

Israel Is Eliminating the Green Line And Continuing to Build in the Isolated Settlements

The first half of 2008 (Since Annapolis)

Settlement Watch Team, August 2008

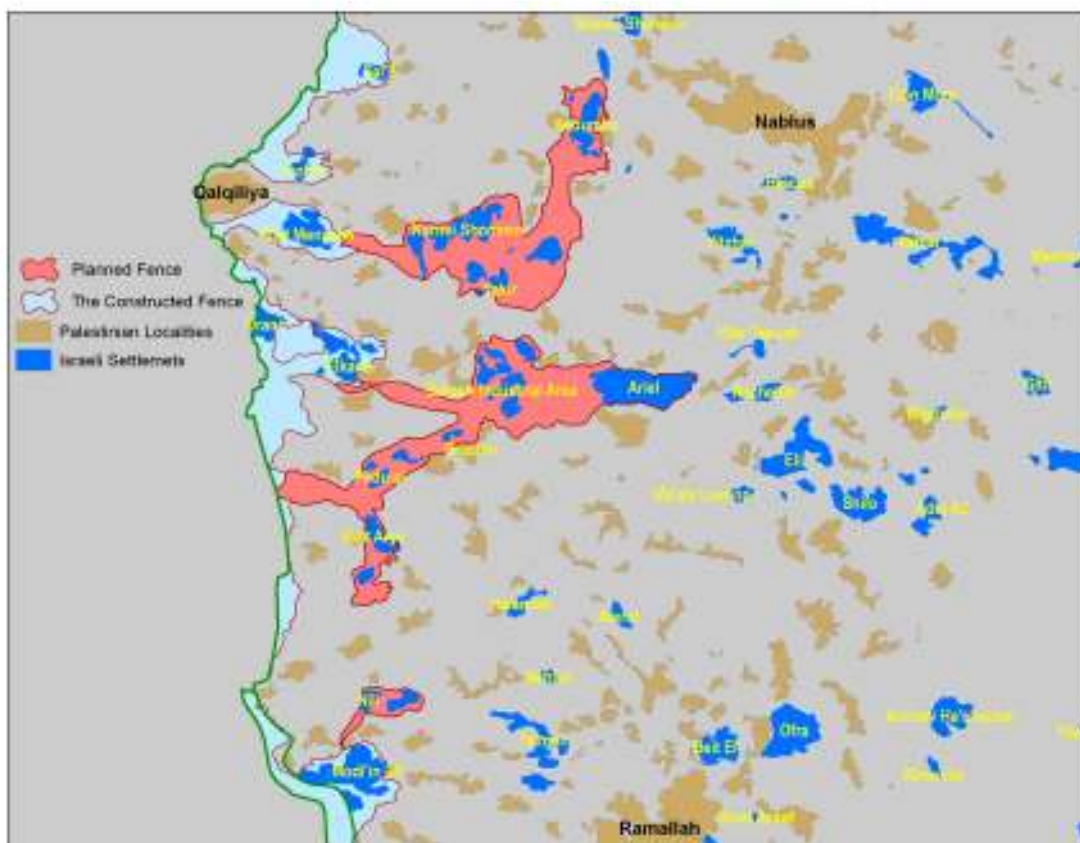
A. Main Findings:

- **Over 1000 new buildings are being constructed in the settlements, in which approximately 2,600 housing units**, according to Peace Now's calculations (aerial photographs and field visits). Approximately 55% of the new structures are located to the east of the constructed Separation Barrier.
- According to figures from the Central Bureau of Statistics, **construction in the settlements has increased by a factor of 1.8 by comparison to the same period last year**. The Housing Ministry initiated 433 new housing units during the period of January – May 2008, compared to just 240 housing units during the period January – May 2007 (construction initiated by the Housing Ministry accounted for 64% of all the construction counted in the West Bank by the CBS in recent months).
- **125 new structures have been added to the outposts**, including 30 permanent houses.
- **The number of tenders for construction in the settlements has increased by 550%**. 417 housing units, compared to just 65 in 2007.
- **The number of tenders in East Jerusalem has increased by a factor of 38** (1,761 housing units compared to 46 in 2007).

B. Construction in the Settlements: Eliminating the Green Line

In recent years the trend has accelerated to eliminate the Green Line through intensive construction intended to create a territorial connection between the blocks of settlements and isolated settlements in the heart of the West Bank.

Creating a Territorial Connection to the Heart of the West Bank



Main Construction Trends:

Toward Nablus:

- Yakir – approximately 20 housing units
- Karnei Shomron – approximately 35 housing units
- Immanuel – extension of the industrial area, approx. 5 new industrial buildings
- Alfei Menashe – approximately 70 housing units

New neighborhood in Karnei Shomron



The construction site in Yakir



Toward central Samaria:

- Revava – a new neighborhood including at least 26 housing units (increase of one-third in the size of the settlement)
- Beit Arye – a new neighborhood with at least 30 housing units (as well as plans for expansion up to 7,000 housing units)
- Pedu'el – at least 16 housing units (an increase of 15%)
- Bruchin outpost – construction of approximately 10 new caravans

Construction in the settlement of Beit Arye



Construction in the settlement of Revava



To the west of Ramallah:

- Beit Horon – approximately 16 housing units
- Agan Ha'ayalot – approximately 175 housing units
- Modi'in Illit – approximately 300 housing units
- Hashmonaim – approximately 18 housing units

Toward Bethlehem:

- Efrat – approximately 60 housing units
- Har Homa – Tenders for 558 new housing units
- Beitar Illit – approximately 230 housing units

Construction in Beitar Illit



Construction in Har Homa



Toward the heart of the Judean Desert

- Mishor Adumim industrial area – approximately 13 new industrial buildings
- Keidar – approximately 10 housing units
- Ma'ale Adumim East – approximately 950 housing units

Neighborhood 07, Ma'ale Adumim, May 2008



Neighborhood 07, Ma'ale Adumim, August 2007



C. Continued Construction in the Isolated Settlements

At the same time, Israel is also continuing to build in the isolated settlements. At least 425 new buildings have been constructed over the past six months in isolated settlements and outposts in the heart of the West Bank, including caravans and permanent buildings.

Key sites include:

Eli – approximately 59 housing units

Kiryat Arba – approximately 50 housing units

Yitzhar – approximately 14 housing units

Itamar – approximately 10 permanent buildings

Kochav Ha'shachar – approximately 16 housing units

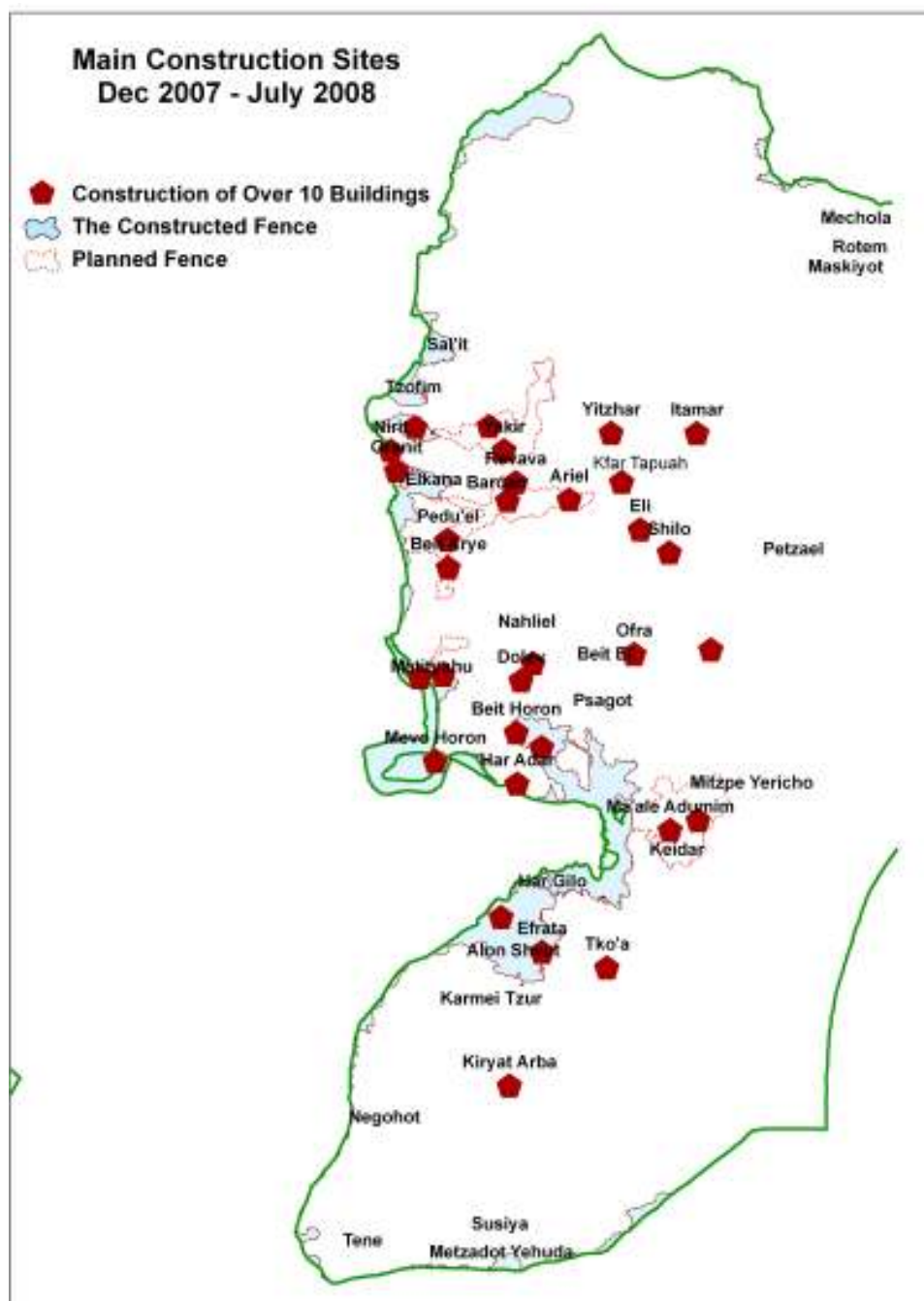
Kfar Tapuah – approximately 12 housing units

Nahaliel – approximately 10 housing units

Talmon and adjacent outposts – approximately 30 housing units

Shilo – approximately 20 housing units

Dolev – approximately 17 housing units



Itamar, May 2008



Itamar, August 2007



Eli, Ha'kinor Neighborhood, May 2008



Eli, Ha'kinor Neighborhood, August 2007



Construction of New Caravans in Kiryat Arba



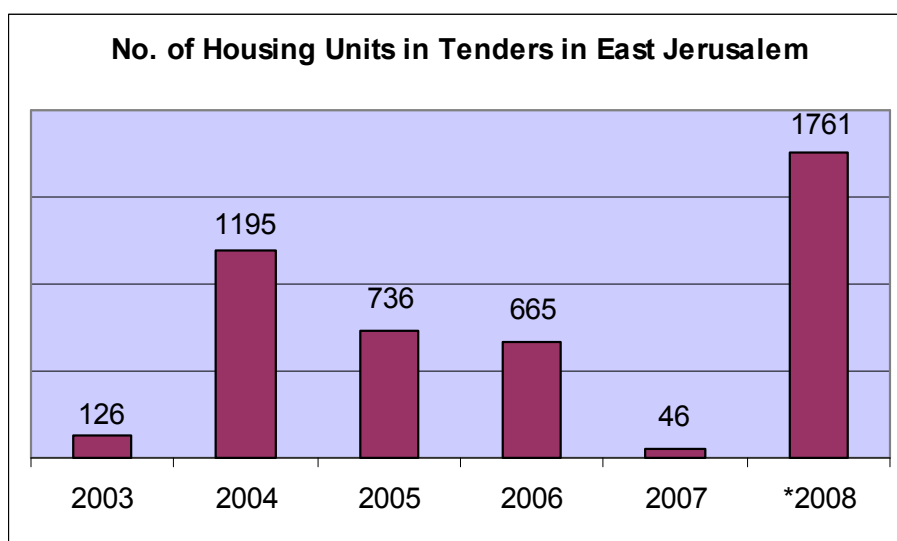
Construction in Kiryat Arba



D. Intensive Construction in East Jerusalem

The level of government activity relating to construction in East Jerusalem has increased dramatically. In addition to construction underway on the ground, tenders have been published for thousands of housing units, and the planning committees have promoted plans for thousands of new housing units.

The number of tenders in East Jerusalem has increased by a factor of 38 by comparison to 2007 (from 46 housing units to 1,761 units).



* Figures for 2008 also include tenders for the construction of 747 housing units published in December 2007, immediately after the Annapolis Conference held on 27 November 2007.

Details of all residential tenders (excluding tenders for the development of open areas, infrastructures, or roads):

Published	Tender No.	Neighborhood	Housing Units	Purpose
02/12/2007	270/2007/YM	Har Homa, Jerusalem	307	Residential and/or hotels and/or commerce and/or vacation
31/12/2007	334/2007/YM	East Talpiyot, Jerusalem	440	Residential
29/01/2008	92/2007/YM	Gilo, Jerusalem	No number	Hotels with option to change zoning to residential
02/06/2008	10011/2008	Har Homa, Jerusalem	121	Residential
02/06/2008	155/2008/YM	Pisgat Ze'ev, Jerusalem	220	Residential
02/06/2008	154/2008/YM	Pisgat Ze'ev, Jerusalem	196	Residential
02/06/2008	156/2008/YM	Pisgat Ze'ev, Jerusalem	252	Residential
02/06/2008	10001/2008	Pisgat Ze'ev, Jerusalem	48	Residential
02/06/2008	10010/2008	Pisgat Ze'ev, Jerusalem	47	Residential
07/08/2008	98/2008/YM	Har Homa, Jerusalem	130	Sheltered housing for elderly
Total			1761	

Promotion of Construction Plans

The procedure for the approval of a construction plan includes several stages, among others – the submission of the plan; the approval of the plan by the local committee; deposition for objections; and approval by the regional committee. The number of plans promoted increased four-fold by comparison to 2007:

Number of housing units in plans

Procedure	2007	2008
Submission of the plan for approval	360	850
Approval by local committee	983	150
Approval for depositing	0	2,091
Deposited for objections	0	1,415
Final approval by regional committee	391	2,337
Total	1,734	6,843

Summary

Despite the Israeli government's renewed commitment during the Annapolis Summit to freeze all settlement activity, the construction has continued and almost doubled in all of the settlements and outposts on both sides of the Separation Barrier. No outpost had been evacuated, and instead, many outposts were expanded. In East Jerusalem the construction increased dramatically.

It seems that the government of Israel repeats the mistakes of the past, by on the one hand negotiating an agreement with the Palestinians and in parallel constructing in the settlements. This construction undermines the Palestinian partners and creating facts on the ground that might prevent the possibility of a peace agreement.