

Lebanon's National Physical Master Plan of the Lebanese Territory (NPMLT) (decree 2366/2009) restated the protection of Beirut's coast among its key priorities. The plan further identified three critical priority-zones to be protected at any cost. They are:

- The Ayn el-Mraisseh Corniche extending from the Saint George Hotel to the Bain Militaire, where construction is prohibited in line with Beirut's Area #9 zoning;
 - The Rawsheh cove and its rocky surroundings where construction should be entirely prohibited;
 - The sandy beaches of Ramlet el Bayda and Jnah, which it considered among the few remaining sandy beaches along Lebanon' coast and where the strictest protection measures should be implemented;
- Lebanon's NPMLT constitutes the main legal framework guiding strategically all land use and planning decisions taken by public agencies and municipal authorities. The NPMLT mandates a revision of all existing legal texts that contradict its planning principles.

On this basis, and in response to the request put forward by Beirut's Municipal Council to place under study the Ramlet el Bayda area extending between the Summerland resort at Beirut's southern edge and the Movempick Hotel in order to develop an adapted and integrated master plan for this zone, the Higher Council of the Urban Planning decided in its meeting of August 1st, 2018, to place Beirut's coast under study. It however requested that the

Municipality of Beirut extends the boundaries of the study area to include the entire Zone #10 of Beirut, extending hence from the city's southern edge to the Bain Militaire. The Council further decreed that any revision of existing regulations should be more restrictive than the current framework.

The position adopted by the Higher Council presupposes that the revised master plan of Beirut's Coast will be developed on the basis of the clear principles of coastal protection, reviving consequently the 1950s regulations that had protected the capital's coast for many decades. Such regulations should also include strict measures to eradicate all illegal constructions along the city's coast, allowing hence Beirut's residents to restore a direct and fluid relation with the sea.

The study developed by the Social Justice and the City Program at the Issam Fares Institute of Public Policy and International Affairs in partnership with Beirut Madinati constitutes a unique initiative that defines clearly the principles to be followed as a new master plan is developed for Beirut's coast. This study will undoubtable trigger debates among experts of multiple specializations, public officials from the Municipality of Beirut, in addition to members of civil society at large. It will support the elaboration of a comprehensive vision for the regulation of the city's coast, allowing ultimately the protection of Beirut's coast in its most critical constituents and benefiting all the capital's dwellers.

Jad Tabet
President of the Order of Engineers and Architects

Social Justice and the City

Social Justice and the City is a research program at the Issam Fares Institute for Public Policy and International Affairs that aims to influence ongoing urban development (in Lebanon and beyond) for the purpose of actualizing more inclusive and just cities and regions. Over the past four years, the program has worked on questions of housing, urban renewal, public and shared spaces, forced population displacement, urban social movements, land policy, and more. Whenever possible, projects are developed in partnership with scholars, policymakers, and activists who share the same vision and concerns for equity, in order to broaden the program's scientific and practical basis and contribute to the making of an ecosystem of change.

Issam Fares Institute for Public Policy and International Affairs at the American University of Beirut

The AUB Policy Institute (Issam Fares Institute for Public Policy and International Affairs) is an independent, research-based, policy oriented institute. Inaugurated in 2006, the Institute aims to harness, develop, and initiate policy-relevant research in the Arab region. We are committed to expanding and deepening policy-relevant knowledge production in and about the Arab region; and to creating a space for the interdisciplinary exchange of ideas among researchers, civil society and policy-makers.

Beirut Madinati

Beirut Madinati is an urban-based political movement that puts forward a people-centered vision of politics as a challenge to the dominant model of sectarian and corrupt governance in Lebanon. The movement is committed to the wellbeing and dignity of all citizens as well as the respect of human rights and of the principles of inclusive, equitable, participatory, transparent, and accountable governance. Beirut Madinati aspires for a just and humane society, one that respects the economic and political rights of all individuals, while preserving our natural and built heritage and, more generally, the health of our planet. The movement was originally launched in 2016, in the context of the Municipal Elections of Beirut (Lebanon) but has since consolidated into a coalition of individuals committed to its vision of politics and change.

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