

No Settlement Freeze, Especially Not in Isolated Settlements

2015 in the Settlements

Settlement Watch, Peace Now, February 2016

Main Findings:

- **In 2015, construction for 1,800 new housing units began in the settlements:**
 - **Over 40%** (746 housing units) **east of the separation barrier.**
 - **79% of the construction starts took place in settlements east of the Geneva Initiative potential border,** in settlements that Israel will probably need to evacuate under a permanent status agreement.
- **In addition, the infrastructure of lots for the construction of at least another 734 housing units** were developed and construction there is expected to begin soon.
- **265 housing units (15%) were built in illegal outposts.**
- **1,547 of the housing units are permanent structures and 253 are mobile units.**
- **In addition, 63 public structures (synagogues, kindergartens, etc.) and 42 industrial or agricultural structures were constructed.**
- According to Peace Now estimates and based on Civil Administration data, **32 housing units were built on private Palestinian land**, almost all of them in illegal outposts.
- **A new illegal outpost was established south of the Nofei Prat settlement** – in an area in which the government operates intensively to demolish Bedouin houses along Rte. 1 toward Jericho. The illegal outpost consists of three new structures and a small agricultural area. The road towards them, that was paved illegally, goes through private Palestinian land.
- **Tenders** – Despite the declared “tenders freeze”, **tenders for 1,143 new housing units were published in 2015, 560 in the West Bank and 583 in East Jerusalem.** (156 in Elkana, 102 in Kiryat Arba, 85 in Givat Ze’ev, 78 in Alfei Menashe, 114 in

Adam (Geva Binyamin), 20 in Beitar Illit, 3 in Ariel and 2 in Karnei Shomron; in East Jerusalem: 438 in Ramat Shlomo, 103 in Pisgat Ze'ev and 36 in Neveh Yacov).

Plans – Despite the declared “planning freeze”, the High Planning Committee approved **348 new Housing units** for depositing or validation.

Examples for Construction starts in the settlements:

Kochav Yacov – 105 housing units

Emmanuel – 37 housing units + land development for at least another 100

Karnei Shomron – 27 housing units + land development for at least another 150

Kiryat Arba – 28 housing units

Ariel – 133 housing units

Yakir – 51 housing units

Salit – 13 housing units + land development for another 79

Nofei Prat – 16 housing units + land development for another 48

Tenne – 16 housing units + land development for another 28

Eshkolot – Land development for 64 housing units

Bracha – Land development for 30 housing units

Leshem – 18 housing units + land development for another 35

The report is based on a Peace Now count comparing aerial photos and site visits, and it relates to settlements in the West Bank, excluding East Jerusalem.

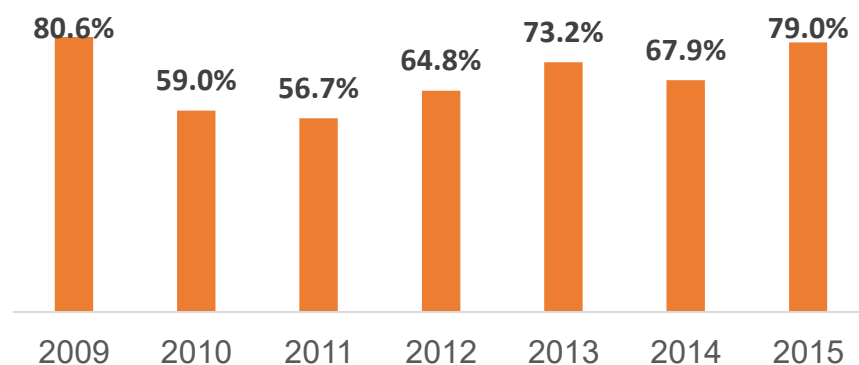
A. Most of the construction in isolated settlements – Severe damage to the two-state solution

1. Isolated settlements based on future agreement outline:

Despite government declarations of a “freeze”, construction on the ground continued in full force. Of 1,800 housing units in the settlements whose construction began in 2015, **1,422 (79%) were in isolated settlements that will probably require evacuation under a permanent status agreement** (settlements east of the border outline proposed by the [Geneva Initiative](#), which is the outline that indicates the potential border between the parties).

Since Netanyahu was elected Prime Minister in 2009, **8,645 housing units** were built in settlements east of the Geneva Initiative outline, comprising 68% of all construction in the settlements. This demonstrates that the **Netanyahu governments built apartments for ~40,000 new settlers who will have to be evacuated under a permanent status agreement**. The Israeli government is making a future peace agreement much more difficult to achieve and creates facts on the ground, which will come at a dear price.

Construction in Isolated Settlements Beyond a Future Agreement Outline (Geneva Initiative) Out of All Construction in the Settlements



2. Isolated settlements based on the separation barrier route:

The Israeli government often claims that construction in the settlement is limited to the **“settlement blocs”**. Therefore, it claims that the construction does not significantly impact a future permanent status agreement in which land swaps will take place. However, such “blocs” were never defined and were definitely not agreed between the parties. The Israeli government is taking advantage of the willingness to swap lands in order to “legitimize” construction in settlements which agreement on their annexation to Israel will be very difficult to achieve in the framework of a peace deal.

Even when looking at construction beyond the planned outline of the separation barrier, which was unilaterally decided by Israel and serves as an indicator for the government's intentions, the numbers are still substantial. **Over 40% of the construction during 2015 (746 housing units) was conducted in settlements east of the planned separation barrier's outline.** This reflects residential potential for over 3,000 new settlers who, no doubt, will require evacuation under a permanent status agreement. **Since Netanyahu was elected Prime Minister in 2009, 4,621 housing units were built east of barrier, providing housing potential for over 20,000 settlers.**

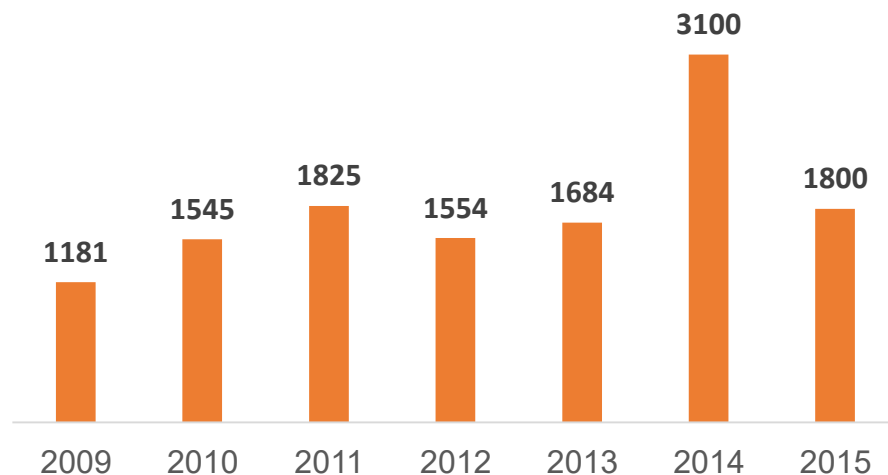
3. Overall number of construction starts

The number of construction starts in **2015 (1,800 housing units)** was slightly higher than construction previous years (excluding 2014, which was an exceptional year in terms of construction). In addition, **lots were developed toward the construction of at least 734 additional housing units** whose construction is planned to begin soon.

This construction is a result of plans approved and tenders issued in previous years which are being exercised now, so that even when there is a certain measure of restraint in the number of plan approvals and tender publications, construction continues on the ground nonstop. According to Peace Now estimates, the construction potential based on plans approved in the past reaches ~30,000 housing units, 20,000 of them in settlements that do not

require tender publication. In other words, even if all plan approvals and all tenders are indeed frozen, construction of almost 20,000 housing units is still legally possible. Therefore, freezing plans and tenders is not enough and construction must be absolutely halted – as was the case during PM Rabin's term and the temporary freeze forced upon Netanyahu in 2010.

Construction Starts in the Settlements by Year



B. Plan approvals and retroactively legalizing illegal construction

1, Planning under a "planning freeze"

The government's declared policy of a "planning freeze" in the settlements allows the approval of construction plans only where there was illegal construction in the past which the plan aims to legalize it in retrospect. In so doing, the government seeks to claim that these plans are not an addition of new construction in the settlements. However, a review of approved plans demonstrates that they included housing units that were not yet built. **According to Peace Now's count, 348 housing units** do not retroactively legalize existing homes.

It is further worthy of note that the plans included the validation of at least 167 mobile homes and their transformation into permanent structures. Past experience shows that when permanent structures were constructed with the aim of replacing the mobile homes, eventually, after they were built, the mobile homes

remained in place. Thus, one must conclude that these 167 units are additional construction.

Overall, plans were approved for 1,152 housing units; 637 of them are already built and another 167 of them are mobile homes. Thus, we see the actual approval of 348 new housing units (and another 167 mobile homes that should be replaced by permanent homes).

These plans do not include the plans for 153 housing units approved and published in the media in January 2016.

2. Additional plans:

- A plan for 296 housing units was approved in Beit El. At this point, approval was granted for the infrastructure works only and not for the construction itself.
- A plan for apartment division was approved in Modi'in Illit, whereby apartment owners will be able to add another housing unit within their apartment, thus significantly increasing the number of settlers.
- Plans were approved for the establishment of pre-military academies in Nokdim and Kfar Edomim, providing student and staff residences.
- An outline plan for 2,200 housing units was approved in Ma'aleh Michmash, Psagot, Kochav HaShachar and Rimonim, including the validation of the illegal outposts of Mitzpeh Danny and Neveh Erez. This is a general plan that reflects the future developments, but approval thereof will require the approval of additional detailed plans.

For a full list of the plans, [click here](#).

3. Retroactive legalization of illegal outposts:

Three of the plans approved in 2015 were part of a process for retroactively legalizing the Elmatan, Sansana and Shvut Rachel illegal outposts and rendering them settlement status. Peace Now counted 20 new settlements that were established by the Netanyahu administration since 2009 by way of illegal outpost validation. In 2015, the government notified the Supreme Court of its intention to

validate six more illegal outposts (or, in other words, to establish new settlements): Adei Ad, Esh Kodesh, Kida, Achiya, Mitzpeh Danny and Neveh Erez.

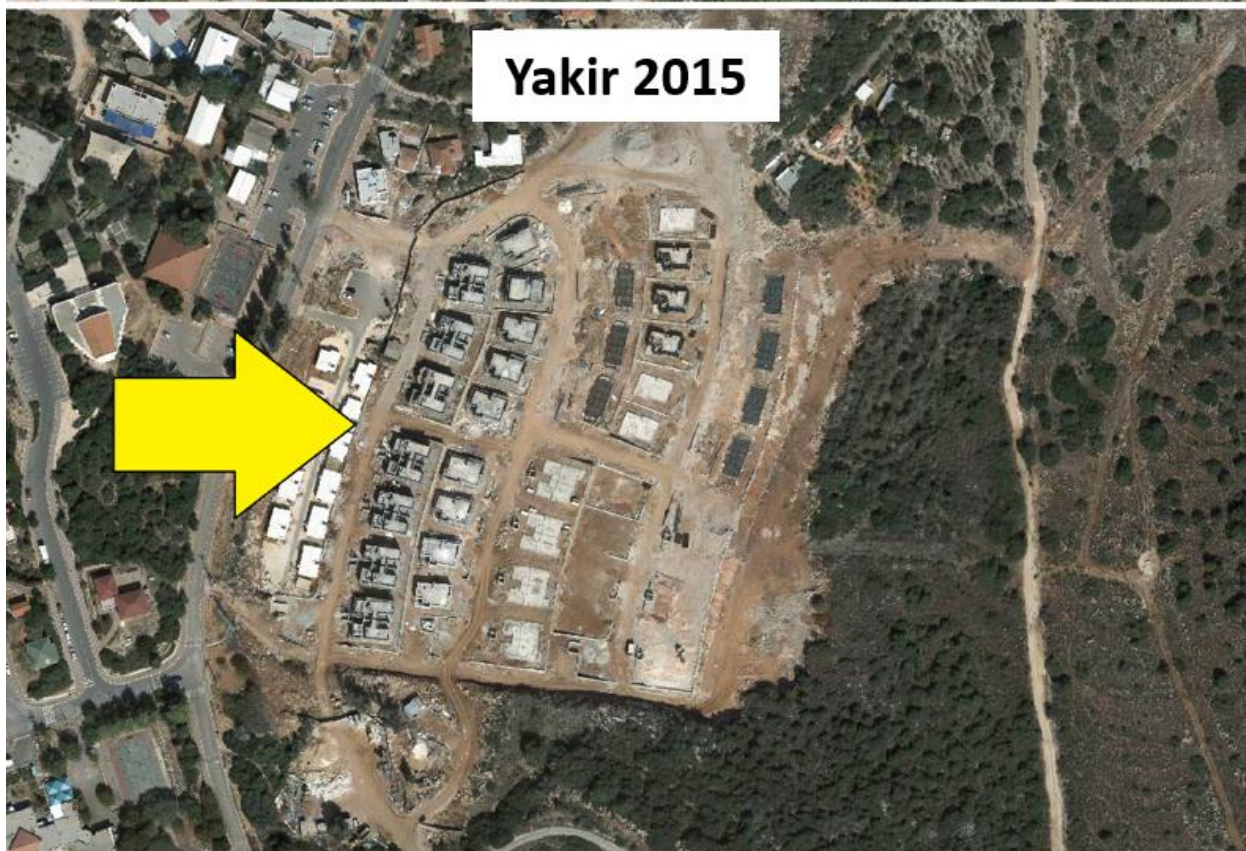
Government message to the settlers: Build illegally and we will grant retroactive approval. The Netanyahu government claims that the approved plans are such that do not entail additional construction and, as such, are unimportant. However, in practice, this policy of retroactive approval voids the planning process of any substance. The government's message to the settlers is that there is no need for planning and prior approval since the construction will eventually be approved retroactively.

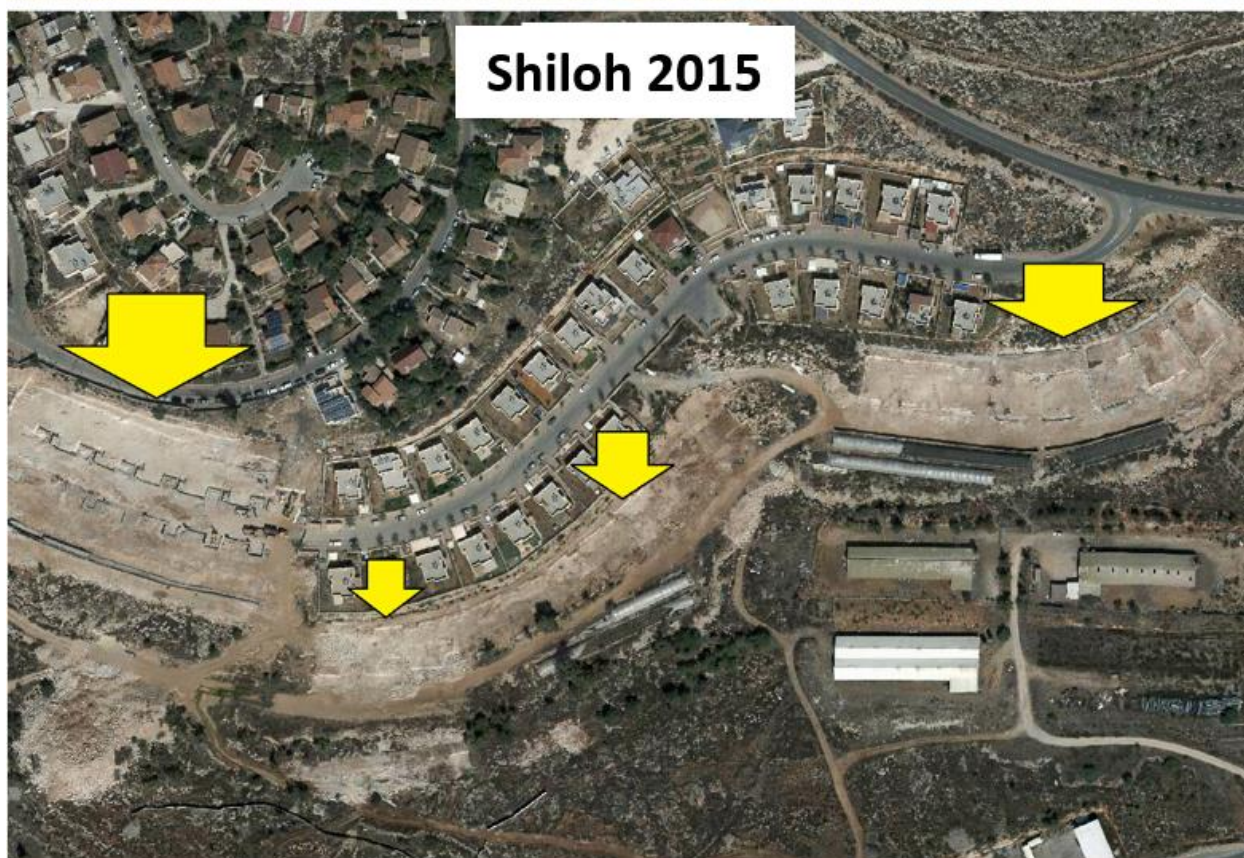
List of Construction Starts:

Settlement	Units
Avigail	1
Avnei Heffetz	2
Avnat	10
Agan HaAyalot	6
Oranit	17
Ahuzat Shalhevet	2
Achiya	12
Itamar	6
Elon Moreh	1
Alonei Shilo	8
Alfei Menashe	2
Asfar (Meitzad)	7
Argaman	1
Ariel	133
Esh Kodesh	3
Beit El	10
Beit Arie	27
Beit HaArava	4
Beit Horon	54
Beitar Illit	35
Bnei Adam	11
Bekaot	3
Bruchin	34
Brosh	5
Barkan	2
Bat Ain	4
Bat Ain Maarav	7
Giva 725	5
Giva 777	3
Giva 836	1
Gvaot	20
Givat Assaf	3
Givat Granit 468	9
Givat HaDagan	13
Givat HaHish	1
Givat HaTamar	38
Givat Zeev	4
Gitit	3
Dolav	6
Derekh HaAvot	7
HaHava shel Skali	1
HaNekuda	8
Har Adar	5
Har Gilo	2
Har Hemed	2
Har Shmuel	21
HaRoeh	4
Vered Yericho	2

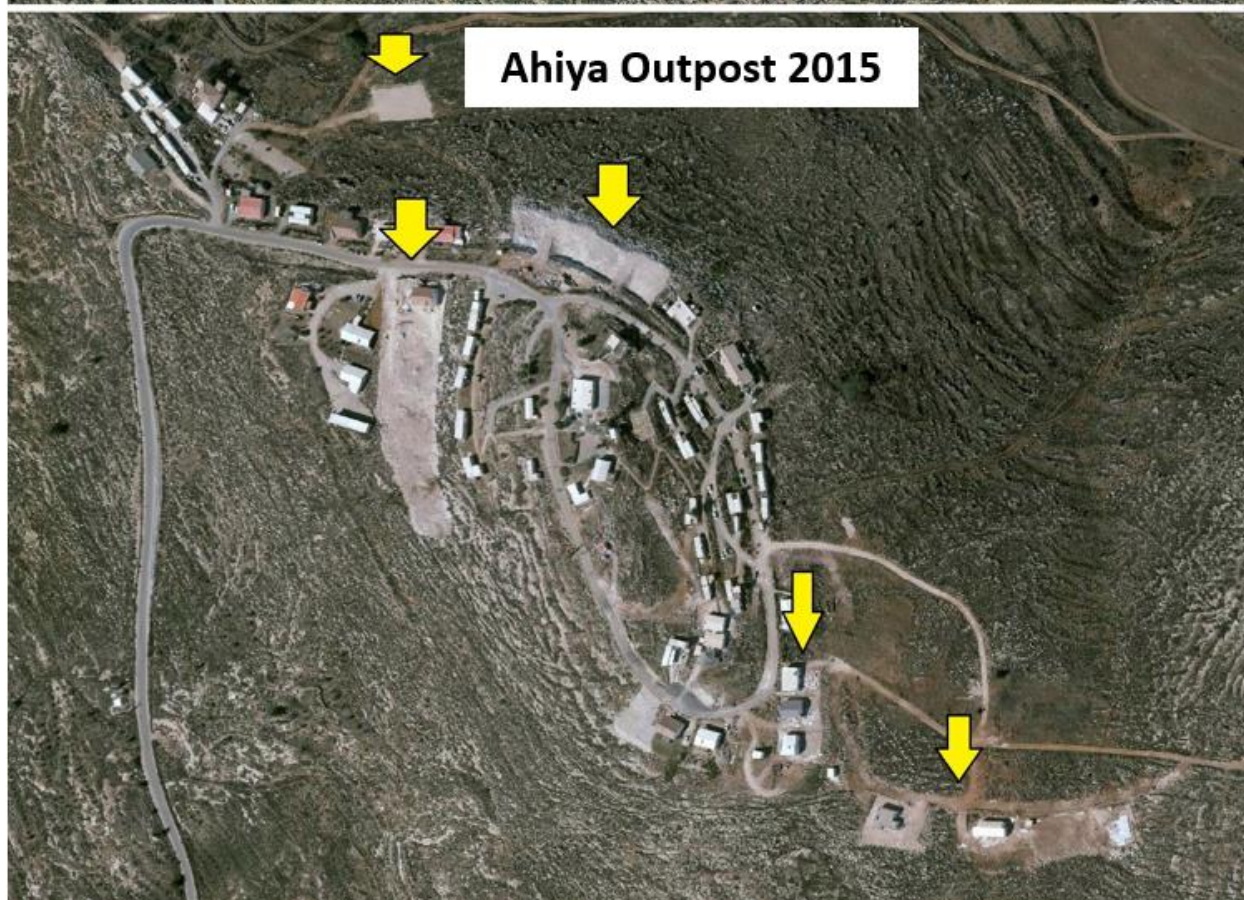
Settlement	Units
Zait Ra'anani	2
Havat Gilad	3
Havat Yair	6
Havat Maon	8
Havat Shaked	1
Hinanit	1
Halamish	6
Hemdat	8
Hermesh	1
Hashmonaim	3
Tal Menashe	18
Talmon	26
Tenneh	16
Yafit	3
Itzhar	11
Yakir	51
Kochav HaShachar	18
Kochav Yacov	105
Kfar Oranim	2
Kfar Eldad	6
Kfar Tapuach	32
Carmei Doron	2
Carmel	3
Lehavat Izhar	2
Leshem	18
Mevo Dotan	8
Mevo Horon	1
Mevuot Yericho	11
Megadlim	8
Modi'in Illit	179
Mechola	10
Maoz Zvi	7
Maon	7
Ma'aleh Edomim	37
Maaleh Michmash	16
Maaleh Amos Darom	3
Maaleh Rehavam	1
Maaleh Shlomo	1
Mitzpeh Yair	6
Mitzpeh Itzhar	1
Mitzpeh Shalem	2
Matityahu	3
Negohot	5
Neveh Erez	8
Neveh Daniel	6
Neveh Daniel Zafon	5
Nofei Nechemia	7
Nofei Prat	16

Settlement	Units
Nofei Prat Darom	3
Nofim	20
Nokdim	1
Nechalei Tal	10
Na'aleh	14
Neria	21
Netiv HaGdud	4
Sussia	13
Salit	13
Sneh Yacov	2
Sansana	7
Adei Ad	10
Atteret	1
Eli	3
Alei Zahav	29
Almon	4
Emmanuel	37
Ofra	26
Etz Ephraim	9
Assael	13
Otniel	10
Paduel	26
Palgei Maim	1
Pnei Kedem	6
Patzael	3
Tzofim	16
Tzofim Tzafon	7
Kedumim	16
Kedar	6
Kida	13
Kalia	3
Kiryat Arba	28
Karnei Shomron	27
Revava	27
Rotem	6
Rechelim	18
Rimonim	5
Shavei Shomron	5
Sdeh Bar	1
Shadmot Mechola	2
Shchunat gal	4
Shama	14
Shaarei Tikva	4
Shaked	6
Tomer	5
Telem	2
Tapuach Maarav	2
Tkoa	27
Tkoa Dalet	5









Alei Zahav and Leshsem 2014



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