



GOVERNMENT OF THE ARAB REPUBLIC OF EGYPT  
and  
THE UNITED NATIONS DEVELOPMENT PROGRAMME

**PROJECT:**  
**PARTICIPATORY STRATEGIC**  
**URBAN PLANNING FOR**  
**ALEXANDRIA CITY TILL 2032**  
**Board Meeting, May 2019**



Ministry of Housing, Utilities & Urban Development  
**General Organization for Physical Planning**  
**(GOPP)**

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**BACKGROUND**

BACKGROUND

# Background

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-**The General Organization for physical planning (GOPP)** is the national executing body responsible for the preparation of formulation of public policy for planning and sustainable urban development and the preparation of development plans and programmes at the national, regional and governorates levels, and review and approval Urban planning on the local level.

- In this context, and complementing the fruitful cooperation between GOPP & the United Nations Development Programme UNDP and and the Ministry of Foreign Affairs of the Government of Egypt, A document was signed for the preparation of the strategic plan for Alexandria city in 2009 for a period of three years were to 2012 extended till 2015 and then to 2018 and finally for June 2019.





**CHALLENGES**

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# Challenges

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Alexandria faces the same problems as large cities, the significant growth and densification of its urban fabric is imposing an increasing burden on the city management in the form of widespread illegal subdivision of land and construction of properties, Alexandria is prone to the serious problem of increased sea level rise as a result of the global climate change. An assessment of the vulnerability of Alexandria, the most important economic and historic center along the Mediterranean coast.



# Challenges



- The poor and dilapidated performance of the railway system in general and the weakness of security and safety systems in addition to the intersections intertwined with pedestrian crossing and the absence of interference signals, which leads to obstruction of traffic and monitoring of traffic jams especially during peak hours.
- Alexandria lacks a hierarchical network of roads.
- Transportation systems need the means to connect and integrate to provide the right service to the citizen.



- Illegal unplanned development manifested in the form of squatter settlements characterized by limited access to infrastructure and municipal service.
- Increased air& water pollution causing deterioration of the environment.



**EXPECTED TARGET & OUTPUT**

EXPECTED TARGET & OUTPUT



# EXPECTED TARGET& OUTPUT

## A: A Strategic Urban Plan for Alexandria City Produced

The Strategic Urban Plan Alexandria 2032 is concerned with the long as well as the short term development for the Governorate. Therefore, six key development priorities were defined based on the City Vision modules. They take into consideration the input given by stakeholders and participants of working groups during project Phase One.

**Achieve Balanced and Inclusive Local Economic Development**



**Direct Urban Growth to the Western Parts of Alexandria**



**Improve Connectivity of Public Transportation**



**Improve Utility Infrastructure and Promote**



**Enable Well-Planned and Safe Growth of the Core City**

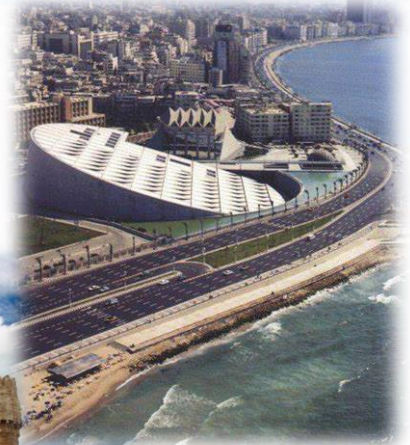


**Transparent Planning and Active Public Participation**



# Expected Output

- ▶ **A Strategic Urban Plan for Alexandria City** to provide the road map that will guide development in the city till year 2032,
- ▶ **Improved capabilities of the Regional Center and Local Partners**, including training programs for administrators and civic officials at departments and districts' levels,
- ▶ **An Urban Management Strategy and Guidelines** to ensure a sustainable long-term city development through the implementation of a sound efficient management framework.



# Project Outcome & Outputs

**OUTCOME**

**An Improved  
Livelihood and Urban Environment for  
Alexandria City**

**OUTPUTS**

**A**

**A Strategic  
Urban Plan for  
Alexandria City  
Produced**

**B**

**Capabilities of  
the Regional  
Center and  
Local Partners  
Improved**

**C**

**An Urban  
Management  
Strategy and  
Guidelines  
Produced**



# Why Project Extension

- ▶ The Project was extended till 30/6/2019 – Same budget, **with additional cost sharing from GOPP& no additional cost from UNDP** .
- ▶ **Maintaining** Project's activities and expected outputs.
- ▶ **Purpose** of extension; allow time to finalize on-going activities / contracts.

## Need to finalize the following activities:

- ▶ **City strategic urban plan**, capital investment plan and work plan for the administrative system.
- ▶ **The urban management and capacity building activities.** Those activities are dependent – to a great extent – on the outputs of the SUP, and had to be postponed till the finalization of the strategic plan.
- ▶ **The detailing of priority areas.**



**PROJECT ACTIVITIES TILL Now**

PROJECT ACTIVITIES TILL Now

# Project Activities / Achievements

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## OUTCOME

**An Improved  
Livelihood and Urban Environment for  
Alexandria City**

## OUTPUTS

**A**  
**A Strategic  
Urban Plan for  
Alexandria City  
Produced**

## ACTIVITIES

- A<sub>1</sub>. Consolidate and refine information on city profile, partnerships and SUP methodologies.**
- A<sub>2</sub>. Formulate a city development mission statement, vision and goals.**
- A<sub>3</sub>. Prepare the strategic urban plan for Alexandria City.**
- A<sub>4</sub>. Prepare a pilot initiative in selected slum areas, based on UN WOMEN-UNDP Safe Cities Project.**
- A<sub>5</sub>. Prepare Geographic Information Systems for Alexandria City.**
- A<sub>6</sub>. Establish a Reviewing Process for the SUP deliverables.**







# Project Activities / Achievements

## Outputs/Activities

## Status

## Explanation

### A: A Strategic Urban Plan for Alexandria City Produced

A <sub>1</sub>	Consolidate and refine information on city profile, partnerships and SUP methodologies.	 <i>accomplished</i>	Thematic workgroups established, city profile / sectoral reports delivered.
A <sub>2</sub>	Formulate a city development mission statement, vision and goals .	 <i>accomplished</i>	City development vision/goals prepared, city consultation conducted.
A <sub>3</sub>	Prepare the strategic urban plan for Alexandria City till 2032	 <i>On-going (75%)</i>	Development plans prepared, land use /hayez plans finalized, <b>detailed and action priorities on-going.</b>
A <sub>4</sub>	Prepare a pilot initiative in selected slum areas, based on UN WOMEN-UNDP Safe Cities Project (Safe Cities Free of Violence against Women and Girls).	 <i>accomplished</i>	Canceled, selected priority projects were carried out.
A <sub>5</sub>	Prepare Geographic Information Systems for Alexandria City.	 <i>accomplished</i>	Phase one GIS finalized and delivered, Phase two finalized.
A <sub>6</sub>	Establish a Reviewing Process for the SUP deliverables	 <i>accomplished</i>	Reviews and evaluations finalized.

# Project Team for SUP Preparation



GENERAL ORGANIZATION  
FOR PHYSICAL PLANNING

**ERNST & YOUNG**  
Quality In Everything We Do

التنمية الاقتصادية المحلية

**ProProjekt**

المرافق

وتخطيط البنية التحتية

**wolf**  
engineers + consultants

د. وليد عبد العظيم ابراهيم

التخطيط البيئي

**epc**

**EcoCon Serv**  
ENVIRONMENTAL SOLUTIONS

نظم المعلومات الجغرافية

د. احمد مصطفى

تخطيط نقل وتخطيط عمراني  
تنسيق المواقع

**AS+P**

ادارة المشروعات  
المحلية ودعم بالموقع



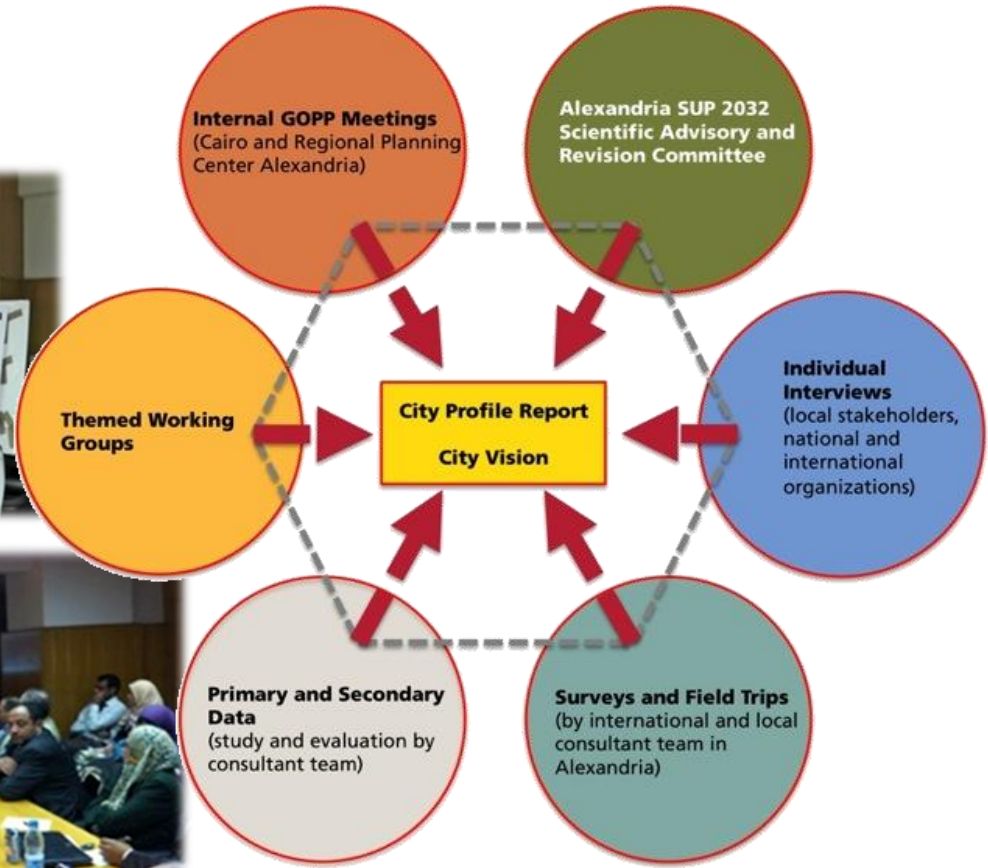
المراجعة والرؤية  
المحلية





# Project Activities / Achievements

## A: A Strategic Urban Plan for Alexandria City Produced



# Project Activities / Achievements

## A: A Strategic Urban Plan for Alexandria City Produced

**Nine report volumes including all relevant fields of expertise**

Vol.1: City Profile (English and Arabic)

Vol.2a: Detailed City Profile

Vol.2b: Annex Detailed City Profile

Vol.3: Demographics and Social Services

Vol.4: Local Economic Development

Vol.5a: Housing Sector Report

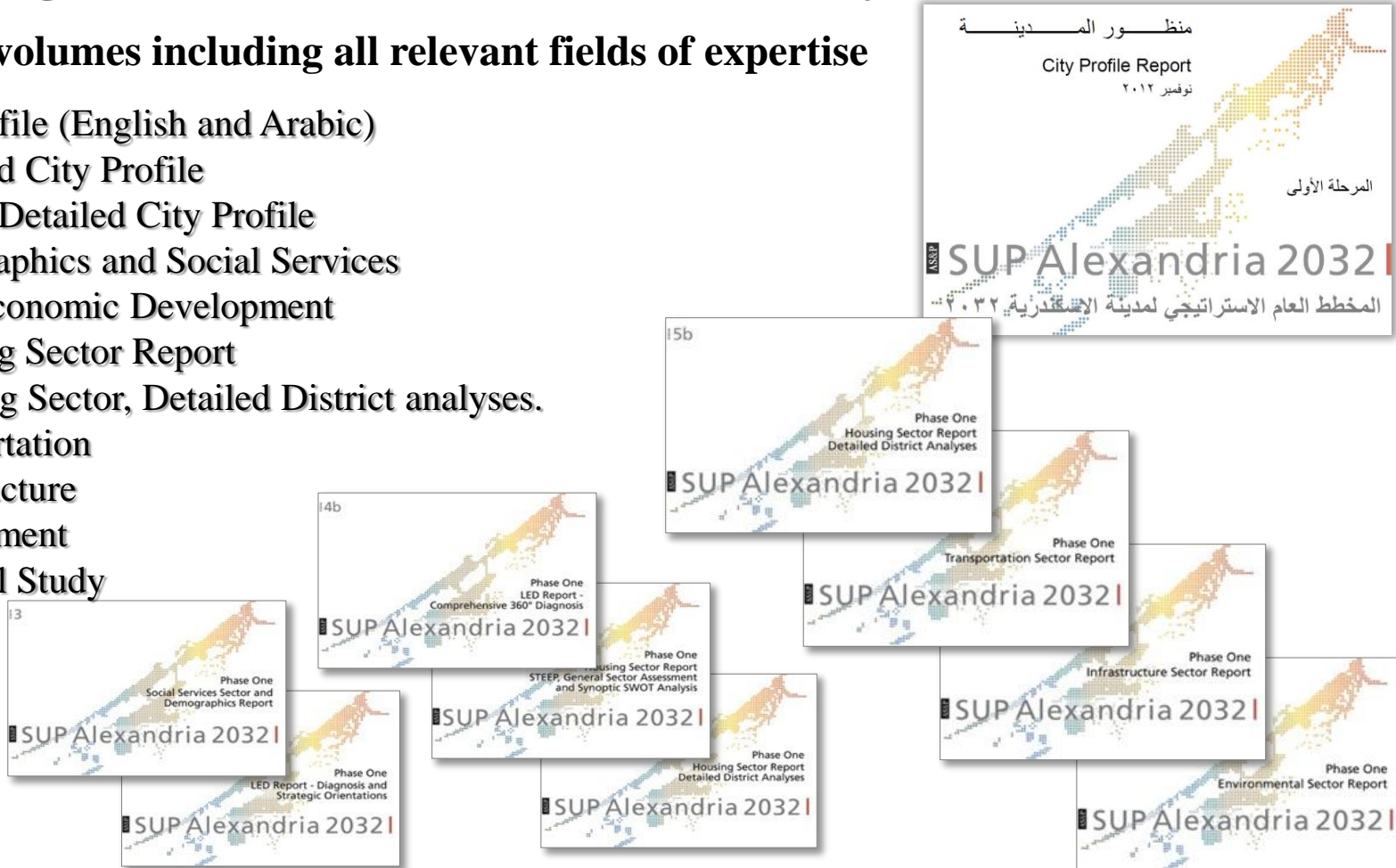
Vol.5b: Housing Sector, Detailed District analyses.

Vol.6: Transportation

Vol.7: Infrastructure

Vol.8: Environment

Vol.9: Regional Study



# Project Activities / Achievements

## City Consultation Conducted in 2014



# Project Activities / Achievements

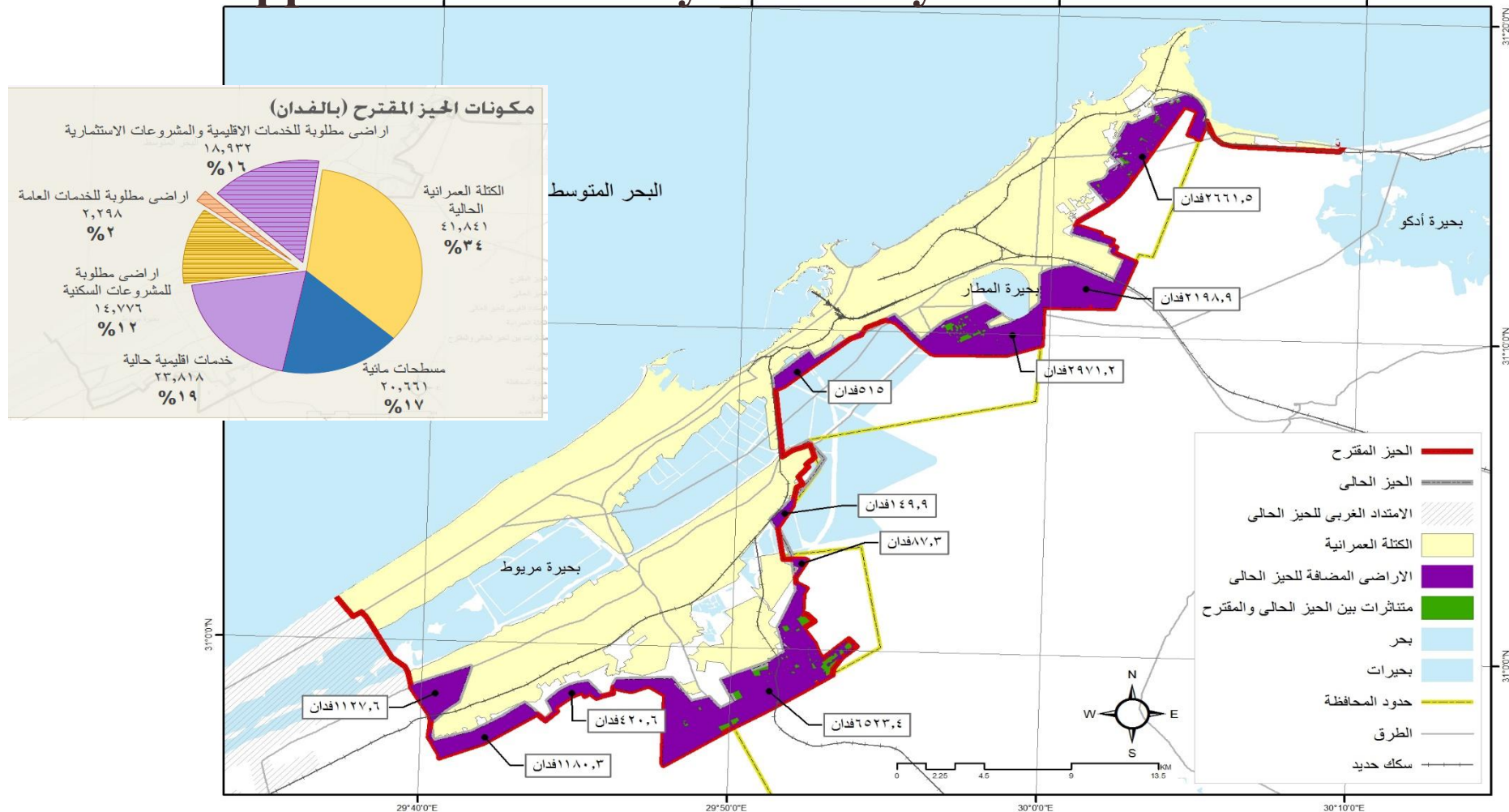
## City Consultation Conducted in 2018





# Project Activities / Achievements

## The New approved Urban City Boundary





# Project Activities / Achievements

## A: A Strategic Urban Plan for Alexandria City Produced

**A<sub>3</sub>. Prepare the strategic urban plan for Alexandria City** -Development plans prepared, land use /hayez plans finalized, detailed and action priorities on-going.

### ► Preparation of Detailed Plans

#### ► Behind Carrefour Development:

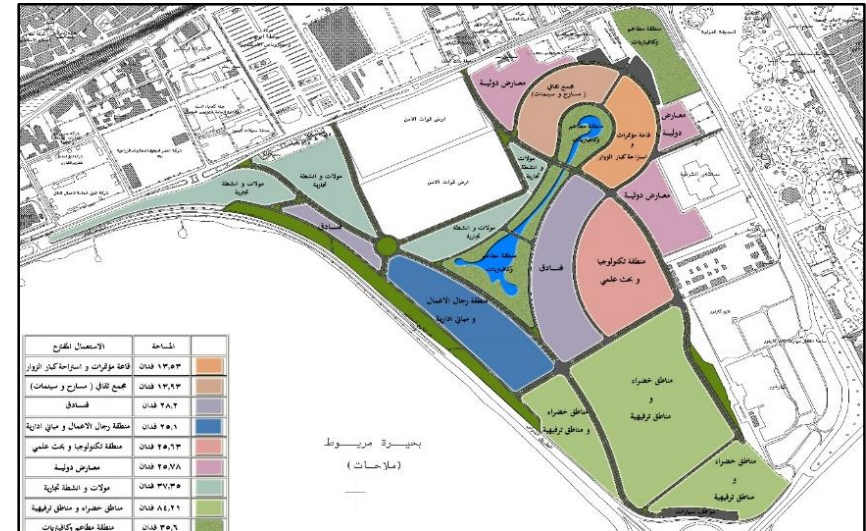
finalized and approved.

#### ► Mattar Lake Area: finalized and presented to the Governor

#### ► Olympic Village: Analysis of site potentials and prospects prepared in July and August 2011 at the GOPP Regional Center.

#### ► Detailed Plan of East Alexandria Montzah

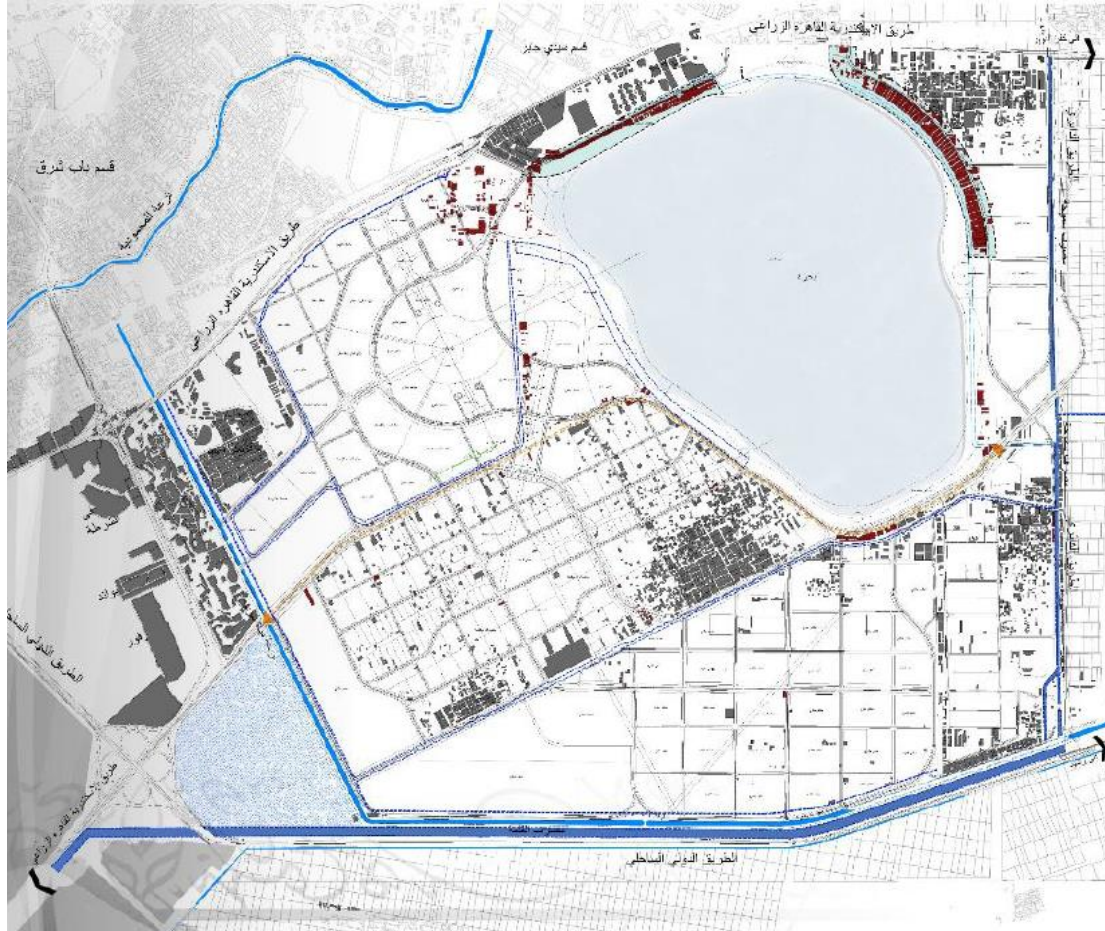
finalized and approved.





# Project Activities / Achievements

## Detailed Plan of Mattar Lake Area



# Project Activities / Achievements

## Detailed Plan of East Alexandria الإمتداد العمراني الجديد شرق الاسكندرية



Land use	المساحة المقترحة (فدان)	المساحة الحالية (فدان)	النسبة المئوية	استعمالات الأراضي
Proposed Residential	922.0	922.0	39%	السكني المخطط
Non Residential + networks	803.7	803.7	34%	غير سكني وشبكات
Existing Residential and Expansions	393.9	393.9	17%	السكني القائم وامتداداته
Main Green Corridors and Areas	260.0	260.0	11%	الممرات والمناطق الخضراء الرئيسية
<b>Total Area for All Land uses</b>	<b>2379.6</b>	<b>2379.6</b>	<b>100%</b>	إجمالي المساحة لكافة الاستخدامات



تتمتع المناطق الجديدة ببنية تحتية متكاملة من الطرق، الحدائق، المدارس، المساحات الخضراء، والمرافق الأساسية.

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# Project Activities / Achievements

## A<sub>3</sub>. Prepare the strategic urban plan for Alexandria City Pioneering Projects (Proposal 2015)

### Pioneering Projects

- 1 HEALTH CARE and TOURISM RESORT – MAMOURA BEACH
- 2 NASSEREYAH WEST OFFICE PARK
- 3 MONTAZAH GREENS SHOPPING MALL AND LEISURE GROUND
- 4 SHARQ RESEARCH & DEVELOPMENT CAMPUS
- 5 NOUZHA AIRPORT CITY NORTH
- 6 SIDI KREIR LAKEFRONT
- 7 CROWN of ALEXANDRIA - AMERIYAH
- 8 ALEX EXPO
- 9 NEW BORG EL ARAB AIRPORT LOGISTICS
- 10 NEW BORG EL ARAB AIRPORT CITY



# Project Activities / Achievements

## Detailed Planning of East of Alexandria

Pioneering Projects

### Selection + Location

#### Selection of Pioneering Projects

- 1 Health Care + Tourism Resort –  
Mamoura Beach Medical City (134 ha)
- 2 Montazah Greens (222 ha)  
Shopping and Leisure
- 3 New Borg El Arab Airport Logistics  
at Al Nahda / Al Almeriyah (158 ha)

**Total Area 514 ha**



# Project Activities / Achievements

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## OUTCOME

**An Improved  
Livelihood and Urban Environment for  
Alexandria City**



## OUTPUTS

**B**  
**Capabilities of  
the Regional  
Center and  
Local Partners  
Improved**

## ACTIVITIES

- B<sub>1</sub>**. Consolidate RC and LA capabilities in SUP.
- B<sub>2</sub>**. Develop institutional and human resource capacities at local levels.
- B<sub>3</sub>**. Conduct multi-faceted capacity development interventions.
- B<sub>4</sub>**. Connect Alexandria RC with the planning departments at the governorate level.

# Project Activities / Achievements

Outputs/Activities	Status	Explanation
<b>B: Capabilities of the Regional Center and Local Partners Improved</b>		
<b>B.1</b> Consolidate Alexandria RC and LA capabilities in SUP “Capacity Building Programs 2013 - GIS training courses in 2013/2014 & (10 staff member 2019 ).	 <i>accomplished</i>	Several training courses conducted, and project management system established
<b>B.2</b> Develop institutional and human resource capacities at local levels.	 <i>accomplished</i>	Institutional Analysis and Proposals for Urban Management Proposed and Documented
<b>B.3</b> Conduct multi-faceted capacity development interventions	<i>combined with B.1</i>	
<b>B.4</b> Connect Alexandria RC with the planning departments at the governorate level	<i>cancelled</i>	Physical connection turned to be difficult to achieve due to technical shortcoming / administrative limitations.

# Project Activities / Achievements

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## B: Capabilities of the Regional Center and Local Partners Improved

### B<sub>1</sub>. Consolidate RC and LA capabilities in SUP

#### ► Capacity Building Programs

- **Year 2013**, “on-the-job” training: collaboration between GOPP national observatory and Alexandria University Students. Aiming at collecting data on housing and increasing the capacity of local community in understanding the built environment.
- **GIS training courses in 2013/2014 & 2019**: 6 + 10 staff member of the urban planning department. Aiming at increasing staff capacity in using the GIS as a tool in the plan preparation, monitoring and controlling land use, and storing/retrieving geographical data.



# Project Activities / Achievements

## B: Capabilities of the Regional Center and Local Partners Improved GIS training courses 2019: Applications for use Arc GIS 10.x in urban development





# Project Activities / Achievements

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## B: Capabilities of the Regional Center and Local Partners Improved

### **B<sub>2</sub>. Develop institutional and human resource capacities at local levels**

- ▶ Coordinating and Participating in the following workshops:
  - ▶ ‘Decentralization policies and local governance in Egypt’. GOPP, UNHabitat, MOLD, **2011**.
  - ▶ ‘Integrated coastal zone management & climate changes’. Higher Institute for Marine Science (PEGASO Project). Alexandria, **2011 & 2014**.
  - ▶ ‘Integrated strategic planning for cities and regions’. Housing and Building National Research Center (HBRC), **2011**.
  - ▶ ‘Climate change impact for Greater Alexandria: implications for urban adaptation’. UNU, World Bank, Arab Academy, **2011**.
  - ▶ Local NGO’s meetings and roundtables: the Egyptian Business Development Association, Alexandria Business Association, **2012/2013**.
  - ▶ RETBE conference. Faculty of Engineering, Alexandria University, **2012**.
  - ▶ World Urban Forum (WUF7), Columbia, **2014**.
  - ▶ ‘Transportation strategic plan for the city of Alexandria’, Alexandria Passenger Transportation Authority (APTA), **2014/2015**.

# Project Activities / Achievements

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## OUTCOME

**An Improved  
Livelihood and Urban Environment for  
Alexandria City**

## OUTPUTS

**C**  
**An Urban  
Management  
Strategy and  
Guidelines  
Produced**

## ACTIVITIES

- C<sub>1</sub>. Prepare a Capital Investment Plan (CIP) for the City development.**
- C<sub>2</sub>. Formulate an Urban Management strategy and guidelines**
- C<sub>3</sub>. Prepare TOR for priority projects and detailed plans.**
- C<sub>4</sub>. Pilot the follow-up, monitoring and evaluation programme for the SUP.**

# Project Activities / Achievements




## C: An Urban Management Strategy and Guidelines Produced

### Outputs/Activities

### Status

### Explanation

## C: An Urban Management Strategy and Guidelines Produced

C <sub>1</sub>	Prepare a Capital Investment Plan for the City development.	 <i>On-going</i> (50%)	Included in the SUP preparation task/ will be finalized by AS&P consortium (year 2019).
C <sub>2</sub>	Formulate an Urban Management strategy and guidelines.	 <i>accomplished</i>	Website used, and the resulting data was included in the final SUP reports in the project framework
C <sub>3</sub>	Prepare TOR/referential conditions for priority projects and detailed plans.	 <i>On-going</i> (75%)	Included in the SUP preparation task/ will be finalized by AS&P consortium (year 2019).
C <sub>4</sub>	Pilot the follow-up, monitoring and evaluation programme for the SUP.		Canceled.



2019 WORKPLAN

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# 2019 Work plan

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## **A. A Strategic Urban Plan for Alexandria City Produced**

- ▶ Disseminate final maps and reports for implementation (Governorate and Relevant Ministries).
- ▶ Complete 3 detailed action plans in coordination with Governorate and stakeholders.

## **C. An Urban Management Strategy and Guidelines Produced**

- ▶ Finalize a capital investment plan for city development.
- ▶ Prepare TOR/referential conditions for priority projects and detailed plans.



**BUDGET**

BUDGET

# Project Budget

Allocated resources:

▶ Total Budget: US\$ 5,300,000

▶ Government US\$ 4,700,000 + 300,000 = 5,300,000  
 ▶ UNDP US\$ 300,000

	GOPP/UNDP share		Total
	GOPP	UNDP	
<b>Total Budget</b>	4,700,000+300,000 (2018)	300,000	5,300,000
<b>2009 expenditures</b>	10730	0	10730
<b>2010 expenditures</b>	914968	100000	1014968
<b>2011 expenditures</b>	238561	0	238561
<b>2012 expenditures</b>	251082	0	251082
<b>2013 expenditures</b>	1000656	80000	1080656
<b>2014 expenditures</b>	551979	992	552971
<b>2015 expenditures</b>	699509.46	0	699509.46
<b>2016 expenditures</b>	28783.91	0	28783.91
<b>2017 expenditures</b>	250419.86	60000	310419.86
<b>2018 expenditures</b>	373125.53	59008	432133.53
<b>2019 expenditures</b>	26300.07	0	26300.07
<b>Remaining Balance</b>	<b>644563</b>	<b>0</b>	<b>644563</b>





**THANK YOU**

Ministry of Housing, Utilities & Urban Development  
**General Organization for Physical Planning  
(GOPP)**