of sources used in the data gathering procedure.

Since the beginning of the research investigation and in order to support a conceptual model, a personal interview by phone with associate professor and planning specialist Dr. Salem Thawaba was done on March 7, 2021,

In addition, one of the most important destinations of this research was to acquire direct information in primary data by conducting semi-structured in-depth face-to-face interviews with stakeholders, politicians, planners, and mayors, during which they were asked ten direct questions on the research topic.

And they are:

- A witness to the conditions of the Oslo Accords Development and Establishment Agreement who is currently working as a political researcher.
- A stakeholder and politician in a position relevant to the implementation of the Oslo Accords who is a member of the Fatah movement's central committee and the head of the General Authority for Civil Affairs.



- General project manager in the Ministry of Local Government, in a position contributing to local development by planning, coordinating, and supervising metropolitan Ramallah, AlBireh and Bitunia areas.
- Mayor of Ramallah Municipality.
- Mayor of Bitunia Municipality.
- General Director of Civil Affairs' C-classified Lands Projects and Infrastructure.

Semi-structured interviewing is a method of data collecting that allows for flexibility and the division of questions into sections, as well as open-ended questions with simple responses with easy-to-explain answers. These interviews enabled the researcher to look for new opportunities to improve data gathering and analysis procedures. All interviews were transcribed in their entirety.

Another approach was to ask individual respondents to complete written research questions in the form of a questionnaire, which was done in person or over the phone. The sample size and sorts of questions was asked and determined by the researcher. The questions were primarily multiple options, "Yes or No," five-item Likert scale (on five levels: strongly agree, agree, neutral, disagree, strongly disagree one), and two open-questions expressing opinion in a short essay, which aided in comparing respondents' related knowledge.

The tool's method was organized into five sections, each of which focused on a specific aspect related to the political situation and Sustainable Development in Metropolitan Ramallah, Al-Bireh and Bitunia, and this sections mainly were:

- 1- The powers that ruled Palestinian from British Mandates till nowadays. (Including two questions).
- 2- Israeli confiscation. (Including three questions).
- 3- Oslo Agreement. (Including five questions)
- 4- Economic aspects. (Including four questions).
- 5- Policy and strategy to be adopted in the mentioned areas. (Including two open questions).

The focus of this type of data collection in this study was through selecting officials from politics, economics and cities planners primarily from Palestinian authorities, particularly those based in the Ramallah governorate, such as Palestinian Planning Department, the Ministry of Local Government, the Ministry of Trade and Economy, the Environment Quality Authority, the Palestinian Economic Council for Development and Reconstruction (PECDAR), the Land Authority, and the municipalities of Ramallah and Al-Bireh cities in addition to academics and planners from Birzeit university.

The questions were consistent, and the same type of questions were asked in interviews and in the form of a questionnaire to investigate strategies and important factors affecting political instability in the metropolitan Ramallah, Al-Bireh, and Bitunia areas, as well as their role in influencing urban sustainability development.

Document evaluation and reports were undertaken in both online and offline modes in relation to secondary data collection. Publications, articles, books, documents, reports, aerial maps and websites were used to gather the above information.

### **3.6 Tools for Data Analysis**

Based on the prior literature review. The researcher used the Statistical Package for the Social Sciences (SPSS) to analyze and measure the applied data from the disseminated questionnaire in order to estimate the association between variables, understand their impact, and determine the most important factor, as well as analyzing through regression analysis to determine the strength and weight of the variables. (Gujarati, 2011). In addition, the mean quantitative used in the interview's open-ended question. Furthermore, the researcher employed a Geographic Information System (GIS) as the primary tool for spatial data analysis by digitizing aerial maps and analyzing the data; the main spatial features in the analysis were Israeli settlements, wall segregation, and land classification, which were based on a study published by Abu Saada and Thawaba in 2011. The researcher described the maps in order to better understand the implication of geopolitical factors on urban developments on the ground. In addition to the chronological analysis, which applied to different time periods. All of the described tools aided and supported in the content analysis of data obtained through interviews and report records in order to reach the results and compare them to theoretical benchmarks.

### **3.7 Reliability and Validity Analysis:**

In this study, the tools of statistical methods of validity and reliability used by creating a sample to measure both tools in the questions, and collecting data using more than one method as mentioned to ensure that different dimensions of the same phenomenon are captured and that arbitration is ensured.

The stability and consistency of the data analysis procedure in the questionnaire checked for reliability. In addition, the reliability of the information gained in the interviews checked in this study to ensure that the same results can be obtained if the same instrument is used again by interacting with different stakeholders and politicians, as well this helped to guarantee the coherence of the information.

The validity ensured measuring instruments. The researcher demonstrated the extent of use to obtain the same results, measurement accuracy, and calculated the correlation between the results to show the consistency of the measure, and the researcher achieved face validity of the questions in both the questionnaire and the interview by sending the research study tools to the supervisors, as well as a panel of experts in the research subject (totaling five) to gain their input and feedback on the clarity and appropriateness of the questions to the study objectives, as well as the study tool's capacity to measure it.

Pilot pre-test questionnaires were administered to an exploratory sample to demonstrate the reliability of the questions and the validity of the content tool used to guarantee that the respondents fully comprehend the questions, before it was accepted for use in the study, this study tool went through a series of stages and tests, including exploratory study.

After completing the questionnaire in its first version, the pretest examined on five people chosen from planning professionals and economists, the researcher distributed them to participants from the study community, in order to develop the questionnaire and obtaining as much accuracy as possible, establish the extent to which respondents comprehend the questionnaire items and to detect any difficulties that may arise.

This aided in the seamless response of questions as well as the development of the questionnaire.

### **3.8 Limitations**

- Part of the research's topics are political, it was sensitive for some of the persons who were questioned or interviewed to acknowledge government decisions and strategies or to honestly answer some questions, resulting in bias in some circumstances.
- Data was gathered from a variety of sources that were not time-synchronized, and some information was unavailable.
- The Palestinian geopolitical context is complicated by its unique peculiarities.
- There is a scarcity of updated information and data accessibility on Israeli future plans, as well as lack of publications about urban sustainable development viewpoints and tactics in Palestine.
- It was crucial for the researcher to sustain the length of the interview, even if it was semi-structured, but once it was a two-way conversation, some interviewees wanted to add interventions.
- Data was gathered from a variety of sources that were not time-synchronized, and some information was unavailable.

## Chapter Four

### Study Site

#### **State of Palestine cities. Case Study: Metropolitan Ramallah, Al-Bireh and Bitunia Areas.**

#### **4.1 Background:**

Palestine is divided into two physically separate areas with a total area of 6,220 km<sup>2</sup>. The West Bank covers 5,880 km<sup>2</sup> and the Gaza Strip covers 360 km<sup>2</sup>, and they are geographically separated by Israel on all sides, with Israel on the west, north, and south, and the Jordan River on the east. The Palestinian land is made up of a variety of features that reflect a rich ecological, cultural, historical, and religious setting. Within a very small area, there has been a lot of variation in topography and landscape.

Cities in Palestine are rapidly expanding, and in physical terms, they have encroached on neighboring agricultural lands and natural environments, due to the complexities of the political upheavals that influenced the process. Uncontrolled city expansions hurt local traditional communities by putting a strain on urban services, resulting in the depletion of natural resources as well as the exploitation of landscapes, cultural, historical assets, and hydrological systems.

(Abdelhamid, 2006)

Although the mismanagement of urban development, policymakers' decisions, and all planning issues related to the political situation and the long period of occupation with its policies played a major role in the formation of urban form. As well Palestine's population is rapidly growing, with one of the fastest rates in the world, causing cities to become overburdened and under increasing pressure. (Abdelhamid, 2006)

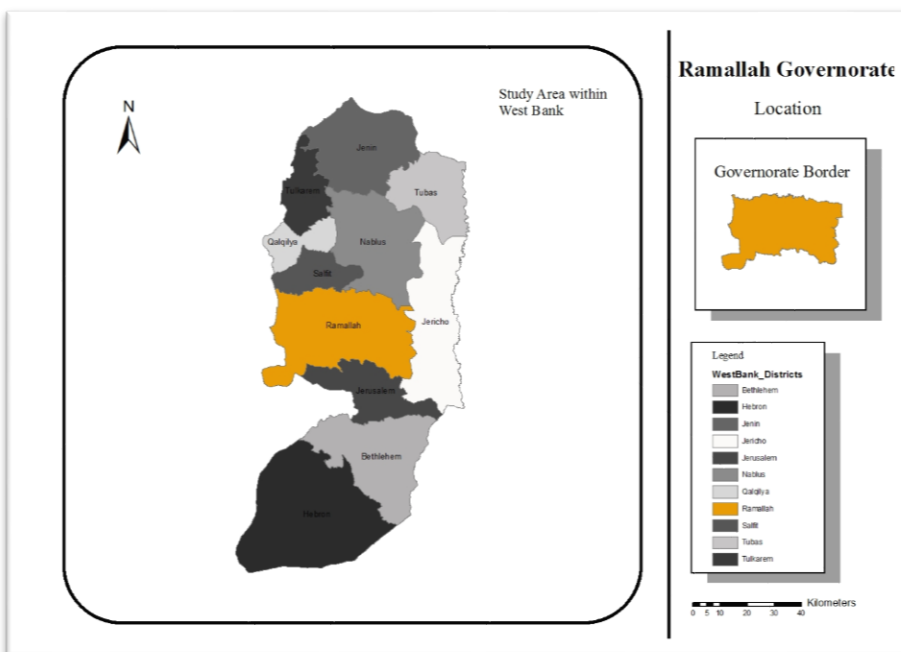
In the Palestinian context, political complexity has resulted in the creation of a maze of legal rules and regulations, making the planning system complex and inefficient, resulting in a negative urbanization process and radical transformations of Palestinian society, as well as an unstoppable development process. Political upheaval slowed the country's progress, resulting in an economic downturn and a period of stagnation that continues to this day. (Shaheen, 2009).

#### **4.2 Metropolitan Ramallah, Al-Bireh and Bitunia areas Urban Development**

The Ramallah area is located at 31°57' 41" north and 35°12'0" east, in the heart of the West Bank, about 13.84 km north of Jerusalem, 50 km south of Nablus city, and near to Al-Bireh city, according to the Global Geographic Reference System (GEOREF). The area of Ramallah governorate covers of 855 km<sup>2</sup>, and it includes 78 localities, including 3 refugee camps.

**Figure 2: Ramallah and Al- Bireh Governorate location within West Bank.**

*Source: Edited by using ArcMap database GIS.*

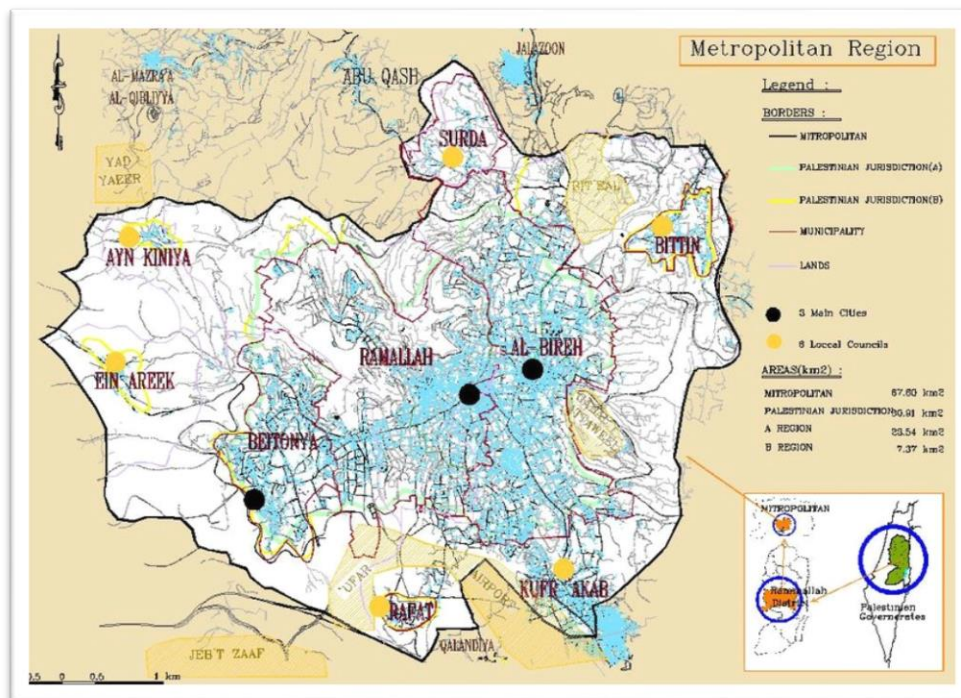


The cities of Ramallah, Al-Bireh, and Bitunia are a good example of a Metropolitan areas because they are considered a continuous and overlapping demographic and urban unit, but each of them is administratively and systematically separate

Following the Oslo II Interim Agreement and the establishment of a provisional government in Ramallah Governorate, the built-up areas in metropolitan Ramallah, Al-Bireh, and Bitunia have greatly increased. As it is considered most rapidly growing Governorate within the Palestinian territories. Ramallah is a city which clearly demonstrates the rapid physical development and display rapid population decrease. In addition, rapid urbanization puts a strain on services, employment opportunities, and housing. (AbuSada and Thawaba, 2011).

**Figure 3: Boundaries of the metropolitan Rmallah, Al- Bireh, and Bitunia areas.**

*Source: (Raddad, 2015)*





The main constraint to urban expansion in the Metropolitan Ramallah, Al-Bireh, and Bitunia areas is the lack of control over land, as Jabal Al Taweel (Psagot Israeli colony) limits any eastern expansion process, in addition to the process of preventing expansion in the southern area, which is blocked by the Israeli settlement of Givat Ze'ev. The Israeli colony of Beit Eil, on the other hand, is limiting the northward expansion. Furthermore, the west is characterized by high-slope hill topography, which presents a significant challenge for future expansion. This implies and emphasizes that the only way to expand in the Metropolitan Ramallah, Al-Bireh, and Bitunia districts is to expand northwest. (AbuSada and Thawaba, 2011)

Metropolitan Ramallah, AlBireh and Bitunia areas are distinguished by Geographical location: Due to Israeli closure and restrictions, the areas are located in the West Bank. It has established itself as the administrative, economic, and political capital of Palestine. With the signing of the Oslo Accords and the establishment of the Palestinian Authority in 1994, these areas became the main point for Palestinian Ministries and Government offices.

These cities are considered as a home to the headquarters or central offices of several corporations, banks, and institutions as well, it has developed into a major economic hub. (Shaheen, 2009)

The population of Metropolitan Ramallah, Al-Bireh, and Bitunia accounts for roughly 12% of the West Bank's total population. However, due to fast population growth and limited land availability, the population density is likely to rise. (AbuSada and Thawaba, 2011).

### **4.3 Factors influenced Palestinian Urban Development through history:**

According to Abdelhamid, (2006). Palestinians are occupied and have limited control over their land, resources, and economy, which sets them apart from other scenarios. Urban planning practice and experience in Palestine, which dates back to the 19th century, has witnessed considerable changes and improvements in terms of characteristics, policies, principles, and management due to the planning being controlled and experienced by external influences. Each ruler left his mark on the country, influencing the physical geography of today's Palestinian cities.

#### **The British Mandate (1917-1948).**

The British Mandate drafted a number of new urban legislation and regional plans, including a city planning strategy, which were later adopted by the Israeli occupation, which is now employing these plans as a land confiscation policy to build a security zone. These plans also influenced urban fabrication and constrained Palestinian urban growth, as well as assisting Israeli urban expansion by providing them with additional Palestinian lands, encouraging Zionist immigration to Palestine from all over the world, and later helping the Israeli occupation aim. (Muhsen, 2017).

The British Mandate in Palestine was carried out and enforced through space control and the granting of building licenses; expansion was slow; for towns, local plans were created that authorized planning and managing space development within the town's boundaries. With the exception of highways, however, regional planning had a little impact on the communities. (Abdelhamid, 2006).

Palestine was considered agricultural area at the time, and the farmers were the main career in Palestine. Jerusalem, on the other hand, was seen as a central city with a major socioeconomic core, and it became the main political pole of the mandate government after that. Meanwhile, Ramallah was designated as a rural region with a village classification, and it began to expand outside the old city's boundaries and along the main highways toward Al-Bireh, bringing the two villages closer together and forming a commercial district. (Khamisi, 2006).

### **Jordanian Rule 1948-1967.**

At the time, Palestine was divided into three parts: the state of Israel, which was established in 1948, the West Bank, which was administered by Jordan in a new era, and the Gaza Strip, which was administered by Egypt. Because Israel controls most of the Palestinian territory, as well as the western portion of Jerusalem, Palestinians have been fleeing their villages and cities in droves. (Muhsen, 2017).

According to Abdelhamid, (2006). Despite the foundation of a number of municipalities, the same British Mandate plans were still employed to manage Palestinian urban expansion and planning, since Jordanian authorities did little to change the British Mandate planning system, further restricting urban development in the towns. Furthermore, the planned road network was unsuitable for future needs and incompatible with population demands, resulting in a low standard of living.

### **The Israeli Administration (1967-1993):**

By this time, Jordanian rule had been removed from Palestine. And Israel had seized, controlled, and imposed central authority over the rest of the West Bank, including Jerusalem and the Gaza

Strip. When it came to town development, the Palestinian Territories were exposed at the time. To support their own interests, Israeli officials change essential laws and regulations. The army was also deployed by Israeli authorities to ensure security and control. In 1971 planning permission were given under Israeli occupation; The comprehensive control turned the existing law into an effective instrument for restricting Palestinian urban expansion, restricting construction by denying building licenses and reducing the amount of land accessible for industrial and economic enterprises, and increasing the Palestinian economy's reliance on Israel. As a result, both the town and the villages are left without a functional economy. Planning and guiding for Jewish settlement were open, while obtaining a building permission for Palestinian cities and villages became extremely difficult and expensive because Palestinian towns and villages lack local structural planning. Furthermore, Palestinian urban growth has been controlled at the same time that the Palestinian population has grown, yet technological planning has been employed to impede the fulfillment of basic their necessities. (Abdlhamid, 2006). Israeli policy took complete control of Palestinian lands that had been designated for industrial and economic projects, and Israeli military attacks at the time destroyed Palestinian lands, resulting in political conflict as well as the continued development of Israeli colonies and the segregation of rural areas via bypass roads. (Muhsen, 2017).

**Period of the Palestinian Authority (since 1994):**

In 1994, the Palestinian Authority was founded following the Oslo Peace Agreement. The majority of planning activities and functions were shared by the Ministries of Planning and International Cooperation and Local Government. Physical planning on a regional and national scale centered on land and land use. For the coordination of future urban and rural growth, as

well as the realization of large-scale projects, a regional plan was deemed required. The West Bank land was divided into three categories as a result of the Oslo Interim Agreement: Area A is under complete Palestinian authority, Area B is under joint Israeli-Palestinian management, and Area C is under full Israeli control. (Abdelhamid, 2006)

The current laws, rules, and decrees establishing the legal planning system in Palestine appear to be a jumble as a result of the different administrations affecting the Palestinian planning system.

#### **4.4 Population**

In 2020, the population of Palestine around 5,154,173 people, with 347,818 people living in Ramallah and Al-Bireh Governorate.

Ramallah and Al-Bireh Governorate had a population of 205,448 people in 1997, but it expanded to 279,730 in 2007, 326,008 in 2017, and 347,818 in 2020. (PCBS, 2019).

The following equation, followed by PCBS, can be used to compute the Governorate's approximate population in the future.  $Population_t = Pop_b * (1 + growth\ rate)^n$ , where; T: target year, B: based year, N: number of years. (PCBS, 2019).

**Table (2): Population in Ramallah and Al-Bireh Governorate through years.**

*Source :( PCBS, 2019)*

Population in Ramallah and AlBireh Governorate.				Projected Population in Ramallah and AlBireh Governorate.					
2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
326,008	331,194	340,475	347,818	355,202	362,602	370,030	377,465	384,903	392,363

Because of significant population growth and limited land resources as a result of Israeli planning policies and land confiscation, the population density of Metropolitan Ramallah, Al-Bireh, and Bitunia is likely to rise.

Internal migration to the metropolitan districts of Ramallah, Al-Bireh, and Bitunia has increased demand for public services, facilities, and housing, as well as putting a strain on infrastructure in areas that are not prepared for such densities of people. Meanwhile the rising demand for residential projects, economic and commercial projects became the most critical concern. (Shaheen, 2009).

#### **4.5 Land classification in accordance with the Oslo II Interim Agreement.**

The Oslo Peace Agreement was signed in 1995 by the Israeli government and the Palestinian Liberation Organization (PLO) to stop decades of conflict and to live in peaceful coexistence and mutual security, while respecting their political rights.

During the interim period of not more than five years, this contractual agreement will govern the two sides' interactions and will cover the West Bank and Gaza. (AREEJ, 2006).

The West Bank's lands were categorized and divided into three sorts of areas under this agreement:

- Area A, which is completely under Palestinian control, accounts for 11.9% of the entire area.
- Area B is shared between Israelis and Palestinians. It takes up 24.9 % of the entire land area.

- Area C, which Israel refers to as "state land" and covers 63.3% of the overall area, is under full Israeli authority.

The Palestinians have full Political and security control (civil power) on area A, in addition to development, zoning and planning responsibilities. While in area B, Israeli control political and security issues, and the Palestinian bear only responsibility for development and planning. With regards to area C, Israel has the power for total political and security control in addition to the development and planning responsibilities. (Arabic-Islamic States, 1995). The aforementioned classification stifled urban development and expansion, particularly in Area C, where military orders were erected.

And according to Arij, 2006. The land classification in Ramallah and Al- Bireh Governorate is shown in the table below.

**Table (3): Ramallah and Al- Bireh governorate land classification.**

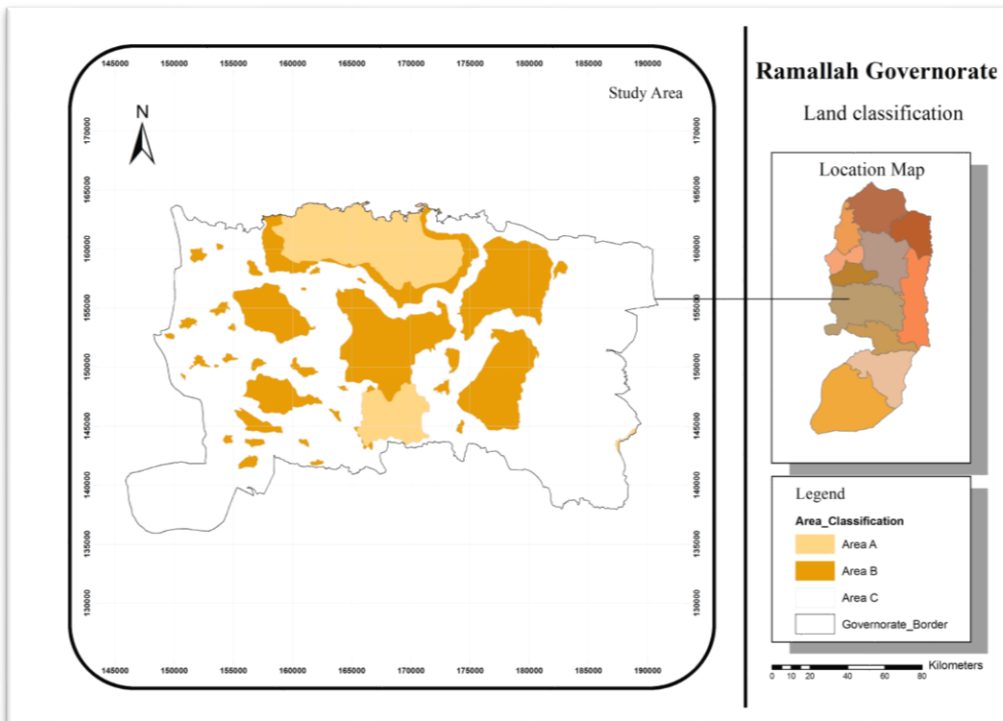
*Source: Arij, 2006.*

	Area A	Area B	Area C
Percentage of Land Classification	11.9%	24.9%	63.3%

And the map below shows land classification in Ramallah and Al- Bireh Governorate according to Oslo Accords.

**Figure 4: Land classification According to Oslo Agreement in Rmallah and Al- Bireh Governorate location within West Bank.**

*Source: Edited by using ArcMap database GIS.*



#### **4.6 Geopolitical Constraints**

Urban planning, rules, and legislation to serve its military vision and crystallize it on the ground. It should be highlighted that Israeli ambitions for acquiring more Palestinian territories were the main reason for further moving and reshaping. One of the most notable initiatives of the "Israeli" government is to control the urban growth of Palestinian cities and villages and limit their expansion by isolating them in isolated enclaves.



Israeli policy in the Palestinian occupied territory has a number of physical implications that have an impact on Palestinian urban development. In addition to the economic controlled by Israel, border that restrict Palestinian movements, control of natural resources, control over land that are imposed by Israeli occupation on Palestinians on the ground. Israelis maintained a policy of confiscating land from Palestinian regions and using it to establish colonies, military areas, and bypasses, causing Palestinian continuity to be disrupted and making any national or regional planning difficult. Build an apartheid wall to restrict natural resources and hinder the physical expansion of Palestinian cities, towns, and villages. (Shaheen, 2009).

### **Israeli settlements and military zones**

Since 1967, Israel has built Israeli colonies next to Palestinian communities and villages on the West Bank, as well as bypass highways connecting settlements and nature reserves. As a result, these cities and towns have been restricted and limited in Palestinian urban development and expansion, as well as the failure to maintain Palestinian landscapes, agricultural areas, and culture. (Moghayer et.al. 2017).

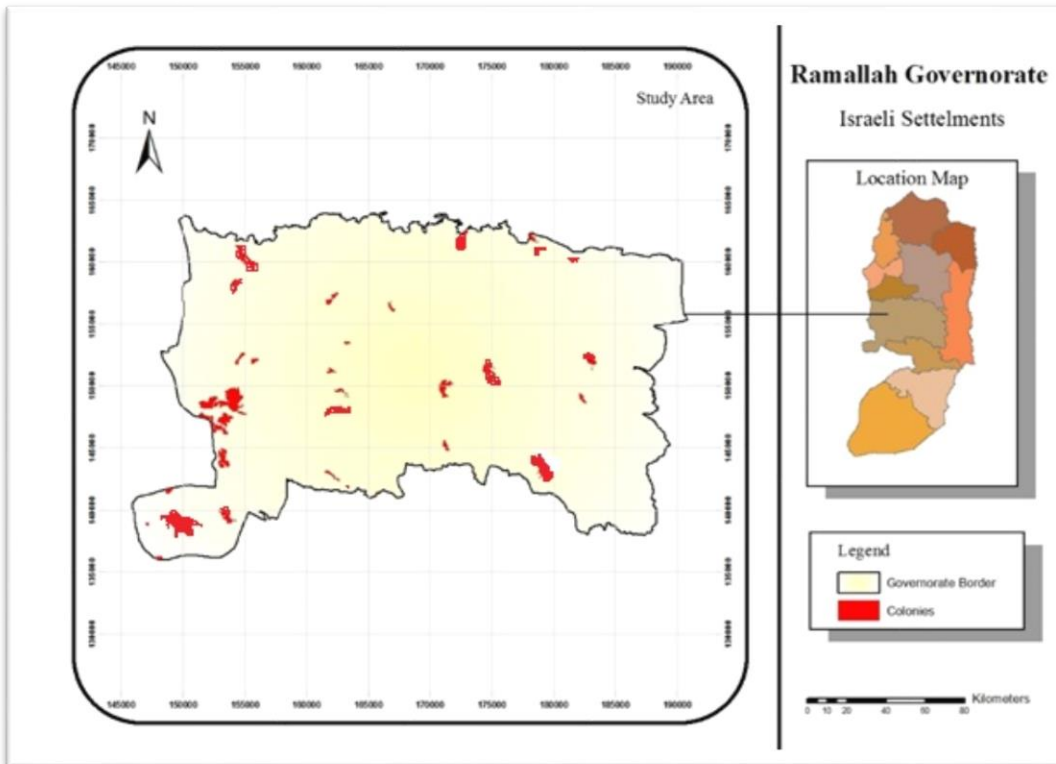
Israeli settlements surround Ramallah and Al-Bireh governorate, and between 1996 and 2013 Israel was able to develop the existing ones. (PCBS, 2019).

Furthermore, the number of Israeli settlements in the West Bank rose to 150 in 2018, with 26 of them in Ramallah and Al-Bireh governorate.

Meanwhile, in Ramallah and Al-Bireh governorate, the proportion of settlers to Palestinians is over 39.2%. (PCBS, 2019).

**Figure 5: Israeli colonies in Ramallah and Al-Bireh Governorate.**

*Source: Edited by using ArcMap database GIS.*



### **Israeli apartheid wall**

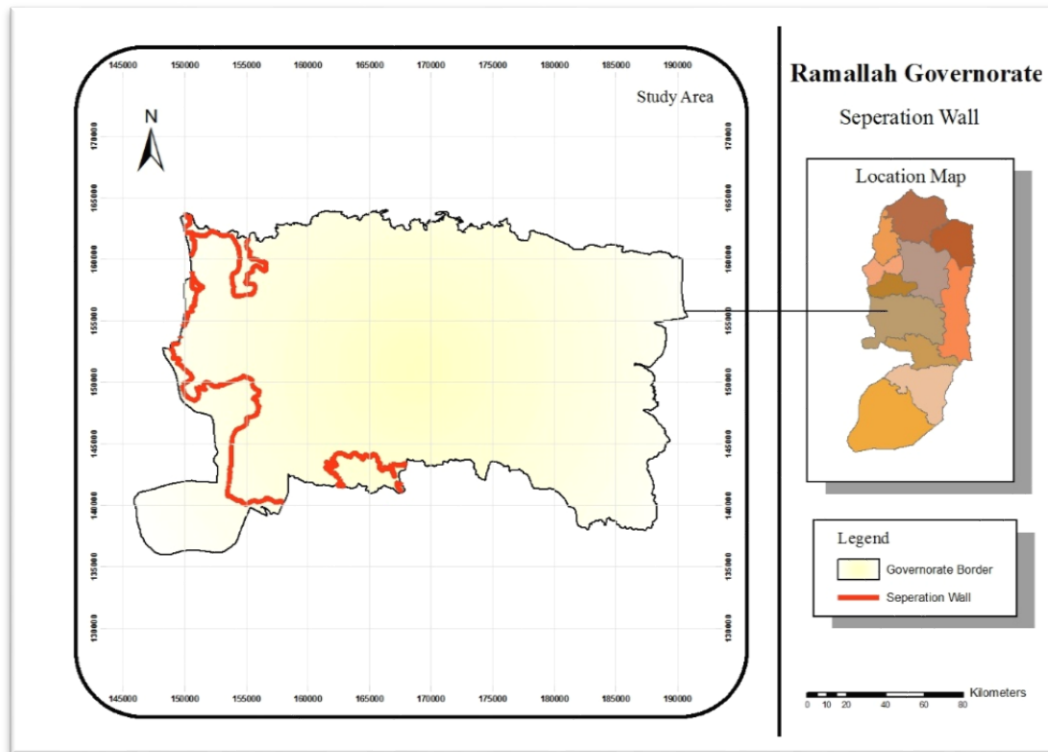
Israel began construction of the wall along the Green Line in the West Bank in 2002, passing through Palestinian towns and agricultural fields, as a result of the changing Israeli political environment, which was followed by limited urban development and land availability.

(Aljazeera, 2020)

The apartheid wall in Ramallah governorate runs through 23 Palestinian villages and towns, preventing further development in the western section of the governorate. (ARIJ, 2006).

**Figure 6: Israeli segregation wall in Ramallah and Al-Bireh Governorate.**

*Source: Edited by using ArcMap database GIS.*



#### **4.7 Planning Experience in Palestine:**

According to the Ministry of Planning, 2007. The Palestinian Authority took over responsibility for planning issues in 1994 in order to reform and enhance Palestine's planning development scenario in order to raise the level of Palestinian cities and municipalities.

During the Palestinian-Israeli negotiations, the Ministry of Planning and International Corporation (MOPIC) developed a regional plan for the West Bank in order to integrate future physical and functional growth in the West Bank by proposing four possible concept models for future distribution and creating new living spaces for immigrants/returnees. Agriculture, industry, tourism, public services, housing, transportation, water, wastewater, solid waste, and

energy all had a role in the development of the best model. Natural resources were also examined in the study.

The Ministry of Planning developed a regional plan for the West Bank governorates in 2007, designating the centers in a hierarchical pattern based on population and function, the number of function establishments, and the center's accessibility and links to major roadways, resulting in four levels:-

- Level One: The cities of (Nablus, Ramallah, and Hebron) represent regional centers that serve the region, and each of these centers includes vital services such as hospitals, universities, hotels, administrative, and commercial centers.
- Level Two: Sub regional centers (middle-sized towns) such as Jinein, Tulkarem, and Qalqeylia, which house functions such as higher education, medical facilities, and local administrations, among other things.
- Level Three: Local level centers (Salfeet, Yatta, Ni'lin) include primary and secondary schools, temporary clinics, and small stores.
- Level Four: Neighborhood level (the lowest level centers), includes (Birzeit, Qabatya, and Anabta).

Ministry of Planning also recommended a hierarchical classification for public service facilities that were classified according to the center hierarchies in the West Bank. This classification is based on the population size, which is required to assess the demand for each institution. The study categorized the facilities into ten categories: education, health, religion, recreation, open spaces, cultural, government, transportation, and communication. (MOPIC, 1998).

According to Ministry of Planning and International Corporation, 1998. The availability of various types and levels of functions in the area, as well as accessibility to these functional

zones, are all factors in the creation of functional zones. Physical networks should be efficient, safe, and environmentally benign, with long-distance travel being minimized as much as possible. Because the promotion of new regional functional centers encircling the main center will reduce the distances between regional and local centers and the main center, the center distribution pattern should be designed to help reduce traffic.

Recently, Palestinian investors have announced new plans to create new cities around Ramallah, Nablus, Hebron, and Jenin in order to address the country's rapid population increase. Rapid urbanization in Palestinian towns has resulted in a movement to the suburbs; this necessitates a probable turning point toward a new urban structure in order to reduce the influx of people into these cities. Meeting the future demands modern systems and services, and a lack of futuristic studies has a negative impact on these cities' urban progress. The goal of developing a new town was to meet the growing population as a peripheral (outlying, bordering) growth that mostly relied on the spread of development, such as residential districts, in order to develop the vacant land with multi-story apartment buildings. As a result, when commercial shops and workshops were added to residential neighborhoods, each residential neighborhood became a mixed-use zone, and urbanization took place between the central town and the surrounding areas. Within the expanding communities, the expansion shows a low population density and no economic base. (Othman, 2009).

#### **4. 8 Palestinian State strategy and Goals for Sustainable Development**

Participatory labor is a cornerstone of the Sustainable Development concept. Without all partners' belief and participation in the adoption of the national working groups' programs and reference lines, it will be impossible to achieve the development goals. (United Nations, 2016). The first voluntary national evaluation of the 2030 sustainable development plan's follow-up and implementation is Palestine's first report on Sustainable Development, and it tries to identify the forces affecting social, economic, and environmental development.

The State of Palestine filed its first voluntary national evaluation of the Sustainable Development Goals to the high-level political conference at the United Nations headquarters in New York in July 2018. The United Nations summit on Sustainable Development, which took place in September 2015, brought together Governments from all across the world; The report stated that ending Israel's occupation, allowing Palestinians to exercise their right to self-determination, and establishing an independent Palestinian state with complete control over its territory, borders, and resources is a necessary and prerequisite. To enable Palestine to realize its national development aspirations, a requirement that cannot be met unless the International community holds Israel accountable to International legitimacy resolutions, the most important of which is the end of the occupation of Palestinian territory. (State of Palestine, 2018).

#### **4.9 Social, Economic and Environmental aspects in Palestine.**

##### **As a case study: Metropolitan Ramallah, Al-Bireh and Bitunia areas.**

###### **Social Aspect**

Multiple transformations and pressures have shaped Palestinian society over the years, forcing it to take two distinct forms: traditional community structures imitated in some instances, and modernized in others; however, both forms are aware of the importance of transforming society from a rural to an urbanized civil society with recognized leadership, which influences decision-making.

Palestinian society is described as a youth society and is divided into four levels of urbanization: farmers, refugees, Bedouins, and city dwellers. The majority of people are affected by high population, political instability throughout time, independence, freedom, and a variety of other issues. (Shaheen, 2009).

In the meanwhile, Palestinian society is divided into three inhomogeneous classes, each with different economic capabilities, social prestige, and influence on decision making -political clout. Social structure of Metropolitan Ramallah, Al-Bireh and Bitunia areas has been shaped by various migrants and people who arrived and established in the city, as well as those who studied and worked in foreign countries and returned with different perceptions and knowledge. The city's broad social mix has aided the creation of a developing society that welcomes people of many backgrounds and cultural sensibilities. The Metropolitan Ramallah, Al-Bireh and Bitunia areas provides services to the district's surrounding cities and villages, contributing to its urban and social development. (Shaheen, 2009).

## **Economic Aspect**

Economic growth is regarded as a foundation for human well-being and one of the most important sustainability pillars. In Palestine, however, the Israeli occupation is a major impediment to the Palestinian economy's development and, as a result, to people's well-being. Political instability has deterred investors from investing in the Palestinian Territories, reducing tourism, one of Palestine's most important economic sectors in Palestine. (Shaheen, 2009).

The Palestinian economy is mostly reliant on international aid, particularly external assistance and trade with Israel under the Paris Protocol. Israel controls everything linked to cross-border trade by employing a complicated system of permits, security checks, and other means to stifle economic activity in Palestine. (Shaheen, 2009).

The Palestinian economy is strongly based on trade and is mostly focused on providing services and producing goods. Palestine's biggest trading partner is Israel.

Metropolitan Ramallah, Al-Bireh and Bitunia areas play a significant economic role in the Palestinian economy, serving as a focal point for NGOs, international, corporate, and state institutions. Agriculture, industry, and services make up the majority of the economy of the area. Meanwhile, the district's industrial facilities rely on Israel for raw materials, and the district's socioeconomic status is marked by high unemployment rates, which have risen quickly in recent decades due to political upheavals. Palestinians can work either in Israel or in Palestinian government offices, which have an insufficient number of low-paying positions, resulting in deterioration of living conditions and an increase in poverty. (Shaheen, 2009).



### **Environmental Aspect**

The Palestinian environment is in shambles, as people's attitudes toward environmental preservation are low, and there is no Palestinian Planning for Environmental Affairs, resulting in an accumulation of environmental problems and health risks.

Palestinians' environment is deteriorating due to a lack of clean water, solid waste disposal, an inadequate sewage system, zoning rules, pollution emissions, and a lack of greenery. (Shaheen, 2009).

## **Chapter Five**

### **Research Analysis**

#### **Introduction**

The first section of this chapter presents an analysis of the study region allocated in the fourth chapter, which includes a consideration of geopolitical variables as well as Israeli implementation on the ground. The findings are represented as maps, illustrating Israeli operations and their aggravation in the area, which inhibited long-term Urban Development except in the northwest direction. In this chapter, a spatial feature analysis of the research region is conducted using a Geographic Information System (GIS) (Arc Map 9.2) to digitize and geo-reference high resolution Ariel photos for Ramallah and Al- Bireh Governorate. The maps in this chapter were utilized with this system and based on the aforementioned criteria, which included the development of numerous layers that were discussed and examined, as well as the established constraints that guided and directed the study in achieving the desired results.

Furthermore, the second section of this chapter offers quantitative statistical data collected with the study instruments provided in the analysis and inputted with the Statistical Packages Program for Social Studies (SPSS25). Research topics for each scale of political instability and Sustainable Urban growth, as well as their interrelationships. The research provides answers to a number of different questions.

Finally, the third section of this chapter examines the interview analysis in order to further explore and expand on the findings from the previous phases. The research testing of the hypotheses that lead to the study's findings.

## **5.1 Spatial Analysis**

In the case of Palestinian cities, using the Ramallah and Al-Bireh Governorate boundary as a base to determine the impact of political instability on urban sustainable development using a Geographic Information System (GIS) to analyze maps and reach a model that clarifies Sustainable Urban Development areas direction and expansion in the presence of occupation as a fait accompli.

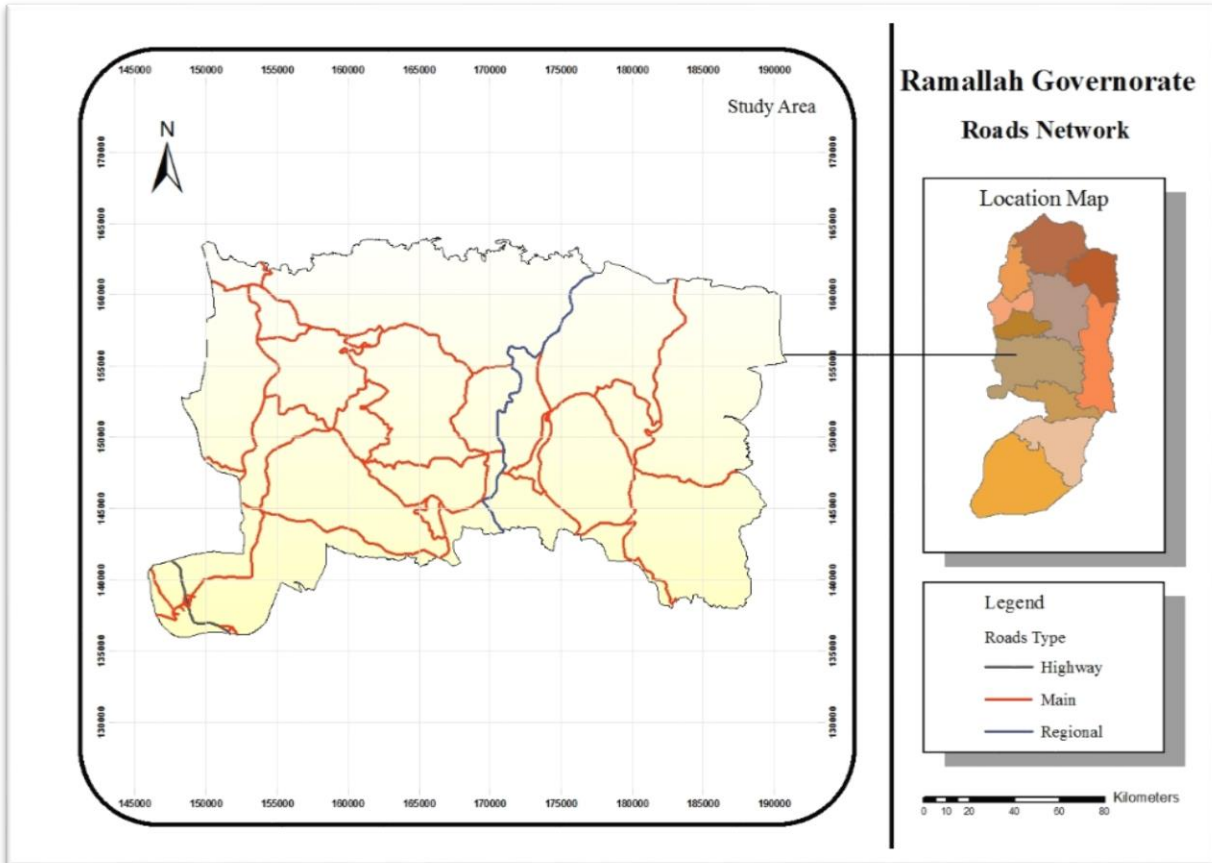
The main restrictions in achieving Sustainable Urban Development in Metropolitan Ramallah, Al-Bireh and Bitunia that include a large variety of considerations and limits influenced by political instability.

- 1- Israeli colonies and military zones, which were described previously with a map showing all the colonies in Ramallah Governorate, which prohibited future expansion by Israeli confiscation.
- 2- The Segregation Wall; the wall runs along the western boundary of Ramallah and Al-Bireh Governorate, and it was previously stated with a map showing its exact location.

- 3- Road Networks: In this step different layers and types of roads (local, regional and bypass roads) were sorted and prepared for the buffer next step.

**Figure 7: Road networks in Ramallah and Al-Bireh Governorate.**

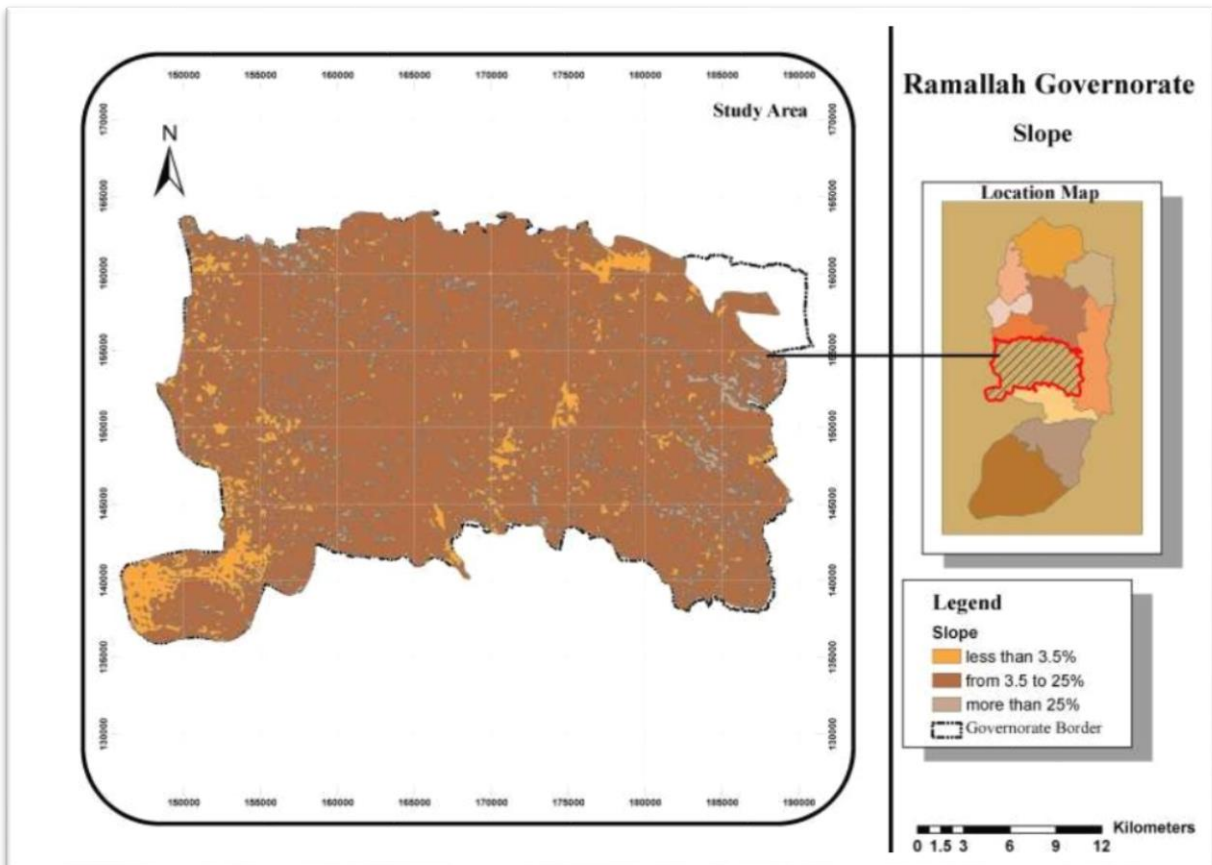
*Source: Edited by using ArcMap database GIS*



- 4- Topography and Slope, according to (MOLG) avoiding areas with slope more than 25%.

**Figure 8: Slope in the Ramallah, Al-Bireh Governorate.**

*Source: Edited by using ArcMap database GIS.*

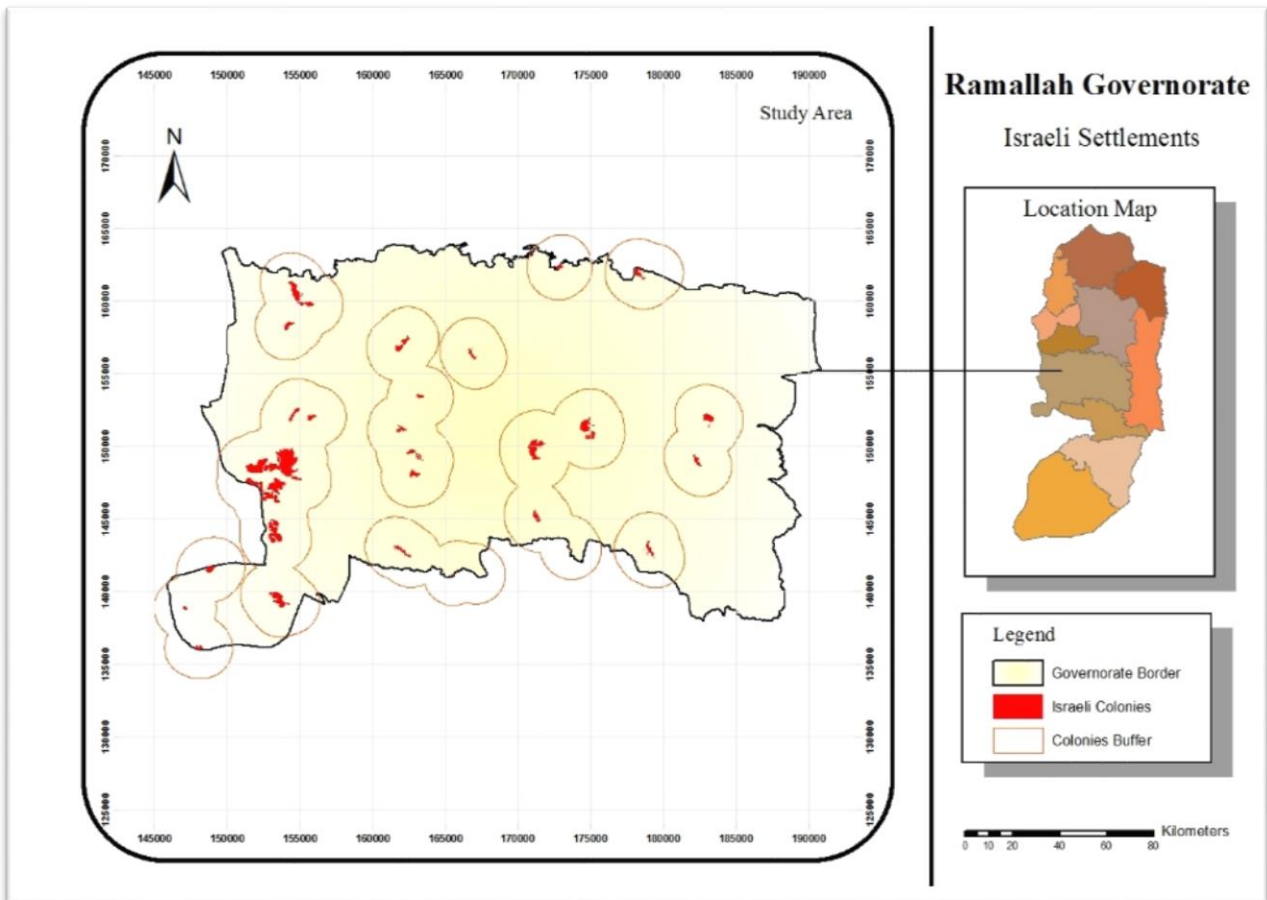


Each layer was individually processed in order to obtain the constraint map:

- Israeli Colonies: Two-kilometer buffer zones. (Based on previously mentioned criterias).

**Figure 9: 2km buffer zone from Israeli colonies.**

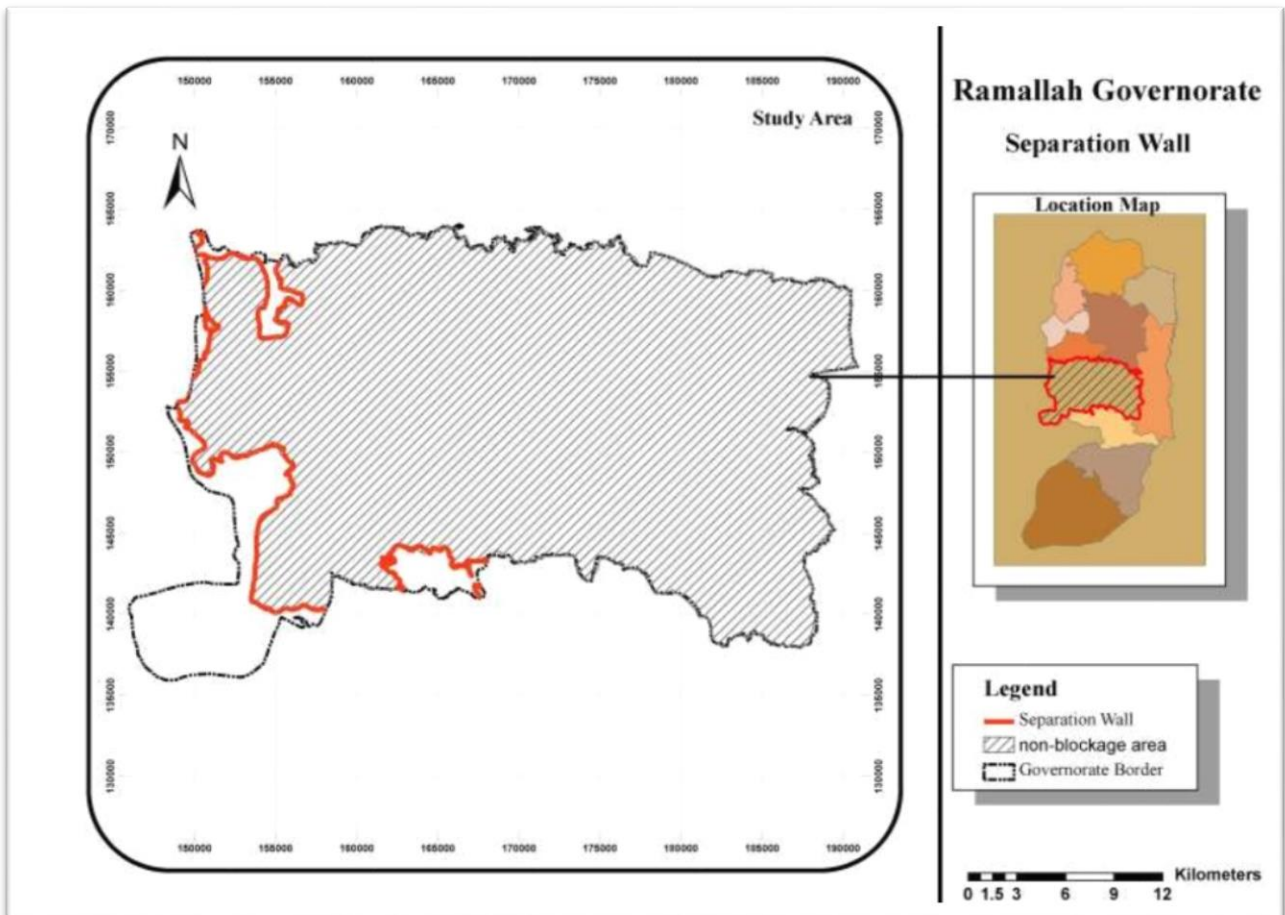
*Source: Edited by using ArcMap database GIS.*



- Segregation wall: focusing on non-blocked areas while excluding the wall-blocked ones.

**Figure 10: Exclude areas out of segregation wall.**

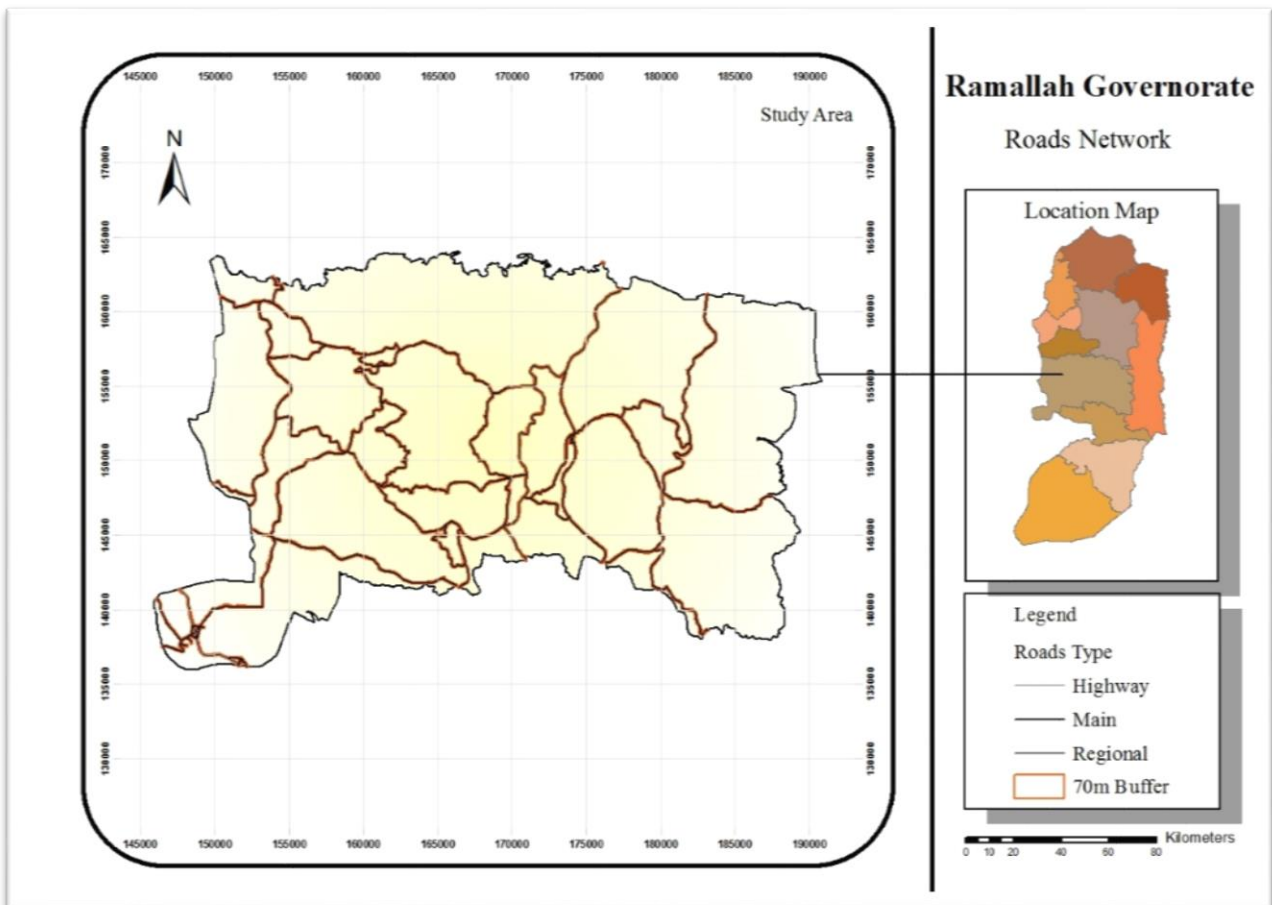
*Source: Edited by using ArcMap database GIS.*



- Road Network: a 70-meter buffer between the various types of streets.

**Figure 11: 70m buffer zone road network in Metropolitan Ramallah, Al-Bireh and Bitunia areas.**

*Source: Edited by using ArcMap database GIS.*

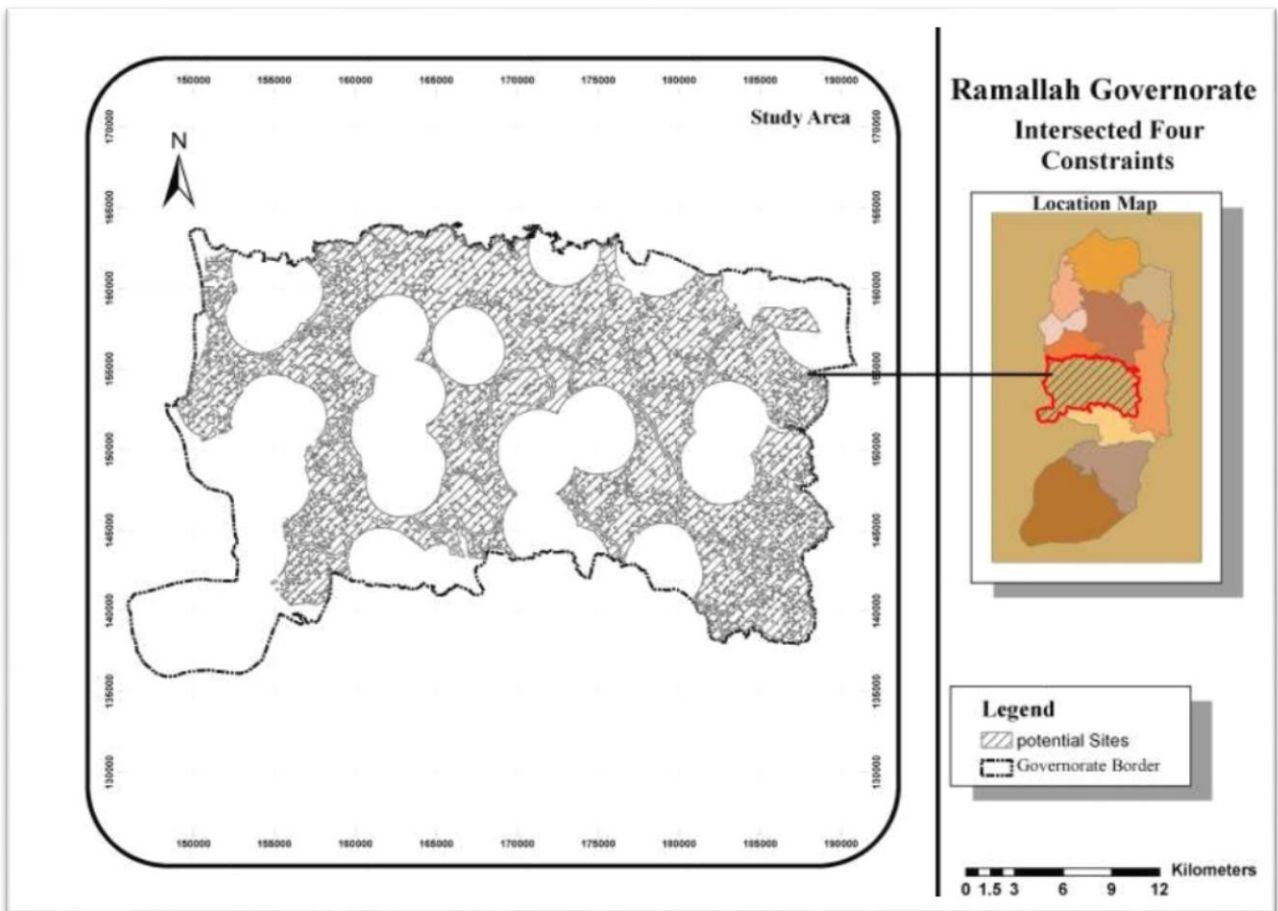




The initial site selection map was created by using several GIS functions and overlaying the previous layers with the study region, removing non-suitable land, recognizing the difference between property that is suited for urban areas and land that is constrained, and yielding a number of potential sites for future Urban Sustainable Development expansion, even while the occupation was ongoing.

**Figure 12: Overlaying the layers and exclude non suitable areas.**

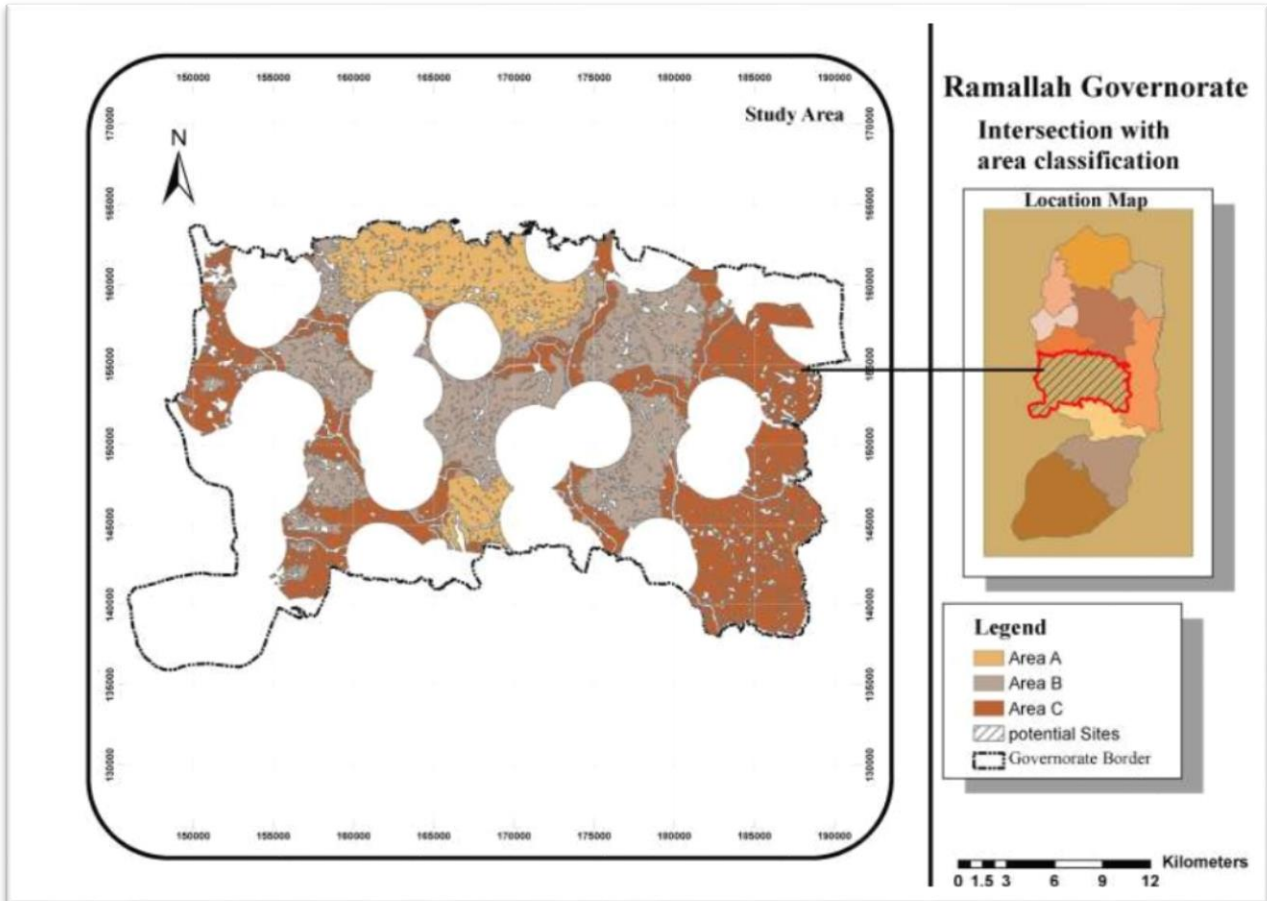
*Source: Edited by using ArcMap database GIS.*



The constraint map was then intersected with the land classification layer (Area A, Area B, and Area C) in the second phase, yielding:

**Figure 13: Intersect land classifications layers in Ramallah, Al-Bireh Governorate.**

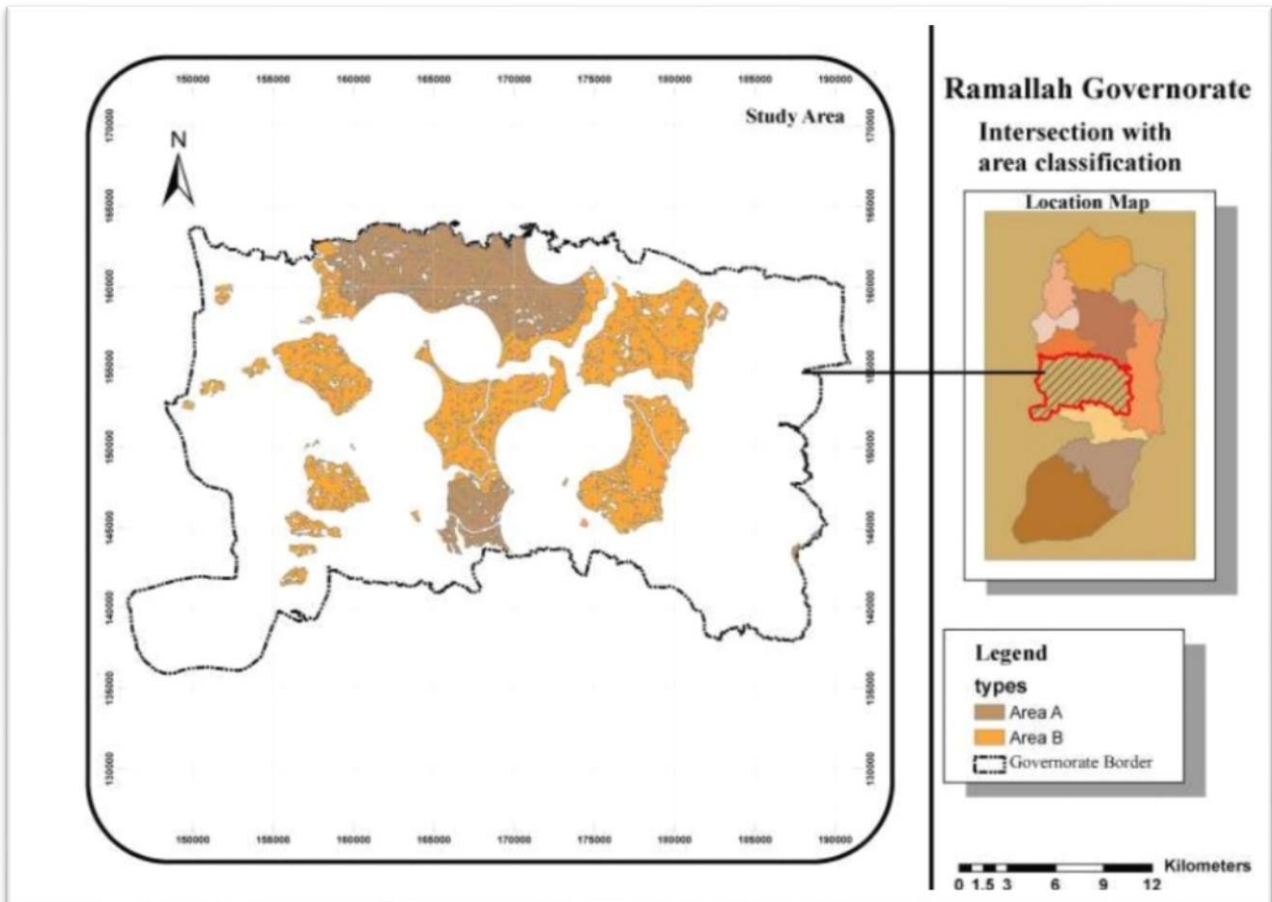
*Source: Edited by using ArcMap database GIS.*



The next step was to erase and exclude the areas that are classified as Area c as it is categorized as entirely controlled by Israel Government resulting:-

**Figure 14: Exclude areas classified as C.**

*Source: Edited by using ArcMap database GIS.*



The geopolitical condition of Ramallah and Al Bireh Governorate, as illustrated in the maps above, leads to limits for any development in new desperation between Palestinian agglomerations. As a result of the Oslo Peace Agreement.

Israeli military withdrew from many areas in the West Bank, recognizing the right of Palestinians to self-governance. The Palestinians were denied sovereignty over more than 60% of their lands as a result of the land classification, which isolated most towns and halted their development.

According to Arij, 2006. Ramallah and Al-Bireh governorate have been classified into three categories (A, B, and C) according to the Interim Oslo II agreement:

- 107,731 km<sup>2</sup> (12%) of Ramallah Governorate were classified as Area A (areas under Palestinian control).
- 210.738 km<sup>2</sup>(24.8%) were classified as area B (areas under Palestinian civil administration but Israel continued to have overriding control on security).
- 536.359 km<sup>2</sup>(63.2%) were classified as area C (areas under full Israeli control).

It is critical to highlight that the majority of development initiatives in the (C) zones have been completely rejected by the occupying authority. Palestinians are not allowed to build in Area C without a permit, and if they do, they will be prosecuted, the ruling force will demolish it regardless of ethical reasons. And in a case of obtaining an Israeli permission is a complicated process.

As can be seen from the maps above, Israeli policy in the Palestinian occupied territory has a number of physical implications that have an impact on Palestinian urban development.

The majority of the zone is used for Israeli military purposes and settlements, adding to the physical urban backdrop. The presence of Israeli settlements, which are dispersed throughout the areas and make it difficult to travel between them.

According to PCBS, 2019. In recent years, 30 illegal Israeli colonies with a combined population of 96,933 Israeli settlers have been established in a 30.675 km<sup>2</sup> areas. Furthermore, Israeli roadblocks contribute to land fragmentation. On a variety of levels, including urban planning and development, The Palestinian people in this area are suffering from severe shortages.

Furthermore, Palestinian communities in the Governorate are negatively affected by Israel's apartheid wall. In addition to various discriminatory zoning policies used by Israeli Authorities, such as confiscation of agricultural land, control over water sources, closures, bypass roads, and many others. It creates an irrational planning system that can stifle Palestinian growth and place restrictions on land expansion with vast surrounding areas lacking services.

The land dispute is still going on, and the relationship between planning and power is crucial.

Segregation has emerged from planning in the aforementioned region zone, Palestinian lands in Zone C resemble strewn islands, making any attempt to administer and develop difficult.

According to the aforementioned political limits, which impose a set of restrictions on Palestinian land management, it is vital to consider whether anyone in the world can plan in a territory that suffers from non-continuity and challenges outside authority such as Israeli rule and sovereignty?

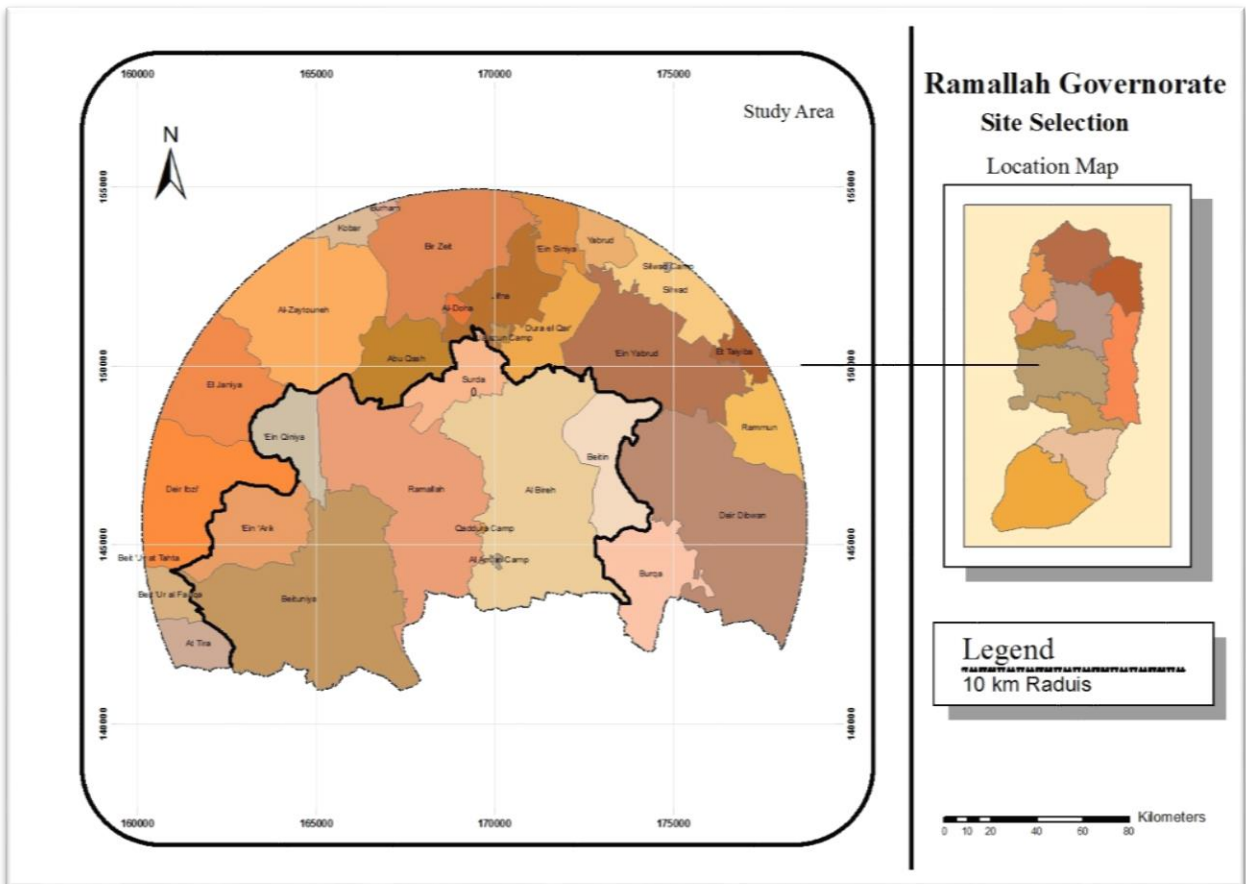
The current planning campaign in the aforementioned region, with the aforementioned political constraints, is a counter-planning process that occurs in the context of the struggle against this controlling power, with the goal of countering the occupying power's attempts to expand their colonial project. (Zeid and Thwaba, 2018).

For the reasons stated above, this study focused solely on the metropolitan areas of Ramallah, Al-Bireh, and Bitunia, all of which are located within the mentioned governorate and are distinguished by their Palestinian political situation in real time, as well as the significant increase in population density mentioned previously. It's critical to demonstrate the influence of political instability on long-term urban development, as well as the best course of action to pursue in the near future.

This study aims to find a long-term, sustainable urban development strategy that will allow Ramallah's city center to expand while minimizing the influence on the several previously listed factors. A 10-kilometer buffer zone was established around Al-Manara square (the main city center) that extends metropolitan region borders while taking into account accessibility to the farthest location within 15 minutes, and then intersected with the boundaries, resulting in the map shown in the figure. Professional stakeholders interviewed confirmed this criteria; they understood the need of conserving the city center while rapidly expanding its environs in a short period of time

**Figure 15: 10 km buffer zone intersect with Metropolitan Ramallah, Al-Bireh and Biunia areas.**

*Source: Edited by using ArcMap database GIS.*

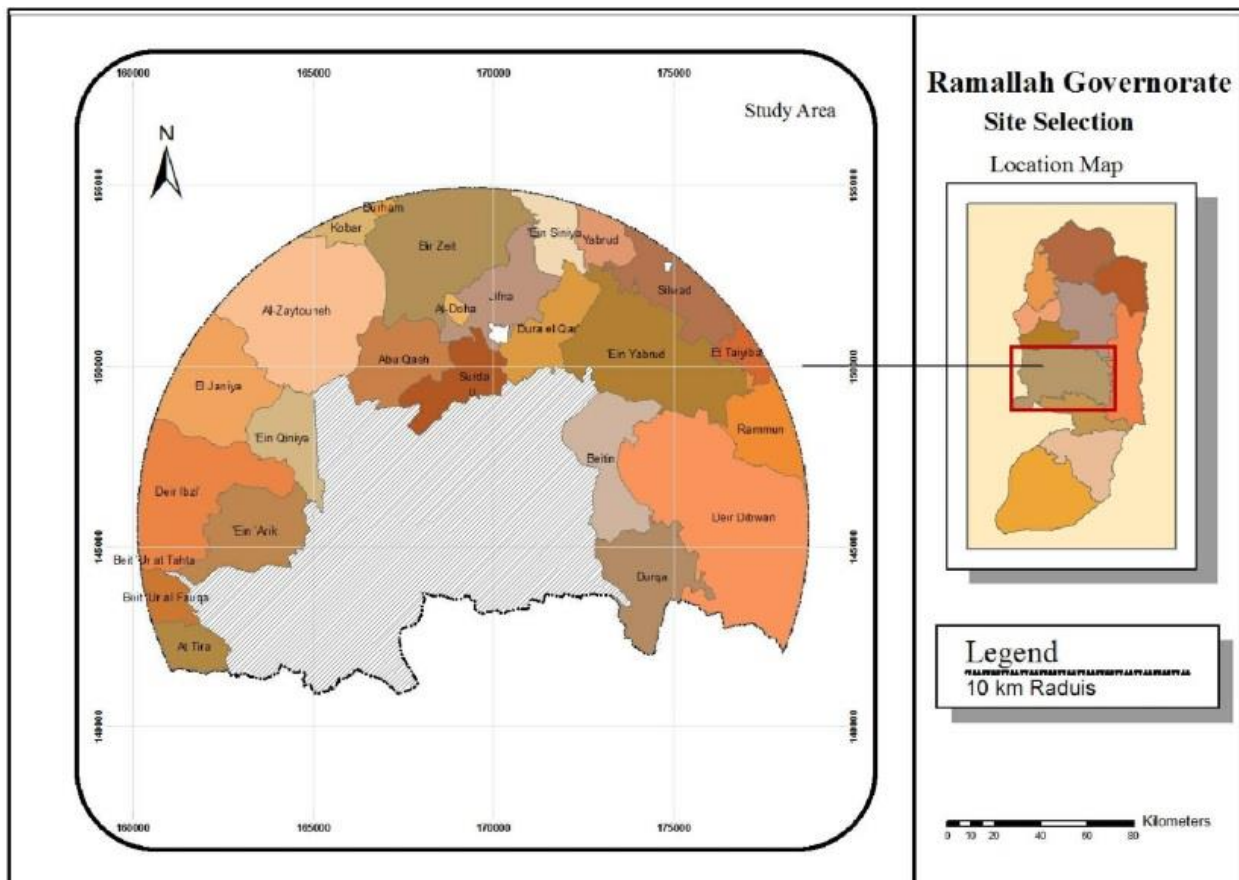


It is critical to consider all villages surrounding these metropolitan areas when conducting planning studies in the most sustainable direction, so that each agglomeration can develop and use its resources appropriately by achieving economic, demographic, transportation, and environmental goals that will lead to comprehensive development planning.

In order to get to the final potential areas for sustainability, Metropolitan areas were excluded as well as camps were removed from the final prospective areas for sustainability since they are not planned by the local ministry.

**Figure 16: Excluding Ramallah, Al-Bireh and Bitunia areas and camps.**

*Source: Edited by using ArcMap database GIS.*





The ultimate outcome of this selection process is a map depicting 25 prospective sites for Sustainable Urban Development by extending the limits of metropolitan regions utilizing GIS operations to relieve pressure on the centers of the areas listed, as shown in the table below:

**Table (4): Candidate areas for Urban Sustainable Development.**

*Source: Edited by using ArcMap database GIS.*

FID	Shape *	Name_Engli
24	Polygon	Silwad
22	Polygon	Deir Dibwan
2	Polygon	Bir Zeit
16	Polygon	Beit 'Ur at Tahta
7	Polygon	'Ein Yabrud
0	Polygon	Kobar
18	Polygon	Rammun
21	Polygon	Beitin
6	Polygon	Dura el Qar'
15	Polygon	Burqa
8	Polygon	Et Taiyiba
13	Polygon	Deir lbzi'
5	Polygon	Al-Zaytouneh
14	Polygon	'Ein 'Arik
23	Polygon	At Tira
10	Polygon	Abu Qash
11	Polygon	Surda
19	Polygon	Jifna
9	Polygon	El Janiya
17	Polygon	Beit 'Ur al Fauqa
12	Polygon	'Ein Qiniya
4	Polygon	'Ein Siniya
3	Polygon	Yabrud
1	Polygon	Burham
20	Polygon	Al-Doha

## **5.2 Questionnaire Analysis Results**

This section used primary data gathered through a questionnaire that was designed as structured questions for gathering primary data in order to link the relationship between political unrest and urban sustainability in the areas of Metropolitan Ramallah, Al-Bireh, and Bitunia, as well as to aid in the adoption of decision-making tools that took into account multiple points of view.

The questionnaire was divided into two sections, as follows:

- 1- Part (A): Socio- Demographic.
- 2- Part (B): Multiple questions used to capture the effect of the following four primary variables:
  - 1- The rulers of Palestinians from British Mandates to the present day.
  - 2- Confiscation by Israel.
  - 3- The Oslo Accord.
  - 4- Economic aspects in Palestine.

In addition, there are also two open questions.

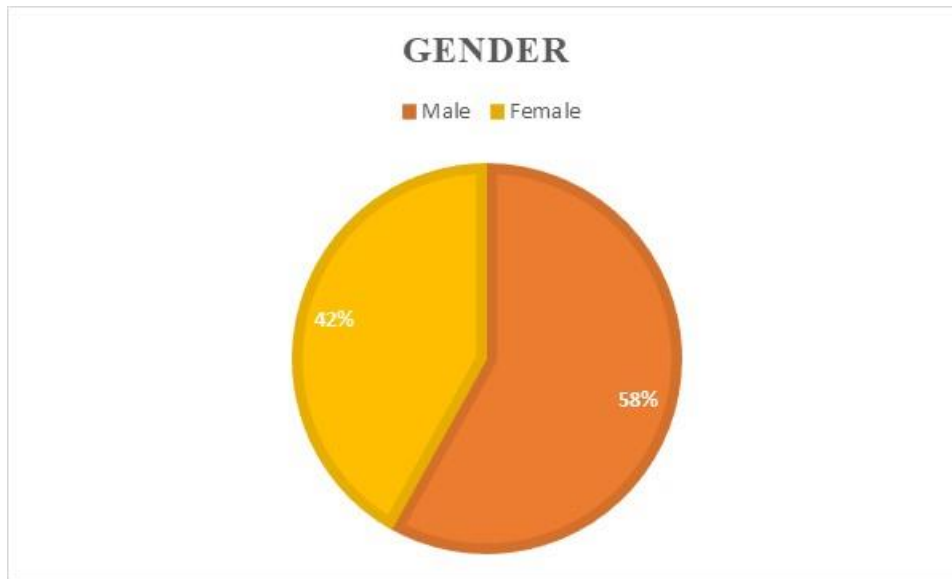
### **5.2.1 Section A: Socio-Demographic variables**

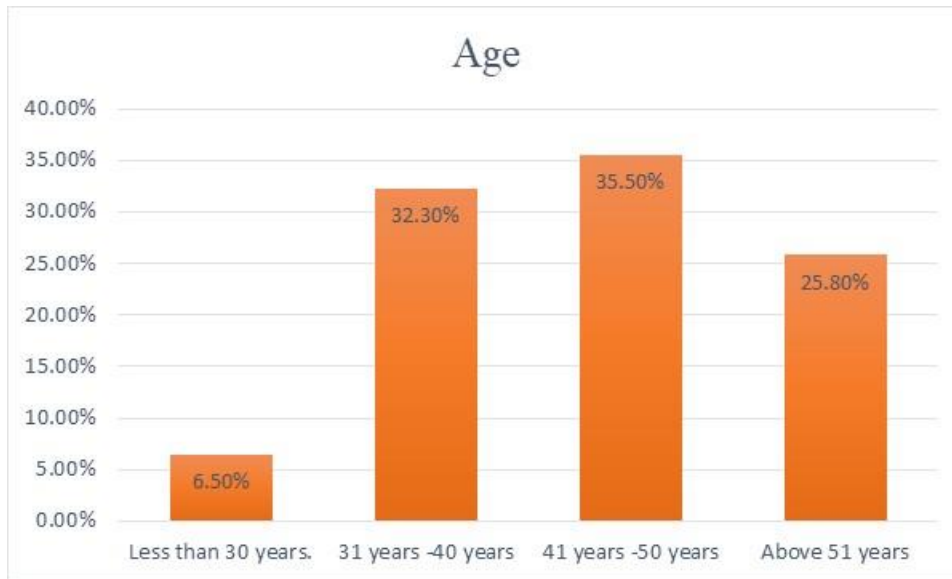
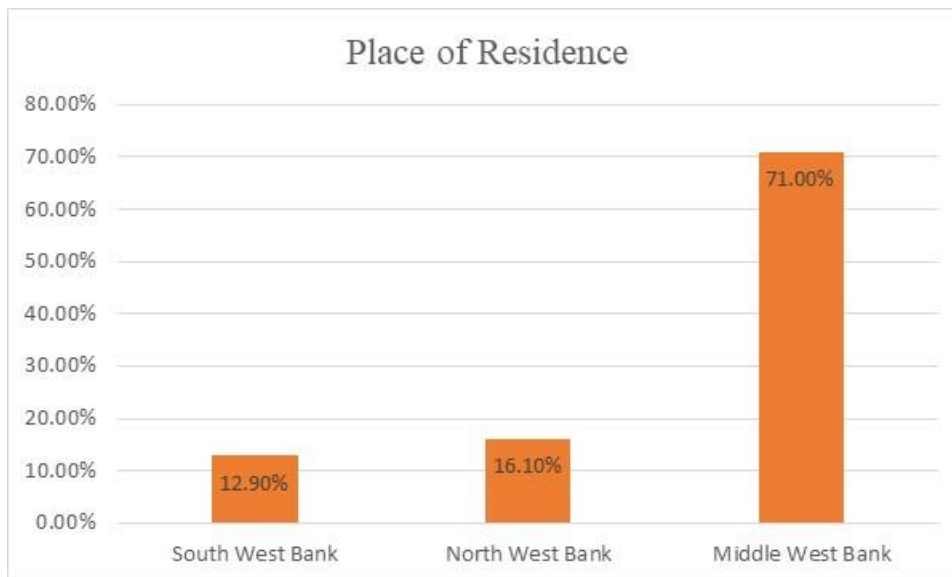
As mentioned previously the questionnaire distributed to employees from different Governmental and Non- Governmental sectors, municipalities and academics, the employees were selected based on their rank in the organization's and position that has a direct influence on implementing strategies and policies for the cities.

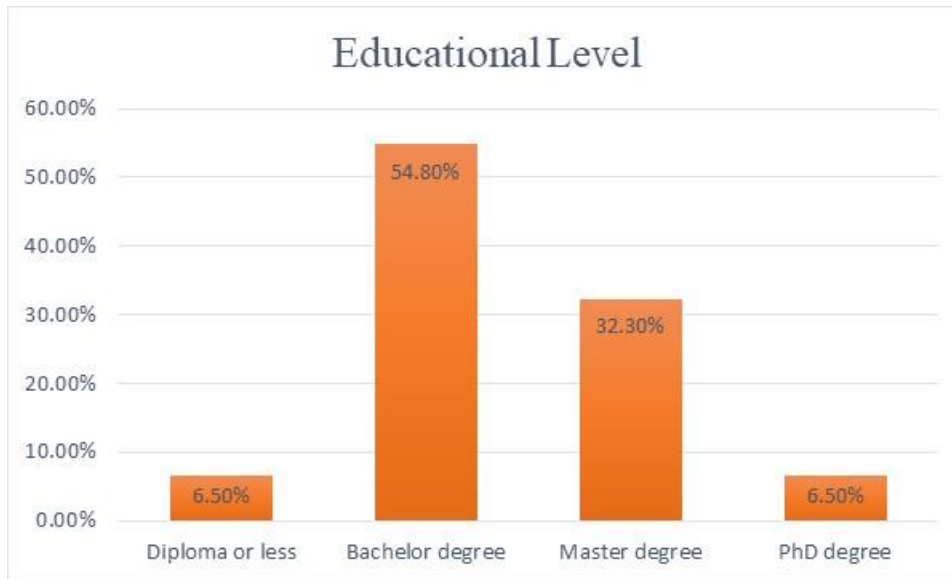
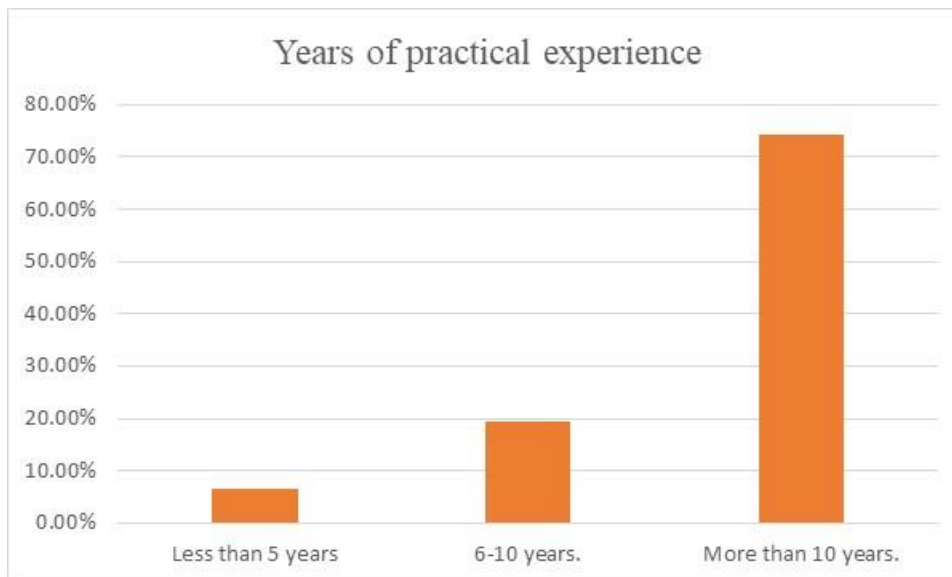
The attributes of the responders are shown in charts 1 below, as indicated; males account for (58%) of the population, which is higher than females (42%). In terms of age groupings, respondents aged 41 to 50 years old comprise (36%) of the total, which is the most in contrast to

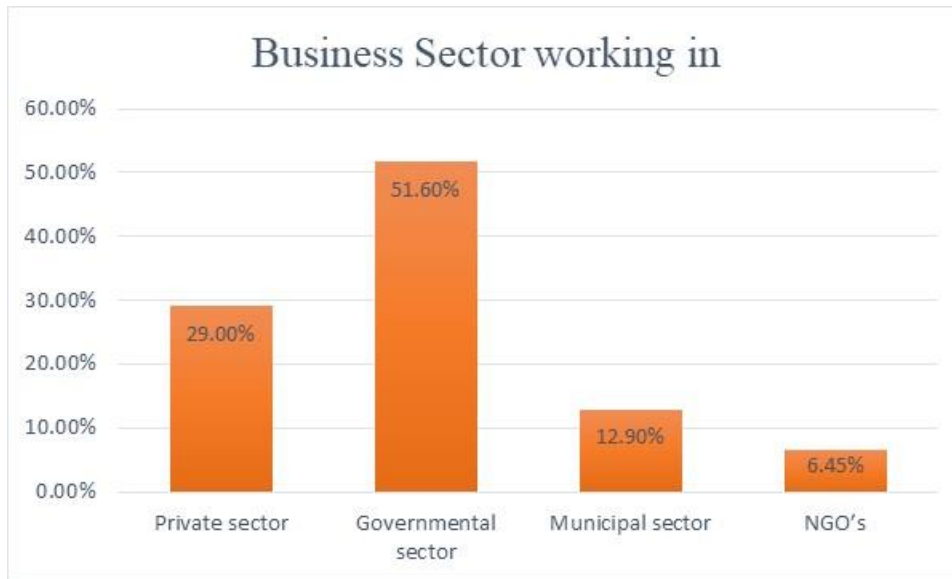
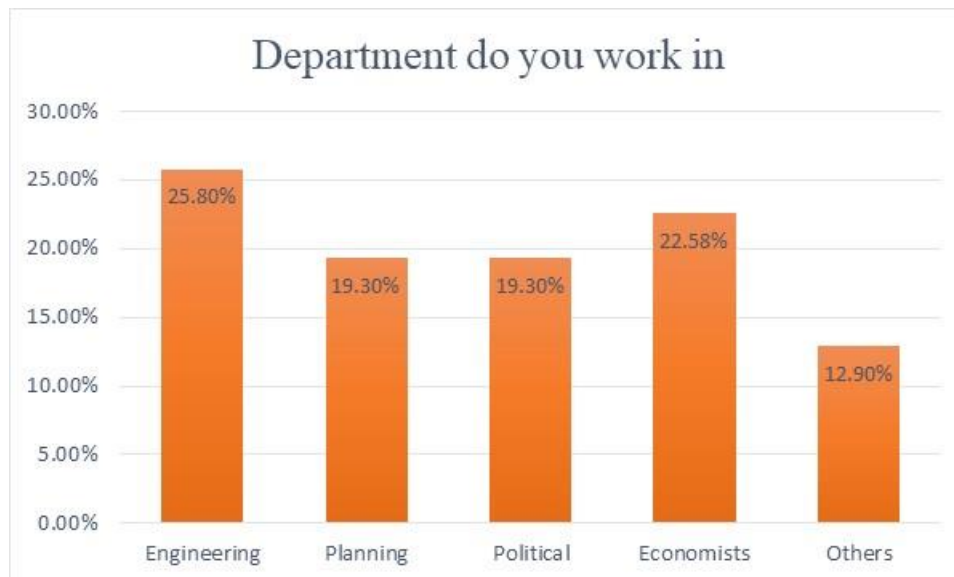
other categories. In terms of place of residence, the majority of respondents (71%) live in the Middle West Bank. In terms of education level, (55%) of respondents have a Bachelor's Degree; in terms of years of experience, (74%) of responders had more than ten years of experience, showing that they have a wealth of knowledge, (51.6%) of respondents work in the Governmental sector; and in terms of department they worked in, the respondents were distributed as eight people in each of engineering, planning, and analytic departments.

**Chart (1): Socio-Demographic variables- Gender.**



**Chart (2): Socio-Demographic variables- Age.****Chart (3): Socio-Demographic variables- Place of Residence.**

**Chart (4): Socio-Demographic variables- Educational Level.****Chart (5): Socio-Demographic variables- Years of practical experience.**

**Chart (6): Socio-Demographic variables- Business Sector working in.****Chart (7): Socio-Demographic variables- Department do you work in.**

### **5.2.2 Measure the questionnaire:**

The Likert Method of Summated Rating was employed in the survey. With values ranging from 1 to 5, the following five scales were weighted.

**Table (5): Five Likert Scale.**

<b>Level</b>	Strongly disagree	Disagree	Neutral	Agree	Strongly agree
<b>Scale</b>	1	2	3	4	5

### **5.2.3 Questionnaire Validity and Reliability:**

#### **5.2.3.1 Validity of the Questionnaire**

As discussed in Chapter 3, validity refers to how well an instrument measures what it promises to measure. The validity of the questionnaire was confirmed using the Pearson Correlation test, which examines the correlation coefficient between each paragraph in a field and the entire field score. When the field's correlation coefficients are significant at  $\alpha = 0.05$  and the  $p$ -Values are less than 0.05. (Gujarati, 2011).

**First Section; measures the powers that ruled Palestinian from British Mandates till nowadays.**

The correlation coefficient and  $p$ -value for each question in the first section is shown in Table (5). Because the  $p$ -Values are less than 0.05 and the field's correlation coefficients are significant at  $\alpha = 0.05$ , it can be considered consistent and valid to be measured for the purposes for which they were established; it is noticed the coefficient of this sections that measure powers that ruled

Palestinian from British Mandates till nowadays are individually statistically highly significant, for their  $p$ -values are quite low.

**Table No. (6): Pearson Correlation Coefficient between each of the first section's questions and the entire field.**

No.	Item	Coefficient	$p$ -value
10.	Do you agree that the Israeli occupation continues to utilize the structural plans and conceptual policies published during the British Mandate era as a pretext to regulate Sustainable Urban Development in Palestine?	0.84	0.00
11.	Do you agree that the various forces that have dominated Palestine throughout history, from the British mandate to the present, have had a negative impact on people's social and cultural behaviors in the Ramallah, Al-Bireh, and Bitunia Metropolitan areas in support of Sustainable Urban Development?	0.82	0.00

### **Second Section; measures Israeli confiscation.**

The  $p$ -values in table (6) are less than 0.05 and the field's correlation coefficients are significant at  $\alpha = 0.05$ , the second part questions can be deemed to be consistent and valid for evaluating what they were supposed to test. It is noticed the coefficient of this section that measure Israeli confiscation are statistically highly significant, for their  $p$ -values are quite low.



**Table No. (7): Pearson Correlation Coefficient between each of the second section's questions and the entire field.**

No.	Item	Coefficient	<i>p</i> -value
12.	Do you agree that control and oversight of the Israeli occupation embodied in the Civil Administration hinders and interrupts the progress of development in implementing and promoting Sustainable Urban Development in the areas of Ramallah, Al-Bireh and Bitunia?	0.84	0.00
13.	Do you agree that control and oversight of the Israeli occupation embodied in the Civil Administration hinders and interrupts the progress of development in implementing and promoting Sustainable Urban Development in the areas of Ramallah, Al-Bireh and Bitunia?	0.83	0.00
14.	Do you believe that military checkpoints and Israeli settlements on Palestinian territory pose a significant obstacle to accomplishing long-term Urban Development Goals in Metropolitan areas Ramallah, Al-Bireh, and Bitunia?	0.74	0.00

**Third Section; measures the Oslo II Agreement.**

The *p*-Values are less than 0.05, and the field's correlation coefficients are significant at = 0.05, as shown in table (7), indicating that the third section's questions are consistent and valid for measuring what was intended. The coefficients in this section that measure the Oslo II Agreement are statistically significant, since their *p*-values are less than 0.05, indicating a modest level of significance.

**Table No. (8): Pearson Correlation Coefficient between each of the third section's questions and the entire field.**

No.	Item	Coefficient	<i>p</i> -value
15.	The outcome of the Oslo II Interim Agreement aided in the planning of Sustainable Urban Development Metropolitan areas of Ramallah, Al-Bireh, and Bitunia?	0.41	0.02
16.	The outcomes of Oslo II Interim Agreement continue to have a control and detrimental impact on all political and other decisions in Palestine to this day?	0.36	0.04
17.	Do you believe it is possible to achieve Sustainable Urban Development in the lack of land continuity owing to geopolitical barriers?	0.48	0.00
18.	Do you agree it is possible to achieve Sustainable Urban Development on lands classified as "C" according to the categorization of the Oslo II Interim Agreement?	0.45	0.01
19.	The existence of a temporary Palestinian administrative entity in the areas of Metropolitan Ramallah, AlBireh, and Bitunia is a source of strength and potential for long-term Urban Development?	0.60	0.00

#### **Forth Section; measures economic aspects in Palestine**

The *p*-values are less than 0.05 and the question correlation coefficients are significant at = 0.05, it can be concluded that the fourth section's questions are consistent and valid for measuring what they were designed to evaluate. It is noticed the coefficient of this sections that measure

economic aspects in Palestine are individually statistically highly significant, for their  $p$ -values are quite low.

**Table No. (9): Pearson Correlation Coefficient between each of the fourth section's questions and the entire field.**

No.	Item	Coefficient	$p$ -value
20.	Do you agree that political stability in Metropolitan Ramallah, Al-Bireh, and Bitunia areas is vital for economic development?	0.55	0.000
21.	Implementing Sustainable Urban Development in Metropolitan Ramallah, AlBireh, and Bitunia areas will boost economic growth?	0.38	0.000
22.	Ongoing rise in land prices in Metropolitan Ramallah, AlBireh, and Bitunia Areas have an impact on achieving Sustainable Urban Development?	0.52	0.000
23.	Do you agree that land classified as "C" can be used in ways that promote green economy development?	0.42	0.000

### **5.2.3.2 Questionnaire Reliability.**

As discussed in Chapter 3, reliability refers to a measurement tool's capacity to produce consistent results over time when employed under the same conditions. Cronbach's Coefficient Alpha was employed in the study to assess the questionnaire's reliability; a higher value of this coefficient indicates a better degree of internal consistency and hence a more reliable

questionnaire. This coefficient must be more than 60% to be statistically acceptable. (Gujarati, 2011).

As shown in Table No. 9, the Cronbach's Alpha Coefficients for more fields are greater than 60%, and the total coefficient for all questionnaire questions is (69%), which is considered high and indicates that the questionnaire is reliable.

Despite the fact that the Cronbach's Alpha coefficient for the Oslo Agreement is low, the reasons are that the research study areas are unstable, that the majority of the terms of the agreements in the accords are implemented partially, in addition Palestinian authority has weak law enforcement, and that Israeli power is used in their favor through the almost complete intervention of the Israeli civil administration.

And in terms to the economic aspects in Palestine, this research is limited to the time of the Corona virus, which is degrading in a very clear economy, and the majority of Palestinian Authority projects are limited to infrastructure.

Both the Cronbach's alpha coefficients values for powers that dominated Palestinians from British mandates to today's Israeli confiscation are high, as shown in the table below, and this is expected based on the spatial analysis that was conducted, and the results are consistent with the results of the interviews.

**Table No. (10): Cronbach's alpha coefficients.**

<b>Item</b>	<b>No. Items</b>	<b>Cronbach's value</b>
<b>Powers that ruled Palestinian from British Mandates till nowadays</b>	2	0.85
<b>Israeli confiscation</b>	3	0.85
<b>Oslo Agreement</b>	5	0.38
<b>Economic aspects in Palestine</b>	4	0.21
<b>Total items</b>	14	0.69

**5.2.4 Data Analysis:**

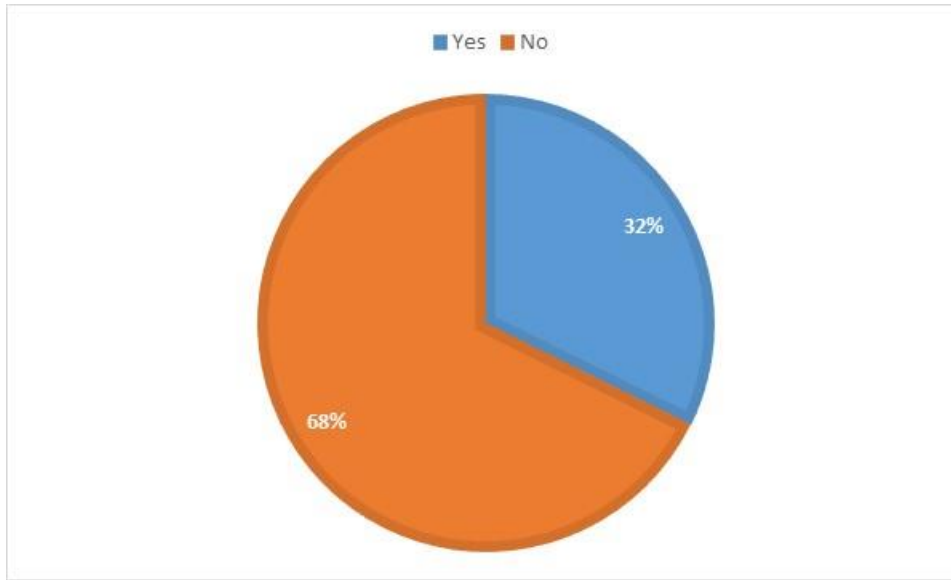
This part contains an examination of the empirical data gathered via the questionnaire, as well as the responses to the study's questions.

**Research questions:****Part B:**

Before we get to the research's key questions, we'll look at the analysis of questions about employees' awareness and capacities in terms of executing sustainable development goals in cities.

**Question 8: Do you get any training in your organization regarding how to implement sustainable development goals in cities?**

**Chart (8): Analysis of Question Eight**

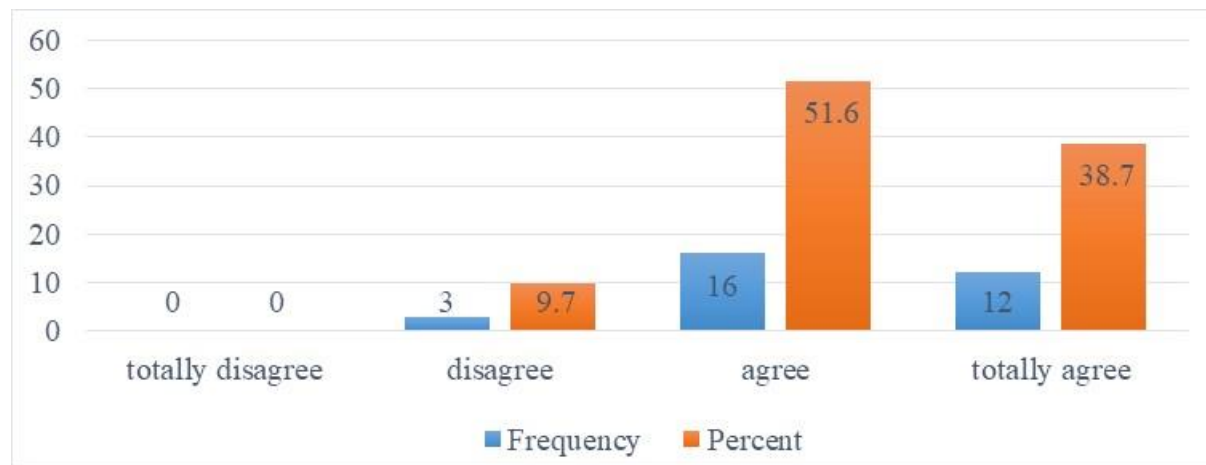


As seen in the table above, around two-thirds of respondents (68%) indicated they did not receive any training on how to implement (SDGs) in cities, while just (32%) mentioned that they did. This indicates a lack of public awareness for the need of behavioral changes, as well as a lack of comprehension of the Sustainable Development Goals and the implementation approach.

**Question 9: Has political instability hampered the achievement of Sustainable Urban Development in the Metropolitan areas of Ramallah, Al-Bireh, and Bitunia?**

This question assesses the research problem directly.

**Chart (9): Analysis of Question Nine (Frequencies, Percent's).**



Based on the responses of respondents, it is clear that political instability hampered the achievement of Sustainable Urban Development in the Metropolitan Ramallah, Al- Bireh and Bitunia areas. According to the statistics indicated in the chart above, approximately (39%) of respondents strongly agreed on the topic, (52%) agreed, and just (10%) disagreed.

**Findings and discussions of the research questions:**

Testing hypothesis will be used to answer research questions, as each inquiry has been turned into a hypothesis. To test the hypothesis, a one-sample t-test was used to compare a sample mean that significantly differs from 3 (the middle answer on the Likert scale used in this study). If the total dimension or paragraph Mean is greater than 3, the sample people agree on the content of

that paragraph, and vice versa. At the (95 %) significance level, the value of the  $p$ -value determines whether the hypothesis is accepted or rejected.

**Section One: To what extent is there a relationship between the succession of powers that ruled Palestine throughout the ages with its various policies- laws and Sustainable Urban Development?**

The One-Sample T-test was used to find a link between the succession of powers that ruled Palestine over the years and the country's various policies, rules, and long-term urban growth.

The test findings are as follows:

The mean value for total dimension is (3.75), which is higher than the neutral value of the Likert scale (3), with a  $p$ -value of less than 0.05, as shown in the table below. Because the  $p$ -Value is less than 0.05 and it is a highly statistically significant, the null hypothesis is rejected, indicating that there is no link between Palestine's succession of rulers and long-term urban expansion, and the alternative hypothesis is accepted.

Question 11 had the highest mean value and proportion weight (3.81), indicating that 76.2% of respondents agree that "dominated Palestine throughout history, from the British mandate to the present, has had a negative impact on people's social and cultural behaviors in support of Sustainable Urban Development in Metropolitan of Ramallah, Al-Bireh, and Bitunia areas".

According to question number 10 has a mean of (3.68) and a proportion weight of 73.6 %, according to the data. "Israeli occupation continues to use the structural plans and conceptual



policies issued during the British Mandate era as a pretext to Govern Sustainable urban growth in Palestine."

**Table No. (11): Results of One Sample T-Test for first Dimension “Succession of powers that ruled Palestine throughout the ages with its various policies- laws”.**

No	Item	Mean	Relative weight <sup>1</sup>	T-value	P-value
10.	Do you agree that the Israeli occupation continues to utilize the structural plans and conceptual policies published during the British Mandate era as a pretext to regulate Sustainable Urban Development in Palestine?	3.68	73.6%	3.851	0.00
11.	Do you agree that the various forces that have dominated Palestine throughout history, from the British mandate to the present, have had a negative impact on people's social and cultural behaviors in support of Sustainable Urban Development in the Ramallah, AlBireh, and Bitunia Metropolitan areas?	3.81	76.2%	4.935	0.00
	<b>Total</b>	<b>3.75</b>	<b>75.0%</b>	<b>5.270</b>	<b>0.00</b>

<sup>1</sup> relative weight equals Mean divided by 5

## **Section Two: To what extent is there a relationship between Israeli control policies on the ground and Sustainable Urban Development?**

The following One-Sample T-Test was conducted to determine the association between Israeli control policies on the ground and Sustainable Urban Development:

The null hypothesis is rejected, stating that there is no relationship between Israeli control policies on the ground and Sustainable Urban Development. As shown in the table below, the entire dimension's mean value is (4.59), which is higher than the neutral value (3) on the Likert scale., with a  $p$ -value less than 0.05 indicating that it is statistically significant, so the alternative hypothesis is accepted, stating that there is a positive relationship between Israeli control policies on the ground and Sustainable Urban Development.

Furthermore in details, question number 14 got the highest mean value and proportion weight (4.77), representing (95.5%) of the respondents agree on that "military checkpoints and Israeli settlements on Palestinian territory pose a significant obstacle to achieving sustainable urban development goals in Metropolitan Ramallah, Al-Bireh, and Bitunia areas". Furthermore, according to question number 13, which has a mean of (4.55) and a proportion weight of (91%), which is "control and oversight of the Israeli occupation embodied in the Civil Administration hinders and interrupts the progress of development in implementing and promoting Sustainable Urban Development in the areas of Ramallah, Al-Bireh, and Bitunia."

**Table No. (12): Results of One Sample T-Test for first Dimension “Israeli control policies on the ground”.**

No	Item	Mean	Relative weight <sup>2</sup>	T-value	P-value
12.	Do you agree that control and oversight of the Israeli occupation embodied in the Civil Administration hinders and interrupts the progress of development in implementing and promoting Sustainable Urban Development in the areas of Ramallah, Al-Bireh and Bitunia?	4.45	89.0%	11.180	0.00
13.	Do you agree that control and oversight of the Israeli occupation embodied in the Civil Administration hinders and interrupts the progress of development in implementing and promoting Sustainable Urban Development in the areas of Ramallah, Al-Bireh and Bitunia?	4.55	91.0%	17.042	0.00
14.	Do you believe that military checkpoints and Israeli settlements on Palestinian territory pose a significant obstacle to accomplishing long-term urban development goals in Metropolitan areas Ramallah, Al-Bireh, and Bitunia?	4.77	95.5%	23.242	0.00
	<b>Total</b>	<b>4.59</b>	<b>91.8%</b>	19.920	<b>0.00</b>

<sup>2</sup> relative weight equals Mean divided by 5

**Section Three: To what extent is there a relationship between the Oslo II Interim Agreement signed in (1995) and the sustainable development?**

The researcher utilized a One-Sample T-Test to determine the association between the Oslo II Interim Agreement signed in 1995 and Sustainable Urban Development.

The table below shows that the entire dimension's mean value is (3.35), which is higher than the neutral value (3) on the Likert scale, with a  $p$ -value of 0.05 or less. This means that the null hypothesis is rejected since it is statistically significant, indicating that there is no relationship between the Oslo II Interim Agreement signed in 1995 and Sustainable Urban Development, while the alternative hypotheses is accepted, indicating that the variables have a positive relationship.

As a result of the test, only question 16 is statistically significant because the  $p$ -value is less than 0.05, and it has the highest mean value and proportion weight (4.19), indicating that 83.9% of respondents agree that "the outcomes of the Oslo II Interim agreement continue to have a control and detrimental impact on all political and other decisions in Palestine to this day."

While all the other questions in this section (15, 17, 18 and 19) are insignificant because their  $p$ -values are more than 0.05: The majority of the Oslo accord requirements are only partially enforced in practice, and the Israeli side has entire authority over land classified as C.

Furthermore, Israeli control exerted through the Israeli civil administration obstructs any progress for Palestinians. Furthermore, the Palestinian Authority has a limited role in creating long-term sustainability policy.

**Table No. (13): Results of One Sample T-Test for first Dimension “Oslo II Interim Agreement”**

No	Item	Mean	Relative weight <sup>3</sup>	T-value	P-value
15.	The outcome of the Oslo II Interim Agreement aided in the planning of Sustainable Urban Development Metropolitan areas of Ramallah, Al-Bireh, and Bitunia?	3.03	60.6%	.147	.884
16.	The outcomes of Oslo II Interim Agreement continue to have a control and detrimental impact on all political and other decisions in Palestine to this day?	4.19	83.9%	8.386	.000
17.	Do you believe it is possible to achieve Sustainable Urban Development in the lack of land continuity owing to geopolitical barriers?	3.16	63.2%	.740	.465
18.	Do you agree it is possible to achieve Sustainable Urban Development on lands classified as “C” according to the categorization of the Oslo II Interim Agreement?	3.10	61.9%	.432	.669
19.	The existence of a temporary Palestinian administrative entity in the areas of Metropolitan Ramallah, AlBireh, and Bitunia is a source of strength and opportunity for long-term Urban Development?	3.29	65.8%	1.429	.163
	<b>Total</b>	<b>3.35</b>	<b>67.1%</b>	<b>3.794</b>	<b>.001</b>

---

<sup>3</sup> relative weight equals Mean divided by 5

**Section Four: To what extent is there a relationship between economic aspects in Metropolitan Ramallah, Al-Bireh and Bitunia areas and Sustainable Urban Development?**

The following is One-Sample T-Test that was used to determine the association between economic characteristics and Sustainable Urban Development in the Metropolitan Ramallah, Al Bireh and Bitunia areas:

The mean value for all dimensions is (3.88), which is more than the Likert scale's neutral number (3), with a  $p$ -value less than 0.05, as shown in the table below.

The null hypothesis of no association between economic factors in Metropolitan Ramallah, Al Bireh, and Bitunia areas and Sustainable Urban Development is rejected, since the  $p$ -Value is less than 0.05, indicating that it is statistically significant, and the alternative hypothesis of a positive relationship between economic factors in Metropolitan Ramallah, Bitunia, and Al Bireh districts and Sustainable Urban Development is accepted.

Furthermore, question number 20 had the highest mean value and proportion weight (4.65), indicating that (93%) of respondents agreed that "political stability in Metropolitan Ramallah, Al-Bireh, and Bitunia regions is vital for economic development." And this is to be expected as economic blooms and develops cities where stability reigns supreme.

**Table No. (14): Results of One Sample T-Test for first Dimension “Economic aspects in Metropolitan Ramallah, Bitunia and Al Bireh areas”.**

No	Item	Mean	Relative weight <sup>4</sup>	T-value	P-value
20.	Do you agree that political stability in Metropolitan Ramallah, Al-Bireh, and Bitunia areas is vital for economic development?	4.65	92.9%	18.833	0.00
21.	Implementing Sustainable Urban Development in Metropolitan Ramallah, AlBireh, and Bitunia areas will boost economic growth?	4.29	85.8%	12.209	0.00
22.	Ongoing rise in land prices in Metropolitan Ramallah, AlBireh, and Bitunia Areas have an impact on achieving Sustainable Urban Development?	2.48	49.7%	-2.794	0.00
23.	Do you agree that land classified as "C" can be used in ways that promote green economy development?	4.13	82.6%	7.800	0.00
	<b>Total</b>	<b>3.88</b>	<b>77.7%</b>	<b>14.502</b>	<b>0.00</b>

---

<sup>4</sup> relative weight equals Mean divided by 5

**Question 24 and 25 are two open questions designed to elicit the respondent's viewpoint in a brief essay.**

**Question 24: In light of political instability, what do you think the Government should do first to adjust its policy on enhancing and attaining Sustainable Urban Development in Metropolitan Ramallah, Al-Bireh, and Bituia?**

The following is a summary of the most important and effective responses to this question:

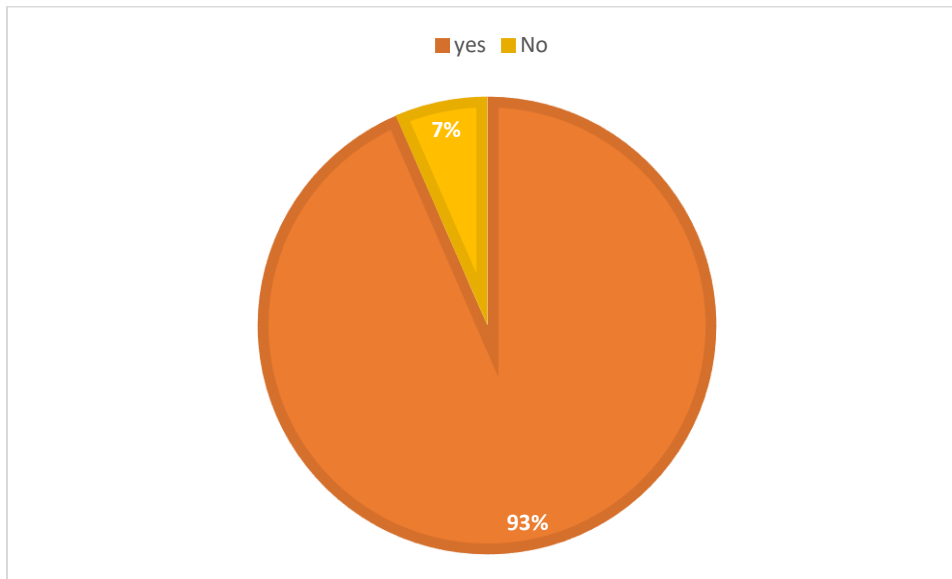
- The Government must take a political decision and engage in International negotiations to put an end to the Oslo Agreement's implementation and to demonstrate the inequity of enforcing the Oslo Agreement's provisions on the ground, manipulate the Oslo Agreement, and return Palestinian people's rights.
- The Government should make an effort to develop and transform the area into a sustainable planned and organized regional area, with effective service distribution and projects to improve service levels within the mentioned areas, as well as the amalgamation of the surrounding marginal areas into a single geographical unit controlled by one institution with a multi-branched stretches across the regions, monitoring and supervising the quality of services supplied within them.
- The Government should take possession of and recover land classified as "C," or at the very least reach international accords that would allow green projects to be built without wrecking them. In addition, boosting the investment in Area C by constructing a healthy environmental and economic projects.
- Restructure ministries and national institutions and their roles on the ground, with a focus on the supervisory role of relevant institutions. It is also critical to reactivate the planning



departments in ministries, as well as increasing the private sector's effectiveness in achieving Sustainable Development.

- Increase Research and Development, while simultaneously establishing a legislative framework that takes current realities into consideration and allows relevant agencies to carry out their programs and projects in order to achieve long-term development. Furthermore, granting additional powers to local governments in order to keep up with the rapid pace of development.
- Establishing an organization to coordinate Ramallah, Al-Bireh, and Betunia municipalities, as well as expand their structural and strategic plans and activate the Local Economic Development Plan.
- Putting infrastructure and service initiatives in place, as well as building a sensible public transportation plan, are all priorities, as are projects involving roads, water, and sewage networks.
- Create jobs for the unemployed, especially on the agricultural sector, and increase wages and incomes to entice employees to leave working in Israel.

**Question 25: Is it a good idea to extend Sustainable Urban Development in the northwest direction of Ramallah, Al-Bireh, and Bitunia areas, to relieve strain on the mentioned cities? If yes or no, please elaborate.**

**Chart (10): Analysis of question 24.**

As indicated in the table above, (93.5%) of respondents answered yes to the idea of extending Sustainable Urban Development in Ramallah, Al-Bireh, and Beitunia's to the northwest direction, indicating that socio-acceptance of the community and support the proposal, they elaborate as follows:

Respondents were aware of the problem of overcrowding in the Ramallah, Al-Bireh, and Bitunia metropolitan areas, and that expanding these areas would relieve citizen pressure on city centers, reduce overcrowding, and increase the importance of the surrounding areas, which have been unable to cope with the pressures of rapid population growth. This would increase the quality of services provided to people and citizens, as well as the economy of the country, resulting in employment creation and protect the environmental aspects. However, by revising a strategic and master plan to accommodate the international goals, this needs to be studied.

### **Regression Analysis**

A multiple regression analysis was used to determine the contributions of each factor of the independent variables: succession of powers that ruled Palestine, Israeli control policies, Oslo II Interim Agreement, and economic aspects of Palestine factors, as well as the dependent variable Sustainable Urban Development.

The adjusted R square value of 0.639, as shown in the table below, indicates that the independent variables utilized explained 63.9 percent of the total variation in the dependent variable. (Sustainable Urban Development).

**Table No. (15): Results Regression Summary**

<b>Model</b>	<b>R</b>	<b>R Square</b>	<b>Adjusted R Square</b>	<b>Std. Error of the Estimate</b>
	0.814	0.663	0.639	0.2088

The ANOVA analysis, which provides a statistic test for the complete model, shows that F statistic 116.563 is highly significant, with a  $p$ -value =  $0.00 < 0.05$ , showing a linear relationship between the dependent variable (Sustainable Urban Development) and the independent factors. In other words, any change in one of the independent variables will always cause a change in the dependent variable (Sustainable Urban Development), proving that all independent factors have a significant impact on the dependent variable.

**Table No. (16): Overall test of significance (ANOVA Table)**

Model		Sum of Square	df	Mean Square	F	Sig.
	Regression	3.361	4	1.12	116.563	0.000
	Residual	0.259	26	0.01		
	Total	3.62	30			

Based on the beta coefficients (regression coefficients) from the table below, the Sustainable Urban Development would take the value 3.731, where Constant (intercept),  $B = 3.731$  implies when the value of the independent variables is zero.  $B_1 = 0.143$  indicates that 0.143 units of Sustainable Urban Development are gained for every unit rise in the succession of powers that dominated Palestine, and  $t$  value = 4.381 ( $p$ -value less than 0.05) is also significant. As a result, an alternative hypothesis is recognized, according to which there is a link between the succession of powers that ruled Palestine and long-term urban growth.

Again, the model shows  $B_2 = 0.214$ , which means that one unit increase in Israeli policies of control results in 0.214 unit increase in Sustainable Urban Development, and since  $t$  value = 4.561 with ( $p$ -value less than 0.05) is significant, that there is a significant relationship between Israeli control policies and Sustainable Urban Development, is accepted. Similarly.

The coefficient  $B_3 = 0.357$  indicates that a rise in the Oslo II Interim Agreement leads to a 0.357 increase in Sustainable Urban Development ( $p$ -value less than 0.05), indicating that the Oslo II Interim Agreement and Sustainable Urban Development have a substantial link. As a result, the

alternative hypothesis that the Oslo II Interim Agreement and Sustainable Urban Development have a link is accepted.

The coefficient  $B_4 = 0.286$ , which means that an increase in economic elements in Palestine leads to a 0.286 increase in long-term Urban Development ( $p$ -value is less than 0.05) is also crucial, stating that there is a link between economic factors in Palestine and long-term urban development. As a result, an alternative hypothesis is accepted, claiming that economic factors in Palestine are linked to long-term urban growth.

**Table 17: Multiple Regression Coefficients with Sustainable Urban development.**

	Unstandardized Coefficients		Standardized Coefficients	t	Sig.	95.0% Confidence Interval for B	
	B	Std. Error	Beta			Lower Bound	Upper Bound
(Constant)	3.731	0.362		4.031	0.000	2.253	4.222
succession of powers that ruled Palestine	0.143	0.19	0.322	4.381	0.000	0.476	1.254
Israeli policies of control	0.214	0.025	0.274	4.561	0.000	0.105	.0208
Oslo II Interim Agreement	0.357	0.046	0.535	6.245	0.000	0.136	0.326
Economic aspects in Palestine	0.286	0.039	0.28	4.977	0.000	0.286	0.411

### **5.2.5 Hypothesis results**

This chapter includes the hypothesis main findings, based on the above analysis:

- There is a statistically significant and positive relationship between succession of powers that have ruled Palestine and Sustainable Urban Development. Different methods of analysis revealed that various forces that have dominated Palestine throughout history, from the British mandate to the present, have had a negative impact on people's social and cultural behaviors in support of Urban Sustainable Development in Metropolitan Ramallah, Al-Bireh, and Bitunia areas.
- There is a statistically significant and positive relationship between Israeli control policies on the ground and Sustainable Urban Development, according to the analysis that military checkpoints and Israeli settlements on Palestinian land are a substantial impediment to realizing long-term urban development goals in the Ramallah, Al-Bireh, and Bitunia metropolitan areas.
- There is a statistically significant and positive relationship between the Oslo II Interim Agreement signed in (1995) and Sustainable Urban Development, investigation found that the outcomes of the Oslo II Interim Agreement continue to have a controlling and negative impact on all political and other actions in Palestine to this day.
- There is a statistically significant and a positive relationship between economic aspects in Metropolitan Ramallah, Bitunia and Al Bireh areas and Sustainable Urban Development. According to an analysis that political stability in Metropolitan Ramallah, Al-Bireh, and Bitunia areas is critical for economic development.

### **5.3 Interview Results**

By interviewing six people from the various Local Government sector agencies listed earlier, the researcher was able to acquire information from study participants. The interviews were conducted with the goal of analyzing the reality of political disintegration in Metropolitan Ramallah, Al-Bireh, and Bitunia areas, as well as identifying the hurdles to management and strategic planning for Urban Sustainable Development in a systematic and effective manner.

The interview consisted of ten questions that were all directly relevant to the issue, including five Likert open-ended questions and five open questions.

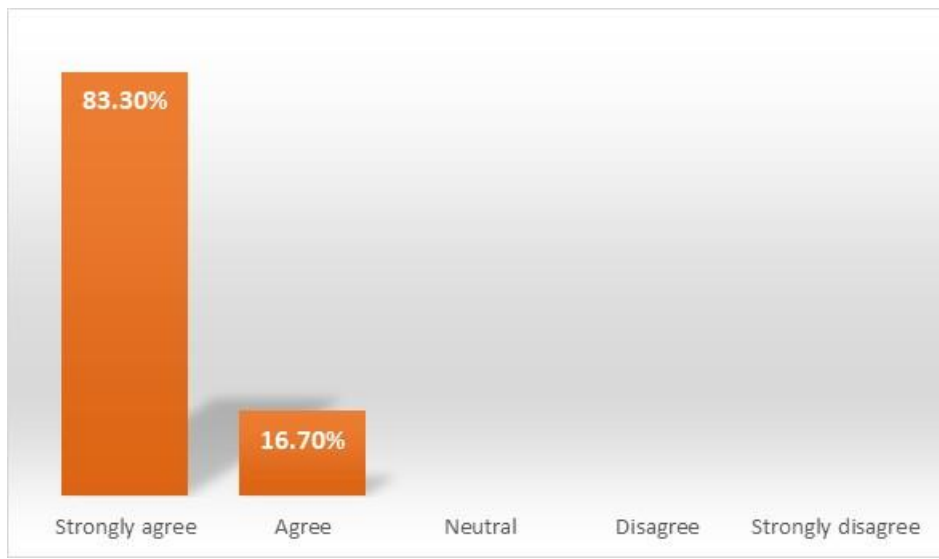
The researcher focused on six primary topics to work with:

- 1- Examine the impact of the Palestinian rulers' powers on achieving long-term urban development in areas.
- 2- The influence of the Oslo Accords' outcomes on Sustainable Urban Development, as well as Israel's unwillingness to comply with their terms.
- 3- Economic aspects in Palestine.
- 4- Examine how state agencies and municipalities engage with Sustainable Urban planning.
- 5- Suggests Strategies and policies for Sustainable Urban Development in Palestine, with a focus on Metropolitan Ramallah, Al-Bireh, and Bitunia. What is the best future for the Palestinian people?
- 6- Obstacles of implementation Sustainable Urban Development in the face of Israeli occupation.

### **5.3.1 Finding of Interview Ended-Questions**

Question1: Do you agree that the lack of a political solution to the Palestinian issue has an impact on influence on the implementation of Sustainable Urban Development Goals and projects in Palestine?

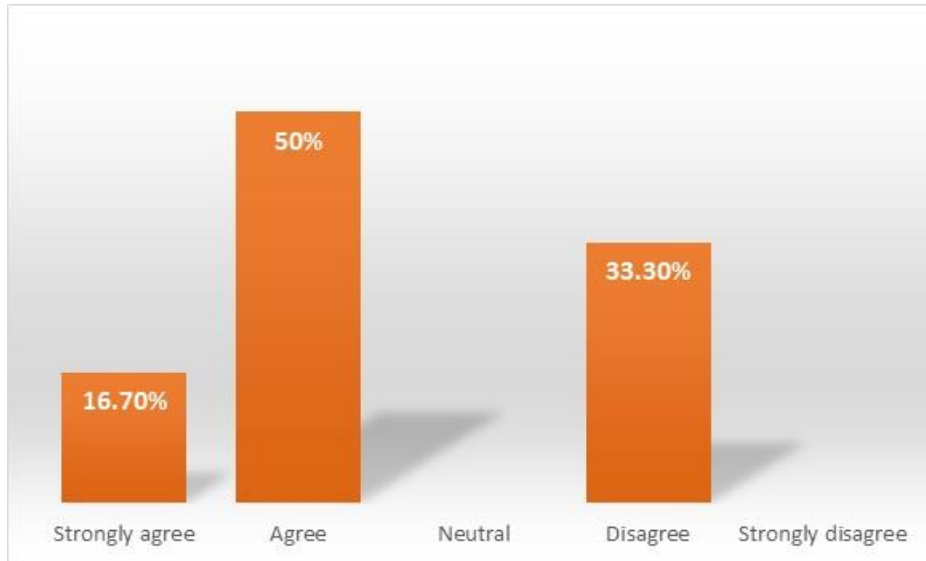
**Chart (11): Analysis of interview- Question 1.**





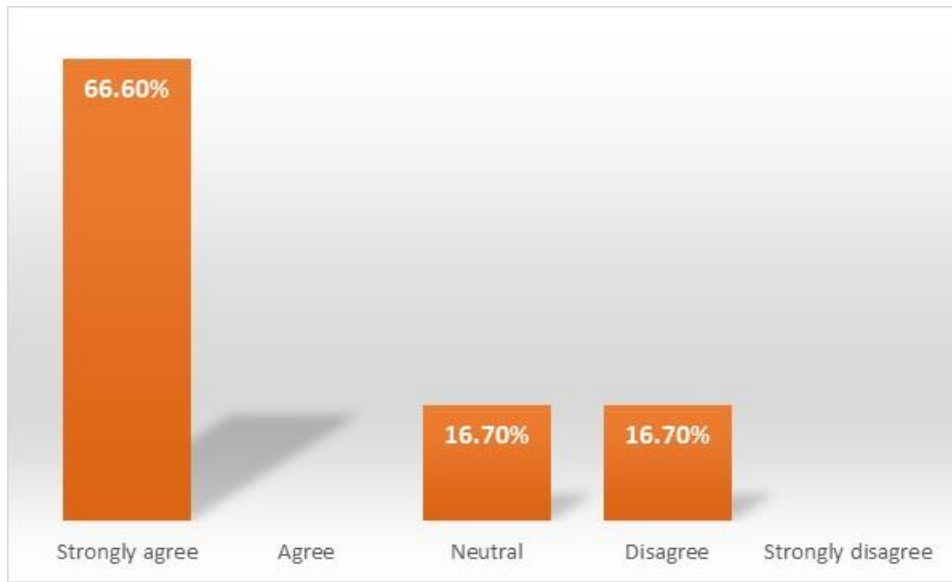
Question 2: Do you agree that the establishment of a Temporary Governmental entity in Metropolitan Ramallah, AlBireh, and Bitunia increase the area's ability to achieve Sustainable Urban Development?

**Chart (12): Analysis of interview- Question 2.**



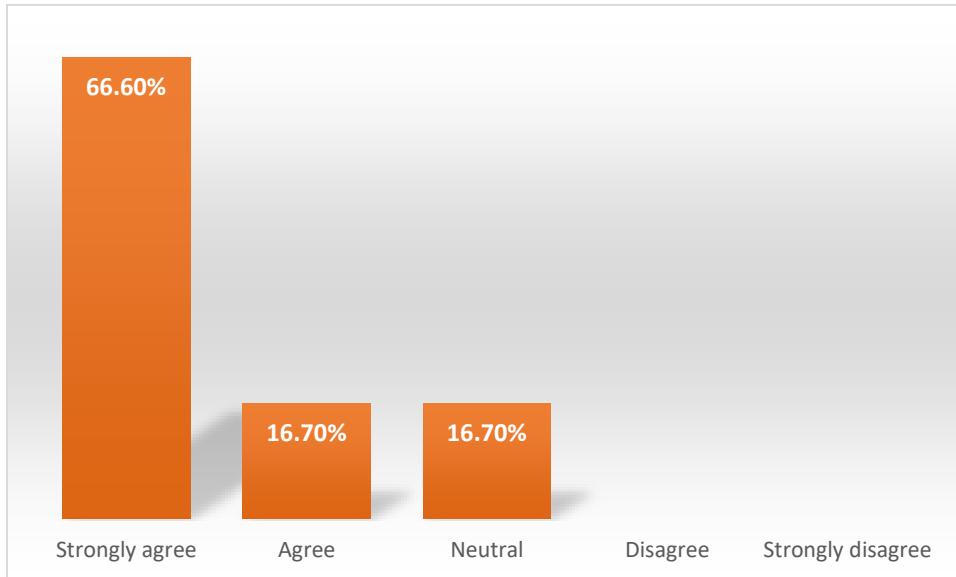
Question 3: Do you agree there is a link between the fragility of Palestine's economic system and the inability of achieving Sustainable Urban Development?

**Chart (13): Analysis of interview- Question 3.**



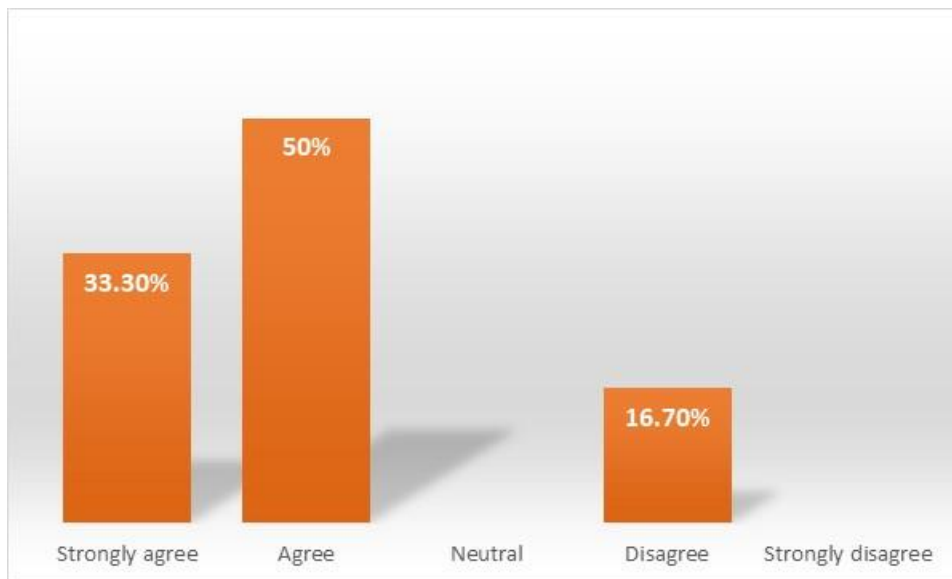
Question 4: Do you believe that the Israeli occupation continues to utilize the structural plans and conceptual policies published during the British Mandate era as a pretext to regulate Urban Development in Palestine?

**Chart (14): Analysis of interview- Question 4.**



Question 5: Did the outcome of the Oslo Interim Agreement influence Palestine's ability to achieve Sustainable Urban Development in Metropolitan Ramallah, Al-Bireh, and Bitunia areas?

**Chart (15): Analysis of interview- Question 5.**



### **5.3.2 Finding of Interview Open Questions**

#### **Examine how state agencies and municipalities engage with Sustainable Urban Planning.**

In their respective organizations, all of the participants interviewed claimed that they follow policies that are in line with National Government objectives and initiatives. In the interview, (50%) of the study participants indicated that, in addition to the main Governmental outline, their organization developed policies and strategies related to achieving Sustainable Urban Development that aligned with own vision from the perspective of the institution and the project that they are forming, which clarifies to achieve it selves role on a short term means that the policies are ineffective only to ensure the achievement of the minimum levels of provability.

Some of the interviewees indicated that Palestinians are fighting Israeli Authorities for their rights, particularly in Area C. Israeli thought and settler fanaticism now believe that land "C" belongs to Israel, not to the Palestinians, and that Palestinians have no rights there; as a result, their organizations have a strong interests in areas C, working to obtain approvals for different projects such as; roads, and other infrastructure, as well as facilitating citizens' access to their agricultural lands and working to obtain approvals for the expansion of structural plans in areas C.

**Sustainable Urban Development strategies and policies in Palestine and particular in Metropolitan Ramallah, Al-Bireh, and Bitunia. What is the Palestinian people's best future?**

The political decision always comes first and is more powerful than the planning decision, so it will be realized when comes from a political that recognizes the importance of strategic planning. The Palestinian Authority encourages the necessity to go to an open war with Israel over Area C. The only radical option is to abolish colonialism.

Allowing individuals to exercise their right to self-determination through independence, leadership elections, and democracy participation, encompassing political, social, and economic democracy... As it turns out, this is owing not only to the occupying power, but also to the existence of a class-based authority.

In the case of Metropolitan Ramallah, Al-Bireh, and Bitunia, the respondents agreed that creating an organizing body for the three cities (Ramallah, Al-Bireh, and Beituniya) is critical for pooling efforts and mobilizing capabilities.

There is a need for a strong conscious institutional building that works toward Sustainable Urban growth, assigning adequate fund for Sustainable Urban Development, and establishing strategies for getting and regulating resources.

(75%) of interviewees agreed that developing Sustainable Urban Development in Ramallah, Al-Bireh, and Beitunia areas to the northwest is a good idea to relieve pressure on the mentioned cities, especially in light of the tight Israeli siege on the mentioned areas, through the expansion of settlements, bypass roads, and an integrated infrastructure to serve the settlements and many others. This orientation, however, is required and fundamental in order to fulfill the region's objective in a way that benefits the three cities and their surroundings.

The development must concentrate on strengthening the agriculture sector and preserving agricultural lands in order to employ Palestinian workers, as well as improving the economic situation. However, it is necessary building a green ring road to protect the environment and creating good service centers to improve citizen services and facilitate work.

### **Obstacles of implementation Sustainable Urban Development in the face of Israeli occupation.**

All of the interviewees agreed on the following points;

Political instability in Palestine, particularly in the Metropolitan areas, the existence of several rules and regulations in Palestine as a result of various historical rulers, as well as challenges and limitations unique to Palestinian camps, in addition to land divides based on the Oslo Accords obstruct any development and continuity on lands, any project threatened with destruction by Israeli authorities in Area C, as well as a lack of detailed information on land ownership pose a threat to Sustainable Urban Development.

**The influence of the Oslo Accords' outcomes on Sustainable Urban Development, as well as Israel's unwillingness to comply with their terms.**

Area C encompasses more than 60% of the West Bank., and it is subjected to a slew of planning limitations that are in violation of International humanitarian law and human rights.

(66%) of interviewees believed that as long as the Oslo Agreements remain in their current form a negative impact on achieving Sustainable Urban Development, particularly when it comes to the division of Palestinian territories occupied after 1967, as a result, land is divided into three zones (A, B, and C), and Israel has complete control over Palestinian natural, financial, economic, and life resources. Urban Development is restricted as a result of the occupation, prohibits the use of materials, particularly agricultural fields, and seizes water and many others. On the other hand, land on Area C can be used for Palestinian development in terms of agricultural output and food security, but it must be free of Israeli control, which prevents and decides what happens there and erects barriers.

**5.4 Conclusion:**

This section contains the research results, which are based on the previous sections' spatial, questionnaire, and interview analyses as well as consistent with criteria's that were utilized.

Through a variety of causes, political instability hampered the achievement of Sustainable Urban Development in Metropolitan Ramallah, Al- Bireh, and Bitunia.

- The investigation revealed that political instability is one of the obstacles to adopting Urban Sustainability principles and a deterioration in Palestinian people's quality of life.
- From the British mandate, various powers ruled Palestinians, concentrating all determinations on establishing a 'National Homeland' for Jews in Palestine, facilitating

land purchases and encouraging Jewish immigration and colonization until today, Israeli occupation in the West Bank still uses conceptual regional outline plans prepared by mandatory to regulate urban development, affecting the planning system. The majority of the zone is designated for Israeli military use, all of which have had a substantial influence on the Palestinian community, resulting in significant shortages on a variety of levels, including management and strategic levels as well Urban Development.

Political change over time is one of the most crucial aspects affecting social, economic, and environmental issues in Palestine, which is still under occupation, and has had a significant impact on urban expansion.

There is a strong link between the succession of powers that ruled Palestine throughout history and its varied policies, regulations, and Sustainable Urban Development, as previously indicated.

This is also in line with previous Palestinian research findings, such as those published by Moghayer et al. in 2017 and other studies.

- It is critical that colonists' sites are used to enforce laws and regulations, with settler's structures on top of hills playing an important role in exercising power and control. While providing basic amenities and development plans to the colonies, a hostile and callous attitude toward Palestinians is maintained. The maps in the spatial analysis section show that colonial power strategy uses a variety of tactics to maintain segregation between indigenous Palestinian communities, such as dividing land into three classifications, erecting colonial military outposts on private Palestinian lands, erecting an apartheid wall, and erecting military checkpoints.



So, as mentioned previously there is a high relationship between Israeli policies on ground and Sustainable Urban Development.

This is also in line with previous Palestinian research findings, such as those published by Abu Sadaa and Thawaba in 2011 and some other studies.

- The Palestinian land classification into three zones (A, B and C) is one of the outcomes of Oslo II Interim Agreement. Palestinian territory was left unplanned in Area C. Residents in these settlements suffer issues such a shortage of space, inadequate facilities, and segregation. Regardless of ethical considerations, Palestinians do not have the authority to build new roads connecting Palestinian villages, as well any attempt to projects construction is met with destruction, and in order obtaining permission is a difficult undertaking. As a result, many Palestinian residents of these areas have begun to migrate to larger cities such as Ramallah in search of better living conditions. However, failure to recover the C-classified lands means the possibility of building a state is gone, and having a state means controlling the land, which means controlling the resources, and so achieving Sustainable Development.
- Following the establishment of Palestinian temporary Authority in Ramallah Governorate, many returnees returned to Palestine, as well as Palestinians from other Palestinian towns and cities settled in Ramallah in search of better job opportunities in the public sector, services, and through private-sector investment. As a result, little social groups formed that mirrored their original city, which in some ways changed the original. This means that Palestinian Authority changed the class structure and created a larger middle class, with offices, contracts and the banks grew in lockstep with the Authority's

expansion, this employ a middle class to manage their business, a class that spends rather than produces.

- Ramallah's and Al- Bireh economies are in a state of chaos, with unemployment rates fluctuating in response to political unrest in Palestine, as well Israeli trade, mobility, and access restrictions, which are considered as the main deterrent, in addition to Israeli occupation's use of Palestinian workers to serve Israel's economy for higher wages and income. However, paying more attention to the agriculture sector in the north west of Metropolitan areas could help to recover the economy.
- According to the preceding research analysis, there was no overarching national vision, and no Palestinian political or national party was truly concerned with the Sustainable Urban Development process and its execution in the areas of Metropolitan Ramallah, Al-Bireh, and Bitunia. As a result of the Government's poor urban management practices, substantial issues such as land degradation and socioeconomic inequity have arisen. This is also in line with the criteria's findings, which were previously disclosed.
- As a result of Ramallah's growth without strategic forethought, dispersed cities characterized by economic stratification, deterioration of the urban environment, and rapid urban expansions that encouraged the development of a number of sub-commercial centers that extend along the main roads, Ramallah City suffers from transportation management that causes congestion in the city center, as well as deterioration of air quality, high infrastructure costs, and inequity.

## **Chapter Six:**

### **Conclusions and Recommendations:**

#### **Introduction**

After conducting a theoretical study, analyzing data, testing hypotheses, and determining the role of the Palestinian Government in practicing and applying strategic planning to achieve Sustainable Urban Development in light of the objectives, this chapter aims to review the researcher's most important findings and conclusions. Based on the outcomes of the theoretical and field studies, the researcher presented recommendations.

#### **6.1 Summary of the findings:**

This is one of several empirical studies on the influence of political instability on sustainable urban development in Metropolitan areas of the Ramallah, AlBireh, and Bitunia.

The researcher reached number of key results. Here are a few of the most essential:

- According to the study's findings, the mentioned areas suffered from high geopolitical constraint, and questionnaire analysis revealed that 63.9 % of sustainable urban growth is dependent on the succession of forces that ruled Palestine, Israeli control policies, the Oslo II Interim Agreement, and economic variables in Palestine, additionally from the interviews analysis, it was confirmed that political instability has a significant impact on achieving Sustainable Urban growth.
- Sustainable Development is analogous to a language that can be spoken in an independent, freed country with sovereignty and Authority, not in a region dominated by a colonial power that conducts racism and discrimination and controls basic resources. Moreover, in Palestine

land development has been hampered by political instability, which has hampered the Palestinian economy's development and expansion, as well as people's well-being.

- Aside from International challenges, each country should develop a vision of sustainability based on its own needs and objectives. To achieve this goal, existing laws, rules, and policies will need to be completely updated to support it. Planners, economists, and others must comprehend management and planning systems, including power dynamics, the design of spatial policies that encourage integration, and the opportunity for indigenous communities to improve their autonomy in managing their lands within a society.

As a result, the connection between planning and power is crucial.

- The strategic plan's success is hampered and undermined by the Israeli occupation's actions and policies, as well as its control over resources and crossings. Political instability in Palestine, as well as political land divides that resulted in the land being separated, detached, and interrupted by sub-areas inside it, constituted a barrier to the formulation, implementation, and success of long-term strategic plans.

It is important to build a strong Government Management Policies in Palestine that ensures upgrading strategies and management in line with Sustainable Development Goals in order to realize the best vision of the region while reducing the impact of urban congestion.

This is also consistent with the majority of previous research findings from around the world, which suggest that robust Government intervention is necessary for cities to achieve long-term sustainability.

- Geopolitical considerations have a significant impact on the growth of Palestinian cities. It is regarded as the first pillar of Palestinian city planning. The Oslo II interim agreement divided the West Bank into three areas: A, B, and C. These divisions were temporary for five years,

more than (60%) of the West Bank has been classified as Area C, which obstructs the ability to deal with Palestinian communities as a single geographical entity and has significant economic, environmental, and physical consequences. Israeli occupation administration governs Palestinian communities in Area C, lack updated master plans, and have been left without any development plans, this means that Palestinians are not permitted to develop in Area C without obtaining a permit.

- In various cities in the West Bank, Palestinian neighborhoods in areas A and B are flanked by C area, signifying that Palestinians lack the authority to connect Palestinian communities. As a result, it is critical to prevent the occupying force from depriving Palestinian cities of their land. The Government must make a political decision to reject the occupying force's plans by counter-planning for the Palestinian state that has been promised (as stipulated in the Oslo Accords) and providing legal assistance to Palestinian cities. The goal is to figure out how to stop colonialism and promote Sustainable Development.

This is also in line with Zeid and Thawaba's research findings, which was published in 2018.

- Natural resources abound in Area C, which has the potential to make a considerable contribution to the Palestinian economy, lifting limitations would have a big beneficial influence on the Palestinian economy. Without the ability to conduct economic activity in Area C, the West Bank's economic space will remain crowded and stunted, harming the Palestinian economy.

Furthermore, area C contains almost all of the land suitable for agricultural production in the West Bank, as well as forests that might be used in the absence of access and usage limitations, meaning that their long-term use would add value to the Palestinian economy. As well, Because projects usually require connections to existing service infrastructure that must

cross land in area C, area C limits have an impact on development in Areas A and B, and because natural growth of Palestinian settlements necessitates. Additionally the lack of land for building and the challenges of doing so in Area C have hindered Palestinian city expansion and depressed construction demand.

- The Governorate of Ramallah is more urbanized than other locations in the West Bank, with Ramallah serving as the focal point for the most important Governmental and administrative institutions. The expansion of the Ramallah and Al-Bireh Governorate have reached their urban limits in all directions. Demographic changes have accelerated in Ramallah City, and they are always linked to economic and political developments people arriving from all over the West Bank, including cities, villages, and camps, putting a strain on services and employment opportunities, as well as the need to provide enough accommodation for people arriving from all over the West Bank, including towns, villages, and camps. It is a draw for many people from various locations to relocate to the city in search of job opportunities and settle in Ramallah City.
- The construction boom in metropolitan areas is putting strain on existing infrastructure and land, degrading the quality of natural and agricultural areas in the vicinity, polluting the city's green structure, and altering the city's skyline, destroying historical buildings and cultural heritage sites, as well as affecting the socio-economic situation through unrealistic increases in land prices due to inflation in rents and living costs, as well as impossibility to build in the great majority of Area C, pushing people out of the city center towards the city fringes causing a conflict with the surrounding landscapes.
- Due to the absence of a competent and influential local planning Authority, as well as the country's political instability, Ramallah Governorate has land use problems. Conflicts in land

usage in the border areas have also arisen as a result of a lack of regional and cross-boundary planning between Ramallah City and its neighboring cities and villages. Due to a lack of suitable land for development, Ramallah City and its surrounding communities have expanded onto agricultural land and into natural landscapes, destroying cultural heritage and valuable buildings. These conflicts should be taken into account when developing future expansion and development plans for Ramallah City and its surrounding communities.

- The findings of the study show that relieving pressure on the Metropolitan of Ramallah Al-Bireh and Bitunia requires expanding beyond the main city toward the north-west, Cities must be developed in connection to regional and local resources, locating sub-centers within the built-up areas of the localities, and emphasizing different services within the local centers, as well as creating residential, commercial, recreational areas, and developing the local centers of the mentioned Metropolitan areas by supporting available centers. As well, it is obvious from maps analysis that agricultural land may be found in the district's northern and western sections; this sector must be expanded in order to enhance the economy. Furthermore, in order to enable people's movement inside the city, an effective public transportation system must be organized and operated.

## **6.2 Recommendations and Strategies**

In the light of the above findings, it can be made the following strategies and recommendations:

- 1- Guiding cities toward long-term development by promoting viability aspirations and quality of life in the direction of greater efficiency by overcoming the occupation's limitations and intensifying efforts, which is a huge challenge that requires collaboration between the public and private sectors, including a diverse range of stakeholders, local

governments, local communities, the corporate sector, and international agencies to prioritize Palestinian national development initiatives that focus on structural reforms, adopt local economic growth, and connect them to sustainable development goals.

In order to achieve social and economic progress, it is necessary to improve the political situation, which falls under Palestinian government responsibility and necessitates active policy intervention. This task of transforming political Governance management policies and practicalities strategies, will be influence on the efficiency of public-private partnerships that must be undertaken.

- 2- It is recommended that Palestinian politicians and the government make a political decision to achieve counter-colonial planning by presenting alternative plans that meet local needs and aspirations through efficient international negotiation mechanisms presented in front of international interventions at a political level, starting with the lifting of restrictions in Area C, allocating resources and benefits from its wealth in a way that benefits Palestinian economic growth, this will necessitate need intervention from Palestinian economic administrations and other economic corporations to develop regional economic planning in Palestinian governorates, with a focus on areas C. This will help to reduce the reliance of Palestinian cities on the "Israeli" economy.
- 3- Meanwhile, on a metropolitan level, it is critical to serve as a vital organizing body for the three municipal cities (Ramallah, AlBireh, and Bitunia) to pool their efforts and mobilize capabilities, as well as collaborate with the aforementioned civil society



stakeholders to participate in the management and planning processes, ensuring accountability to all parties and a better future for the cities.

- 4- In order to improve Palestinians' quality of life, the Palestinian Ministry of Local Government, in collaboration with municipalities, must pay special attention to vacant developable regions, either by developing existing areas or by establishing new ones to protect them.

Regarding the metropolitan areas of Ramallah, Al- Bireh, and Bitunia, it is critical that the Ministry of Local Government and National Economies, in collaboration with municipalities, work to transform the aforementioned areas into planned and organized regional ones by promoting efficient Sustainable Urban ways, developing cities through reconnected in a northwestern direction, and focusing on maintaining the cohesion of local communities and economies within the city and its region.

As shown by the spatial maps, the surrounding villages regions are suitable for achieving socioeconomic and environmental elements

- 5- In addition, the Ministry of Planning, the Palestinian Land Authority, Environment Quality Authority and the private sector must collaborate to implement comprehensive redevelopment master planning in metropolitan areas, conduct an assessment of land cover, and link it to sustainable development goals, as shown in the maps. It is a good idea to create new dwelling potentials bio-diversity centers in the northwestern direction of metropolitan areas by focusing on facilities with a variety of services, as well as decreasing environmental demands by preserving landscape quality, such as natural

reserves and protected agricultural regions, and rough topography that delimits development.

It is a good idea for municipalities to focus on assigning green structures in different quarters as breathing spaces for city residents in the areas, by providing a relationship between the different parts of the city and nature, in order to improve the quality of life, the economy, and the environment in Metropolitan urban regions in a sustainable way.

6- Raising public awareness about the need for behavior change by focusing on providing training to all governmental and non-governmental organizations, as well as more information to the public about sustainability issues, encouraging dialogue, and gradually building an understanding of the need for behavior change. Individuals will be able to get more involved in the transformation process and the ultimate goal of Sustainable Urban Development as a result of this.

## **References**

- 1- Abdelhamid, A. (2006). Urban Development and Planning in the Occupied Palestinian Territories: Impacts on Urban Form .*The Conference on Nordic and International Urban Morphology: Distinctive and Common Themes*, (3–5).
- 2- AbuSada, J., & Thawaba, S. (2011). Multi criteria analysis for locating sustainable suburban centers: A case study from Ramallah Governorate, Palestine. *Cities*, 28(5), 381–393. <https://doi.org/10.1016/j.cities.2011.05.001>
- 3- Al Jazeera. (2020, July 8). *In Pictures: Israel's illegal separation wall still divides*. Middle East | Al Jazeera. <https://www.aljazeera.com/gallery/2020/7/8/in-pictures-israels-illegal-separation-wall-still-divides>
- 4- Arabic-Islamic States. (1995). Israeli-Palestinian Interim Agreement on the West Bank and the Gaza Strip (Oslo II). *Peace Agreements & Related*.1-20. Available Online: <https://www.refworld.org/docid/3de5ebbc0.html>
- 5- Arsen, A. (2013, March 1). *How does political instability affect economic growth?* *ScienceDirect*.<https://www.sciencedirect.com/science/article/abs/pii/S0176268012000675>
- 6- Bigg, T. (2016). Reconceiving the SDGs as a political force for change. *International Institute for Environment and Development*, 1–4.
- 7- Blowers, A. (1997). Environmental policy: ecological modernization or the risk society? *Urban studies*, 34(5-6), 845-871.
- 8- DeQuero-Navarro, B., Aoun Barakat, K., Shultz, C. J., Araque-Padilla, R. A., & Montero-Simo, M. J. (2020). From Conflict to Cooperation: A Macromarketing View of Sustainable and Inclusive Development in Lebanon and the Middle

- East. *Environmental Management*, 66(2), 232–247. <https://doi.org/10.1007/s00267-020-01300-w>.
- 9- Gujarati, D. N. (2011). *Econometrics by Example*. Palgrave Macmillan.
- 10- Jack, M.W (2018). Sustainable project management in urban development projects: a case study of the Greater Port Harcourt City Development Project in Rivers State, Nigeria. *Sustainable Project Management in Urban Development Projects: A Case Study of the Greater Port Harcourt City Development Project in Rivers State, Nigeria*, 264. <https://gala.gre.ac.uk/id/eprint/32905/1/Molly%20Williamson%20Jack%202018.pdf>
- 11- Khamaisi, R. (2006). Planning and developing a new Palestinian core under conditional Israeli Occupation. *Congress 2006, Istanbul, Turkey*, 1-21.
- 12- Khan, R. E. A., & Farooq, S. (2019). Corruption, Political Instability and Sustainable Development: The Interlinkages. *Journal of Quantitative Methods*, 3(1), 56–83. <https://doi.org/10.29145/2019/jqm/030104>
- 13- Kutty, A. A., Abdella, G. M., Kucukvar, M., Onat, N. C., & Bulu, M. (2020). A system thinking approach for harmonizing smart and sustainable city initiatives with United Nations sustainable development goals. *Sustainable Development*, 28(5), 1347–1365. <https://doi.org/10.1002/sd.2088>
- 14- Lin, L., Sato, Y., & Zhu, H. (2003). Simulating spatial urban expansion based on a physical process. *Landscape and Urban Planning*, 64(1–2), 67–76. [https://doi.org/10.1016/s0169-2046\(02\)00201-3](https://doi.org/10.1016/s0169-2046(02)00201-3)
- 15- Ministry of Planning and International Corporation (MoPIC). (1998). The regional Plan for the West Bank Governorates, Ramallah, Palestine.

- 16- Moghayer, T. J., Daget, Y. T., & Wang, X. (2017). Challenges of urban planning in Palestine. *IOP Conference Series: Earth and Environmental Science*, 81, 012152.  
<https://doi.org/10.1088/1755-1315/81/1/012152>
- 17- Mrabet, Z., Alsamara, M., Mimouni, K., & Mnasri, A. (2021). Can human development and political stability improve environmental quality? New evidence from the MENA region. *Economic Modelling*, 94, 28–44.  
<https://doi.org/10.1016/j.econmod.2020.09.021>
- 18- Muhsen, M. (2017). Urban Transformations in the West Bank of Palestine, Drivers and Consequences: a case of Ramallah Area. Université d'Angers.
- 19- Nasrallah, Rami (2010) RETHINKING CITIES IN THE MIDDLE EAST: IMPACT OF URBANIZATION ON ECONOMIC DEVELOPMENT, POLITICAL INFLUENCE, AND SOCIAL MOBILITY, IPCC, Jerusalem.
- 20- Othman, Hussein (2009) New Palestinian Towns as One of urban Development Models. M. Sc. Thesis research Birzeit.
- 21- Palestinian Central Bureau of Statistics. PCBS (2019): *Land Use Statistics in the Palestinian Territory*, Ramallah, Palestine. Ramallah Governorate, fact sheet prepared of project entitled Monitoring Israeli Settlement Activities in Palestinian Territories. Summary (population, buildings, housing, establishments) Ramallah & Al Bireh Governorate, Ramallah.
- 22- Prado-Lorenzo, J. M., García-Sánchez, I. M., & Cuadrado-Ballesteros, B. (2012). Sustainable cities: do political factors determine the quality of life? *Journal of Cleaner Production*, 21(1), 34–44. <https://doi.org/10.1016/j.jclepro.2011.08.021>

- 23- Purvis, B. (2018, September 3). *Three pillars of sustainability: in search of*. Sustainability Science. [https://link.springer.com/article/10.1007/s11625-018-0627-5?error=cookies\\_not\\_supported&code=f3b5c15c-8133-4648-98a7-e60462e70c7c](https://link.springer.com/article/10.1007/s11625-018-0627-5?error=cookies_not_supported&code=f3b5c15c-8133-4648-98a7-e60462e70c7c).
- 24- Raddad, S. (2016, September 3). *Integrated a GIS and Multi Criteria Evaluation Approach for Suitability Analysis of Urban Expansion in Southeastern Jerusalem Region- Palestine*. AlQuds University. <http://195.114.29.177/handle/20.500.12213/814>.
- 25- Raddad, S. (2015). ASSESSING LAND USE /COVER CHANGES UNDER POLITICAL TRANSITIONS USING REMOTE SENSING AND GEOGRAPHIC INFORMATION SYSTEMS. *International Journal of Environment, Society and Space*, 3(1), 57-68.
- 26- Rodrigues, M., & Franco, M. (2019). Measuring the urban sustainable development in cities through a Composite Index: The case of Portugal. *Sustainable Development*, 28(4), 507–520. <https://doi.org/10.1002/sd.2005>
- 27- Sanneh, E. S. (2018). Systems Thinking for Sustainable Development. *Systems Thinking for Sustainable Development*. 6-8 Available Online: <https://doi.org/10.1007/978-3-319-70585-9>
- 28- Sbaih, L. R. (2020). Geopolitics Implication on Urban Growth Case Studies from Palestine. *Master's Degree in Urban Planning and Landscape Architecture from the Faculty of Engineering at Birzeit University, Palestine*, 1–137.
- 29- Shaheen, L., (2009). *Promoting sustainable urban development in the Palestinian cities – A framework for physical development*. Palestine.

- 30- Shaheen, L., (2013). Rapid Urbanization and the Challenge of Sustainable: Urban Development in Palestinian Cities. *International Journal of Social, Behavioral, Educational, Economic, Business and Industrial Engineering* 7 (3), 1-7.
- 31- Spence, M., Annez, P. C., & Buckley, R. M. (2008). *Urbanization and Growth (Commission on Growth and Development)*. World Bank Publications.
- 32- Thawaba, S. and Natour, M. (2020). Rethinking masterplanning: a case study of Ramallah city, Palestine. *Journal of Urban Regeneration and Renewal*, 14(4), 1–21.
- 33- The International Federation of Surveyors FIG. (2010). *Rapid Urbanization and Mega Cities: The Need for Spatial Information Management*. Copenhagen Denmark: FIG Publication, NO 48. 7-15.
- 34- The World Bank. (2013). Area C and the Future of the Palestinian Economy. Orhan Niksic, Nur Nasser Eddin, and Massimiliano Cali. <http://dx.doi.org/10.1596/978-1-4648-0193-8>.
- 35- United Nations (2008), *World Urbanization Prospects The 2007 Revision*, United Nations publication, New York.
- 36- United Nations (2016). *The Sustainable Development Agenda. Sustainable development goals*. Available Online: <https://www.un.org/sustainabledevelopment/development-agenda-retired/#:~:text=On%201%20January%202016%2C%20the,Summit%20%E2%80%94%20officially%20came%20into%20force>.
- 37- Whaites, A. (2016). *Achieving the impossible: can we be SDG16 believers? Better Policies for Better Life*, 1–14.

- 38- Yang, `B., Xu, T. and Shi, L. (2017). Analysis on sustainable urban development levels and trends in China's cities. *Journal of Cleaner Production* 141, 1-13.
- Yang, B., Xu, T., & Shi, L. (2017). Analysis on sustainable urban development levels and trends in China's cities. *Journal of Cleaner Production*, 141, 868–880.
- <https://doi.org/10.1016/j.jclepro.2016.09.121>
- 39- Yan, Y., Wang, C., Quan, Y., Wu, G., & Zhao, J. (2018). Urban sustainable development efficiency towards the balance between nature and human well-being: Connotation, measurement, and assessment. *Journal of Cleaner Production*, 178, 67–75. <https://doi.org/10.1016/j.jclepro.2018.01.013>
- 40- Zahid, H. (2014, June 1). Can political stability hurt economic growth? World Bank Blogs. <https://blogs.worldbank.org/endpovertyinsouthasia/can-political-stability-hurt-economic-growth>
- 41- Zeid and Thawaba, (2018). Planning under a colonial regime in Palestine: Counter planning/decolonizing the West Bank. *Journal Elsevier*, 178, 11-23.
- 42- دولة فلسطين (2018). الاستعراض الوطني الطوعي الأول حول متابعة و تنفيذ خطة التنمية المستدامة 2030. <http://www.palestinecabinet.gov.ps/WebSite/Upload/Documents/PNVR-Ar.pdf>



## **Appendix A**

### **Questionnaire Survey**

Hello Sir / Madam.

I'm Mariam AlKhatib, MBA student at Birzeit University.

As part of my thesis research, I am conducting an opinion survey about political instability and Sustainable Urban Development in Metropolitan Ramallah, AlBireh and Bitunia Areas, supervised by Dr. Tareq Ashour and Dr. Muhannad Ismael.

I ask for your help to fill up the questionnaire. Your response will have a real impact on how to plan the Sustainable Urban Development in the cities in light of political instability. And I am very interested in your opinion.

This survey is completely anonymous and I assure you that your opinion will be used for scientific research only and will remain strictly confidential.

For this purpose, I have prepared a very short survey which will only take 3-4 minutes.

I would like to thank you for sharing the commitment.

#### **Part A:**

##### **Socio-Demographic Section**

1- Gender

- Male
- Female

## 2- Age

- Less than 30
- 31years-40 years
- 41years-50 years
- Above 51 years

## 3- Place of Residence

- South West Bank
- North- West Bank
- Middle – West Bank

## 4- Educational Level

- Diploma or less.
- Bachelor degree.
- Master degree.
- PhD degree

## 5- Years of practical experience:

- Less than 5 years
- 6-10 years.
- More than 10 years.

## 6- Business Sector working in:

- Private sector
- Public sector
- Municipal sector
- Non-Governmental organizations

7- What department do you work in?

- Engineering
- Planning
- Political
- Economists
- Others

8- Do you get any training in your organization regarding how to implement Sustainable Development Goals in cities?

- Yes
- No

**Part B**

9- Has political instability hampered the achievement of Sustainable Urban Development in the Metropolitan areas of Ramallah, AlBireh, and Bitunia?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

**This section will measure the powers that ruled Palestinian from British Mandates till nowadays.**

10- Do you agree that the Israeli occupation continues to utilize the structural plans and conceptual policies published during the British Mandate era as a pretext to regulate Sustainable Urban Development in Palestine?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

11- Do you agree that the various forces that have dominated Palestine throughout history, from the British mandate to the present, have had a negative impact on people's social and cultural behaviors in support of Sustainable Urban Development in the Ramallah, AlBireh, and Bitunia Metropolitan areas?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

**This section will measure Israeli confiscation.**

12- Do you agree that the erection of the Israeli apartheid wall in Metropolitan areas of Ramallah, Al-Bireh, and Bitunia has increased political instability?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

13- Do you agree that control and oversight of the Israeli occupation embodied in the Civil Administration hinders and interrupts the progress of development in implementing and promoting Sustainable Urban Development in the areas of Ramallah, Al-Bireh and Beituniya?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

14- Do you believe that military checkpoints and Israeli settlements on Palestinian territory pose a significant obstacle to accomplishing long-term Urban Development Goals in Metropolitan areas Ramallah, Al-Bireh, and Beituniya?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

**This section will measure Oslo Agreement.**

15- The outcome of the Oslo II Interim Agreement aided in the planning of Sustainable Urban Development Metropolitan areas of Ramallah, Al-Bireh, and Beituniya?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

16- The outcomes of Oslo II Interim Agreement continue to have a control and detrimental impact on all political and other decisions in Palestine to this day?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

17- Do you believe it is possible to achieve Sustainable Urban Development in the lack of land continuity owing to geopolitical barriers?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

18- Do you agree it is possible to achieve Sustainable Urban Development on lands classified as “C” according to the categorization of the Oslo II Interim Agreement?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

19- The existence of a temporary Palestinian administrative entity in the areas of Metropolitan Ramallah, AlBireh, and Bitunia is a source of strength and opportunity for long-term Urban Development?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

**This section will measure Economic aspects in Palestine.**

20- Do you agree that political stability in Metropolitan Ramallah, Al-Bireh, and Bitunia areas is vital for economic development??

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

21- Implementing Sustainable Urban Development in Metropolitan Ramallah, AlBireh, and Bitunia areas will boost economic growth?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

22- Ongoing rise in land prices in Metropolitan Ramallah, AlBireh, and Bitunia Areas have an impact on achieving Sustainable Urban Development?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

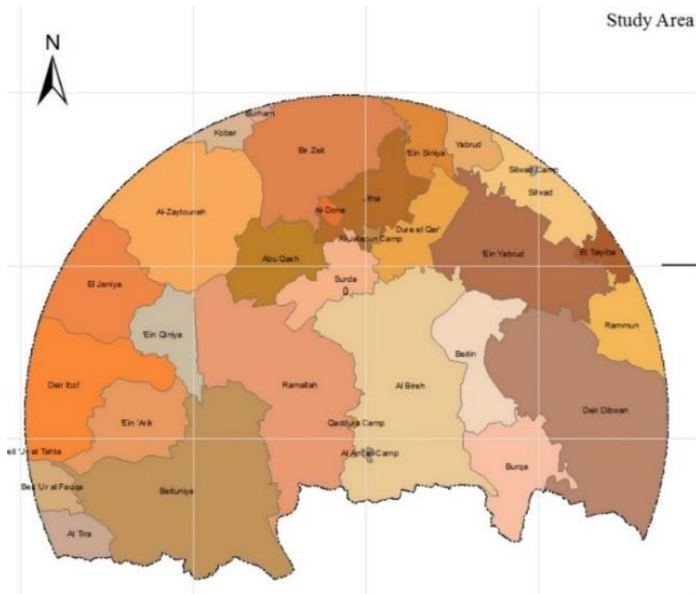


23- Do you agree that land classified as "C" can be used in ways that promote green economy development?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

24- In light of political instability, what do you think the Government should do first to adjust its policy on enhancing and attaining Sustainable Urban Development in Metropolitan Ramallah, Al-Bireh, and Bitunia?

25- Is it a good idea to extend sustainable urban development in the northwest areas of Ramallah, Al-Bireh, and Beitunia, as depicted on the map, to relieve strain on the mentioned cities? If yes or no, please elaborate.



Thank you for your time.

## **Appendix B**

### **Interview Questions:**

Hello,

I'm Mariam AlKhatib, MBA student at Birzeit University.

As part of my thesis research, I'm conducting an opinion survey about political instability and Sustainable Urban Development in Ramallah Metropolitan Areas, supervised by Dr. Tareq Ashour and Dr. Muhannad Ismael.

I ask for your help in this interview to answer 10 short questions. Your response will have a real impact on how to plan the Sustainable Urban Development in the cities in light of political instability. And I am very interested in your opinion.

This survey is completely anonymous and I assure you that your opinion will be used for scientific research only and will remain strictly confidential.

For this purpose, I have prepared a very short survey which will only approximately 20 minutes.

I would like to thank you for sharing the commitment.

1- Do you agree that the lack of a political solution to the Palestinian issue has an impact on influence on the implementation of Sustainable Urban Development Goals and projects in Palestine?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree

- 2- Do you agree that the establishment of a Temporary Governmental entity in Metropolitan Ramallah, AlBireh, and Bitunia increase the area's ability to achieve Sustainable Urban Development?
- Strongly agree
  - Agree
  - Neutral
  - Disagree
  - Strongly disagree
- 3- Do you agree there is a link between the fragility of Palestine's economic system and the inability of achieving Sustainable Urban Development?
- Strongly agree
  - Agree
  - Neutral
  - Disagree
  - Strongly disagree
- 4- Do you believe that the Israeli occupation continues to utilize the structural plans and conceptual policies published during the British Mandate era as a pretext to regulate Urban Development in Palestine?
- Strongly agree
  - Agree
  - Neutral
  - Disagree
  - Strongly disagree.

- 5- Did the outcome of the Oslo Interim Agreement influence Palestine's ability to achieve Sustainable Urban Development in Metropolitan Ramallah, AlBireh, and Bitunia areas?
- Strongly agree
  - Agree
  - Neutral
  - Disagree
  - Strongly disagree
- 6- And, in your opinion, was this a beneficial or negative effect?
- 7- Has your organization produced any policies or strategies for achieving Sustainable Urban Development in Palestine? If the answer is in the affirmative, how do you proceed?
- 8- According to your point of view. What are the required steps to overcome and achieve Sustainable Urban Development in Metropolitan Ramallah, Al-Bireh, and Beituniya in the face of Israeli occupation and political instability in the country, and what are the most difficult barriers to overcome?
- 9- How does the Israeli Government's refusal to comply with the conditions of the Interim II Oslo Accord, such as the return of lands classified as C in the aforementioned areas, affect the attainment of Sustainable Development?



## Appendix C

### Questionnaire Survey in Arabic Translation

تحية طيبة،

أنا مريم الخطيب طالبة ماجستير تخصص إدارة أعمال (MBA) بجامعة بيرزيت.

أضع بين أيديكم جزء من بحث أطروحي ، أقوم بإجراء مسح للرأي حول عدم الاستقرار السياسي والتنمية الحضرية

المستدامة في مناطق رام الله والبيرة وبيتونيا ، بإشراف الدكتور طارق عاشور والدكتور مهند إسماعيل.

أطلب مساعدتكم لتعبئة هذا الاستبيان.

سيكون لردكم تأثير حقيقي على كيفية تخطيط التنمية الحضرية المستدامة في المدن في ضوء عدم الاستقرار السياسي، كما أنني

مهمة جدًا برأيكم. علماً أن هذا الاستبان مجهول تماماً، وأنا أؤكد لكم أن رأيكم سيستخدم للبحث العلمي فقط وسيظل سرياً.

لهذا الغرض ، أعددت استبياناً قصيراً جداً سيستغرق من 3-4 دقائق فقط.

بداية أود أن أشكركم على تعاونكم معنا بتعبئة هذا الإستمبان.

**الهدف من التنمية الحضرية المستدامة هو تحسين مستوى ونوعية الحياة باستخدام إستراتيجيات لحماية البيئة والحفاظ على**

**الموارد الطبيعية من خلال إدارة الأصول البشرية لتعزيز الكفاءة الإقتصادية والتنمية الثقافية والعدالة الإجتماعية، و لضمان**

**توسع السكان في المناطق بأفضل إستراتيجية لتطور و الحياة.**

### الجزء الأول:

#### القسم الاجتماعي والديموغرافي:

1- الجنس:

○ ذكر

○ أنثى

2- العمر:

- أقل من 30 عام
- من 31 عام الى 40 عام.
- من 41 عام الى 50 عاماً
- فوق 51 سنة.

3- مكان الإقامة:

- جنوب الضفة الغربية
- شمال الضفة الغربية
- وسط - الضفة الغربية

4- المستوى التعليمي:

- دبلوم فأقل.
- درجة علمية بكالوريوس.
- درجة علمية ماجستير.
- درجة علمية دكتوراه

5- سنوات الخبرة العملية:

- أقل من 5 سنوات
- 6-10 سنوات.
- أكثر من 10 سنوات.



6- مكان العمل في:

- قطاع خاص
- قطاع عام
- بلديات
- منظمات غير حكومية.

7- ما هو القسم التي تعمل به:

- قسم الهندسة.
- قسم التخطيط.
- قسم السياسية.
- قسم الإقتصاد
- غير ذلك.

8- هل حصلت على تدريب في مؤسستكم أو عن طريقها بخصوص كيفية تنفيذ أهداف التنمية المستدامة في المدن

اللسطينية؟

- نعم
- لا

### الجزء الثاني:

9- هل توافق أن عدم الاستقرار السياسي يعيق في تحقيق التنمية الحضرية المستدامة في مناطق رام الله والبيرة وبيتونيا؟

- أوافق بشدة
- أوافق
- محايد
- غير موافق
- أعارض بشدة

**الأسئلة التالية ستبحث حول تأثير فترات الحكم على فلسطين منذ حقبة الانتداب البريطاني حتى يومنا هذا.**

10- هل توافق أن المخططات الهيكلية وسياسات المفاهيمية التي أصدرت في حكم الإنتداب البريطاني لا تزال قيد

الاستخدام من قبل الاحتلال الإسرائيلي كذريعة للسيطرة على التنمية الحضرية في فلسطين حتى يومنا هذا؟

- أوافق بشدة
- أوافق
- محايد
- غير موافق
- أعارض بشدة

11- هل توافق أن للقوى المختلفة التي هيمنت على فلسطين عبر التاريخ ، من الانتداب البريطاني إلى الوقت الحاضر لها

تأثير على السلوكيات الثقافية و الاجتماعية في دعم التنمية الحضرية المستدامة في المناطق رام الله والبيرة وبيتونيا؟

- أوافق بشدة
- وافق
- محايد
- غير موافق
- أعارض بشدة

**الأسئلة التالية عن تأثير السيطرة و التحكم من قبل الاحتلال الإسرائيلي.**

12- هل توافق بأن بناء جدار الفصل العنصري الإسرائيلي أدى الى زيادة عدم الاستقرار السياسي في المناطق رام الله

والبيرة وبيتونيا ؟

- أوافق بشدة
- أوافق
- محايد
- غير موافق
- أعارض بشدة

13- هل توافق أن سيطرت ورقابة الاحتلال الإسرائيلي المتمثل بالإدارة المدنية يستخدم طرق غير قانونية لتأخير

وتعطيل التطور في تنفيذ وتعزيز التنمية الحضرية المستدامة في مناطق في رام الله والبيره وبيتونيا؟

- أوافق بشدة
- أوافق
- محايد
- غير موافق
- أعارض بشدة

14- هل توافق أن وجود الحواجز العسكرية والمستوطنات الإسرائيلية على الأراضي الفلسطينية تشكل تحديًا كبيرًا يواجه

تحقيق أهداف التنمية الحضرية المستدامة في مناطق رام الله والبيره وبيتونيا؟

- أوافق بشدة
- أوافق
- محايد
- غير موافق
- أعارض بشدة

**الأسئلة التالية عن تأثير بعض بنود اتفاقية (أوسلو).**

15- هل توافق بأن إتفاقية أوسلو ساعدت على تخطيط التنمية الحضرية المستدامة في مناطق رام الله والبيره وبيتونيا؟

- أوافق بشدة
- موافق
- محايد
- غير موافق
- أعارض بشدة

16- هل توافق بأنه ما زالت نتائج اتفاقية أوسلو المؤقتة تؤثر و تتحكم على معظم القرارات السياسية وغيرها في فلسطين

حتى يومنا هذا؟

- أوافق بشدة
- أوافق
- محايد
- غير موافق
- أعارض بشدة

17- هل توافق على إمكانية تحقيق التنمية الحضرية في ظل غياب الترابط بين الأراضي بسبب المعوقات الجغرافية

السياسية؟

- أوافق بشدة
- أوافق
- محايد
- غير موافق
- أعارض بشدة

18- هل توافق على إمكانية تحقيق تنمية حضرية مستدامة على الأراضي المصنفة "ج" حسب تصنيف إتفاقية أوسلو؟

- أوافق بشدة
- أوافق
- محايد
- غير موافق
- أعارض بشدة

19- هل تعتقد أن وجود وتمركز مقرات الحكم للسلطة الفلسطينية في مناطق رام الله -البيرة وبيتونيا عبارة عن مصدر قوة

وفرصة للتنمية الحضرية المستدامة في المنطقة؟

- أوافق بشدة
- أوافق
- محايد
- غير موافق
- أعارض بشدة

**الأسئلة التالية تتعلق بالجانب الإقتصادي في فلسطين**

20- هل توافق أن الاستقرار السياسي ضروري لتحقيق التنمية الاقتصادية في مناطق رام الله والبيرة وبيتونيا؟

- أوافق بشدة
- موافق
- محايد
- غير موافق
- أعارض بشدة

21- هل توافق بأن تنفيذ التنمية الحضرية المستدامة في مناطق رام الله والبيرة وبيتونيا سيعزز تحقيق التنمية الاقتصادية؟

- أوافق بشدة
- أوافق
- محايد
- غير موافق
- أعارض بشدة

22- هل توافق أن الارتفاع المستمر والمتزايد في أسعار الأراضي في مناطق رام الله والبيرة وبيتونيا يساعد في تحقيق

التنمية الحضرية المستدامة؟

- أوافق بشدة
- أوافق
- محايد
- غير موافق
- أعارض بشدة

23- هل توافق على إمكانية استخدام أراضي المصنفة "ج" بطرق تعزز تحقيق تنمية الإقتصاد الأخضر (Green

(Economy)؟

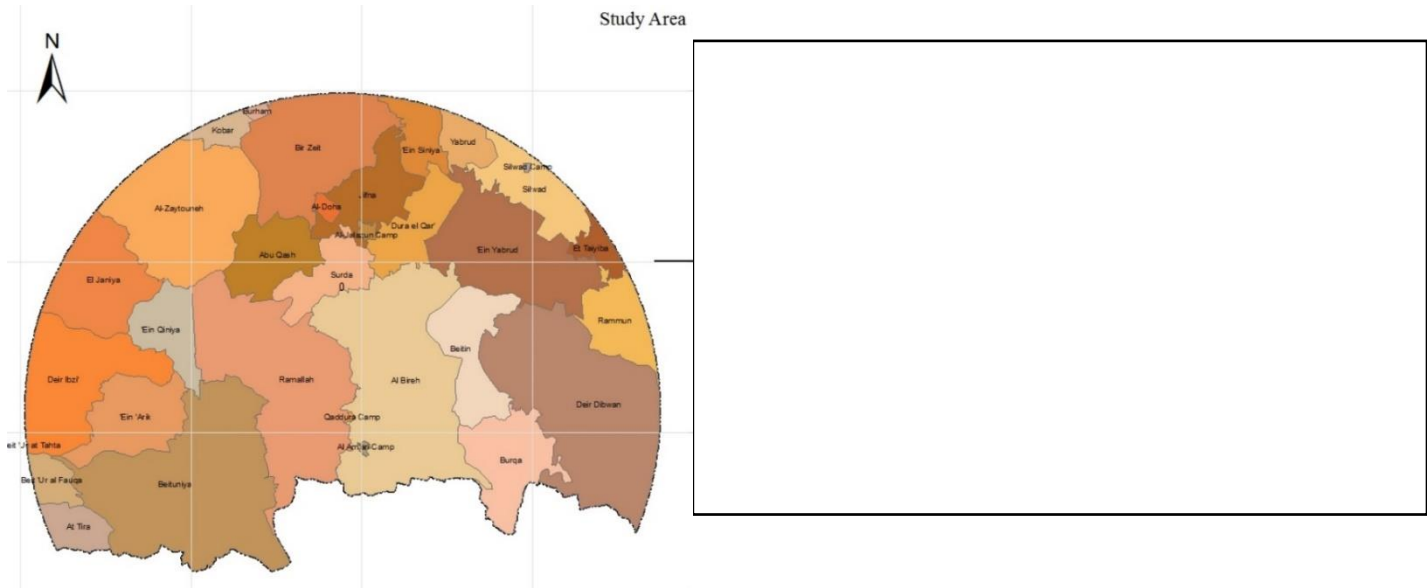
- أوافق بشدة
- أوافق
- محايد
- غير موافق
- أعارض بشدة

24- ما هي برأيكم، الخطوات الأولى التي يتعين على الحكومة تغيير سياستها و إتخاذها بشأن تحسين وتحقيق التنمية

الحضرية المستدامة في مدن رام الله والبيرة وبيتونيا في ظل المعاناة من عدم الاستقرار السياسي؟

25- هل تعتبر توسيع التنمية الحضرية المستدامة في مناطق رام الله والبيرة وبيتونيا إلى الاتجاه الشمال كما هو موضح

بالخريطة لتخفيف الضغط عن مراكز المدن المذكورة فكرة جيدة ؟ اذا نعم أو لا ايرجى توضيح.



شكرا لك على وقتكم.

## Appendix D

### Interview Survey in Arabic translation

تحية طيبة،

انا مريم الخطيب طالبة ماجستير إدارة الأعمال (MBA) في جامعة بيرزيت.

أضع بين أيديكم جزء من بحث أطروحي ، أقوم بإجراء مسح للرأي حول موضوع عدم الاستقرار السياسي والتنمية الحضرية

المستدامة في مناطق رام الله- البيرة و بيتونيا، بإشراف الدكتور طارق عاشور والدكتور مهند إسماعيل.

أطلب مساعدتكم في إجراء هذه المقابلة للإجابة على 10 أسئلة قصيرة. سيكون لردكم تأثير حقيقي في إيجاد حل لكيفية تخطيط

التنمية الحضرية المستدامة في المدن في ضوء عدم الاستقرار السياسي. وأنا شخصياً مهتمة جداً برأيكم.

هذا الاستطلاع مجهول تماماً وأنا أؤكد لكم أن رأيكم سيستخدم للبحث العلمي فقط وسيظل سرياً تماماً.

لهذا الغرض ، أعددت أسئلة لمقابلة قصيرة جداً لن تستغرق أكثر من 20 دقيقة.

أود أن أشركم على مشاركة.

1- هل توافق أن عدم الوصول لحل سياسي في فلسطين للقضية الفلسطينية يؤثر على تنفيذ أهداف ومشاريع التنمية

الحضرية المستدامة؟

- أوافق بشدة
- أوافق
- محايد
- غير موافق
- أعارض بشدة



2- هل توافق بأن وجود كيان حكومي مؤقت لدولة فلسطين في مدينة رام الله والبيرة وبيتونيا يزيد من قدرة المنطقة على

تحقيق التنمية الحضرية المستدامة؟

- أوافق بشدة
- أوافق
- محايد
- غير موافق
- أعارض بشدة

3- هل توافق على أن هناك علاقة ما بين هشاشة النظام الاقتصادي الفلسطيني وعدم القدرة على تحقيق التنمية الحضرية

المستدامة؟

- أوافق بشدة
- أوافق
- محايد
- غير موافق
- أعارض بشدة

4- هل توافق أن المخططات الهيكلية وسياسات المفاهيمية التي أصدرت في حكم الإنتداب البريطاني لا تزال قيد

الاستخدام من قبل الاحتلال الإسرائيلي كذريعة للسيطرة على التنمية الحضرية في فلسطين حتى يومنا هذا؟

- أوافق بشدة
- أوافق
- محايد
- غير موافق
- أعارض بشدة

5- هل أثرت نتيجة اتفاقية أوسلو المؤقتة على قدرة فلسطين على تحقيق التنمية الحضرية المستدامة في مناطق رام الله

والبيرة وبيتونيا؟

- أوافق بشدة
- أوافق
- محايد
- غير موافق
- أعارض بشدة

6- و هل برأيكم كان هذا التأثير سلبي أم إيجابي؟

7- هل أنتجت مؤسساتكم أي سياسات أو استراتيجيات لتحقيق التنمية الحضرية المستدامة في فلسطين؟ إذا كان الجواب

بنعم فكيف؟

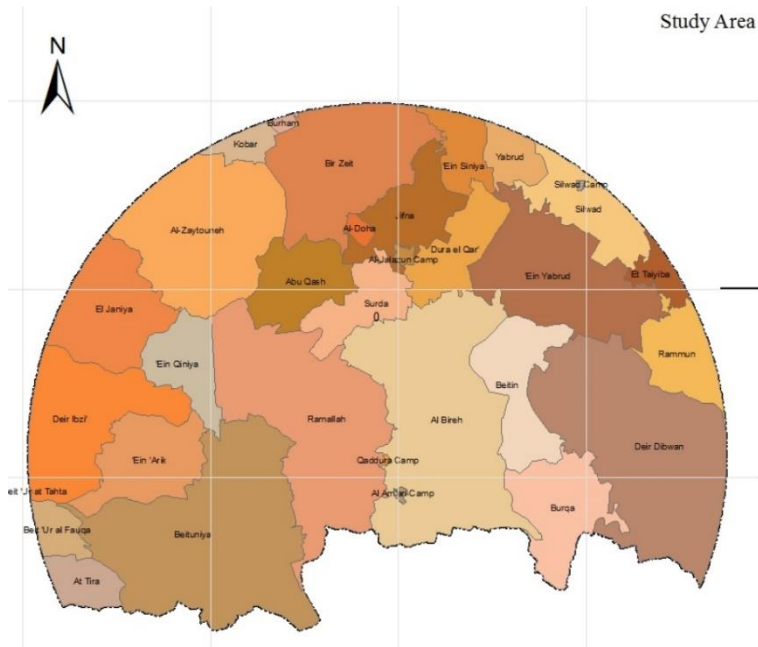
8- برأيكم. ما هي الإجراءات اللازمة لتجاوز و تحقيق النمو الحضري المستدام في مناطق رام الله والبيرة وبيتونيا في

ظل وجود الاحتلال الإسرائيلي و عدم الاستقرار السياسي في البلاد ، وما هي أصعب المعوقات في تنفيذها؟

9- كيف يؤثر الوضع الحالي برفض الحكومة الإسرائيلية لشروط اتفاقية أوسلو المؤقتة مثل إسترجاع الأراضي المصنفة

على أنها C في المناطق المذكورة الى الفلسطينيين على تحقيق التنمية المستدامة ؟

10- هل تعتبر توسيع التنمية الحضرية المستدامة في مناطق رام الله والبيرة وبيتونيا إلى الاتجاه الشمال الغربي كما هو موضح بالخريطة لتخفيف الضغط عن مراكز المدن المذكورة فكرة جيدة ؟ اذا نعم أو لا ايرجى توضيح.



شكرا لكم على وقتك

## Appendix E

### Socio-Demographic variables

<b>Variable</b>	<b>Category</b>	<b>Frequency</b>	<b>Percentage (%)</b>
<b>Gender</b>	Male	18	58.1%
	Female	13	41.9%
	<b>Total</b>	<b>31</b>	<b>100%</b>
<b>Age</b>	Less than 30 years.	2	6.5%
	31 years -40 years	10	32.3%
	41 years -50 years	11	35.5%
	Above 51 years	8	25.8%
	<b>Total</b>	<b>31</b>	<b>100%</b>
<b>Place of Residence</b>	South West Bank	4	12.9%
	North West Bank	5	16.1%
	Middle West Bank	22	71.0%
	<b>Total</b>	<b>31</b>	<b>100%</b>
<b>Educational Level</b>	Diploma or less	2	6.5%
	Bachelor degree	17	54.8%
	Master degree	10	32.3%
	PhD degree	2	6.5%
	<b>Total</b>	<b>31</b>	<b>100%</b>
<b>Years of practical experience</b>	Less than 5 years	2	6.5%
	6-10 years.	6	19.4%
	More than 10 years.	23	74.2%
	<b>Total</b>	<b>31</b>	<b>100%</b>
<b>Business Sector working in</b>	Private sector	9	29.0%
	Governmental sector	16	51.6%
	Municipal sector	4	12.9%
	NGO's	2	6.45%
	<b>Total</b>	<b>31</b>	<b>100%</b>
<b>Department do you work in</b>	Engineering	8	25.8%
	Planning	6	19.3%
	Political	6	19.3%
	Economists	7	22.58%
	Others	4	12.9%
	<b>Total</b>	<b>31</b>	<b>100%</b>

## Appendix F

### Answers of Interview Ended-Questions

No.	Question	Category	Frequency	Percentage
1	Do you agree that the lack of a political solution to the Palestinian issue has an impact on influence on the implementation of Sustainable Urban Development Goals and projects in Palestine?	Strongly agree	5	83.3%
		Agree	1	16.7%
		Neutral		
		Disagree		
		Strongly disagree		
2	Do you agree that the establishment of a Temporary Governmental entity in Metropolitan Ramallah, AlBireh, and Bitunia increase the area's ability to achieve Sustainable Urban Development?	Strongly agree	1	16.7%
		Agree	3	50%
		Neutral		
		Disagree	2	33.3%
		Strongly disagree		
3	Do you agree there is a link between the fragility of Palestine's economic system and the inability of achieving Sustainable Urban Development?	Strongly agree	4	66.6%
		Agree		
		Neutral	1	16.7%
		Disagree	1	16.7%
		Strongly disagree		
4	Do you believe that the Israeli occupation continues to utilize the structural plans and conceptual policies published during the British Mandate era as a pretext to regulate Urban Development in Palestine?	Strongly agree	4	66.6%
		Agree	1	16.7%
		Neutral	1	16.7%
		Disagree		
		Strongly disagree		
5	Did the outcome of the Oslo Interim Agreement influence Palestine's ability to achieve Sustainable Urban Development in Metropolitan Ramallah, AlBireh, and Bitunia areas?	Strongly agree	2	33.3%
		Agree	3	50%
		Neutral		
		Disagree	1	16.7%
		Strongly disagree		