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JORDAN VALLEY GEOGRAPHICAL INFORMATION SYTSTEM LAND SURVEY

Status Report

June 15,2010

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JORDAN VALLEY GEOGRAPHICAL INFORMATION SYSTEM LAND SURVEY

STATUS REPORT

USAID JORDAN ECONOMIC DEVELOPMENT PROGRAM

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EXECUTIVE SUMMARY

In 2008, The USAID Jordan Economic Development Program (SABEQ) developed, based on a request from the Ministry of Planning and International Cooperation, a Land Use Plan for the North East Dead Sea Basin (a 42 Km long land stretching between Sweimeh and Wadi Mujeb). The Plan protects the unique natural and environmental features of the Area allowing efficient land and asset management. It thus provides a balanced approach to guide the Government of Jordan in accomplishing further concession of lands for development while incorporating means to protect what is valuable about these unique resources.

Upon its completion in June 2008, the Land Use Plan and its findings were presented to stakeholders from the private sector, the public sector and NGOs and was well received by the different counterparts. In November 2008, the Land Use Plan was endorsed by the Government of Jordan and the Special Economic Zones Commission was designated as the champion for its implementation.

Recently, the Commission approached the USAID Jordan Economic Development Program (SABEQ) to provide required support to implement the phase II of the Master Plan by refining and detailing the Land Use Plan and its guidelines.

This report aims at providing required support to the Development Zones Commission (DZC) to obtain geographically accurate and up to date base line information accessible in a digital format to support the development of phase II of the Master Plan for the Northern Dead Sea Basin.

The development of a detailed master plan for the North East Dead Sea Basin will thus meet SABEQ Goals of creating jobs for Jordanians by providing for an integrated community development and creating a broad spectrum of tourism and development opportunities.

STATUS REPORT

The objective of this assignment is to provide DZC with Geographic Information (GIS) Layers for the following;

- tourism development project services and Utility facilities in the Dead Sea Development Zone
- infrastructure projects
- Areas for the phased development of the Dead Sea Development Zone

1- Lands Ownership

Based on the initial data provided by the Department of Lands and Survey, data provided for 7,500 parcels did not match the ownership excel sheets. To address these discrepancies, a meeting was arranged with Mr. Saqer Habashneh from the directorate of the surveying department in DLS on March 25, 2009. Accordingly, a new revised shape file was received from DLS on March 30, 2009. Main results of the updates are summarized below;

Table (1):

Lands within the Study Area (within the 500 contour line	Number of Parcels
Lands with no DLS Key	NA
Lands with DLS Key	9.674
Lands for which subdivision need to be updated	

Table (2):

Lands Ownerships within Phase 1 of the North East Dead Sea Basin			
	Number of Parcels	Area (km2)	% of total area
Total Study Area (Phase 1 including Sweimeh)		39.01	100%
Lands with NO DLS key	NA	6.392	16%
Lands with DLS Key	1,926	32.618	84%
<i>Private lands</i>	<i>1,747</i>	<i>7.04</i>	<i>18%</i>
<i>Public Lands</i>	<i>99</i>	<i>19.989</i>	<i>51%</i>
<i>Farm Units</i>	<i>45</i>	<i>1.33</i>	<i>3%</i>
<i>Lands for which subdivision need to be updated</i>	<i>35</i>	<i>4.259</i>	<i>11%</i>

On 31/03/2009, a list of the 353 parcels, for which an update on the subdivision and ownership was still required, was submitted to DLS along with a satellite image to help DLS update the ownership.

On **April 16, 2009** an updated shapefile from DLS was received. An analysis of the results for this shapefile were as follow:

Table (3):

Lands within the Study Area	Number of Parcels
Total Number of Lands	9,967
Lands without DLS key	247
Lands for which owner and subdivision need to be updated	337

Table (4):

Lands Ownerships within Phase 1 of the North East Dead Sea Basin			
	Number of Parcels	Area (km2)	% of total area
Total Study Area (Phase 1 including Sweimeh)		39.492	100%
Lands not included in the DLS ownership layer ⁱ	Not provided by DLS	4.604 ¹	11%
Lands with NO DLS key	92	1.657	4%
Lands with DLS Key	1,953	33.231	84%
<i>Private lands</i>	<i>1,801</i>	<i>7.200</i>	<i>18%</i>
<i>Public Lands</i>	<i>103</i>	<i>24.561</i>	<i>62%</i>
<i>Farm Units</i>	<i>49</i>	<i>1.470</i>	<i>4%</i>
Lands for which owner and subdivision need to be updated	0	0	0%

¹ Total Area including road areas Total area for lands that were not provided by DLS (as they have not been ground surveyed to date) within phase1 totalled 4.604 Km2 or 11% of phase 1 of the study area. These lands have been designated in the attached map as B1, B2, B3, B4, B5, B6 and B7. Further details on their land areas are listed in the table below

Table (5):

Breakdown of lands not included within the DLS ownership layers		
Lands	Area (km2)	Shore Length (km)
B1	1.192	0.95
B2	0.424	6.00
B3	0.555	3.75
B4	0.188	2.75
<i>B5</i>	<i>0.159</i>	<i>3.10</i>
<i>B6</i>	<i>0.300</i>	<i>1.40</i>
<i>B7</i>	<i>0.281</i>	<i>1.40</i>
<i>Roads</i>	<i>1.509</i>	<i>NA</i>
<i>Total</i>	<i>4.604</i>	<i>19.35</i>

on **May 21, 2009** DLS provided an updated shapefile for lands bordering the beach. **Accordingly**, the status of the new ownership layer became as follows;

Table (6):

Lands within the Study Area	Number of Parcels
Total Number of Lands	9,977
Lands without DLS key	248
Lands for which owner and subdivision need to be updated	349

Table (7):

Lands Ownerships within Phase 1 of the North East Dead Sea Basin			
	Number of Parcels	Area (km2)	% of total area
Total Study Area (Phase 1 including Sweimeh)		37.47	100%
Lands not included in the DLS ownership layer ²	Not provided by DLS	2.325	6%
Lands with NO DLS key	94	0.728	2%
Lands with DLS Key	1,927	34.494	92%
<i>Private lands</i>	<i>1,807</i>	<i>6.727</i>	<i>18%</i>
<i>Public Lands</i>	<i>106</i>	<i>27.536</i>	<i>73%</i>
<i>Farm Units</i>	<i>12</i>	<i>0.231</i>	<i>1%</i>
Lands for which owner and subdivision need to be updated	0	0	0%

² Updated Total area for lands that were not provided by DLS (as they have not been ground surveyed to date) within phase1 totaled 2.325 Km2 or 6% of phase 1 of the study area. Comparing these lands to the previous layer submitted by DLS on 16/4/2009 is as follow:

Table (8):

Breakdown of lands not included within the DLS ownership layers				
Lands	Area (km2) 16/4/2009	Shore Length (km) 16/4/2009	Area (km2) 21/5/2009	Shore Length (km) 21/5/2009
B1	1.192	0.95	0	0
B2	0.424	6.00	0	0
B3	0.555	3.75	0	0
B4	0.188	2.75	0.094	1.50
<i>B5</i>	<i>0.159</i>	<i>3.10</i>	<i>0.159</i>	<i>3.10</i>
<i>B6</i>	<i>0.300</i>	<i>1.40</i>	<i>0.3</i>	<i>1.40</i>
<i>B7</i>	<i>0.281</i>	<i>1.40</i>	<i>0.281</i>	<i>1.40</i>
<i>Roads</i>	<i>1.509</i>	<i>NA</i>	<i>1.491</i>	<i>NA</i>
<i>Total</i>	<i>4.604</i>	<i>19.35</i>	<i>2.325</i>	<i>7.40</i>

From the previous figures we note that B1, B2, B3 and almost half of B4 beach areas were solved.

For future Updates by DLS we recommend:

- Solve the problem of 248 parcels in the study areas that do not have a DLS key and Owner Information. 94 parcels of them are in phase1 and their areas total 0.728 km2 is highly recommended to be updated.
- Solve the problem of 349 parcels in the study area in which the new subdivision and ownership need to be updated.
- In phase 1, the beach areas B4, B5, B6 and B7 need to be surveyed and reflected on maps. (the total area of them is 0.834 Km2 and their shore length is around 7.4 km).

2- Tourist Development Project services and Utility facilities

The newly projects updated and reflected on the maps were:

- DAMAC properties.
- Oasis Group Holdings.
- Municipality of Moscow.
- Abu Dhabi Investments.
- Higher Council of Youth.
- Jordan Rally.

The updated services:

- Water Treatment Plant.
- Kempinski Hotel Staff Housing.
- Dead Sea Spa Hotel Staff Housing.
- Gaz Station.
- Waste Water Treatment Plant.
- Power Station.

Appendices:

Appendix A: DLS Lands Ownership Map-Phase 1: Dead Sea Development Zone

Appendix B: Infrastructure Map Dead Sea Development Zone

Appendix C: DZC Phased Development: Dead Sea Development Zone

**Appendix D: Tourism Development Projects: Service and Utility Facilities Map
Dead Sea Development Zone.**

Appendix E:

- 1- Ownership layers**
- 2- Infrastructure layers**
- 3- Projects**
- 4- Sweimeh land use**
- 5- Phased development border**

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