

LAND-USE & ENVIRONMENT

The Land-use sector includes three disciplines:

1. Land use planning and urban development
2. Environmental and tourist projects
3. Cultural heritage and urban development

1. Land-use Planning and Urban Development

a) Overview:

1-A-1) Legal Framework:

Law 5/77 of January, 31, 1977 establishing the Council for Development and Reconstruction (CDR), in its article 3, clause 4, states that the CDR "shall develop the draft of a general guiding framework for urban planning and refer it to the Council of Ministers for approval."

The Urban Planning Law (96/83), of September 9, 1983, in its article 4, states that the guiding plans and detailed regulations for cities and villages shall be developed and incorporated in the Comprehensive Land Use Plan.

1-A-2) Current Urbanization Situation:

In the seventies, during the Lebanese Civil War and thereafter, Lebanon witnessed an unprecedented urbanization activity, in the absence of control and regulation mechanisms. This had led to the creation of undesired outcomes:

- Random urbanization along the main axis and in the suburbs of large cities
- Negative influence on natural and archeological sites
- Expansion of licensed and unlicensed quarries
- Deterioration of the quality of water and pollution of rivers and groundwater
- Trespass to agricultural land, coastlines, and important tourist sites

Immediate remedies are required to limit the negative effects caused to economic and

social growth in Lebanon, in the presence of compelling factors, most importantly the following:

- Decrease in the financial capabilities of the public sector and the priority given to reduce public debt
- The globalization and the new economic laws that countries should comply with if they wish to be part of international markets
- Increased interest in environment and heritage, which started during the nineties and provided a motive towards rationalizing the use of natural resources and exerting bigger efforts to give focus more on heritage

Hence, the current phase is considered as a phase to rationalize the use of resources, cut public expenditure and enforce control mechanisms.

1-A-3) Preparation of a Comprehensive Land-use Plan– National Future Perspective:

Based on the above, the CDR prepared a Comprehensive Land-use Plan in cooperation with the General Directorate of Urban Planning. The plan that was reviewed between 2002 and 2004 outlined major topics, such as environment and natural resources, population growth and urban development, transportation, service projects and large constructions, agricultural lands, industrial zones, cultural and historical heritage elements, and other factors.

The Plan tackles these topics from a comprehensive strategic perspective and with a scientific and objective approach that takes into consideration the characteristics of the Lebanese society, with a view to shape a long-term ambitious and integrate division about the future of

the country land. This vision is meant to constitute the general framework of the urban planning policy and the unified geographical reference for projects and investments in different sectors.

1-B) Achievements to Date:

1-B-1) Comprehensive Land-use Plan:

The CDR prepared in the years 2002 to 2004 the comprehensive Land-Use Plan in collaboration with Dar al Handassah (Sha'ir and Partners) and the Institute of Regional Planning of Ile de France (IAURIF).

The CDR also organized in 2005 a campaign aiming at circulating this Plan to a large number of public administrations, central and regional institutions, universities, civil society organizations, the Syndicates of Engineers and Architects of Beirut and Tripoli and international financing institutions.

The Plan was approved by the Higher Council for Urban Planning and the CDR. In September 2005, the Plan was referred to the general secretariat of the Council of Ministers. Subsequently the Plan was presented to the Council of Ministers accompanied by a draft law.

The decree (3366) approving the Plan was issued on June 20, 2009, based on the approval of the Council of Ministers of April 2, 2009. Below are outlined the main points covered by the decree:

1) Defining the general land-use orientations in tables annexed to the decree. The General Directorate of Urban Planning has to consider these when studying or modifying the master plans and detailed regulations for cities and villages. These orientations took into consideration the land nature and characteristics and the consequences of its use.

2) Forming an administrative committee headed by the president of the Higher Council of Urban Planning and com-



posed of delegates from the following ministries: Public works and transportation, Environment, Culture, Interior and municipalities, Energy and water, Agriculture, Industry, Economy and trade, Finance and Defense and the CDR. The committee is responsible, among other things, for monitoring and evaluating the Plan.

1-B-2 Terms of reference for the Lebanese Coastline Master Plan: the Council of Ministers commissioned the CDR to raise funds to develop the study of the Lebanese Coastline Master Plan. Therefore, the CDR, coordinated with several concerned public administrations, among which the following ministries: Environment, Agriculture, Tourism, Public works and transportation (the General Directorate of Urban Planning and the Directorate of Transportation), in addition to the Directorate General of Antiquities and the Orders of Engineers and Architects of Beirut and Tripoli. Moreover, several international institutions that constitute potential donors were contacted to develop the required study.

1-B-3 Local Development Support Project in North Lebanon (ADELNORD): The CDR was commissioned to implement ADELNORD in North Lebanon with a grant from the European Union. In 2010, priority projects related to agricultural infrastructure were identified as well as the clusters in which local development projects will be implemented through a participatory approach. This project also includes the development of a comprehensive plan for the clusters, in partnership with local authorities and civil society bodies, with the support of ADELNORD's technical support team and under the supervision of the Economic and Social Fund for Development (ESFD). Based on this plan, priority projects that will be implemented by local authorities and funded by ADELNORD were agreed upon.

Please review the details of this plan in the Agriculture Sector section of this report and on the website: www.cdr-adelnord.org. Contracts were signed in 2011 to outsource the studies and the supervision of agricultural infrastructure projects. These projects were distributed into 6 groups according to the type and geographical location of the site works. In 2012, the EUR 9,3 million site works were outsourced. In 2012 and 2013, 50% of site works were completed and delivered as interim deliverables.

1 – B – 4) Natural Regional Park projects: the Comprehensive Land Use Plan recommends the creation of natural reserves (Natural Regional Park). These are projects prepared by a group of neighboring municipalities which altogether agree on a development charter that balances between non-polluting and non-harmful economic activities and a moderate and high-quality urban development and on practical regulatory procedures, all of which aim at preserving the natural environment. In this context, the CDR is coordinating with municipalities and associations which have started to take an initiative in this direction (Al Juma and Jurd Al Qaytaa Municipalities Unions and Qoubayet Municipality in Akkar) in partnership with Mada association, the Union of the North Metn Municipalities and IAURIF.

In the context of supporting the creation of natural reserves, and in the absence of a legal framework that governs creating and managing such zones, the technical assistance team for the ADELNORD project, funded by the EU, was entrusted by the CDR with the task of preparing the legal framework draft, after the terms of reference were identified in coordination with the Ministry of Environment (MoE). The ADELNORD team completed this draft law and the CDR referred to it to the MoE. The draft law incorporated its draft imple-

menting decrees and a legal text proposed to amend the draft decree on natural reserves in Lebanon that was approved earlier by the Council of Ministers. The MoE referred these texts to the relevant joint parliamentary committees, which approved them and referred them for approval in the next parliamentary plenary session.

1-B-5) Preparation of common methodology to study the strategic regional development plans: After several international organizations expressed their willingness to finance regional developmental plans studies, and in order to consolidate the work methodology, the CDR elaborated in 2011, in collaboration with the Ministry of Interior and Municipalities and in coordination with administrations involved in the development sector, a common methodology that will be adopted in the preparation of such plans. This methodology was adopted in the preparation of tender documents related to the study of the sustainable strategic plan for Tyre and Akkar.

1-B-6) Strategic Regional Developmental Plans:

The CDR participated in the elaboration and preparation of sustainable and comprehensive developmental plans for the regions of Fayhaa and Tyre.

- In Fayhaa region: The Union of Fayhaa cities worked on the elaboration of a sustainable strategy for its cities with the support and financial contribution of several local and international parties. A team of several experts was commissioned to elaborate this plan in collaboration with all central and local departments and civil society bodies. The CDR participated in the discussion of this plan within the Advisory Committee that was formed for this purpose. This plan resulted in a list of pri-



ority projects. The French Agency expressed its willingness to finance feasibility studies for these projects as a preparatory phase for financing a number of them at a later stage.

- In Tyre: The Tyre Municipalities Union - in cooperation with and the support of French PACA region-conducted several workshops designed to train and raise the awareness of local electors about the importance and the content of Tyre strategic plan. The CDR, in cooperation with the Tyre Municipalities Union, outsourced the plan preparation task to the Consultation and Research Institute (CRI)/Habib Debs/ECODIT/IAURIF. The development of the plan started in June 2013.

- In Akkar: Within the framework of ADELNORD Project funded by the EU, the CDR commissioned the technical support team to put in place a Strategic Sustainable Development Plan for Akkar. The strategy was initiated by the end of 2012. In April 2013, a first workshop was conducted to launch the Strategy and the data collection process.

1 – B-7) Preparation of a Work Paper on Real Estate policies in Lebanon:

The current situation and high prices of the real estate market in Lebanon impede and complicate the implementation of general real estate policies. Therefore, it has become necessary to tackle the topic of real estate policies in Lebanon in order to propose practical procedures that would improve and reform the real estate situation. To that end, a study was conducted to analyze the situation of real estate in Lebanon in cooperation with the CMI (Centre de Marseille pour l'intégration en Méditerranée), specialized in urban development studies

and research in the Mediterranean. Based on the findings of this study, recommendations and procedures were proposed to improve the situation. This study will pave the way for discussing this topic with line administrations in Lebanon with a view to approve any procedure or regulation that would reform the fiscal real estate sector, include the rental of apartments in the housing policy, help low-income individuals in finding suitable lodging, and rationalize the infrastructure financing to serve residential areas.

1-C) Work Progress during 2014:

During 2014, the CDR continues the following activities:

1) Pursue fundraising to elaborate the study of the Lebanese Coastline Master Plan.

2) Pursue the implementation of the ADELNORD project on "the Support to Local Development in the North of Lebanon", funded by the EU: in 2014, almost 100% of the total planned activities focusing on agricultural roads and irrigation canals were completed as interim deliverables. Final works are expected to be delivered in 2015.

3) Pursue the implementation of the Tyre Sustainable Development Plan, funded by the French Development Agency and implemented in close collaboration with the Union of Tyre Municipalities and civil society organizations. After completion of phase I (data collection) by the Consultation and Research Institute (CRI) Habib Debs/ECODIT/IAURIF, SWOT analysis workshops were conducted in April 2014. And in September 2014, a workshop on the definition of vision, mission and priority development axes was held. A workshop to discuss the draft plan is scheduled for March 2015.

4) Continue the preparation of the Akkar Sustainable Strategic Plan with a financial assistance from the European

Union: Following completion of Phase II SWOT Analysis Report, roundtables of local concerned committees were held in January 2014 to discuss the report.

A workshop was also organized in April 2014 at the location of the Municipality of Halba to discuss the Plan Phase III (Mission, Vision, and Priorities). The Consultant completed the draft plan, which is scheduled for discussion with local authorities and civil society during 2015.

1-D) Projects under preparation:

- Preparation of Lebanese Coastline Master Plan: The preparation of a master plan for the Lebanese coastline is one of the major land-use projects that the CDR is planning to initiate in collaboration with the Ministry of Environment and the Ministry of Public Works and Transportation. Fundraising for this study is underway and is expected to be finalized during 2014.

- Update of Comprehensive Land Use Plan: The Comprehensive Land Use Plan dates back to 2004 and was approved by a decree issued in June 2009. This ten-year old plan however needs to be updated. In 2015, the CDR hopes to initiate the preparatory activities to update the Plan, in collaboration with relevant authorities (in particular the Directorate General for Urban Planning).

- Preparation of Habitat III country report - within the context of Lebanon's participation to the United Nations Conference on Housing and Sustainable Urban Development. The Lebanese Government received an invitation to participate in Habitat III Conference that will take place in Quito, Ecuador, from 17 – 20 October, 2016. The process towards Habitat III includes the elaboration of a national report on housing and sustainable urban development challenges faced by Lebanon. The CDR will join efforts with the UN-Habitat and government stakeholders to prepare the report and carry out the necessary preparatory activities.



2. Environmental and tourist projects

Main achievements until 2014 in contracts signed before 2014

The CDR Planning and Programming Administration - in collaboration with other CDR administrations, seeks funding to finance projects that have potential environmental, economic and social impacts.

The Environmental Fund for Lebanon (EFL) is a EUR 8.5 million program funded by the German government. The Fund is managed by the German Agency for International Cooperation (GIZ) in collaboration with the Ministry of Environment and the CDR. An administrative committee composed of representatives of the Ministry of Environment, the CDR, The Federation of the Chambers of Commerce, Industry and Agriculture, the Lebanese Banks Association, the Lebanese Environment Forum and the German Agency for International Cooperation (GIZ), was formed to set out the action plan of the Fund and monitor its performance.

The EFL aims at reducing environmental risks and economic impacts in areas affected by the Israeli 2006 war and in other underserved areas in Lebanon. It also aims at supporting innovative initiatives in private sectors, which are likely to produce clear environmental and economic benefits. In addition, the Fund provides training opportunities to develop local capacities in order to create a mechanism for a sound local management of natural resources.

Funds worth of EUR 3 million were invested in 16 local projects, covering topics ranging from sound waste management to rehabilitation of land, forests, and natural reserves damaged by the war of July 2006. Also an amount of US 1,8 million was allocated for 6 projects aimed at addressing the issue of climate change adaptation in the North of Lebanon, and another

amount of US\$ 1,1 million was granted to 8 projects aimed at reducing pollution caused by the industrial wastewater discharged by private companies in Keserouan, Litani Basin and the North of Lebanon.

The Initiatives funded by the Environmental Fund in North Lebanon contributed to addressing climate change through:

- Forest protection and sustainable development
- Adopting drip irrigation and biological insect control in fruit trees,
- Rainwater harvesting;
- Reducing water consumption and water wastage in resorts frequented by tourists;
- Protecting the economic infrastructure of the Lebanese coastline from natural hazards;

With regard to initiatives, aiming at reducing pollution caused by the industrial wastewater discharged by private companies, the following industrial sectors were targeted:

- Foodstuffs and beverages;
- Textile manufacturing;
- Paper industry;
- Chemicals;
- Non-metallic mineral products (decorative stone saws);
- Basic metals and metal products;

Also, the Fund created a mechanism for the implementation of environmental projects such as eco-tourism projects, cleaner production, and organic agriculture, all of which have potential income generation and could serve as examples to achieve pilot environmental projects. The Fund demonstrated the success of local environmental action by cooperating with municipalities that showed a high level of seriousness in the implementation and follow up of projects.

The Fund prepared a research paper regarding the general policy that must be adopted to achieve environmental commitment and manage liquid industrial waste. The objectives of such policy emphasized the following:

- Situation analysis of current liquid industrial waste treatment
- Reviewing environmental laws and regulations that regulate liquid waste treatment in general, and liquid industrial waste and their discharge in particular
- Assessing the responsibilities and capabilities of stakeholders regarding environmental commitment and all processes and procedures related to treatment stations;
- Determining and drafting recommendations to move forward in achieving the environmental commitment of the industrial sector

It is worth noting that the Environmental Fund sought to shift from a research paper on the general policy of liquid industrial waste management and environmental commitment to a work plan for liquid industrial waste management, to define priority measures and required resources to address the issue of liquid industrial waste management in Lebanon.

In parallel to the provision of financial assistance to a number of projects aiming at reducing industrial pollution, the EFL organized an integrated program aimed at building the capacities of institutions involved in the reduction of industrial pollution including private industrial enterprises and concerned public administrations, within the scope of supporting the Ministry of Environment in the preparation of a national program for industrial pollution reduction. This program carried out a number of activities and organized workshops on industrial waste management.

In the framework of environmental tourism, the Council for Development and Reconstruction (CDR), in cooperation with the Ministry of Tourism, executed a tourism and development mas-



ter plan for Zahle, Baalback, Becharre and the Cedars with a funding from the Japanese government. The main purpose of the study is to determine the basic needs for tourism and eco-tourism development and provide feasibility studies for pilot projects designed to develop mountainous and rural regions, to be implemented at a later stage. The cost of this study amounted to US\$ 2.5 million. Since 2010, the CDR has started implementing the Project to Support Local Development in North Lebanon (ADELNORD), financed by the EU Grant Agreement (ENPI/2008/019-623). The Agreement includes an environment component, of which the following was completed up until 2014:

1- Within the framework of the initiative aimed at putting in place a sustainable strategic plan for Akkar, the ADELNORD project created a standardized methodology to draft the terms of reference of the regional development plans studies, in collaboration with the Ministry of Interior and Municipalities and in cooperation with the administrations engaged in the development sector, as a preliminary step to the preparation of the tender document pertaining to the sustainable strategic plan for Akkar.

2- Within the framework of the initiative aimed at providing technical support to create a national park in the mountainous areas of Akkar, the project put in place a tender document pertaining to a technical study for the creation, management and regulation of natural reserves in Lebanon, in coordination with the Ministry of Environment. Because national parks are considered natural reserves, these steps will be preliminary to the provision of technical support

for the creation of a national park in Akkar. In 2012, the project launched the said study which culminated in a detailed technical report and draft a law on natural reserves, approved by the Ministry of Environment on 2013 and referred to the concerned parliamentary committee for review and approval.

3- Within the framework of the initiative aimed at fire suppression and forest protection and management, the project put in place in 2012 two plans for the management of the forests of, Andkit-Akkar and Safira-Dannieh that culminated in the elaboration of terms of reference for forest management including pruning. This task was carried out by experts specialized in forest and shrub land management and in fire suppression, in close cooperation with the municipalities and the shrub land stations of Akkar and Dannieh and with the Ministry of Agriculture.

In 2013, the CDR submitted to the Ministry of Agriculture a final report containing two plans for the management of the forests of Andkit-Akkar and Safira-Dannieh and two terms of reference, awaiting approval of the Ministry of Agriculture.

With regard to the environmental impact assessment and strategic environmental assessment, the CDR, until the end of 2011, required the preparation and outsourcing of environmental impact assessments and strategic environmental assessments as a compulsory condition for many projects, in accordance with the standards of the World Bank, the EU, and other scientific international references. Now with the issuance of decree 8213 of May 24, 2012 on "the Strategic Environmental Assessment of Draft Public Policies, Plans and Programs" and decree 8633 of August 7, 2012 on "Environmental Impact Assessment Rules", strategic environmental assessments and environmental impact assess-

ments became a binding obligation for all projects referenced in the said decrees.

The CDR participated in the elaboration of national environmental reports, together with donors, ministries, and other authorities, by attending workshops and round table discussions, and proposing the necessary recommendations:

- The "Millennium Development Report 2010 for Lebanon issued by the UNDP;

- The Country Environmental Assessment report issued by the World Bank in cooperation with the Ministry of Environment;

- The Lebanon 2012 National Report to the United Nations Conference on Sustainable Development (UNCSD), also known as Rio+20, in cooperation with UNDP, ESCWA, and relevant ministries, as a preparatory phase for attending the Conference held in June 2012; Through coordination committees, or under financial assistance agreements, the CDR participated in the follow-up of several environmental programs executed by the MoE and UNDP. These projects tackled the issues of biodiversity, climate change, and institutional capacities strengthening.

Work progress in 2014:

Within the framework of the Environmental Fund for Lebanon project funded by the Government of Germany, the Fund provided the required technical assistance to industrial Lebanese businesses, in the form of grants. The purpose of this technical assistance is to elaborate preliminary environmental studies to define investments needed to lower industrial pollution and obtain soft loans to implement them. So far, the Fund has prepared detailed environmental studies for thirteen businesses to help them identify and treat the sources of industrial pollution caused by the production process, and propose a prelimi-



nary economic feasibility study for each of the targeted businesses. The technical support of the Fund is also open to any industrial business in Lebanon seeking to develop preliminary studies for reducing industrial pollution and mitigating its impacts.

The CDR continued to implement the ADELNORD project, funded by the EU, especially its environmental component. These are the highlights of the program:

1- The project started to elaborate a sustainable strategic plan for Akkar, Hermel and Dennyeh, in cooperation with a team of experts specialized in environmental sciences, economics, urban planning and social development, assigned by GFA-ELARD, based on a terms of reference prepared by the project in 2011, in coordination with the Ministry of Interior and Municipalities and in cooperation with public departments involved in the development sector. Within this scope, the Chapter on Diagnostic and the draft plan have been completed in cooperation and communication with local authorities.

2- The relevant parliamentary committees approved the Draft Law on Natural Reserves that have been prepared by the CDR and referred by the Ministry of Environment. In 2014, the CDR through ADELNORD, completed the preparation of the Draft Implementing Decree of the Law on Natural Reserves and submitted it to the Ministry of Environment.

3- Within the framework of Fire Suppression and Forest Protection and Management, the CDR initiated the Phase II of this mandate, upon the request of the Minister of Agriculture, in particular the following:

- 1- Implementation of a training program targeting forests guards and local activists;
- 2- Supply of forest management tools and supplies;
- 3- Propose a follow up

mechanism to implement the two management plans of the Forest of Andkit and Safira.

4- In 2012, according to decree 8213 issued on May 5, 2012 regarding "Strategic Environmental Assessment for Draft policies, Plans and Programs in the public sector", and decree 8633 of August 7, 2012 regarding the "Environmental Impact Assessment Rules", the CDR specify these 2 decrees and their related requirements as mandatory points that should be described in the tender documents of all projects, in due course of law. The CDR is now in the process of preparing environmental impact assessments for many infrastructure projects for schools, hospitals, roads and sewage water refinement stations etc....Also the CDR is preparing strategic environmental assessments of the sustainable strategic plan for Akkar, Hermel and Dannieh, as part of the ADELNORD project, and the sustainable strategic plan for Tyre.

In 2014, by participating in coordinating committees, the CDR continued the execution of works related to:

- The Integrated Waste Management in Baalbek Caza project, funded by the Italian Agency and implemented by the Ministry of Environment. The review of the first draft of the Master Plan for the solid waste sector in Baalbek-Hermel is underway along with the preparation of the tender documents to outsource works and executive tasks. It is worth noting that an environmental impact assessment of the project was put in place.
- The "Demonstrating & Promoting best techniques & practices for reducing health care waste to avoid environmental releases of dioxins & mercury" project, funded by GEF/UNDP and implemented by the Ministry of Environment. This project was completed in 2013 and resulted in a series of environmental

standards that were adopted by the MoE and that are specified as mandatory requirements for the construction of new or future hospitals.

- The "ENPI Horizon 2020 Capacity Building" project, funded by EU/MAP and implemented by the Ministry of Environment, in cooperation with the CDR. The CDR participates in coordinating committee meetings and in workshops on the management of solid waste, wastewater and industrial emissions; it also suggests Lebanese representatives from the private sector and the civil society, involved in the previous topics, in order to build their capacities and increase the number of local specialists in these fields.

The CDR continues to follow-up on environmental projects executed by MoE and funded by the United Nations Development Program (UNDP) in the following fields:

In management:

- Institutional support for MoE,
- In preserving natural resources:
 - The Small Grants Program funded by the Global Environment Facility (GEF), which provides financial assistance to small pilot projects managed by civil society organizations.

In air pollution reduction:

- Institutional Support for the Ozone Office located at the Ministry of Environment in Lebanon (Phase Five),
- The CEDRO project targeting the energy efficiency and renewable energy applications for public sector buildings and facilities (in the South, Bekaa and Akkar).

- The "Toward Sustainable Energy Production" project

In nature preservation:

- The project to support the National Forestation Plan
- The Migratory Birds Project



- The Conservation of Medicinal Herbs Project
- The Conservation of Forest Resources Project

The CDR is in the process of awarding a project for establishing a wholesale fruits and vegetables market in Tripoli, and a project for rehabilitating the slaughterhouse of Tripoli.

Major projects and activities that CDR will pursue in 2015:

- Elaborating a sustainable strategic plan for Akkar, Hermel and Dannieh, as part of the ADEL-NORD project
- Elaborating a sustainable strategic plan for the district of Tyre
- Performing a strategic environmental assessment for the two above plans
- Coordinating with the MoE to approve and put into effect the Draft Law on Natural Reserves and its draft implementing decree
- Coordinating with the MoA regarding the approval and ratification of the two management plans for Andkit in Akkar and Safira in Dannieh, and regarding the terms of reference pertaining to forest management -including pruning-, fire suppression and forest protection and management.

The Forestation Project in West Bekaa, the creation of local job opportunities and awareness activities; the project aimed at creating an eco-tourism strategy for the fishing industry on the Lebanese coastline; the project aimed at controlling natural resources in Lebanon; the self-assessment project in preparation for the Third Conference on Climate Change and for the national climate change report; in addition to the project on the provision of institutional support to the Ministry of Environment.

The CDR will also continue to follow up on the preparation of environmental projects that will

be executed in 2015 by MoE and will be funded by UNDP, among which:

- The Third National Communication project to the UNFCCC
- The Capacity Building Project for Reducing Emissions in Lebanon
- The National Work Program to Introduce Climate Change to Development Works in Lebanon.

The CDR will also continue to follow up on the preparation of environmental projects that will be executed in 2015, among which:

- Facilities Environmental Commitment project funded by the World Bank
- A second project for Facilities Environmental Commitment funded by the World Bank
- The Biodiversity Project funded by the GEF
- A project for climate change funded by the EU
- A second project for climate change funded by the GEF
- Project for the Protection of the Ozone Layer funded by the Montreal Protocol
- Project to support a Management Unit for the project aimed at reducing industrial pollution in Lebanon
- Support to the Lebanese Environmental Pollution Abatement Project
- Support to the Syrian Crisis (Sustainable Energy and Water)
- Sustainable Land Management of Qaroun Watershed
- Project to fund the 6 Cycle Project funded by the GEF

1- Cultural Heritage and Urban Development

Cultural Heritage Preservation and Urban Development Project:

In coordination with the Directorate General of Antiquities and concerned municipalities, the Council for Development and Reconstruction (CDR) launched a project on the preservation of cultural heritage and urban development in five historical cities in Lebanon: Tripoli, Byblos, Sidon, Tyre and Baalback. In order to improve the historical infrastructure and archaeological sites in these cities, the project aims at a) creating an adequate environment to achieve local economic development and b) providing the required technical assistance to improve the conservation, regulation and management of Lebanon's cultural heritage.

The components of the project are:

- Renovation of the historical city centers and part of their Infrastructure: This component includes the renovation of the historical areas in the five target cities. The project includes the following works: renovation and creation of public squares and green spaces; renovation of certain markets and pedestrian zones; renovation and protection of certain historical buildings and determining their usage; support and promotion of economic tourist activities; assistance in the renovation of a number of private traditional homes; organizing traffic in the surroundings of historical areas and establishing car parks. In addition, the infrastructure will be renovated in a number of streets in these five cities, to install drinking water networks and renovate wastewater networks.

- Protection, Maintenance and Management of Archaeological Sites: This component deals with the development



of archeological sites in Baalback, Sidon and Tyre and include the following activities: Research and documentation regarding archeological sites, restoration and reinforcement of several archeological monuments including Bacchus and Jupiter temples in Baalback and the land castle in Sidon, management of archeological landmarks, protection and preparation of sites for receiving visitors, such as the creation of visitor and information centers.

- Technical Assistance for Institutions involved in the Project's implementation: This includes all activities that contribute to the improvement of the performance of targeted institutions to ensure the sustainability of the project. These institutions are: the municipalities of the five cities, the Directorate of Antiquities and the Directorate of Urban Planning. This project is vital for the revival of tourism in these cities and the enhancement and upgrading of associated geographic, economic and social infrastructure which will eventually lead to local economic development and creation of new job opportunities.

The project faced many obstacles and challenges which hindered its execution within the initial planned deadlines, including but not limited to the following:

- The security situation in Lebanon
- Increased construction costs
- Change in municipality structures during the term of the project and the necessity to re-explain the projects and make several amendments
- Change in cabinet and parliamentary structures during the term of the project and the necessity to re-explain the projects and make several amendments
- The presence of several trespasses on the work sites which are often hard to remove
- People are sometimes

resistant to change

- The delay in the execution of all clauses of the Additional Funding Agreement, awaiting its approval by the Parliament

- The security situation that hindered the arrival to Lebanon of the foreign committed companies and hindered the execution of works as scheduled. Despite the many challenges encountered and following the completion of the first phase, the project surveyed the opinions of the citizens and visitors of these five cities, the concerned ministries and the municipalities. As shown by the surveys, the importance of the project lies in improving the living, social, and environmental conditions in the targeted regions. It was also noticed that there is a growing awareness in communities regarding the importance of preserving cultural heritage.

The CDR raised additional funds from the World Bank and the French Development Agency to complement the projects prescribed in the Initial Funding Agreement. The CDR is currently funding the active projects, awaiting meanwhile the approval of the additional loan by the Parliament.

In an attempt to develop and widen the scope of the experience of the Cultural Heritage Preservation and Urban Development Project, the CDR is currently negotiating with donors to raise the funds required to execute additional works in the five targeted cities and to widen the scope of the project to include other cities in Lebanon.

Main Achievements (1992-2013):

Funds were raised to carry out the activities of the project as follows:

- A US\$ 31.5 million loan agreement was concluded with the International Bank for Reconstruction and Development (IBRD). The agreement was referred by the Council of Min-

isters by Decree 10858 of September 9, 2003 and ratified by the Parliament pursuant to Law 555 of 31/01/2004.

- A EUR 12 million loan agreement was concluded with the French Development Agency. The agreement was referred by the Council of Ministers pursuant to Decree 11163 of 14/10/2003 and ratified by the Parliament pursuant to Law 556 of 30/01/2004.

- On May 3, 2006, the CDR signed a EUR 10 million implementation agreement, for the part allocated in the Italian Protocol for the cultural heritage project.

- On November 28, 2007, the CDR signed EUR 500,000,000 grant agreement with the French Development Agency, to support the Directorate of Antiquities. The agreement was referred by the Council of Ministers pursuant to Decree 1058 of November, 24 2007.

- On October 7, 2008, the CDR signed a grant agreement with the Italian government stipulating the allocation of an amount of EUR 2.2 million for the Cultural Heritage project.

- A EUR 21 million additional loan agreement was signed with the French Development Agency and referred to the Council of Ministers and the Parliament for approval. The agreement was referred by the Council of Ministers by Decree 10858 of 09/09/2003 and ratified by the Parliament by Law 555 of 31/01/2004.

- A EUR 27 million Additional Fund Agreement was signed with the International Bank for Reconstruction and Development, and was referred to the Council of Ministers and the Parliament for approval. The agreement was referred by the Council of Ministers by Decree 10858 of 9/9/2003 and was rati-



fied by the Parliament by Law 555 of 31/01/2004.

The CDR completed in 2002 the detailed primary studies of the project in particular the studies related to five targeted cities: Tripoli, Byblos, Baalback, Sidon, and Tyre.

- The CDR created a project management unit (PMU) which consists of consultants responsible for the follow-up and management of the project. For this purpose, the CDR recruited a multi-specialty team composed of a procurement expert, an architect specialized in restoration, a civil engineer, a sociologist and an archeologist who will provide oversight over the works associated with the Directorate of Antiquities.

- The CDR created local municipal management units in the five targeted cities, composed of engineers, specialists, sociologists and economists. The CDR recruited ten specialists who will provide oversight over the project, in coordination with relevant municipalities in the five cities.

The specialists carry out the following tasks:

- a. supervision of works;
- b. coordination and cooperation with municipal, administrative and technical authorities, and with the Directorate General of Urban Planning, the Directorate General of Antiquities, the offices of the Ministry of Tourism and other public institutions involved in the implementation of the project in the five cities;
- c. Coordination with the citizens, local communities and local and civil society organizations during different phases of the project.

- In 2004, the CDR completed the detailed studies and tender documents related to the first part of the works for the five

cities and amounting to US\$ 12 million. This enabled CDR to launch a call for bids and award the contracts related to the renovation and restoration works in the five cities.

- The first phase site works started in the summer of 2005 in Tyre, Tripoli, Baalback, Byblos and Sidon, consecutively.

- Supervision contracts for the five cities were awarded in the summer of 2005.

- The CDR signed a contract on the assessment of indicators related to the economic, touristic and social impact assessment of the project in the five cities at the end of 2005.

- During 2006, the CDR awarded to consultancy firms the elaboration of detailed studies and tender documents of the second phase works in Tyre, Tripoli, Byblos and Baalback. This enabled CDR to launch, in 2007, the tendering process and to award the relevant infrastructure and restoration works.

- In February 2007, the renovations of the western coastal road in Tyre were wrapped up.

- Consultants completed the traffic plans, the traffic flow organization and the adequate parking plots for a number of historical cities.

- In 2007, a contract was awarded to provide oversight over the environmental impact plan in the five cities.

- In the beginning of 2007, the renovations of the facades in the northern souks (Group 1) in Tripoli were wrapped up.

- In May 2007, works to relocate the inhabitants of Bloc A in Khan Al Askar in Tripoli were wrapped up, followed by the completion of works to relocate the inhabitants of Bloc B in February 2008. This resulted in the relocation of most of the inhabitants of Khan Al Askar to the apartments allocated to them in December 2009.

- In August 2007, the contract with the South for Construction to execute the renovation works in the souks of the old city in

Sidon (phase 1 – Bab As-Saray square and the tourist passageway) was terminated. The remaining works were incorporated in the project on the renovation of the old souk (phase 2), the electrical works and the renovation of two old buildings in the old city.

- By the end of 2007, the renovation of mud houses in Al Qalaa neighborhood in Baalback (phase 1), the renovation of roads, public squares and infrastructure in Byblos (phase 1) and the renovation of facades in Al Swayqa in Bab AtTabbaneh in Tripoli were wrapped up.

- During 2008, detailed studies for the renovation of the archeological sites in Baalback and Tyre- phase 1 were elaborated.

- In May 2008, the renovation works for the facades in the northern markets in Tripoli (group 2) and the phase 1 works in Tyre (the cultural path near the archeological site) were wrapped up.

- In August 2008, the renovations of roads, public squares and infrastructure (phase 2) started in Byblos.

- In August 2008, the renovations of the facades of the northern markets in Tripoli were wrapped up.

- By the end of 2008, the renovation of the foundation wall at Tyre archeological site was wrapped up.

- Detailed studies for the renovation of Tripoli Castle were elaborated.

- In 2006, the archeological map of Tyre was developed.

- The Technical Support Project for the municipalities of Tripoli and Tyre was launched.

- During 2009, environmental workshops were conducted in municipalities and attended by municipal employees, representatives of polluting industries, engineers and environmentalists etc... The purpose of the workshops was to increase awareness and improve performance in the field of environment preservation.



- The study for the renovation project of Shqeef Castle in Arnoun - Nabatiyeh was elaborated.
- The renovations and restorations in the markets of the old city in Sidon (أسواق صيدا القديمة) (phase 1) were wrapped up.
- In May 2009, the restoration project for Al-Bawaba Square, Hamra Street, and Al-Jaafarih region was launched.
- In April 2009, the renovation and restoration of the presidential wing at the Beiteddine Palace started and were wrapped up in July of that same year.
- In November 2009, the detailed studies for the renovation of the land castle in Sidon were prepared.
- In December 2009, the detailed studies for the restoration and renovation of Deir Al Qalaa in Beit Mery were put in place.
- In 2010, the restoration and renovation of Hammam Ezzeddine were wrapped up.
- In February 2010, the renovation of the Fishermen port and its seafront in Tyre started.
- In April 2010, the renovation works of the old city squares and seafront building facades of the old city in Sidon were launched.
- In May 2010, the renovation works of the tourist passageway, section 2, and the electric works in addition to the renovation of two traditional buildings in the old city were launched.
- In June 2010, the renovation works of the Tripoli Castle started.
- In June 2010, the renovation works of the infrastructure in Baalback and Tyre archaeological sites started.
- In September 2010, a contract was signed with the National Institute of Administration to provide training to the employees of the Directorate General of Antiquities.
- In October 2010, the renovation works of the Shqeef Citadel in Arnoun were launched.
- In October 2010, a contract was signed for the procurement of office furniture for the Directorate General of Antiquities.
- In October 2010, the renovation works of Khan Al Askar started.
- In January 2010, delivery of the building intended for the relocation of the inhabitants of Bloc C in Khan Al Askar in Tripoli.
- In February 2011, office furniture was delivered to the offices of the Directorate General of Antiquities.
- In August 2011, the renovations of roads, public squares and infrastructure (phase 2) were completed in Byblos.
- In December 2011, office equipment was procured for the Directorate General of Antiquities.
- In November 2011, two vehicles were purchased for the Directorate General of Antiquities.
- In October 2011, a conference on "Tyre's history through archeology" was held in "Beit el Mamlouk" in Tyre, under the patronage of the Minister of Culture, and was attended by the Chairman of CDR and the French ambassador. International experts participated in the event.
- A training session was conducted for the employees of the Directorate General of Antiquities.
- Detailed studies for the renovation of the Shamaa citadel were formulated in July 2012.
- In August 2012, underwater archeological material was procured to the benefit of the Directorate General of Antiquities.
- In August 2011, the detailed studies related to the renovation of Khan Al Qishleh in Sidon and Baalback Saray were launched.
- Topographic supplies were procured to the benefit of the Directorate General of Antiquities.
- The technical assistance contract to the benefit of the Directorate General of Antiquities was signed, to select antique objects, organize these object labels and display them at the Tripoli Hall Museum in May 2012.
- In October 2012, the restoration of Khan El Askar was wrapped up.
- The urban planning administrative support plan was completed.
- A call for tenders was released to outsource the renovations and restorations of roads, infrastructure, facades and car parks in Baalback historical city – Phase II (Section 1), awaiting the approval of the World Bank additional funds by the Parliament.
- Scientific reports were elaborated for the UNESCO World Heritage Centre, as part of the technical assistance prescribed in the Technical Agreement Contract signed to the benefit of the Directorate General of Antiquities.
- A call for tenders was released to outsource the restorations and renovations of the two historical sites of Baalback and Tyre, restricted to Italian contractors.
- A call for tenders was released to outsource the restorations and renovations of the historical Shamaa Citadel. Only one bidder submitted a proposal. The study was modified following the collapse of a part of the Citadel's tower and a new tender document was elaborated to release a new call for tenders.
- The Cultural Heritage Unit continued to provide technical support during the preparation of the detailed studies for the Archeology Museum in Sidon and during the commencement of site works.
- A contract was signed in April 2013 to outsource the renovation of ASNADMIR Mill in Tripoli and the Land Castle.
- The restoration and renovation of Khan Al Askar are underway.
- Execution of the additional works in the building intended for the relocation of the inhabitants of Bloc C in Khan Al Askar, and making repairs and altera-



tions to the buildings intended for the relocation of the inhabitants of Bloc A and Block B in Khan Al Askar in Tripoli.

- The restoration and renovation of Al Bawaba Square, Hamra Street and Al Jaafariyeh area are underway.

- The renovation of the Fishermen Port and its seafront in Tyre are underway.

- The team of the Management Unit of the Cultural Heritage project reviewed the study proposed by the Municipality of Byblos to build a parking lot in the city. The administrative file was prepared, as a preparatory step for the release of the call for tenders.

- Work progress in 2014:

- Oversight over the Environmental Impact Plan in the CHUD five targeted cities.

- Completion of the restorations and renovations of the Beiteddine Palace (water isolation).

- Continuation of restoration of the Shqeef Citadel in Arnaoun.

- Preparing to release a call for tenders to outsource the restoration of the Beit Mery archaeological site.

- Oversight over the infrastructure project in Baalback and Tyre archaeological sites.

- The Cultural heritage Unit team holds regular meetings with the stakeholders supervising the construction of the Beirut National Museum and providing technical support to the project.

- Release of a new call for tenders to outsource the restoration and renovation of Shamaa citadel.

1. Sidon:

- Continuation of the site works of the tourist passageway, phase II, and the electric

works in addition to the renovation of two traditional buildings in the old city.

- Continuation of the renovations of the old city squares and seafront facades of the old city in Sidon (works are inactive due to lack of funding).

- Preparing the tender document and the detailed studies related to Khan Al Qishleh renovation project, as a preparatory step for the release of a call for tenders.

- Continuation of Sidon's Land Citadel site works.

2. Tripoli:

- Continuation of the works for the renovation of the surrounding area of Al Burtassi mosque and Abu Ali River banks and construction of an awning above a section of the banks stretched within the old city.

- Outsourcing the guardianship and maintenance of Khan El Askar.

- Completion of Tripoli Citadel restoration works.

- Completion of the additional site works related to the relocation of Khan El Askar Bloc C, and repairs and modifications of Blocs A and B of Khan El Askar in Tripoli.

3. Tyre:

- Continuation of the renovation works at the fishermen port and its seafront in Tyre, and construction of fishermen building according to the modified design.

- A contract was signed to award the archeological site renovation works, Phase I.

4. Baalback:

- Continuation of infrastructure renovation at the archaeological sites of Baalback and Tyre.

- A contract was signed to award the site works (Phase II works – Abdel Halim Hajjar and Saleh Haidar Streets) and commencement of site works.

- A contract was signed to award the archeological site renovation works, Phase I.

5. Byblos:

- A contract was signed to award the construction of a parking lot in the city.

Main Contracts signed during 2013:

The CDR signed the following contracts:

- Contract to outsource the site works at the city of Baalback – Phase II.

- Contract to outsource the construction of a parking lot in the city of Byblos.

- Contract to outsource the archeological projects in Baalback and Tyre – Phase II.

- Contract to outsource the oversight over Baalback site works – Phase II.

- Contract to outsource the oversight over the construction works of the parking lot in Byblos.

Main Projects under Preparation (2015 – 2016):

The CDR is currently preparing the following studies and projects:

- Plans related to social projects accompanying the CHUD project.

- Plans related to local economic development of the old souks in the CHUD five targeted cities.

- Tourism promotion plan for the targeted cities.

- Outsourcing of the restoration works at the archeological project in Deir El Kalaa.

- Outsourcing of the restoration works at Beiteddine Palace – Phase II.

1. Baalback:

- Release of a call for tenders to outsource the renovation of the Baalback Saray.

- Commencement of the restoration works at the archeological site -phase I.

2. Sidon:

- Release of a call for tenders for the renovation of Khan Al Qishleh.

3. Tripoli:

- Outsourcing of the detailed studies related to the renovation of Khan Al Saboun and



Property No. 131.

- Outsourcing of the detailed studies related to the renovation of the eastern facades of the Abu Ali River.
- Release of a call for tenders for the renovation of the facades, roads, and public squares in the northern and eastern souks, phase II.
- Commencement of sites works for the restoration of the ISNADMIR Mill.
- Completion of Abu Ali River sites works.

4. Tyre:

- Release of a call of tenders to outsource the completion of the Tyre southern costal roads site works.
- Release of a call for tenders to outsource the restoration of Tyre old souks.
- Commencement of renovation works of Al Bawaba Square and parking lots.

CHUD Main Projects Signed in 2014

| Project | Estimated Value (USD) | Source of Funding | Scheduled Start | Scheduled Completion |
|--|-----------------------|-------------------|-----------------|----------------------|
| Phase II works – Saleh Haidar Abdel Halim Hajjar in the City of Baalback | 2,376,400 | World Bank | 10/11/2014 | 28/12/2015 |
| Oversight over Phase II works in the City of Baalback | 90,775 | Local | 10/11/2014 | 28/12/2015 |
| | | | | |

Main projects under preparation 2015 – 2016

| Project | Estimated Value (USD) | Source of Funding | Scheduled Start | Scheduled Completion |
|---|-----------------------|---------------------------|-----------------|----------------------|
| Construction of a car parking in Byblos | 907,760 | World Bank | 1/4/2015 | 30/11/2015 |
| Oversight over Phase III works in Byblos | 45,388 | Local funding | 1/4/2015 | 30/11/2015 |
| Restoration works at Baalback and Tyre historical sites – Phase II | 4,487,000 | Italy | 15/04/2015 | 14/04/2017 |
| Formulation of detailed studies and oversight over the renovation of Khan Al Saboun and Property No.131 | 350,000 | French Development Agency | 30/10/2015 | 1/7/2016 |
| Renovation of Khan Al Saboun and Property No.131 | 5,000,000 | French Development Agency | 28/12/2016 | 1/8/2018 |
| Formulation of detailed studies and oversight over the renovation of the two riverbanks of Abu Ali River, Tripoli | 170,000 | French Development Agency | 30/10/2015 | 1/7/2016 |
| Renovation of facades, roads, and public squares in Tripoli-phase II (parts 4,6, and 8) | 5,500,000 | French Development Agency | 30/10/2015 | 28/04/2017 |
| Renovation of facades, roads, and public squares in the northern and eastern souks in Tripoli –phase II (parts 5 and 7) | 3,500,000 | French Development Agency | 30/10/2015 | 28/04/2017 |
| Restoration of the two riverbanks of Abu Ali River | 2,400,000 | French Development Agency | 19/12/2016 | 18/06/2018 |
| Outsourcing the restoration of Shamaa Citadel | 600,000 EUR | Italy | 1/4/2015 | 31/03/2016 |
| Restoration and renovation of Khan Al Qishleh in Sidon | 2,250,000 EUR | Italy | 1/7/2015 | 31/12/2016 |

| Project | Estimated Value (USD) | Source of Funding | Scheduled Start | Scheduled Completion |
|---|-----------------------|---|-----------------|----------------------|
| Restoration and renovation of the Baalback Saray building | 1,000,000 EUR | Italy | 1/7/2015 | 30/06/2016 |
| Formulation of detailed studies and oversight over the restoration of the old souks and the southern seafront in Tyre | 150,000 | French Development Agency | 30/10/2015 | 3/9/2018 |
| Restoration of old souks in Tyre | 1,000,000 | French Development Agency | 5/9/2016 | 3/9/2018 |
| Completion of the seafront in Tyre | 1,200,000 | French Development Agency | 30/08/2016 | 27/02/2018 |
| Restoration and renovation of Beiteddine Palace | 1,350,000 | Lebanon | 1/1/2016 | 30/06/2017 |
| Restoration works at the Beit Mery Historical Site | | Lebanon | | |
| Technical support to the donor to continue the works of the Archeology Museum in Sidon | 4,400,000 | Kuwait Fund for Arab Economic Development and Arab Fund for Economic and Social Development | | |
| Excavations works at the National Museum of Beirut | 750,000 | Kuwait Fund for Arab Economic Development | 15/04/2015 | 15/12/2015 |
| Site works at the National Museum of Beirut | 27,500,000 | Kuwait Fund for Arab Economic Development | 1/7/2017 | 30/06/2019 |
| Douma Old Souks site works (restoration of building facades, public squares and infrastructure) | 3,000,000 | No funding | | |
| Formulation of a detailed study pertaining to the restoration of Tebnin Citadel and its surrounding area | | No Funding | | |
| Restoration of Tebnin Citadel and its surrounding area | | No Funding | | |



Tyre Vegetables Market



Tyre Syndicate Center for Fishermen



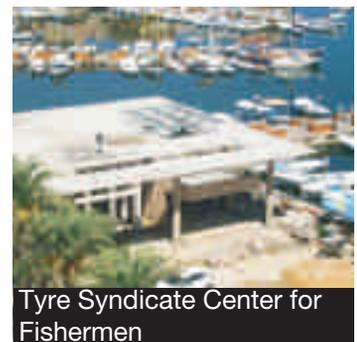
Aakar Agricultural Channel



Saida Old Souks



Jbeil Roman Path



Tyre Syndicate Center for Fishermen