

IV. COMMUNITY FACILITIES

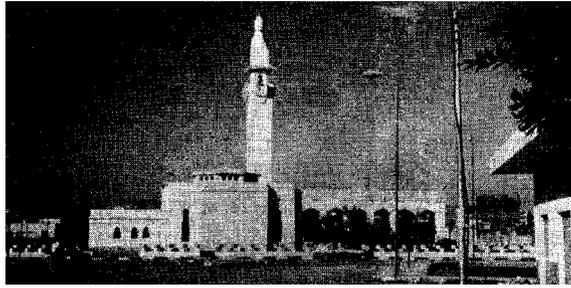


Photo 4.1 Mosque – main centre

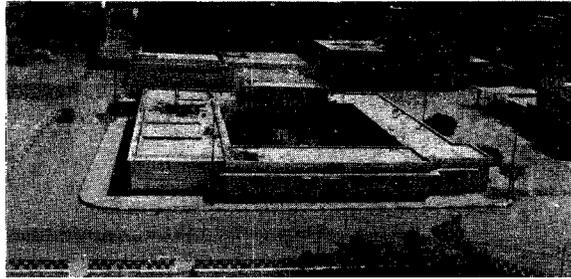


Photo 4.2 Social centre – main centre

EDUCATIONAL FACILITIES

Existing situation in 1977

Deficiencies

- The whole area lacked educational facilities.
- Lack of sufficient sites, large enough to accommodate educational facilities, in some of the older areas as result of dense unplanned development.

Potentials

- The availability of some vacant lots in the existing fabric to be utilized for the provision of elementary schools to serve the, existing population.
- The availability of vacant land north of the site (new extension) for the provision of a secondary school to serve both old and new communities and primary schools for the new population.

Proposals

Each of the 15 planned neighbourhoods with an average population of 6000, were to have one school. Those in the five neighbourhoods which were to make up the new development area were designed to the standards recommended in the master plan. The sizes of these schools range from 16 classes to 34 classes in the largest neighbourhood. No school in the new development area is further than 300 metres from the furthest plot of the anticipated catchment areas, and no school siting requires the crossing of a district road. Each of the primary schools in the new neighbourhoods has been planned adjacent to defined open space to provide opportunities for expansion, and this, in addition to the relatively generous master plan-recommended site area, meant that considerable development flexibility would exist within the site.

In existing areas, however, land shortage has meant that in the denser parts of Hai El Salam smaller schools with little or no expansion potential were proposed. These small schools average 16 classes. Three schools were planned at the northern limit of their neighbourhoods, where open land was available beyond the 1977 built-up area.

In seven other Hai El Salam neighbourhoods the schools would have only a minimal amount of open space to accommodate children during breaks, and it was recommended that playing fields would be provided in two specified locations on the closest available land outside the project area. Apart from the smaller schools, existing Hai El Salam

schools were planned to average 24 classrooms. A limited amount of demolition would be necessary to provide adequate sites for the four schools proposed in existing areas. Implementation of schools was planned to be phased to meet the needs of the inhabitants as they arose (see figure 4.1).

One new preparatory school was planned within the project area. This was to be located in the main centre adjacent to the youth centre and sports club with which facilities would be shared. Of the others, one was proposed outside the project area, one was to be converted from an agricultural secondary school in Arashia and another was then being built in the north of the project area. It was proposed that the latter be expanded. Additional provision was available then at Arashia. The preparatory schools serving the Hai El Salam population were planned to be of 36 classes, with an assumed size of 30 pupils.

A secondary school of 30 classes was planned in one of the neighbourhoods of the new development area.

Implementation

The Project Agency provided the land needed for educational uses to the Ministry of Education free of charge. The Directorate of Education at the Governorate level, representing the Ministry of Education, provided: 4 primary schools; 2 preparatory schools; 1 secondary school; and 1 vocational school for the blind.

All costs of educational buildings were funded by the Education Directorate, and the Project Agency funds contributed £E 182,247 (1980, US\$ 260,353).

Table 4.1 Educational facilities summary			
Existing situation	Project proposals	Implementation/evaluation	Lessons learned
<p>Deficiencies Lack of schools and sites for them.</p> <p>Potentials The availability of a few vacant lots in the existing fabric and in the new extension.</p>	Each neighbourhood would have a school. Those in the new area would meet master plan standards. In existing areas limited demolition would provide sites for smaller schools.	The Agency provided sites and the Education Directorate provided 4 primary, 2 preparatory, and a secondary school, and a vocational school for the blind.	Provide schools by the restructuring of the existing urban fabric and in the new extension.

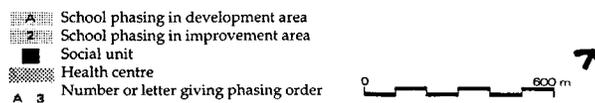
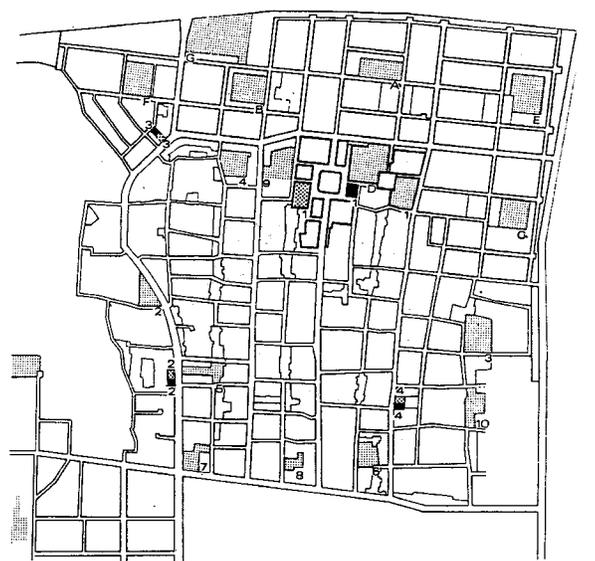


Figure 4.1 Phasing of Hai El Salam social facilities

Source: Arab Republic of Egypt, 1978: vol. 1

HEALTH FACILITIES

Existing Situation in 1977

Deficiencies

- The whole area lacked health facilities.

Potentials

- The availability of some vacant lots in the existing fabric to be utilized for the provision of health facilities to serve the existing population.

Proposals

A Polyclinic was propose for the main centre, which would serve the entire development. To supplement the polyclinic, particularly as consolidation took place, three small health centres were proposed. Each was to be sited in one of the sub-centres.

Implementation

The Project Agency provided the land needed for these services free of charge to the Ministry of Health who participated by constructing a complete medical centre through the Health Directorate at Ismailia. The Project Agency participated in renovating the out-patient wing of the nearby public hospital. Funding by Project Agency Funds was £E 94,051 (1980, US\$ 134,359).

Table 4.2 Health facilities summary			
Existing situation	Project proposals	Implementation/evaluation	Lessons learned
<p>Deficiencies The whole area lacked health facilities.</p> <p>Potentials Vacant lots in old area could accommodate needed health facilities.</p>	<p>A polyclinic was proposed in the main centre. To supplement polyclinic three small health centres were proposed, each to be sited in one of the sub-centres.</p>	<p>The Agency provided plots and the Health Directorate built a medical centre. The Agency participated in renovating the out-patient wing of the nearby public hospital.</p>	<p>Utilize the creation of a main centre in the new extension to accommodate health facilities that require large areas.</p>

SOCIAL AND RELIGIOUS FACILITIES

Existing situation in 1977

Deficiencies

- The whole project area lacked social facilities.
- Lack of sites, large enough to accommodate social facilities in the older areas as a result of dense unplanned development.

Potentials

- The availability of vacant land north of the site (new extension) for the provision of social facilities to serve both the old and the new communities.

Proposals

The social and economic characteristics of low-income groups (under-employment, high numbers, young children and increasing numbers of elderly) made the support services of the Department of Social Affairs an important consideration.

In Hai El Salam a main social unit, was proposed to be located in the community centre. To complement this main unit, three small social centres were recommended, each to be sited in a sub-centre. As with the small health centres, provision of the small social units would become increasingly important as consolidation continued.

A large mosque was proposed for the main Hai El Salam centre, and each neighbourhood was planned to contain a small mosque.

Government offices in the form of a Project Implementing Office were proposed. This was to be built at the earliest opportunity. Also proposed were a bank and a post office on concession plots. All of these facilities are located in the main centre.

Fire and police stations were planned for in the main centre, both of which would develop in size and function as consolidation and development continued.

Implementation

The Project Agency provided the land needed for these services to the agencies free of charge. The Social Affairs Directorate constructed a social unit in the Project Area. The main social unit in Hai El Salam was to be funded by the United Nations Children's Fund (UNICEF). The main mosque and several neighbourhood mosques are already constructed.

Existing situation	Project proposals	Implementation/evaluation	Lessons learned
<p>Deficiencies The old area lacked large sites for social facilities.</p> <p>Potentials The extension would provide sites for social facilities.</p>	<p>A main social unit, a large mosque, bank, post office, and fire and police stations would be located in the main centre; a small social centre and mosque in each sub-centre.</p>	<p>The Agency provided sites free of charge. The Social Affairs Directorate constructed a social unit. The main mosque and several neighbourhood mosques are already constructed.</p>	<p>Utilize new extensions to accommodate large-scale social facilities that have no place in the existing fabric.</p>

RECREATIONAL FACILITIES

Existing situation in 1977

Deficiencies

- No planned recreational facilities existed in the area.

Potentials

- Open spaces were used as play space.
- Informal coffee shops run by inhabitants served as meeting places for the adults.

Proposals

Planned recreation provision in Hai El Salam includes open spaces and the provision of public and private facilities. In total, 15.7 hectares of structured open space were proposed in the project area, 3.3 hectares in the new development areas, 11.7 hectares in the improvement area and 0.7 hectares in the Community Centre. Generous provision in the improvement area is both necessary and possible because of the high density of housing and excessively wide street areas. "Kick-about" areas would be associated with primary schools wherever possible, and passive open space would be associated with mosques in the neighbourhoods. The square in the main centre would be a principal area for sitting out and the walking, covering 0.54 hectares. Multi-use of school playgrounds was also proposed. Public facilities were a youth centre and sports club in the main centre which are associated with the preparatory school. The main social unit in the centre also would provide a hall for general public use.

Implementation

A club was implemented north of the site west of the forest in addition to "kick-about" areas.

Existing situation	Project proposals	Implementation/evaluation	Lessons learned
<p>Deficiencies No recreational facilities in the area.</p> <p>Potentials Open spaces were used as play space. Coffee shops were used for socializing.</p>	<p>15.7 hectares of structured recreation would provide: "kick-about" and passive open spaces in the neighbourhoods. A main centre square, youth centre and sports club in the main centre.</p>	<p>A club was implemented west of the forest.</p>	<p>Use extension land to provide needed recreation facilities.</p>