

Insiders' Jerusalem's Settlement Report Tracking the Settlement Plans in East Jerusalem

Updated February 6, 2024

In recent months, the pace with which settlement schemes have been advancing through the statutory processes that advance them towards final approval and implementation has been frenetic. That pace has been so intense that even those who follow these developments have found it difficult to keep abreast of them. On occasion, significant development goes unnoticed. This in turn makes it more difficult to detect the underlying trends, to prioritize the plans that are most consequential and to identify means of engaging on them.

This report – a table of all of the significant settlement schemes in East Jerusalem that are being currently expedited - aspires to address these challenges. For those who monitor settlement activity with high granularity, it will draw attention to the relevant developments as they occur, accessing the relevant documentation and maps through links in the document. For those who track the settlement issues in East Jerusalem from a wider perspective, the table will serve as a reference, when needed, and allow for an overview of the more general trends that have emerged.

This is not a comprehensive list. We have selected only those town plans that we deem to be consequential in the context of the conflict that grips East Jerusalem. For example, numerous plans for adding stories to buildings in existing settlement neighborhoods are no less illegal than new settlements, but citing these in the current context would merely be a distraction. On the other hand, we do include statutory plans that are settlement-related, but not plans for new settlement units: plans for expanding roads, plans entailing large-scale demolitions of Palestinian homes and national parks are also included, provided that they directly serve the settlement enterprise.

The table has a very short expiration date. The data appearing below will already be dated, in part, within days. Consequently, the table will be updated as circumstances warrant. The updated table will appear on TJ's website (www.t-j.org.il).

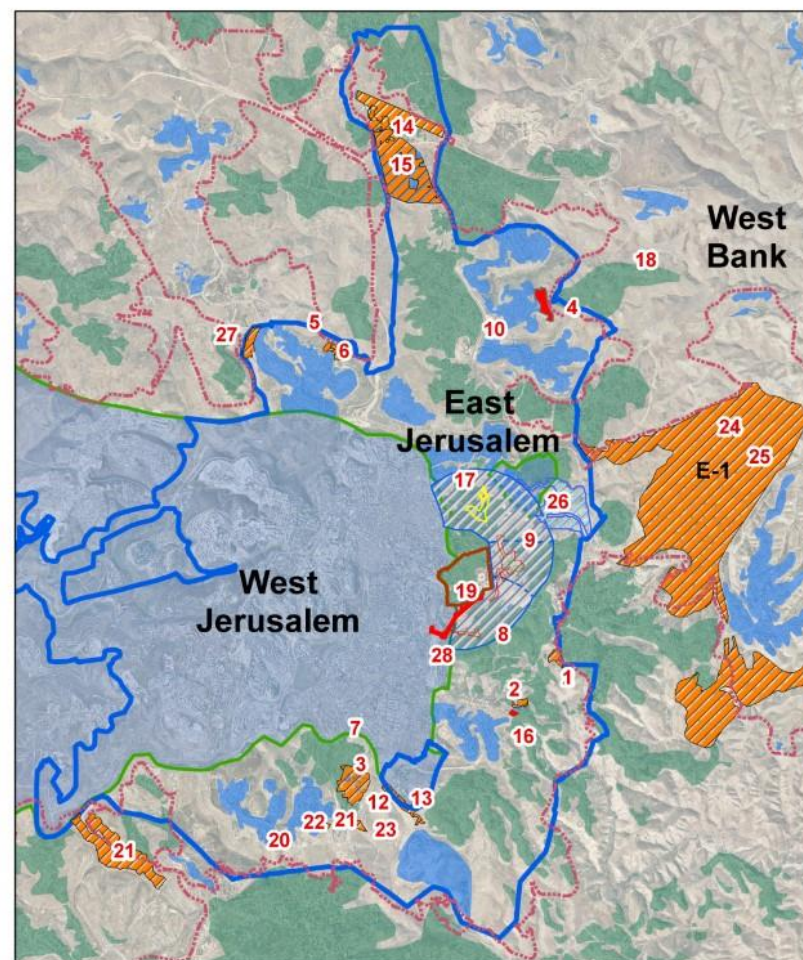
A number of tips on the use of the table. The official plan number in each of the sites is a hyperlink to the relevant date and documentation in the official governmental website (regrettably, only in Hebrew). The name of each settlement plan is a hyperlink to a map of the site location. The names of the settlements as they appear in the table of contents (page 2) and the key to the map (page 3) of all settlements are linked to the relevant plan in the table.

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Statutory steps that have been taken since the last report are highlighted in red.

Pending East Jerusalem Settlements December 2023



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Pending East Jerusalem Settlement Plans Updated December 20, 2023

	TPS No.	Location/TPS Name	TPS Size	Formal Status/Decision	Date	Substantive Status	TPS unit capacity
1	101-0120709	Kidmat Tziyon/Abu Dis	79 Dunams	Threshold conditions approved	2.5.2023	A detailed TPS under the authority of the District Committee for the establishment building a new settlement neighborhood	384 new housing units + legalization of 7 existing housing units
				Local Planning Committee	6.9.2023	Deliberations on recommending the plan be deposited for public review	
				District Planning Committee	11.9.2023	Decision to deposit the plan for public review, subject to certain technical amendments and final confirmation by the Committee.	
				District Planning Committee	9.10.2023	As decided on September 11, the decided to deposit the plan for public review.	

2	101-0976597	Nof Zahav/ Jabl Mukkabr	19 Dunams	Threshold conditions approved	8.9.2022	Residential and 9 story hotel complex. State (ILA) owned and, lessee Kilas Investment corporation	100 housing units + 550 hotel rooms
				District Committee	6.3.2023	Decision to deliberate on the plan again in order to examine alternatives to construction and additions – tourism, the Israel Land Authority, Transportation,	
				District Committee	8.5.2023	Removed from the agenda	
				District Committee	7.8.2023	Decision to deposit the plan for public review	
3	101-0657593	Givat Hamatos D (New Talpiot Hill/Hebron Strip)	140.6 Dunams	Threshold conditions approved	1.1.2023	Land owned by the Greek Orthodox Church, Developer Diani Holdings Ltd.	3,500 housing units + 1,300 Hotel Rooms (25 and 30 story high-rises along the Hebron Road). See this clip.
				District Committee deliberation on deposit of the plan, taken off the agenda at the last minute, but took place in an internal discussion	24.7.2023	Decision to approve the deposit for public review, subject to a number of amendments to the plan.	
				Local Planning Committee	6/9/2023	Hearing on recommendation of the plan for public review.	
				District Planning Committee	11.9.2023	Decision to deposit the plan for public review, subject to certain technical amendments and final confirmation by the Committee.	

4	101-0759894	Pisgat Ze'ev/Duchifat Gate (west of Hizma)	131 Dunams	Threshold conditions approved	8.12.2020	Ministry of Construction Plan for Urban Renewal	730 residential units*
				District Committee	28.2.2022	Deliberation on the deposit of the plan	
				District Committee	28.4.2023	Publication of the deposit of the plan	
				District Committee	28.6.2023	End of deposit/objection filing period	
				District Committee	28.6.2023	Discussion of the deposit of the plan	
				District Committee	1.8.2023	The plan was approved subject to minor modifications	
				District Committee	2.11.2023	Publication of the approved plan	
5	101-0921353	Ramot Alon North Compound "A"	65 Dunams	Threshold conditions approved	22.9.2022	Construction of new residential complex	1318 housing units
				District Committee	26.6.2023	Deliberations on deposit – it was decided to proceed in an internal discussion	
				District Committee	7.8.2023	Decision to deposit the plan for public review	
6	101-0921239	Ramot Alon North Compound "B"	28 Dunams	Meeting threshold conditions	22.6.2023	Construction of a new residential complex	565 housing units
				District Committee	26.6.2022	Deliberations on deposit – it was decided to proceed in an internal discussion	

				District Committee	7.8.2023	Decision to deposit the plan for public review	
7	101-0969162	Givat Shaked/Sharafat	39 Dunams	Threshold conditions approved	11.7.2021	Plan submitted by Jerusalem Development Authority, with the Custodian General as developer	Initially 473 housing units, which was amended during deliberations allowing 695 units, in 4 high-rises of 24 stories, and additional buildings of 6 stories w/ public and commercial spaces
				District Committee	14.2.2022	Deposit discussion – it was decided to receive reference to the Urban Nature and Environment Survey	
				District Committee	5.9.2022	Deliberations on deposit	
				District Committee	3.4.2023	Decision to deposit the amended documents	
				District Committee	8.5.2023	Motion to the National Committee to extend the plan's approval date until 30.3.2023 pursuant to section 109A (b) 1	
				District Committee	4.1.2024	After ratifying the decisions regarding objections, it was decided to approve the plan	

8	101-0990457	Ein Iluza/Silwan	87 Dunams	Threshold conditions approved	20.2.2022	Demolition of 23 buildings with 57 housing units, legalization of 10 buildings with 31 housing units, new construction	835 housing units
				District Committee	15.8.2022	Deliberations on the deposit of the plan	
				District Committee	26.6.2023	Decision to deposit the plan	
9	101-0674788	Mount of Olives National Park	274 dunams	Threshold conditions approved	2. 1.2022		The creation of a National Park over the Christian sites on the Mount of Olives and in the Hinnom Valley
				Local Committee	2.3.2022 14.3.2022 10.4.2022 28.12.22 30.8.2023	Hearings that were on the agenda of the Local Committee and removed.	
				Local Committee	31.12.2023	Hearings on the deposit of the plan for public review	
10	101-1142249	Pisgat Ze'ev David Niv	9 Dunams	Threshold conditions approved	20.12.2022	Amendment of existing plan to provide for additional residential units	400 housing units
				District Committee	2.7.2023	Decision to deposit the plan	
11	AB/YM/Givat Hamatos	Givat Hamatos South		District Committee	6.3.2023	Publication of a policy paper allowing increase of unit capacity up to 6 stories	Approximately 1200 units will be added to the current capacity of 2610 units.

				District Committee	25.7.2023	Approval of planning principles increasing the construction capacity in the designated plots up to 6 stories, and the addition of 2 stories in existing buildings, up to 6 stories. Landowner: the Greek Orthodox Patriarch	
12	101-1049923	Kathisma Church/Hebron Road	18 Dunams	Threshold conditions approved	6.3.2023	Creation of an archeological park and roofed visitors center on 2,900 sq. m.	*Plan of the Greek Orthodox Patriarchate
				District Committee	21.5.2023	Decision to deposit the plan	
13	101-0808840	Lower Aqueduct	189 Dunams	Threshold conditions approved	10.8.2021	Construction of a new residential neighborhood.	1,230 housing units+ 262 rental flats
				District Committee	17.1.2022	Deliberations on the deposit of the plan	
				District Committee	2.12.2022	Publication of the plan for public review	
				District Committee	1.5.2023	Objections sub-Committee deliberations on objections, decision to proceed with internal discussions	

			District Committee	30.5.2023	Objections sub-Committee decision containing comments on the plan	
			District Committee	19.6.2023	Decision to extend approval period and to republish under Section during July 2023 and to make a decision in August 2023	
			District Committee	16.8.2023	Decision to: <ul style="list-style-type: none"> a. approve the parcellation map b. to redeposit the amended plan and conduct another round of hearings on objections that need be filed within 45 days of publication. 	
			District Committee	21.11.2023	Hearing scheduled to deliberate on the objections to the revised plan	

				District Committee	29.11.2023	Decision to approve the plan subject to making technical corrections. No additional approval is required before the approval is published and enters into effect.	
				District Committee	18.12.2023	Publication of the approval of the plan.	
14	101-0459560	Atarot Employment Zone	17.5 Dunams	District Committee	13.12.2016	Threshold conditions approved	An employment and commercial zone with 3 building up to 10 stories high, with as building capacity of 92,579 sq. m.
				District Committee	11.8.2023	Plan deposited for public review	
				District Committee	4.12.2023	In the absence of objections, the plan is approved with no further conditions.	
				District Committee	18.2.2023	Publication of the approval of the plan.	

15	101-0764936	Atarot Settlement Neighborhood	1243 Dunams	Threshold conditions approved	3.12.2020	Construction of a new residential settlement neighborhood; plan sponsor and developer – The Ministry of Construction	9,000 housing units + 800 assisted living units *Anticipated final approval, December 2024
				District Committee	6.12.2021	A decision to conduct an environmental impact assessment should be conducted, after which the plan will be rediscussed	
				District Committee	31.1.2022	Decision to approve a proposal for Ministry of Environmental Protection guidelines to conduct an impact assessment	
				District Committee	19.6.2023	3 buildings up to 10 floors Motion to extend the plan's approval date until 31.12.2024	
16	101-1049873	Um Lissun	12.5 Dunams	Threshold conditions approved	3.1.2023	GOI (Custodian General) plan to construct a new settlement neighborhood in Um Lissun, located in Jabl Mukkabr bordered on Sur Bahir	450 units

				Local Committee	12.7.2023	Recommendation to deposit for public review	
				District Committee	12.2.2024	Decision to deposit for public review.	
17	101-0977694	Wadi Joz Employment Zone	79 Dunams	Meeting threshold conditions	2.9.2021	Plan to demolish/rebuild the Wadi Joz commercial complex.	194 units
				District Committee	14.3.2022	Decision to deposit the plan	
				District Committee	14.12.2022	Publication of the deposit in the Public Register	
				District Committee	12.6.2023	Decision to approve after objections	
				District Committee	3.1.2024	Publication of the approval of the plan.	
18	101-0587618	Widening of Hizma-Anatot Road 437	256 Dunams	Meeting threshold conditions	22.10.2019	The widening of the Hizma-Anatot segment of Route 437 from two lanes to 2-3 lanes + 1 public transportation lane in each direction. Plan sponsor- the	N/A

					<p>Jerusalem Development Authority.</p> <p>It should be noted that this the one segment of Route 437 within the Jerusalem Municipal Border, the rest in the West Bank. In the south the road is already segregated between Israelis and Palestinians. The West Bank segment is also being expanded to six lanes, suggesting that route 437 is being constructed as a segregated road, just as the segment between Hizma and A Zayyem already is. See the tender and our analysis</p>	
				District Committee	11.5.2020	Decision to deposit the plan.
				Meeting threshold conditions	23.10.2022	Publication of the plan in the Public Register
				District Committee	6.7.2023	Publication of the decisions of the investigator on the objections

				District Committee	7.8.2023	Publication of the approval of the plan.	
19	Preliminary Planning	Armenian Quarter Gardens	11.5 dunams	Local Committee	April 2023	Plan submitted for preliminary comments. Land in the southwest corner of the Old City purportedly sold by the Armenian Patriarch to settler developers	Construction of an 8 story hotel adjacent to the rampart of the Old City
				Ministry of Justice	January 2023	Announcement of the intention to determine title adjacent to the ramparts of the Old City	The legal determination of title is a precursor to the creation of a new settlement or the expansion of an existing one

20	101-0125195	Ahuzat Nof Gilo	271 dunams	Threshold conditions approved	19.10.2015	Master/ Guidelines Plan for the construction of a new residential quarter, beyond the expropriation line and the existing footprint of the settlement neighborhood of Gilo.	2500 Units
				District Committee	3.6.2019	Registration of the plan, after which date no further action was observed.	
21	401/4/1 (West Bank)	Har Gilo West	938 dunams	Threshold conditions approved	24.7.2016	An expansion of the existing West Bank settlement of Har Gilo (though not contiguous with it).	560 Units
				West Bank Higher Planning Committee	14.10.2020	Decision to deposit for public review	
				District Committee	8.7.2022	Publication of the plan for public review	
22	401/4/1 (West Bank)	Har Gilo West	938 dunams	Threshold conditions approved	24.7.2016	An expansion of the existing West Bank settlement of Har Gilo (though not contiguous with it).	560 Units
				West Bank Higher Planning Committee	14.10.2020	Decision to deposit for public review	

				District Committee	8.7.2022	Publication of the plan for public review	
				West Bank Higher Planning Committee	14.10.2022	Hearings on objections to the plan	
				West Bank Higher Planning Committee	7.11.2022	Hearings on objections to the plan	
23	101-1164433	Mevo'ot Gilo	21.1 dunams	District Committee	2.7.2023	Plan for the construction of a new residential quarter, beyond the expropriation line and the existing footprint of the settlement neighborhood of Gilo.	691 Units
24	101-0285411	Har Homa West	27.7 dunams	Threshold conditions approved	23.2.2020	Plan for the construction of a new settlement neighborhood between Har Homa and Givat Hamatos submitted by private Israeli landowners and developers	560 Units
25	101-0285411	Har Homa West	27.7 dunams	Threshold conditions approved	23.2.2020	Plan for the construction of a new settlement neighborhood between Har Homa and Givat Hamatos submitted by private Israeli landowners and developers	560 Units

				District Committee	23.11.20	Decision to deposit for public review	
				District Committee	4.12.2020	Publication of the Plan	
				District Committee	24.4.2021	Hearings on objections	
				District Committee	27.4.2021	Hearings on objections	
				District Committee	13.5.2021	Approval of the plan	
26	420/4/7 (West Bank)	E-1	818 Dunams	Threshold conditions approved	10.2.2004	One of the two plans for the construction of the E-1 settlement between Jerusalem and Ma'aleh Adumim	1,228 units
				West Bank Higher Planning sub-Committee	27.2.2020	Publication of deposit for public review	
				West Bank Higher Planning sub-Committee	4.10.2021	Hearings on objections	
			18.10.2021				
			8.11.2021				
				West Bank Higher Planning sub-Committee	10.1.2022 18.7.2022 12.9.2022 27.3.2023	Final hearings in the run-up to statutory approval had been scheduled, and as a result of international engagement were removed from	

					12.6.2023		
27	420/4/10 (West Bank)	E-1		Threshold conditions approved	10.2.2004	One of the two plans for the construction of the E-1 settlement between Jerusalem and Ma'aleh Adumim	2184 units
			West Bank Higher Planning sub-Committee	27.2.2020	Publication of deposit for public review		
			West Bank Higher Planning sub-Committee	4.10.2021 10.2021 8.11.2021	Hearings on objections		
			West Bank Higher Planning sub-Committee	10.1.2022 18.7.2022 12.9.2022 27.3.2023 12.6.2023	Final hearings in the run-up to statutory approval had been scheduled, and as a result of international engagement were removed from the agenda.		
28	101-1195114		586 dunams	Threshold conditions approved	22.12.2011	Plan for the construction of a National Park, connecting the	National Park

		Mount Scopus Slopes				National Parks encircling the Old City with the area of E-1	
				District Committee	5.4.2011		
				District Committee	3.6.2019	Registration of the plan,.	
				District Committee	27.8.2023	Publication of the plan for public review	
29	101-0766758	Ramot Alon North Compound "C"		Meeting threshold conditions	29.6.2022	Construction of a new residential complex, part state ownership, part private. Extends beyond the expropriation line and the footprint of the settlement.	439 housing units
				District Committee	30.10.2023	A plan that was unknown until on October 23, 2023 when it was put on the Committee agenda October 30. Three days later it was inexplicably removed from the agenda and not rescheduled.	
				District Committee	23.11.2023	Notification that the plan will no longer be in the approval process.	

30	National Infrastructure Plan 86	Old City/Silwan Cable Car	8.7 dunams	National Infrastructures Committee			A cable car passing over Mount Zion and Silwan, with one terminal in pre-1967 Abu Tor, and another Terminal at the Elad Settler Headquarters near the Dung Gate
				National Infrastructures Committee	16.2.2023	Planning Files Opened	
				National Infrastructures Committee	15.12.2023	Plan deposited for review	
				Netanyahu Cabinet	3.6.2019	Plan approved by the Government	
				National Infrastructures Committee	26.11.2019	Plan receives final approval	
				Ministry of Finance/Jerusalem Municipality	13.12.2023	Expropriation order published in regard to 8.2 dunams of land (cumulatively) in several locations, for the purpose of erecting support columns for the Old City/Silwan Cable Car	A cable car passing over Mount Zion and Silwan, with one terminal in pre-1967 Abu Tor, and another Terminal at the Elad Settler Headquarters near the Dung Gate

