

**AIN SHAMS UNIVERSITY
FACULTY OF ENGINEERING
URBAN PLANNING & DESIGN DEPARTMENT**



IMPACT OF ENVIRONMENTAL STRATEGIES ON THE PLANNING PROCESS IN EGYPT

**A Thesis Submitted in Partial Fulfillment of the Requirements for the PHD
Degree in Urban Planning**

By

SAMAH MOHAMMED EL SAYED EL KHATEEB

**(Lecturer Assistant at Department of Urban Planning & Design, Ain Shams
University)**

Under the supervision of:

**Associate Prof. Dr. Mohamed Salheen
Department of Urban Planning & Design
Faculty of Engineering – Ain Shams University**

**Dr. Marwa Abo El Fetouh
Department of Urban Planning & Design
Faculty of Engineering – Ain Shams University**

2010

PART ONE

**INTRODUCTION & RESEARCH
METHODOLOGY**

CHAPTER ONE

RESEARCH METHODOLOGY

PART TWO

LITTRATURE REVIEW

CHAPTER TWO

**REVIEW ON ENVIRONMENTAL
ASSESSMENT**

PART TWO

LITTRATURE REVIEW

CHAPTER THREE

**STRATEGIC ENVIRONMENTAL
ASSESSMENT IN ACTION**

PART TWO

LITTRATURE REVIEW

CHAPTER FOUR

**INTEGRATING STRATEGIC
ENVIRONMENTAL ASSESSMENT IN LAND
USE PLANNING**

PART THREE

PRACTICE OF SEA

CHAPTER FIVE

**STRATEGIC ENVIRONMENTAL
ASSESSMENT IN INTERNATIONAL
EXPERIENCE**

PART THREE

PRACTICE OF SEA

CHAPTER SIX

**INVESTIGATING STRATEGIC
ENVIRONMENTAL ASSESSMENT & LAND
USE PLANNING IN EGYPT**

PART FOUR

APPLICATION

CHAPTER SEVEN

**DEVELOP EGYPTIAN STRATEGIC
ENVIRONMENTAL ASSESSMENT MODEL**

PART FOUR

APPLICATION

CHAPTER EIGHT

**APPLYING EGYPTIAN STRATEGIC
ENVIRONMENTAL ASSESSMENT MODEL
ON AN EGYPTIAN CASE STUDY**

PART FOUR

APPLICATION

CHAPTER NINE

CONCLUSIONS AND RECOMMENDATIONS

TABLE OF CONTENTS

Acknowledgment.....	1
Dedication	2
Acronyms	3
Abstract	5
Introduction:	6
Development of EA& Appearance of SEA	6
EA in Egypt:	7

1- CHAPTER 1: RESEARCH METHODOLOGY..... - 14 -

Introduction:	- 14 -
1-1 Motivation of Selecting the Research Topic	- 15 -
1-1-1 Criticism of Current Egyptian Condition	- 16 -
1-1-2 SEA can be an Answer	- 16 -
1-2 Goal & Objectives of the Research	- 17 -
1-2-1 Aim of the Research	- 17 -
The main aim is to enhance decision making process especially in the field of land use planning by develop a guiding instrument for policy and decision makers in Egypt. .	- 17 -
1-2-2 Objectives.....	- 17 -
1-2-3 Research questions:	- 18 -
1-3 Summary of Literature Review Findings	- 18 -
1-4 Research Methodology.....	- 20 -
1-4-1 a Rationale for Using a Qualitative Methodology	- 20 -
1-4-2 Research Methods	- 21 -
1-5 Summary of Chapter 1	- 26 -

2-CHAPTER TWO: REVIEW ON ENVIRONMENTAL ASSESSMENT - 27 -

Introduction:	- 27 -
2-1 Definition of Environmental Assessment (EA)	- 28 -
2-1-1 The Substantive Purpose of EA:	- 28 -
2-2 Introduction to Strategic Environmental Assessment	- 28 -
2-2-1 Why we Need SEA:	- 29 -
2-2-2 Brief Overview of SEA:	- 30 -
2-3 Distinguish SEA from other Assessments:	- 31 -
2-3-1 Appearance of Other Types of Assessments in the World:	- 31 -
2-3-2 Evolution of Other Types of Assessment	- 32 -
2-3-3 Other Forms of Impact Assessment:	- 33 -
2-3-4 Economic Assessment:	- 34 -
2-3-5 Social Assessments:	- 35 -
2-3-6 Sustainability Appraisal:	- 36 -
2-3-7 Environmental Assessment	- 39 -
2-4 Conclusion	- 41 -
 3-CHAPTER THREE: SEA IN ACTION	 - 43 -
Introduction	- 43 -
3-1 What is meant by the Term Strategic?	- 43 -
3-1-1 Defining Policy, Plan & Program:	- 43 -
3-1-2 Concept of Tiering:	- 44 -
3-1-3 Positioning SEA in the Decision Making Process:	- 46 -
3-2 Definitions of SEA	- 47 -
3-2-1 SEA in Financial and Development Assistance Organization	- 47 -
3-2-2 SEA in Theories:	- 49 -
3-2-3 Concluded Definition	- 50 -
3-3 Origin & History of SEA	- 50 -
3-3-1 History of Beginning	- 51 -
3-3-2 Evolution of SEA in Developed Countries	- 52 -
3-3-3 Evolution of SEA in Developing Countries	- 53 -
3-4 SEA in Legislations and laws	- 54 -
3-4-1 International SEA systems	- 54 -
3-5 SEA on scope	- 55 -
3-5-1 the Purpose of SEA	- 55 -

3-5-2 Benefits of SEA	- 56 -
3-5-3 Timing of SEA	- 57 -
3-5-4 who should do SEA?.....	- 57 -
3-5-5 Levels of Details in SEA	- 57 -
3-5-6 Public Participation in SEA.....	- 58 -
3-6 SEA Process	- 59 -
3-6-1 SEA process in the EU directive:.....	- 60 -
3-6-2 SEA Process in Turkey.....	- 64 -
3-6-3 SEA Process According to Financial and Development Assistance Organization: ..	- 67 -
3-6-4 Comparison between Different SEA Processes:.....	- 71 -
3-7 Conclusion of chapter 3:	- 75 -
 <u>4-CHAPTER FOUR: INTEGRATING SEA IN LAND USE PLANNING</u>	 <u>- 79 -</u>
Introduction	- 79 -
4-1SEA in Spatial Planning & Land Use Planning.....	- 79 -
4-2Overview of Land Use Planning.....	- 80 -
4-2-1 General Process of Land Use Planning:	- 80 -
4-2-2 Levels of Land Use Planning:	- 82 -
4-3 Integrating SEA in the Land Use Planning Process:	- 82 -
4-3-1 Why SEA in Land use Planning?.....	- 82 -
4-3-2 Timing of SEA in Land Use Planning:.....	- 83 -
4-3-3 Key Roles and Responsibilities of SEA in Land-use Planning	- 83 -
4-4 Integrating SEA Process in Land Use Planning:	- 85 -
4-5Criteria of Conducting SEA in the Land Use Planning:	- 88 -
4-5-1 Screening Step:.....	- 88 -
4-5-2 Scoping Step:	- 88 -
4-5-3 Assessment step	92
4-5-4 Environmental Report	93
4-6 Review of Integration SEA in land use planning in some Europe countries:	93
4-7Conclusion of Chapter Four	95

5-CHAPTER FIVE: SEA IN INTERNATIONAL EXPERIENCE 96

Introduction	96
5-1 Criteria of Selection the Case Studies:	96
5-2Case Studies Analysis	97
5-2-1 Wales Spatial Plan SEA Update:	97
5-2-2 Amaterra Resort Development (December 2005):.....	104
5-2-3 Duplin Docklands Area Draft Master Plan (2003):.....	111
5-2-4 Fiji's Tourism Development Plan (TDP):	118
5-3Comparison between Case Studies:	127
5-4 Findings of the Cases Comparison.....	131
5-5 Conclusion of Chapter 5:	136

6-CHAPTER SIX: INVESTIGATING SEA & LAND USE PLANNING PROCESS IN EGYPT 138

Introduction:	138
6-1 Chapter Methodology:.....	138
6-2 Planning Process in Egypt:.....	138
6-3 The Administrative Bodies Responsible for the Planning Process in Egypt ():....	139
6-3-1 Ministry of Economic Development:.....	140
6-3-2 Affiliated Entities:	140
6-3-2Ministry of Local Development:	141
6-4 Physical Planning Process (land use planning) in Egypt:	142
6-4-1 the Administrative Bodies Responsible for the Land use Planning Process in Egypt:	142
6-4-2 Other Administration Bodies Responsible for Planning Process outside HUUD:	149
6-4-3 State Land Authorities:.....	150
6-5 Laws for Physical Planning:	152
6-5-1Hierarchy of Physical Planning Process According to Law No. 119 of 2009:	152
6-5-2 Institutional Framework for Physical Planning in Egypt.....	153
6-5-3Environmental Studies in the Planning Law:	154

6-6 Environmental Studies in Egypt.....	154
6-6-1 the Administrative Bodies Responsible for Environment in Egypt:.....	155
6-6-2 Laws and Legislations Concerning Environment and Environmental Protection Egypt	157
6-6-3 Investigating EA in Egyptian Environmental Law:	157
6-6-4Review on the Environmental Studies in the Planning Process in Egypt.....	158
6-6-5Evaluation of Environmental Studies in Egypt	159

6-7 Analysis of the Current Environmental Studies in the Planning Process in Egypt:	161
---	------------

6-8Conclusion of Chapter 6:	164
--	------------

7-CHAPTER SEVEN: DEVELOPING EGYPTIAN SEA MODEL.....166

Introduction	166
---------------------------	------------

7-1 Summary and Findings from Previous Chapters.....	166
---	------------

7-2Finding of Questionnaire and Interviews:	166
--	------------

7-3 Constructing the Model:	168
7-3-1Institutional and Organizational Framework for the Egyptian SEA Model	168
7-3-2 Legislation and Laws:	169
7-3-3 the Technical SEA Procedure;	170
7-3-4 Capacity Building for the Key Responsibilities Bodies:	176

7-4 Answering Fundamental Questions in Implementing SEA in Egypt:	176
--	------------

7-5 The Expected Difficulties of Implementing SEA in Egypt:	178
--	------------

7-6 Conclusion of Chapter 7.....	179
---	------------

8- CHAPTER 8: APPLY SEA MODEL ON AN EGYPTIAN CASE STUDY181

Introduction	181
---------------------------	------------

8-1 Defining the Study Area:.....	181
8-1-1 Location	181
8-1-2 Development History of the Selected Area	182
8-1-3 Analyzing Land uses in the study area:	183