

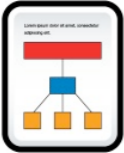


# The Planning/ Construction Process in East Jerusalem

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(Updated October 30, 2011)

## In this presentation we will:

- walk you through the various steps entailed in each of the three stages of the Planning/Construction process in East Jerusalem, indicating (a) the time customarily taken in each step, (b) which steps are taken within the Jerusalem Municipality, which by organs of the Government of Israel and which by the private sector, and (c) at which stage each of the specific, pending construction plans in East Jerusalem currently is.
- enable you, while viewing any of the given pending plans, to click on the appropriate link to bring up a map of the plan, and to click on its adjacent link to see where each plan is located on the “Planning/Construction Timeline”), indicating where each plan is in the process, and how close it is to implementation. At any stage you can click the flow chart icon for a full banner of the chart. 
- estimate, at each given phase just how long it customarily takes to complete each given stage of the process. But when the authorities so desire, a plan may often be deferred indefinitely; when they so desire, the process may be significantly accelerated and implemented much more rapidly.

Israeli construction projects in East Jerusalem are implemented in two, and often three basic stages:

## /// PLANNING STAGE //////////////////////////////////////

- A building permit may be issued and construction may commence only after the approval of a statutory Town Planning Scheme.
- The approval of a Town Planning Scheme is a protracted and complex process, in which (a) the developer first coordinates the provisions of the plan with the Municipal and Governmental Authorities (b) the plan is deposited for public review, and interested parties may object to the plan in open hearings, and (c) the plan is approved, and enters into effect.
- Only after the approval of the Town Planning Scheme may a building permit be issued and construction commence.

## /// TENDER STAGE - GOI Construction Only //////////////////////////////////////

“The Tender Stage” applies only to governmental construction in the large settlement neighborhoods, and invariably does not apply to private settler initiatives within existing Palestinian neighborhoods:

- Government sponsored construction requires the publication of tenders by the Israel Land Authority/Ministry of Construction, where developers may bid for the right to build residential units on State-owned land, under terms and specifications laid down by the government.
- After the developers' bids are submitted, a contract is awarded and signed, generally to the highest bidder.
- Once the contract is signed, the developer may apply for a building permit.

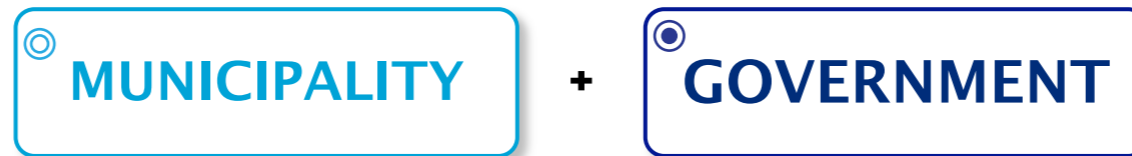
## /// LICENSING/ PERMIT STAGE //////////////////////////////////////

- Construction, whether by a developer under contract with the government building on State land, or by a settler organization building in an existing Palestinian neighborhood, may commence only after the issuance of a building permit by the Jerusalem Municipality.
- The licensing/permit process is protracted and complex, and the permit must be compatible with both the applicable Town Planning Scheme and the demands of the various Municipal departments.
- Once the permit is issued, construction may commence.

# The planning/ construction process - the key stages

Israeli construction projects in East Jerusalem are implemented in two, and often three basic stages:

## /// PLANNING STAGE



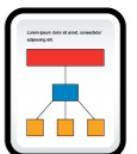
## /// TENDER STAGE - GOI Construction Only



## /// LICENSING/ PERMIT STAGE



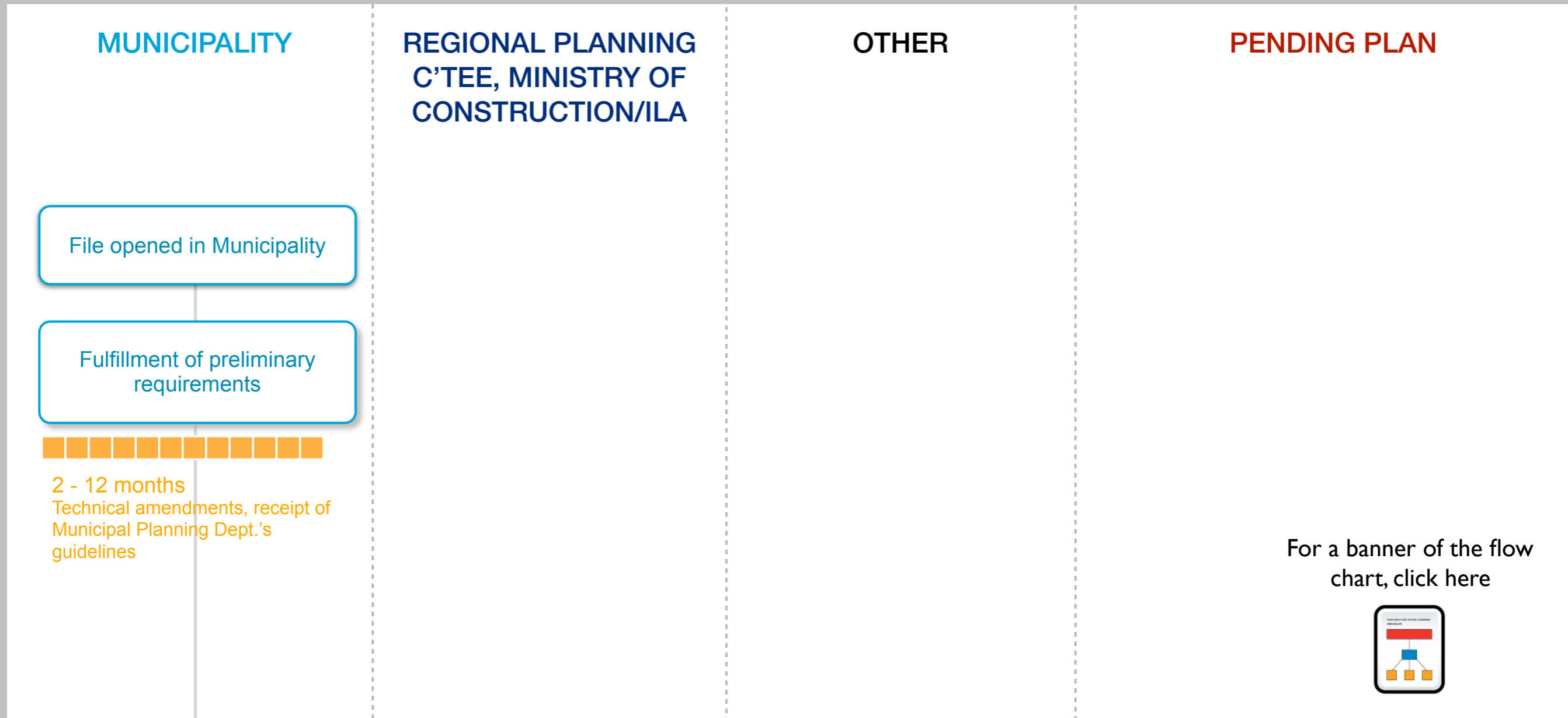
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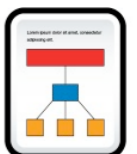
## LEGEND

- ⊙ Municipality
- ⊙ Regional Planning C'tee, Ministry of Construction/ Ila
- Other
- ★ Pending Plan
- Estimated Time
- Statutory Time

## /// PLANNING STAGE



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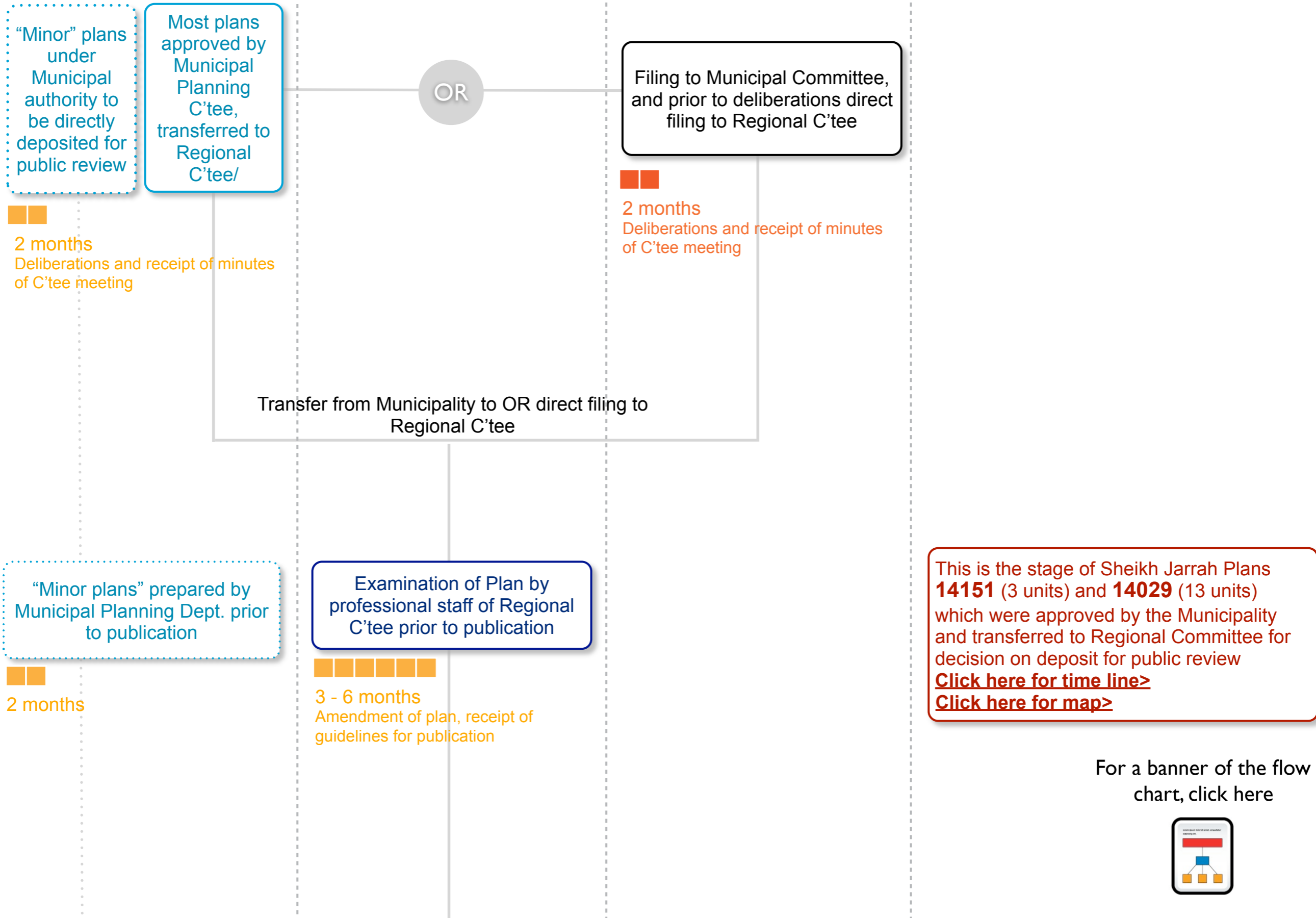


## MUNICIPALITY

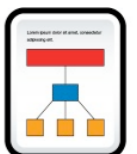
## REGIONAL PLANNING C'TEE, MINISTRY OF CONSTRUCTION/ ILA

## OTHER

## PENDING PLAN



For a banner of the flow chart, click here





## MUNICIPALITY

## REGIONAL PLANNING C'TEE, MINISTRY OF CONSTRUCTION/ ILA

## OTHER

## PENDING PLAN

Regional C'tee decides to deposit plan for public review

Publication of Plan in two daily newspapers and Public Record

60 day period during which Interested Parties may file objections

Collection/examination of objections

Publication of Plan in two daily newspapers and Public Record

2 months  
After Regional C'tee decision

60 day period during which interested parties may file objections

2 months

Collection/examination of objections

2 months

2 months  
After Regional C'tee decision

2 months

2 months

Minister notifies if plan requires his/ her signature

For a banner of the flow chart, click here



This is the stage of the following three plans where the Regional Committee has decided to deposit the plan for public review, but publication has not yet taken place,  
[Click here for time line>](#)

Plan **12259** - Jericho Road in Ras el Amud 30 units.  
[Click here for map>](#)

Mordot Gilo South Plan **13261** - 780-1380 Units  
[Click here for map >](#)

Mount Slopes Park Plan No. **11092A**.  
[Click here for map >](#)

This is the stage of the following three plans where the deposit has been published and we are in the 60 day objection period.  
[Click here for time line>](#)

Ramat Shlomo **11085** 1600 Units.  
[Click here for map >](#)

Mordot Gilo West Plan **13157**, 850-900 Units.  
[Click here for map >](#)

Givat Hamatos A Plan **14295** - 2610 units  
(Plan under authority of Municipality)  
[Click here for map >](#)

This is the stage of Ramot **4820B** – 250 Units, where the objection period is over, and we await the hearings.  
[Click here for time line>](#)  
[Click here for map >](#)

## MUNICIPALITY

Municipal Planning Committee  
“hears” the public objections  
and:

for most plans -  
makes non-  
binding  
recommendation  
to to the  
Regional  
Committee

for “minor”  
plans  
decision to:  
a) approve  
the plan  
b) reject the  
plan  
c) amend the  
plan

Examination of plan by  
Municipal planning dep’t prior  
to publication of approval



2-6 months

## REGIONAL PLANNING C’TEE, MINISTRY OF CONSTRUCTION/ ILA

Regional Planning  
Committee hears  
Objections, decides to:  
a) approve the plan  
b) reject the plan  
c) amend the plan

Receipt of  
minutes, amendments to plan

In the event that Minister’s  
signature is not required:

Examination of plan by  
Regional C’tee prior to  
publication of approval



2-6 months

## OTHER

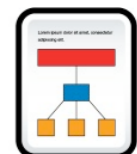
If the plan is rejected, possible  
legal challenge to National  
Planning C’tee, District Court  
or High Court of Justice

In the event that plan requires  
Minister’s signature, transferred  
to Minister and then:

## PENDING PLAN

This is the stage of Givat Hamatos C, Plan  
**5834C** – 813 units, where hearings have  
been held, and additional hearings are  
anticipated.  
[Click here for time line>](#)  
[Click here for map >](#)

For a banner of the flow  
chart, click here



## MUNICIPALITY

Publication of approval in two daily papers and Public Record



45 days

15 days, after publication  
Plan enters into effect >

## REGIONAL PLANNING C'TEE, MINISTRY OF CONSTRUCTION/ ILA

Publication of approval in two daily papers and Public Record



45 days

15 days, after publication  
Plan enters into effect >

## OTHER

Possible legal challenge to District/High Court

## PENDING PLAN

This is the stage of the four plans approved in August 2011:

[Click here for time line>](#)

Pisgat Ze'ev Plan **11647** - 625 Units

[Click here for map>](#)

Har Homa C Plan **10310** - 983 Units.

Har Homa B Plan **12825** - Public buildings + 50 units

[Click here for map>](#)

Givat Hamatos **5834A** - 2337 Units.

(Master Plan for Plan 14295, above)

[Click here for map>](#)

# /// TENDER STAGE - GOI Construction Only //////////////////////////////////////

Publication of Tenders



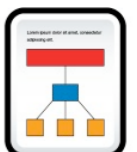
60 days  
Tender period

Award of tenders, signing of contract with developers



2-6 months

For a banner of the flow chart, click here



# LICENSING/ PERMIT STAGE

## MUNICIPALITY

## REGIONAL PLANNING C'TEE, MINISTRY OF CONSTRUCTION/ ILA

## OTHER

## PENDING PLAN

Drafting of permit application



2 - 12 months

Approval of Municipal  
Departments



6 months

Muni. decides to grant or  
refuse permit



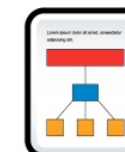
15 days

This is the stage of construction (renovation) of 14 units in Ras el Amud, where in September 2011 the objections were filed opposing a permit, (Permit No. **630.1/08** but where actual construction nears completion.

[Click here for time line>](#)

[Click here for map >](#)

For a banner of the flow  
chart, click here



## MUNICIPALITY

## REGIONAL PLANNING C'TEE, MINISTRY OF CONSTRUCTION/ ILA

## OTHER

## PENDING PLAN

Hearing by Licensing C'tee,  
Issuance of Permit



6 months

Possible administrative appeal  
on decision to grant/refuse  
permit



30 days

# Construction Commences

This is the stage of the Mughrabi Ramp Plan No. **12472** , where the permit has been issued, but construction not yet commenced.

[Click here for time line>](#)

[Click here for map >](#)

This is the stage of the following two projects:

[Click here for time line>](#)

Shepherd Hotel, Permit No. **787/08**, 30 units, where construction commenced in January 2011.

[Click here for map >](#)

Beit Orot Permit No. **658-61/08 24 units**, where construction commenced in December 2010.

[Click here for map >](#)

For a banner of the flow  
chart, click here





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