

UN  **HABITAT**
FOR A BETTER URBAN FUTURE

*A better quality of life for
all in an urbanizing world*



The Gaza Strip Crisis

*Site identification and land suitability analysis for transitional shelters
in the Gaza Strip*

7 February 2024

Providing temporary shelters as short-term solutions

- Short term solutions such as **temporary shelters serve a dual purpose**, functioning not only as a crucial tool for immediate humanitarian response but also facilitating sustainable recovery. It is imperative to **protect the rights of IDPs** facing challenges in their current displacement conditions.
- For the sake of this purpose, a **multi-stage analysis** was conducted:

- Site Identification**

sites were **tentatively identified** using satellite imagery. **A total of 298 site** was identified across Gaza strip with a **total area of 6,302 dunums**.

- Land Suitability Assessment**

This assessment aims at **assessing the ability of these sites to install the temporary shelters and accommodate the IDPs**. This assessment was based on a set of deployed fit-for-purpose criteria:



Distance from urban areas



Accessibility



Distance from borders



Land ownership



Land use



Topography



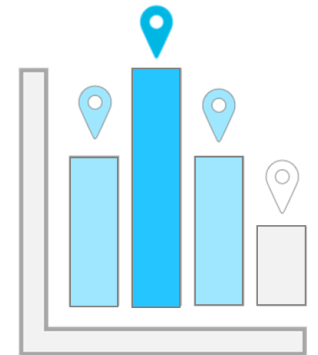
Flood vulnerability



Phase one
Site identification



Phase Two
Land suitability assessment



Result
Ranked sites based on their suitability



Limitations

This process is limited by the **inability to conduct on-field assessments** and the **lack of available data**. As an alternative approach, observations and data extracted from **satellite imagery** were deployed in this analysis as well as available data on the **situation pre-conflict**.

Targeted areas

- The *majority of the sites were identified to the south of Wadi Gaza* since the bombardments and accordingly, the damage, were less intensified than the northern of Gaza Strip.

Number and area of potential sites per governorate








Governorate	# of Vacant Spaces	Area (Donums)
North Gaza	56	1,081
Gaza	41	1,069
Deir Al Balah	78	933
Khan Younis	84	1,764
Rafah	39	1,455
Total	298	6,302



Potential sites for hosting IDPs and installing transitional shelters

Site identification requirements

For the sake of assessing the suitability of the tentative sites, **seven criteria were deployed**. Those criteria resembles the **required standards** each site much meet. The UN-Habitat "[Guidance For Responding To Displacement In Urban Areas](#)" was taken into consideration depending on the context of Gaza Strip and the available data.

	Criteria	Description	Status	Rank
	Distance to border	Distance from the border ¹ : more than 150 m	400 m	✓
	Distance to the urban area	Distance from the urban fabric ² : less than 500 m	150 m	✓
	Connectivity	Connection to current road network ² : 250 m	148 m	✓
	Land ownership	Ownership status; preferably: Public or Waqf (37 percent of the total area)	Public	✓
	Land use	Type and occupancy rate of the site: No agricultural or cultural designated land, occupancy rate less than 50 percent	Vacant land	✓
	Topography	Ideal slope of the site; 2-4 percent	5 percent	○
	Flooding	Vulnerability of the site to floods; not within a flood prone area	Not vulnerable	✓
Land suitability (High, Medium, Low)			High	

1: As indicated by UNHCR, the sufficient distance from international borders (50km), conflict zones, and other potentially sensitive areas (such as military installations), *not applicable*.

2: Travel time/ distance between shelters and basic service facilities requiring access by children should not be more than half an hour, which represents a maximum distance of 2.5 Km. While travel time/ distance between those services required by adults should not exceed one hour, which represents a maximum distance of 5 Km, *not applicable*.

Site assessment: Connectivity and relationship with the surroundings



Land ownership

Based on the available data, this site is **publicly owned**.



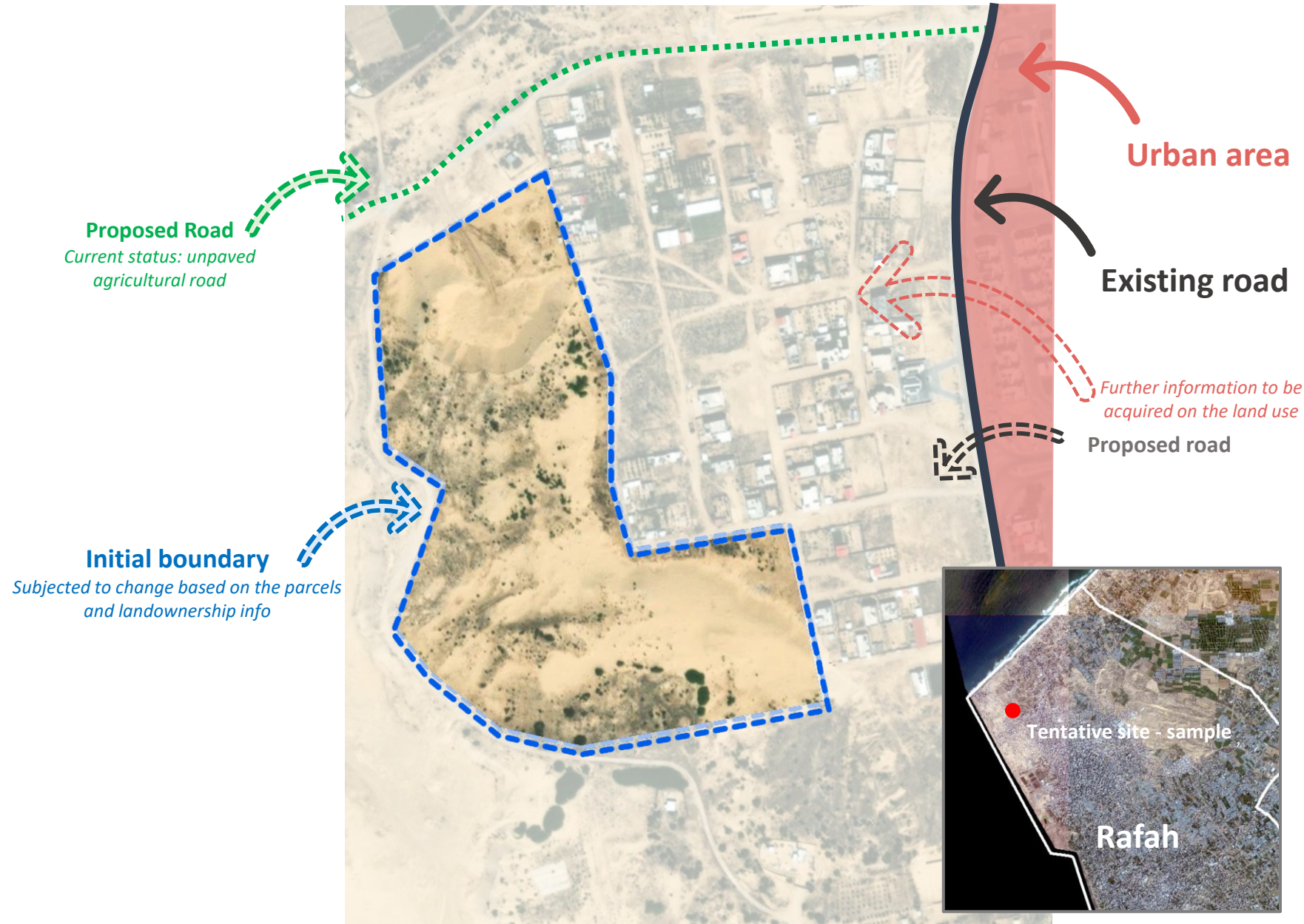
Distance to urban area

The site is adjacent to the urban area, which facilitates the use of the existing facilities and services.












Land use

Based on the available data, **no restricted** land use is allocated to this site. Further info should be acquired regarding the land use of this site and its surroundings.



Site planning requirements

In reference to UN-Habitat’s [“Guidance For Responding To Displacement In Urban Areas”](#), the following indicators are taken into account during the site planning phase:

Criteria		UNHCR Emergency Standard	Status	Rank
	Average camp area per person (sqm)	Standard: 45 sqm; Critical: <29 sqm	19.5 sqm	○
	Covered living area per person (sqm)	Minimum 3.5 sqm per person	3.14 sqm	○
	Fire Safety	30 m fire break every 300m Minimum 2m between structures	Not Applicable 2.5m	-
	Gradient of camp site	1 to 5 %, ideally 2 to 4%	5 %	✓
	Communal latrine	1 per 20 persons	1 per 9 persons	✓
	Latrine distance	Less than 50m from shelter, not closer than 6m	29m 2.5m	✓
	Water supply and solid waste collection	-	Not Applicable	-
	School	1 per 5,000 persons	Land designated within the camp for one school	✓
	Distribution center	1 per 5,000 persons	Land designated within the camp for one DC	✓

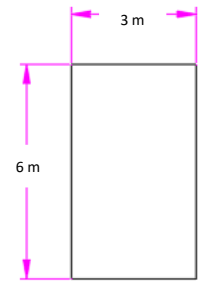
Providing temporary shelters as short-term solutions

Site Planning Requirements

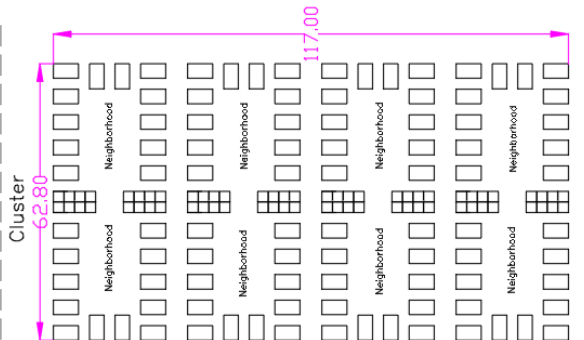
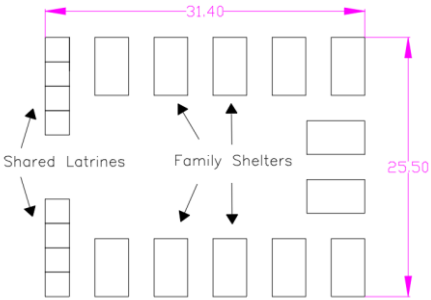
- A modular approach¹ is adopted and *customized to fit the high number of IDPs in Gaza with limited vacant spaces* within Gaza urban area:

Module	Structure	# of persons	Area
Family	1 family	6	18.81 sqm
Neighborhood	12 families	72	1 Dunum
Cluster	8 neighborhoods	576	8 Dunum

Family Shelter



Neighborhood



- A set of indicators will be taken into account during the site planning phase like the average camp area per person, the gradients, facilities, safety issues, ...
- Based on this module and the available suitable areas, since 1/6 of the tentative sites are now occupied with informal refugee camps. Over 350,000 IDPs are expected to be accommodated in the available potential sites using the customized module

1. In reference to UN-Habitat's "[GUIDANCE FOR RESPONDING TO DISPLACEMENT IN URBAN AREAS](#)"

Thank you



www.unhabitat.org

Disclaimer

This presentation has been prepared by UN-Habitat. Nevertheless, the contents presented herein do not necessarily reflect the views of UN-Habitat or the main national partners.