



# **Givat Hamatos and Mordot Gilo in Context**

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Pending Settlement Schemes on Jerusalem's Southern Flank

October 15, 2011

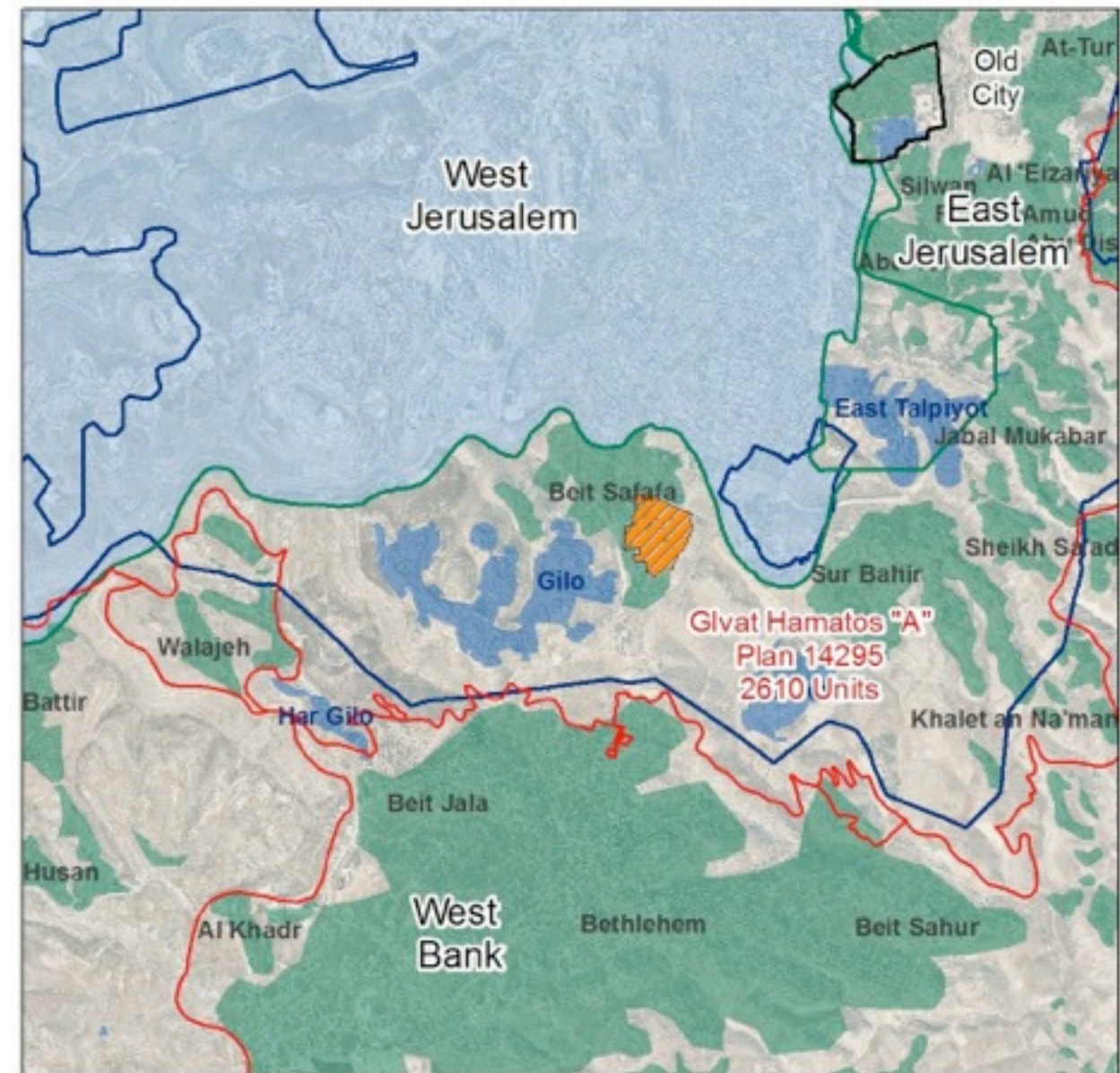
## Table of Contents

- Slide 3 - Givat Hamatos A - Plan 14295
- Slide 4 - Mordot Gilo South - Plan 13261
- Slide 5 - Plans under construction or awaiting tenders
- Slide 6 - Plans in advanced planning stages
- Slide 7 - Plans in initial planning stage
- Slide 8 - Pre-statutory plans
- Slide 9 - All pending plans on the southern flank
- Slide 10 - The buffer between Jerusalem & Bethlehem
- Slide 11 - The settlement surge throughout East Jerusalem

## Givat Hamatos A - Plan 14295

On October 11, 2011, Givat Hamatos A, Plan 14295, was published for public review.

- This plan will allow for the construction of 2610 new residential units, more than 1700 of which are designated for a new Israeli settlement neighborhood. The remaining units are designated for the expansion of the Palestinian village of Beit Safafa.
- The deposit of this plan became possible last August, when the Regional Planning Committee approved the master plan for Givat Hamatos A, Plan No. 5834A.
- The 60-day objection period for the plan has now begun, after which hearings will be held and the plan can be approved. Once approved, construction can commence.
- Plan 14295 does not “merely” go beyond the built-up area of an existing settlement; rather, it creates an entirely new Israeli settlement neighborhood, the first to be established in East Jerusalem since Har Homa.

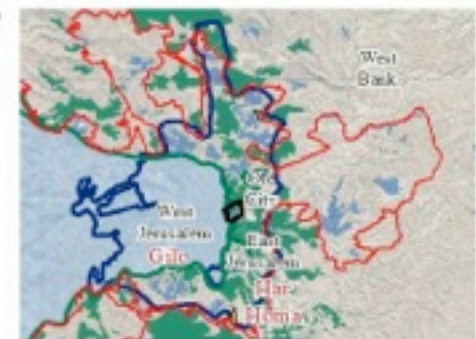


### Greater Jerusalem

0 5 10 20 Kilometers

#### Legend

- Green Line
- Old City
- Municipal Boundary
- Route of the Barrier
- Newly Approved Plan
- Palestinian Built-up Area
- Israeli Built-up Area Beyond Green Line

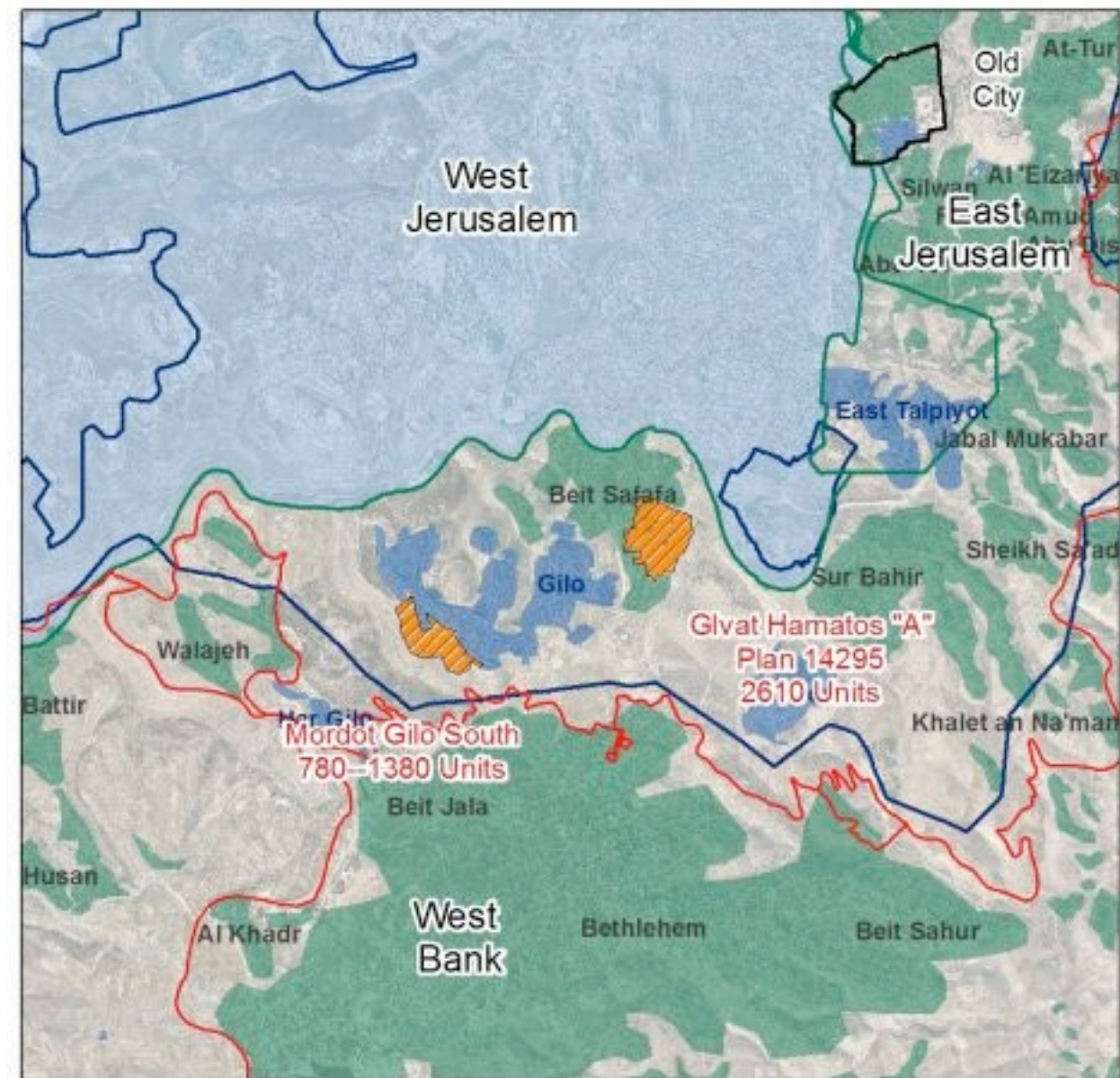




# Mordot Gilo South - Plan 13261

The deposit of the Givat Hamatos plan comes on the heels of a similar step taken regarding the Gilo settlement neighborhood nearby.

- On September 27, 2011, the Mordot Gilo South Plan (No. 13261), which provides for the construction of 780-1380 units, was approved for public review.
- As in the case the Givat Hamatos plan, once the hearings concerning objections to the Mordot Gilo plan are held, it can be approved and construction can commence.
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- Both plans were submitted by organs of the Government of Israel, Givat Hamatos by the Israel Land Authority, Mordot Gilo by the Jerusalem Development Authority.
- The steps taken to expedite these two plans are not taking place in isolation. **They are part of a series of plans that create an Israeli settlement buffer between East Jerusalem and Bethlehem jeopardize the very possibility of the two-state solution.**

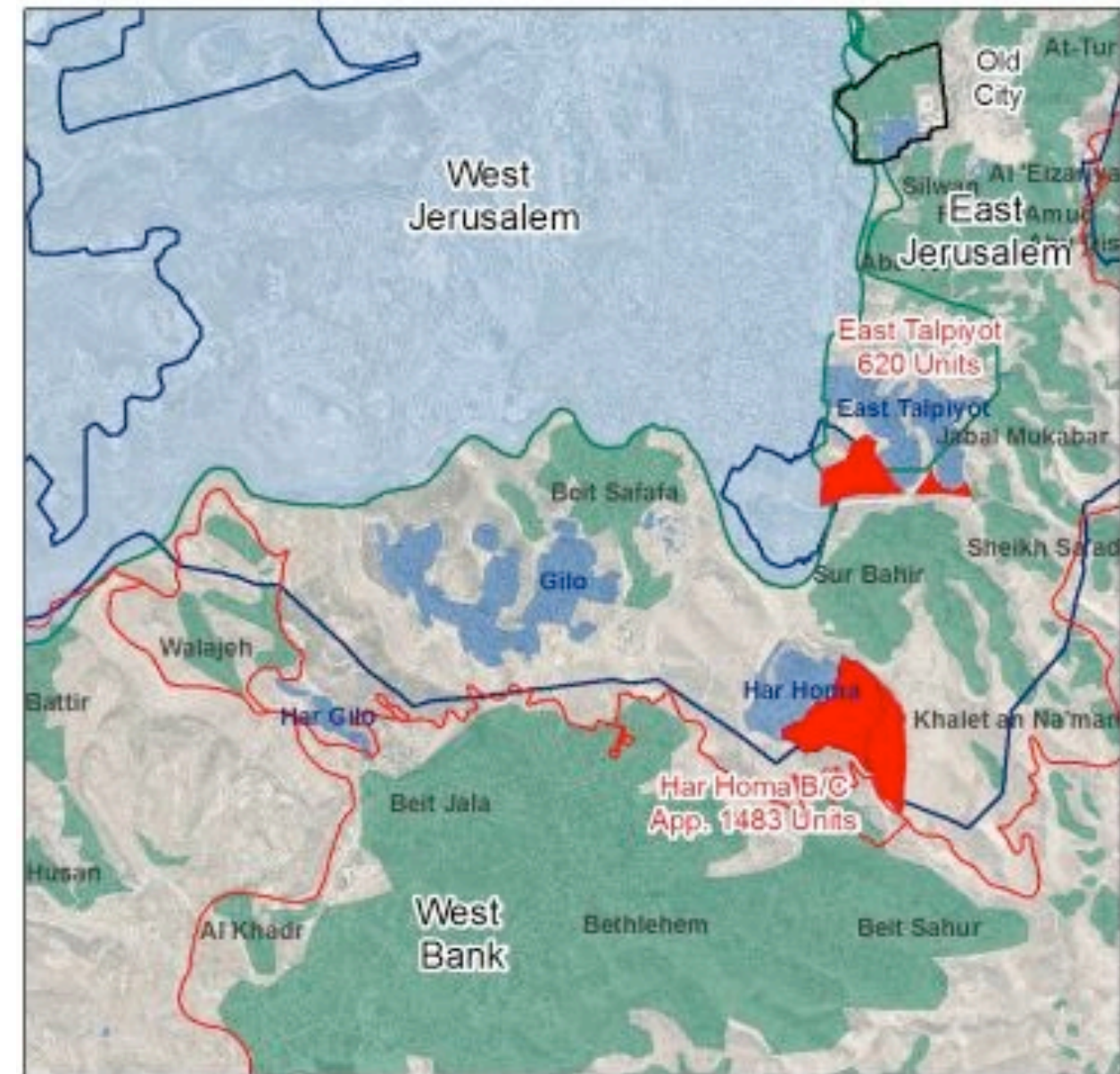




## Plans Under/Awaiting Plans Construction

Construction at some of these sites has already commenced, or only awaits the publication of tenders:

- Approximately 620 units are under construction in East Talpiyot.
- Construction is underway, or the publication of tenders is expected shortly, regarding approximately 1483 new units at Har Homa B & C.



### Greater Jerusalem

0 5 10 20 Kilometers

#### Legend

- |                      |   |
|----------------------|---|
| Green Line           | Plans Under Construction/Awaiting Tenders |
| Old City             | Palestinian Built-up Area                 |
| Municipal Boundary   | Israeli Built-up Area Beyond Green Line   |
| Route of the Barrier |   |

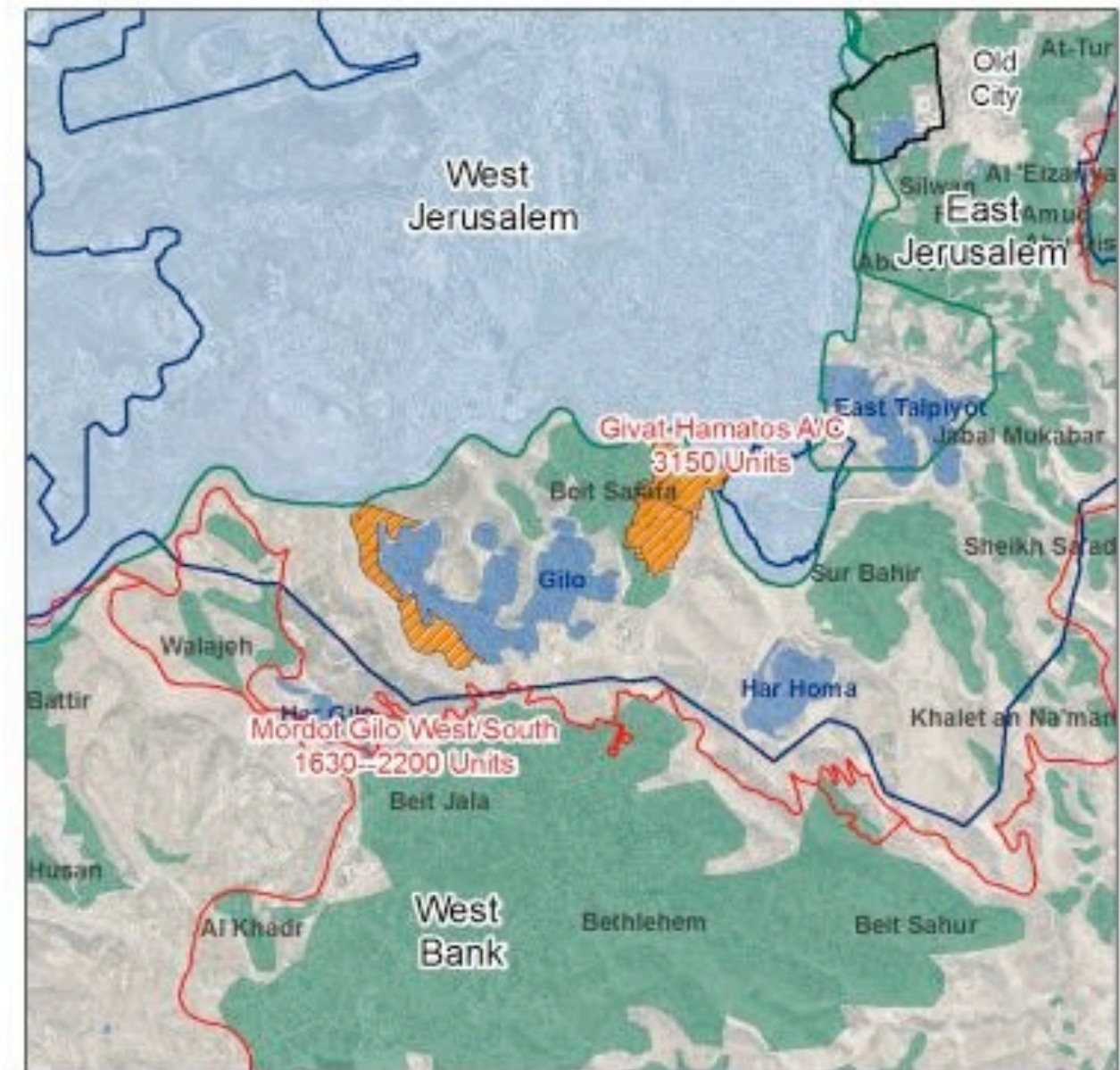




## Plans in Advanced Planning Stages

Some of these plans are in the advanced planning stages, (after either final approval or after deposit for public review) – which means that publication of tenders may be only months away.

- Two Mordot Gilo Plans, West and South, have been recently expedited, the former approved by the Municipality as a run-up to approval hearings, and the latter (Plan 13261 discussed above) deposited for public review. These plans provide for the construction of approximately 1630-2280 new units.
- Two Givat Hamatos Plans, A and C, are approaching final approval (Givat Hamatos A Plan 14295 discussed above), and provide for the construction of approximately 3423 new units.



### Greater Jerusalem

0 5 10 20 Kilometers

#### Legend

- |                      |   |
|----------------------|---|
| Green Line           | Advanced Planning Stage                 |
| Old City             | Palestinian Built-up Area               |
| Municipal Boundary   | Israeli Built-up Area Beyond Green Line |
| Route of the Barrier |   |

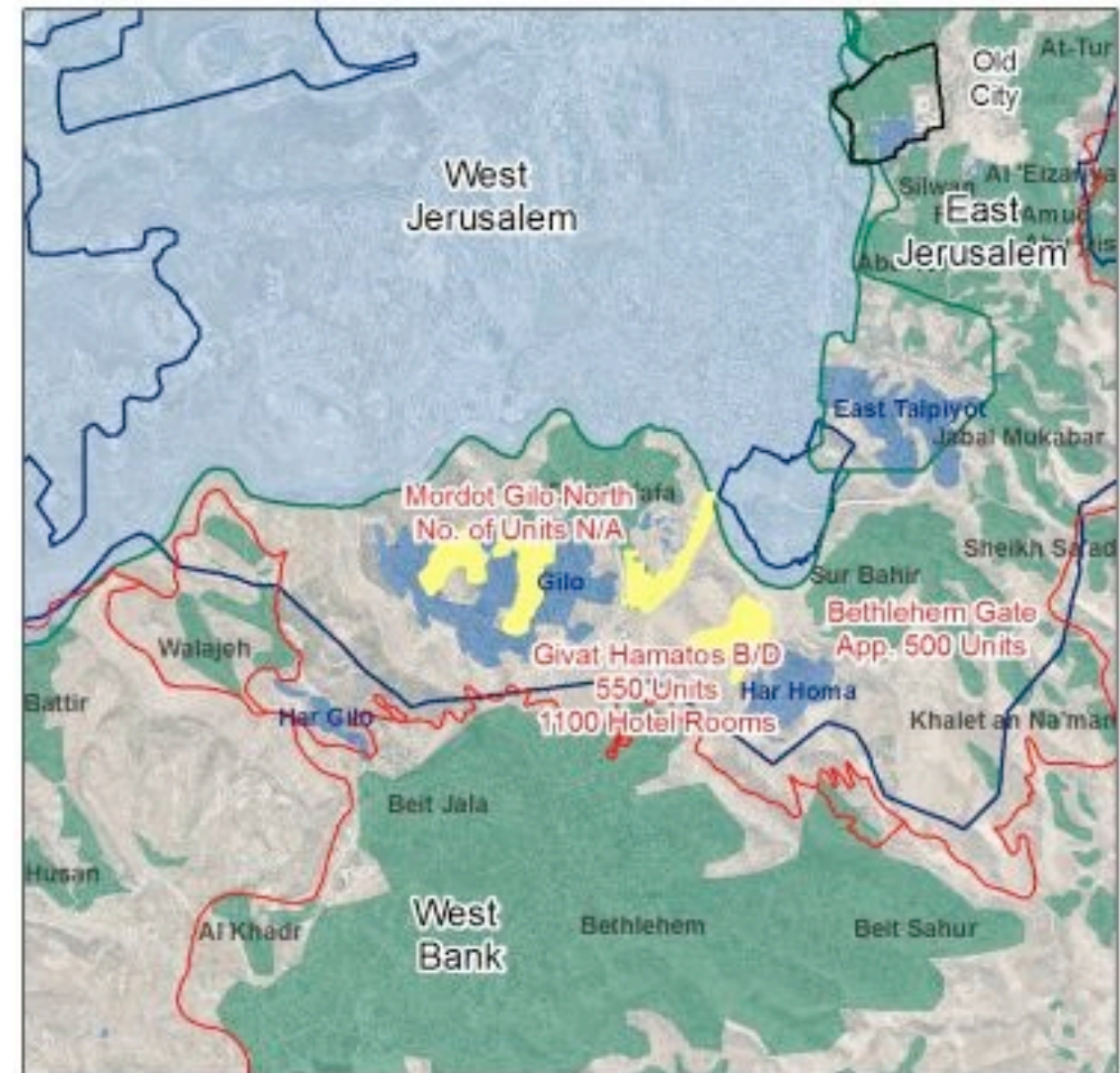




## Plans in Initial Planning Stages

Other plans are in the initial planning stages, where the statutory approval process has begun, but where the plans have not yet been published for public review.

- Two additional Givat Hamatos Plans, B and D, provide for construction 550 new units and 1100 hotel rooms, respectively.
- An undisclosed number of units are planned for Mordot Gilo North (the planning of which is less advanced than the two other Mordot Gilo plans, West and South, discussed above).
- Approximately 500 units are planned for Bethlehem Gate.





## Pre-statutory Plans

Two major southern flank plans are being prepared by governmental, quasi-governmental and private bodies, but the formal statutory planning process has yet to begin. The Ministry of Construction and Housing has been involved in the planning of both, to a greater or lesser degree.

- A plan for a new settlement called Givat Yael plan entails the construction of 10,000 - 13,000 new units.
- A plan for a new settlement called Mazmoiryah plan envisions the construction of approximately 6000 units.



### Greater Jerusalem

0 5 10 20 Kilometers

#### Legend

- |                        |   |
|------------------------|---|
| — Green Line           | Pre-Statutory Plan                      |
| — Old City             | Palestinian Built-up Area               |
| — Municipal Boundary   | Israeli Built-up Area Beyond Green Line |
| — Route of the Barrier |   |

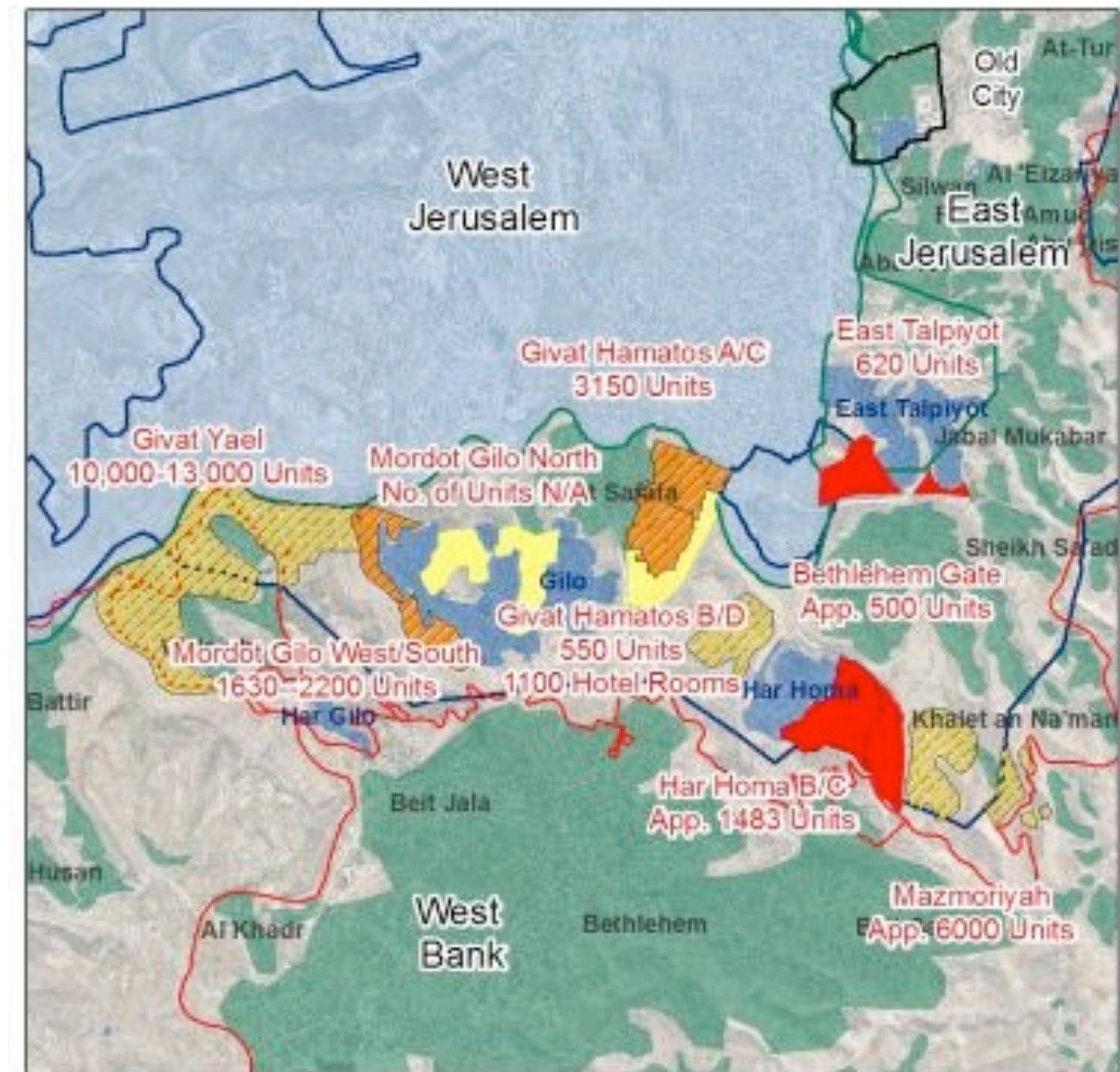




## All Pending Plans on the Southern Flank

In total, in October 2011, on Jerusalem's southern flank there are pending statutory plans - many at, or close to implementation - that provide for the construction of approximately 7933 – 8503 units, with an additional 16,000 - 19,000 units in the pre-statutory stage.

**In July-September 2011 alone, significant steps were taken towards the implementation of four plans (final approval of Givat Hamatos A and Har Homa C, with Mordot Gilo West approved by the Municipality in anticipation of hearings to approve the plan, and with Mordot Gilo South deposited for public review). These are significant steps towards starting the construction of approximately 6036 - 6486 new units.**



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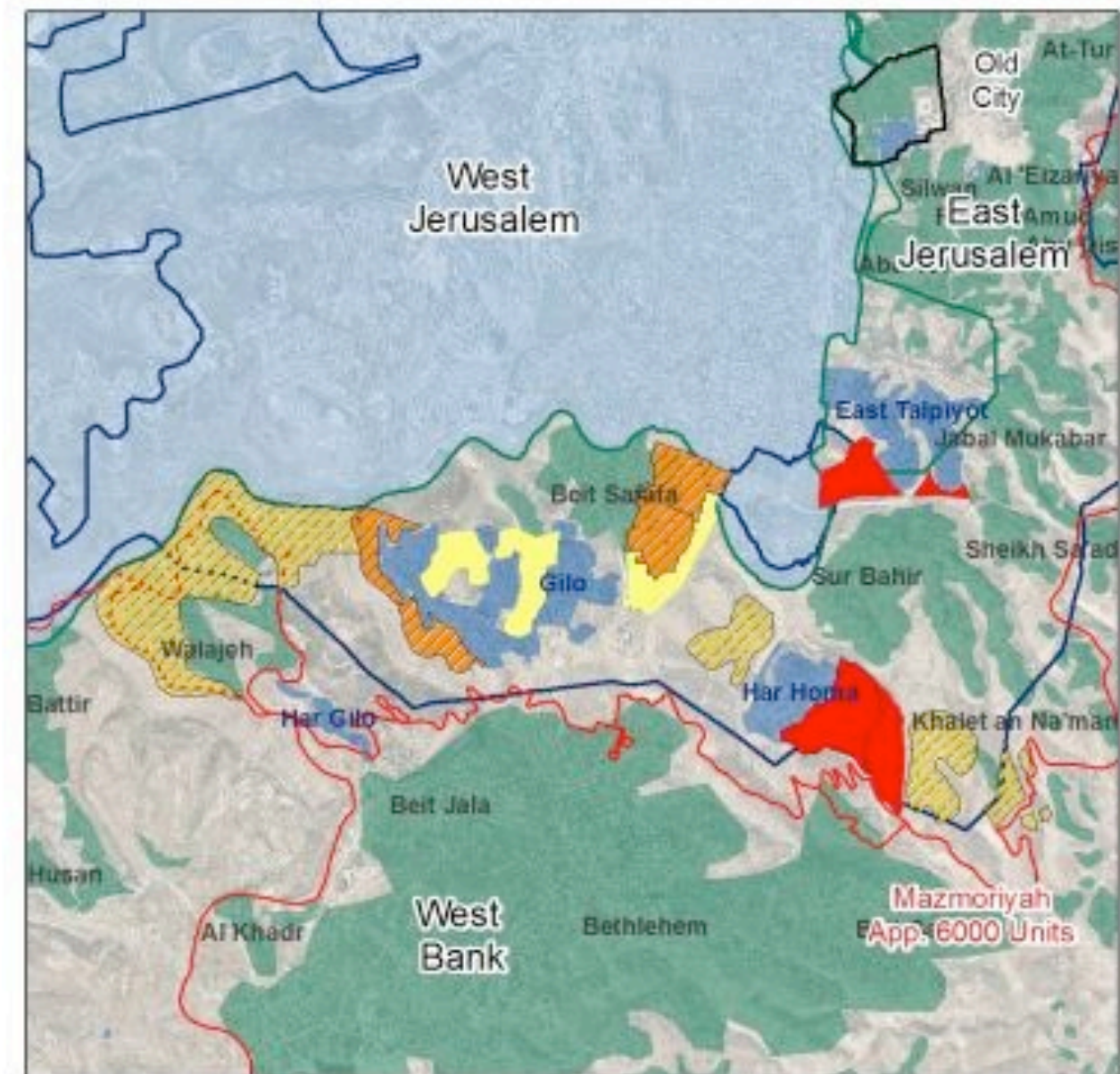




# The Buffer between Jerusalem & Bethlehem

The cumulative impact of these plans is stark and incontrovertible:

- They create a critical mass of continuous built-up settlement areas that detaches East Jerusalem from Bethlehem and its environs in the southern West Bank.
- **These plans almost invariably alter the potential border between Israel and Palestine.**
- **The severing of East Jerusalem from Bethlehem and its environs in the West Bank will likely be fatal to the two-state solution.**

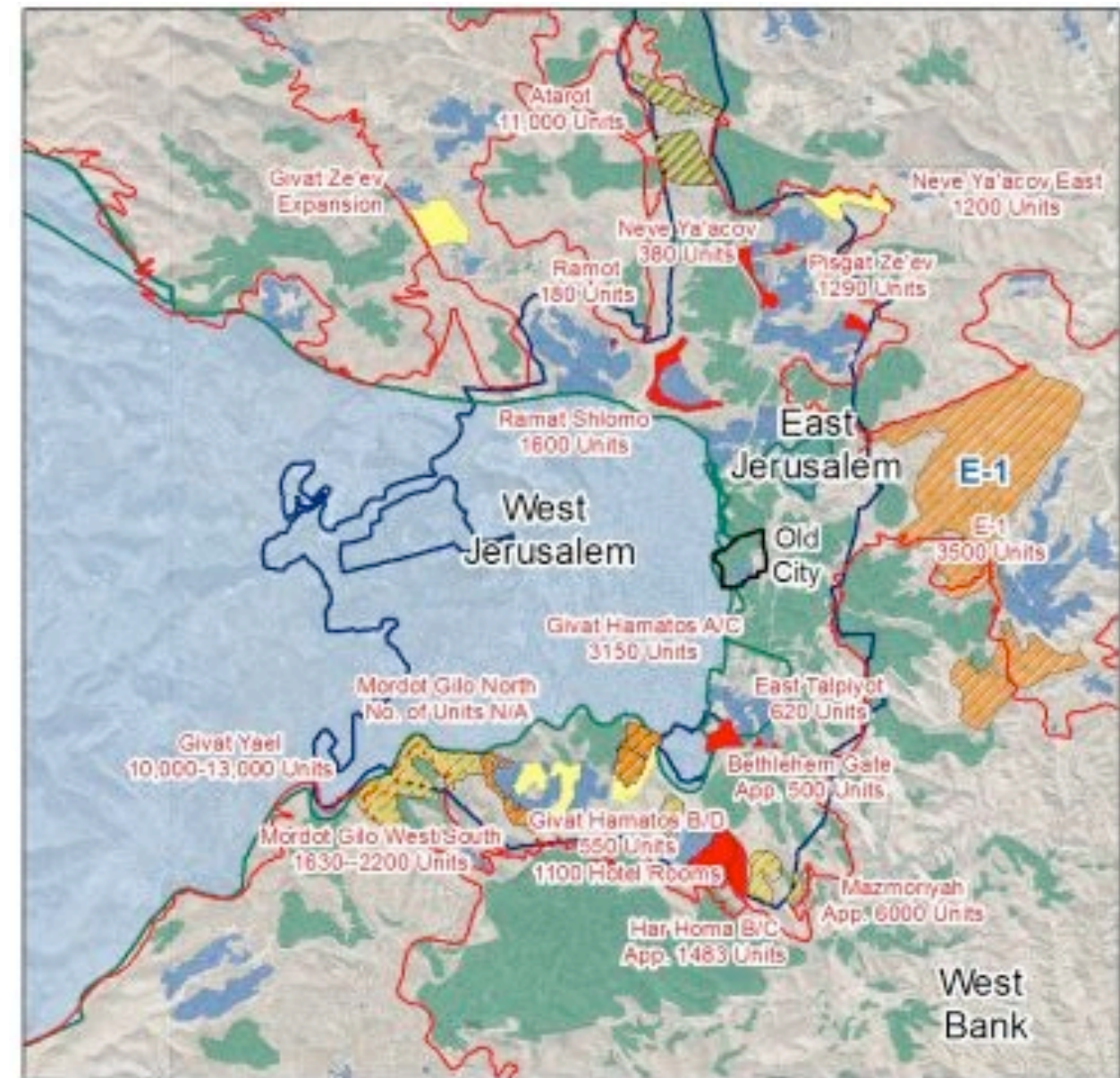




# The Settlement Surge Throughout East Jerusalem

We have focused on Jerusalem's southern flank because of the recent events and the keen interest in Givat Hamatos and Mordot Gilo, and its significance. But the situation at Jerusalem's northern and eastern flanks is no different:

- This non-exhaustive mapping of settlement schemes shows that in these areas, there are pending plans for the construction of approximately 8000 new units, and, in addition, approximately 11,000 unit the plans of which are in the pre-statutory stage.
- With these plans as well, there has been a recent surge in activity. The now-infamous Ramat Shlomo/Biden plan, with its 1600 units, was recently published for public review, and a Pisgat Ze'ev plan was approved, now allowing for publication of tenders to construct 625 units.
- **These plans have a similar impact on pre-judging the borders between Israel and Palestine, and in undermining the very possibility of the two-state solution.**



## Legend

- |   |   |
|---|---|
| Green Line                                | Advanced Planning Stage                 |
| Old City                                  | Initial Planning Stage                  |
| Municipal Boundary                        | Pre-Statutory Plan                      |
| Route of the Barrier                      | Palestinian Built-up Area               |
| Plans Under Construction/Awaiting Tenders | Israeli Built-up Area Beyond Green Line |





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