



Report

Economic Planning in Area C

In partnership with the Economic Cooperation Foundation

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Introduction

Area C is considered the largest area in the West Bank and constitutes the greatest potential for the expansion of Palestinian urban communities, infrastructure, industrial development, agriculture, and natural resources. The only official regional plans for the area were developed in the 1940's during the British Mandate. Construction is strictly limited and only a small percentage of the land is zoned for expansion, which has long since been outgrown. The Israeli Civil Administration (ICA) outline plans, first initiated in 1979, regulate zones in Area C but do not respond to, nor serve the needs, of the Palestinian residents as they only partially cover the built-up areas and do not allocate zones for urban expansion. This has made it nearly impossible for Palestinians to build legally in these areas and have severely restricted the Palestinian Authority and international aid associations from investing in this area for fear of Israeli demolition.

In 2009, the International Peace and Cooperation Center (IPCC) began implementing planning programs in Area C. The planning initiatives aimed to provide a framework for sustainable development and housing tenure for Palestinian communities in Area C which would improve their livelihoods and develop their integration into Areas A and B.

The IPCC planning process has ensured the core involvement of local councils in preparing the outline plans, further guaranteeing that they are understood and endorsed by the communities, as the IPCC planning approach is to plan with the communities for their future needs and requirements.

Since 2009, IPCC has completed 76 outline plans covering 78 localities in Area C given that for a projected 2035 population of 90,000 people. The outline plans cover a total area of 20,000 dunums, and protect over 7,500 buildings from being issued demolition orders by Israeli authorities. While other planning offices in the West Bank worked on 44 plans that cover 33,000 dunums, protect around 6,000 buildings and 59,000 people. These outline plans were able to freeze demolition orders on structures within the pre-agreed boundaries of the submitted plans.

Section One: Outline Plans

The prepared outline plans guide land-use zoning and allocate sufficient development areas at realistic densities to meet the communities' needs, while protecting significant cultural and environmental sites. The allocations are based on the existing and future needs of the communities and are designed to remain relevant for 20 years. The outline plans are developed with cooperation from the community, where IPCC has gone to great lengths to ensure the communities are fully engaged in the process.

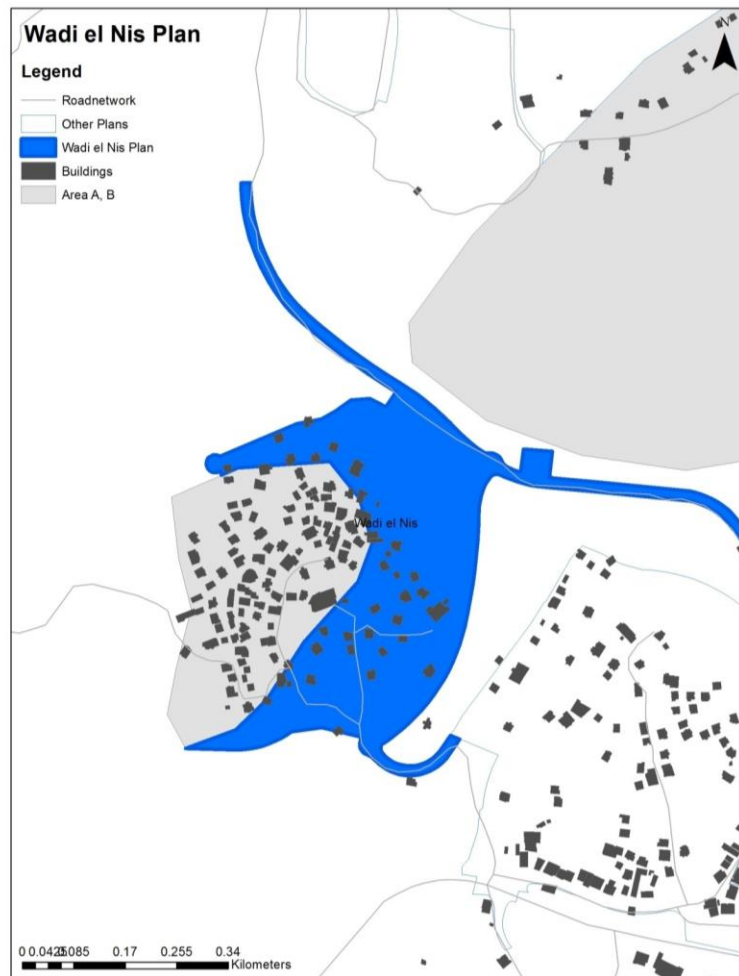
The planned localities were selected according to several criteria that include ten key indicators: the projected population of the locality in 20 years and the built-up area population density; the existing public facilities and the accessibility to road networks; the unemployment rate in the locality under consideration and the dependency ratio, which is a measure showing the number of dependent members of the community compared to the total population; accessibility to safe water and the availability of electricity networks; the future threat of displacement that includes the distance to Israeli settlements, Israeli Defense Forces and the Separation Wall that are located on regional roads; and the estimated number of structures with demolition orders. According to these indicators the localities were scored in order to select the localities for planning, and where complete information wasn't available, assumptions were made based on knowledge of the community and the relation of the criterion to other known data.

IPCC prepared outline plans for 76 communities that are distributed all over the West Bank, through extensive surveying and analyses of the sites and regular meetings with the local councils. There are other organizations and private planning offices involved in planning in the West Bank that have planned 44 localities in Area C, where these plans have been submitted are in the discussion phase with the ICA. These outline plans were prepared while taking into consideration the existing built-up areas in Area C of the locality, the connection to Area A or B of the locality, the future expansion of the locality in 20 years, the existing public facilities, the topography, the historical sites and natural resources, the historical development of the locality, the ownership of lands, the distance from the Separation Wall, Israeli settlements, and finally, the regional road networks.

The ICA have set out long approval processes that demand extensive additional detailed planning information and approvals from high officials, such as the Israeli Defence Minister, further delaying authorisation. However, delays to development have been mitigated by the implementation of the plans as de facto documents by communities, donors and even the ICA. The plans provide considerable protection against demolitions even before their authorisation. Therefore, the submitted 120 plans to the ICA are in different stages of planning and authorization as follows:

1.1 Approved Plans

These are 5 plans that have been prepared by IPCC with participation from local communities, and are fully authorized by the ICA Planning Committee after being published in Arabic and Hebrew newspapers for objections, then authorization, and validation. They have an area of 1,109 dunums and are for: Imneizel, Ti'nnek, Ras Tira and Dab'a, Izbet Tabib and Wadi Al-Nis. An example for these plans is Wadi Al-Nis in southwest Bethlehem. Work on this plan took four years to complete (2011-2015), which was supported by the British Consulate General in Jerusalem and the European Union. Wadi Al-Nis is located in Area B and Area C, where 100 dunums of its lands are located in Area B, and 161 dunums are located in Area C within the prepared outline plan.



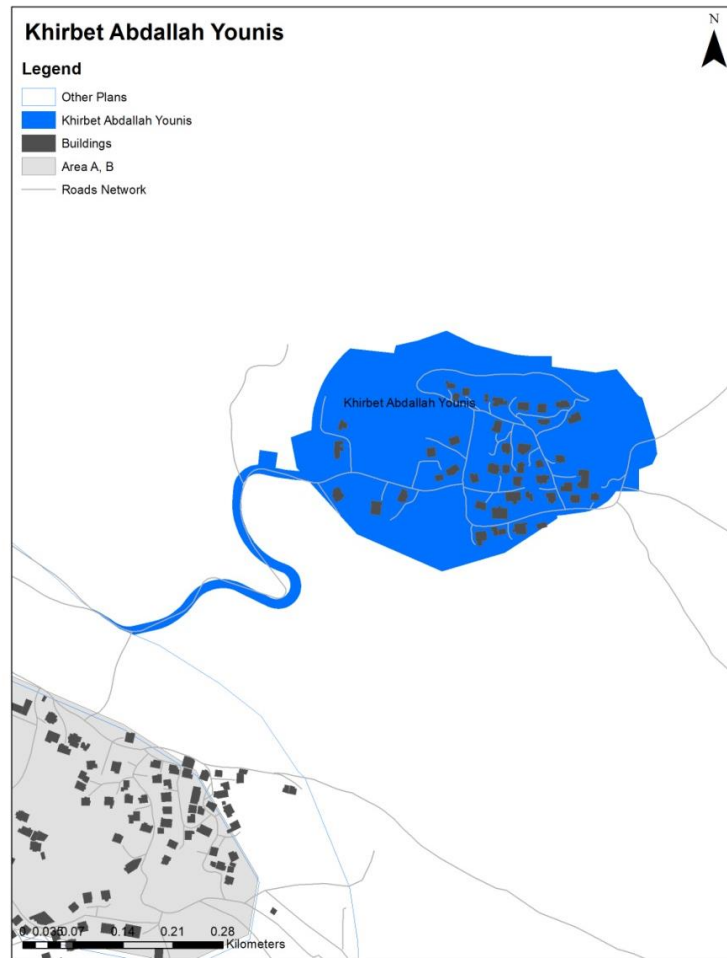
Map(1): Wadi el Nis approved Plan

No.	Plan Name	Area (dunum)	Population 2017	Population 2040
1	Imnzeizil	192	450	900
2	'zbat al Tabib	124	225	450
3	Ras Tiraa and Daba	266	708	1416
4	Wadi Nis	161	800	1600
5	T'innek	366	1000	2000
	Total	1109	3183	6366

Figure(1): Approved plans areas and population

1.2 Advanced Plans

These are 14 plans which have been prepared by IPCC with the local communities and have been granted a plan number. These plans gained the approval of the planning committee and the defense minister, and are waiting to be published for public review, or have been published in Arabic and Hebrew newspapers for public objection for a total of 60 days by the Central Planning Committee in the ICA, but are still awaiting political decision to be fully authorized. These plans are in the areas of: Khirbet Abdallah Al-Younis, Tarqumiya Souh, Um Lahim, Oqban, and Mrooj, Al Walaja, Jurat Ash-Sham'a, At-Tuwani, Harmala, Rafidyeh, Beit Ta'mar, Za'tara, Um Dyounf, Marah M'allah and Al-Ma'sara. These advanced plans have a total area of 3808 dunums. An example of these plans is Khirbet Abdallah Al-Younis in west Jenin. Work on this plan took seven years to complete (2012-2019) and was supported by the British Consulate General in Jerusalem and the European Union. Abdallah Al-Younis is located in Area C within a prepared outline plan that includes 123 dunums.



Map(2): Khirbet Abdallah Al Younis advanced Plan

No.	Plan Name	Area (dunum)	Population 2017	Population 2040
1.	Oqban	465	1100	2200
2.	Al Walaja	680	2300	4600
3.	Jurat ash Sham'a	364	1438	2876
4.	At Tuwani	161	400	800
5.	Harmala	339	750	1500
6.	Rafidyeh	35	140	280
7.	Beit Ta'mir	19	80	160
8.	Za'tara	85	200	400
9.	Um Dyouf	175	520	1040
10.	Marah Ma'alla	216	661	1322
11.	Al Ma'sara	382	925	1850
12.	Khirbet 'Abdallah al Yunis	123	200	400

13.	Um Lahim	153	328	656-
14.	Tarqumiya	611	3100	6200
	Total	3808	12142	23628

Figure(2): Advanced plans areas and population

1.3 Plans Under Discussion

These are 85 plans which have been prepared by IPCC in cooperation with other planning offices. These plans have been submitted to the ICA, and have been discussed several times and are in different stages. 10% of these plans do not have a file number in the ICA, and 15% of them have been under discussion with the ICA planning committee for 8 years. The plans under discussion have a total area of 79982 dunums.

An example of these plans is the Arab Ramadeen and Arab Abu Farda plan located in south-east Qalqilya. Work on this plan took eight years to complete (2011-2019) which was supported by the British Consulate General in Jerusalem and the European Union. Arab Ramadeen and Arab Abu Farda is located in Area C within a prepared outline plan with an area of 391 dunums.



Map(3): Arab Ramadeen and Arab Abu Farda under discussion Plan

No.	Plan Name	Area (dunum)	Population 2017	Population 2040
1.	Al Jiftlik	10507	3240	6480
2.	Hay_ ALkaramah	389	269	538
3.	Habla	1460	6950	13900
4.	Khashem ALDaraj	2317	1586	3172
5.	Khashem al Karem	495	413	826
6.	khallet an Nu'man	317	300	600
7.	Ar Rifa'iyya	410	460	920
8.	Um AlKheir	1006	780	1560
9.	Az Zubeidat	737	1830	3660
10.	Khallet Athaba	41	31	62
11.	Al Midya	358	1363	2726
12.	Arab al Fureijat	576	725	1450
13.	Kafa	772	474	948
14.	Yanun al Fauqa	89	116	232
15.	Wadi ar Rasha	84	193	386
16.	Khirbat Mas'ud	30	60	120
17.	Khirbet Jubara	225	325	650
18.	Kardala	212	370	740
19.	Barta'a ash Sharqiya	1795	4817	9634
20.	'Izbat Shufa	1719	1173	2346
21.	Shufa	580	2573	5146
22.	Hajja and Al Funduq	717	3353	6706
23.	Al Malih	149	228	456
24.	Imreiha	185	488	976
25.	Far'un	1139	3636	7272
26.	Al Haffasi	62	179	358
27.	Dhafer al 'Abed	238	419	838
28.	Al 'Eizariya	3768	6000	12000
29.	'Azzun	3594	9738	19476
30.	Qalqiliya	4411	2000	4000
31.	Al Hadidiya	159	76	152
32.	Al Maniya	496	1400	2800
33.	An Najada	830	886	1772
34.	Isla	404	1013	2026
35.	Ar Ra'dyeh	22	71	142
36.	Khirbet Fares	98	250	500
37.	Deir Qaddis	675	574	1148
38.	Aba	422	536	1072
39.	ALDirat	946	1001	2002
40.	An Nabi Elyas	345	1315	2630
41.	Al Masqufah	306	305	610
42.	Al Farisiya	145	182	364
43.	Dhafer al Malih	215	195	390
44.	Deir Ballut	2800	874	1748

45.	Ar Ramadin	9480	684	1368
46.	Battir	2266	4230	8460
47.	Umm ar Rihan	781	300	600
48.	Bruqin	1513	1000	2000
49.	Al' Aqaba	383	216	432
50.	Fasayil	798	1227	2454
51.	Rashaydeh	720	887	1774
52.	Al Khalayleh	341	556	1112
53.	Susiya	1438	340	680
54.	Fuqeiqis	249	336	672
55.	Ras Al Wad	820	900	1800
56.	Khalit Dab'	41	408	816
57.	Rakiz	17	8	16
58.	Khirbet Al Fakhit	33	51	102
59.	Mirkez	156	97	194
60.	Isfey Foqa and Tihta	188	170	340
61.	Shi'b al Butum	61	249	498
62.	Qwawis	204	46	92
63.	Saadet Tha'lah	95	129	258
64.	Khirbet al Majaz	154	133	266
65.	Khallet Sakariya	129	261	522
66.	Kherbet Al Dier	522	1500	3000
67.	Hulqoum and Manchye	785	939	1878
68.	Ma'in	423	825	1650
69.	Um Ad Daraj	563	1009	2018
70.	An Nabi Samwil	228	261	522
71.	Qalandiya	174	644	1288
72.	Bir Al Basha	898	1455	2910
73.	A'rab ar Ramadin	391	390	780
74.	Kahleet Nahleh	543	150	300
75.	Tal al Khashaba	773	135	270
76.	Haris	559	3364	6728
77.	Abdallah Ibrahim	616	392	784
78.	Jinsafut	849	1163	2326
79.	Jit	819	855	1710
80.	Kissan	517	321	642
81.	Al Khader	1849	1715	3430
82.	Idna	1593	3059	6118
83.	Simya	968	571	1142
84.	Wadi D'ouq	430	179	358
85.	Al Mansoura	370	284	568
	Total	79982	94206	188412

Figure(3): Plans under Discussion areas

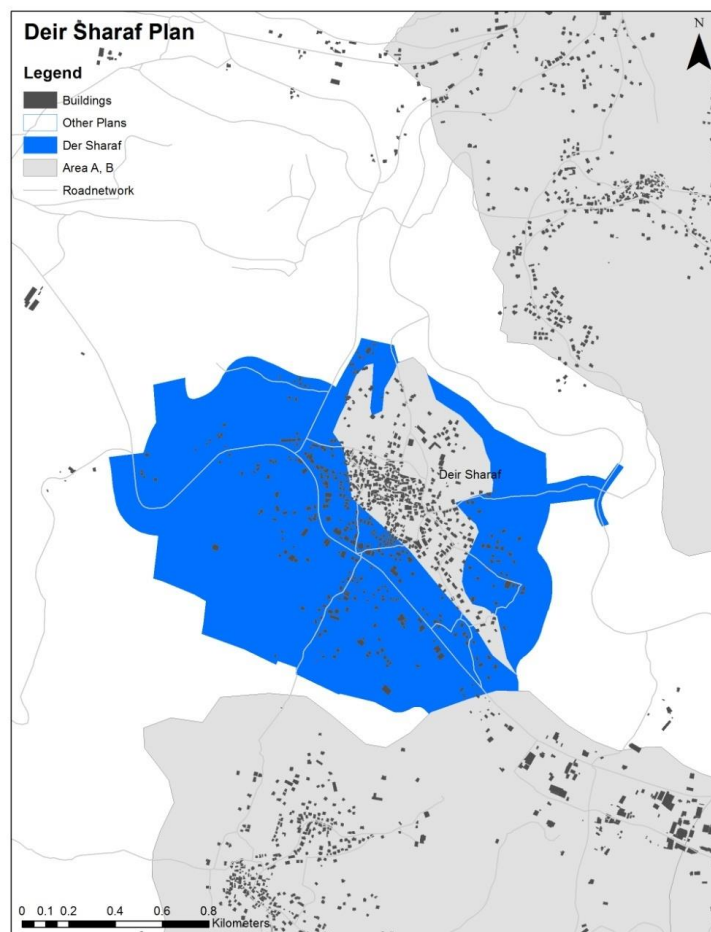
1.4 Plans Not Submitted

These are 15 plans which have been prepared by IPCC which have gained the approval of the local community and are ready to be submitted to the ICA. These plans are in the areas of: Dahret Ikbarea, Jabal Harasa, Khirbet At-Tayyah, Um Fagarah, Tuba, Khirbet Al-Taban, Bir Al-Eid, Halaweh, Jinba, Mghayir Al A'bid, Der Sharaf, Qarawa Bani Hassan, Qibya, Al'Uddeisa and Wadi Fouken. They all have a total area of 12106 dunums.

An example of these plans is the Deir Al-Sharaf located in north-west Nablus. Work on this plan began in 2018 and has been supported by the European Union. Deir Al-Sharaf is located in Area B and Area C, where 415 dunums of its lands are in Area B, and 1,724 dunums are in Area C within a prepared outline plan.



Picture (1): Discussing Deir Sharaf Plan with the Local Community



Map(4): Deir Al-Sharaf Plan that has not been Submitted

No.	Plan Name	Area (dunum)	Population 2017	Population 2040
1.	Dahret Ikbarea	215	500	1000
2.	Jabal Harasa	1658	1500	3000
3.	Khirbet at Tayyah	1097	500	1000
4.	Um Fagarah	132	97	194
5.	Tuba	72	72	144
6.	Khirbet al Taban	86	75	150
7.	Bir Al Eid	44	45	90
8.	Halaweh	125	88	176
9.	jinba	192	151	302
10.	Mghayir Al A'bid	61	50	100
11.	Der Sharaf	1724	1063	2126
12.	Qarawat bani Hasan	2181	993	1986
13.	Qibya	2325	1725	3450
14.	Al'Uddeisa	1187	771	1542
15.	Wadi Fouken	1007	365	730
	Total	12106	7995	15990

Figure(4): Plans not Submitted: Areas and Population

Finally, the 119 outline plans are distributed across the whole of the West Bank for localities located in Area C or are partially in Area C. 6% of these plans are plans that have gained approval; 15% are advanced plans; 63% are plans under discussion; and 16% are plans that have not been submitted. All have an area of 97005 dunums as follows:

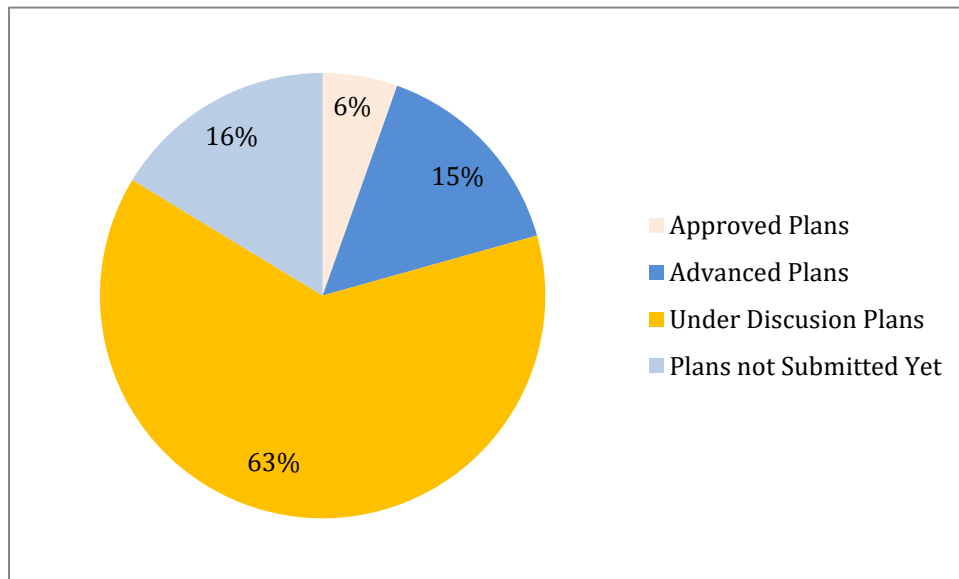


Figure (5): The 4 categorized of the outline plans

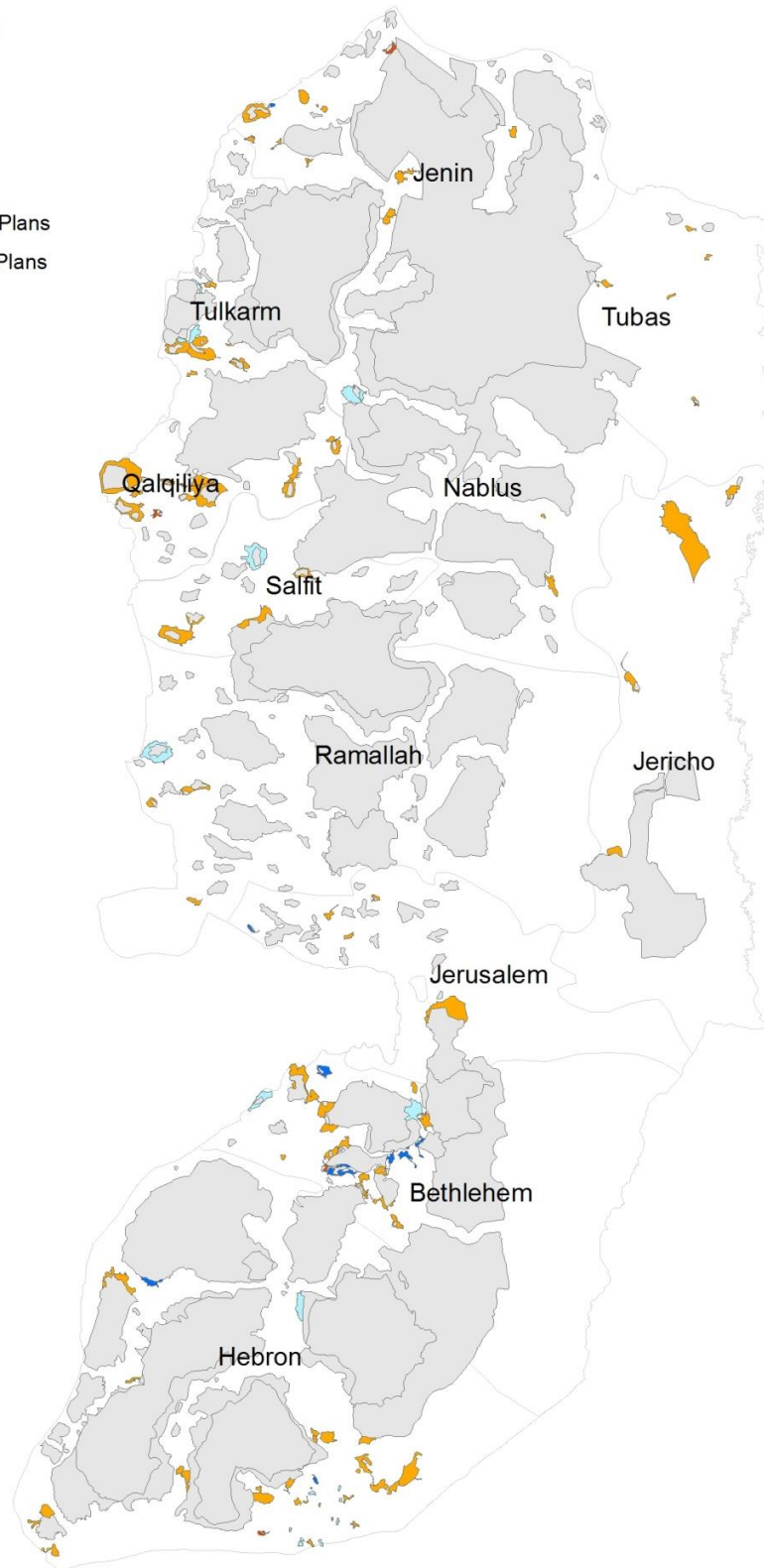
No.	Proposed Outline Plans stage	No. Of plans	Area- Dunums	Population 2017	Projection (2040)
1	Approved Plans	5	1109	3183	6366
2	Advanced Plans	14	3808	12142	23628
3	Under Discussion Plans	85	79982	94206	188412
4	Plans not Submitted yet	15	12106	7995	15990
	Total	119	97005	117526	234396

Figure (6): Outline Plans Area and population

Outline Plans

Legend

- Advanced Plans
- Approved Plans
- Not Submitted Yet Plans
- Under Discussion Plans
- Area A, B



Map(5): Outline Plans

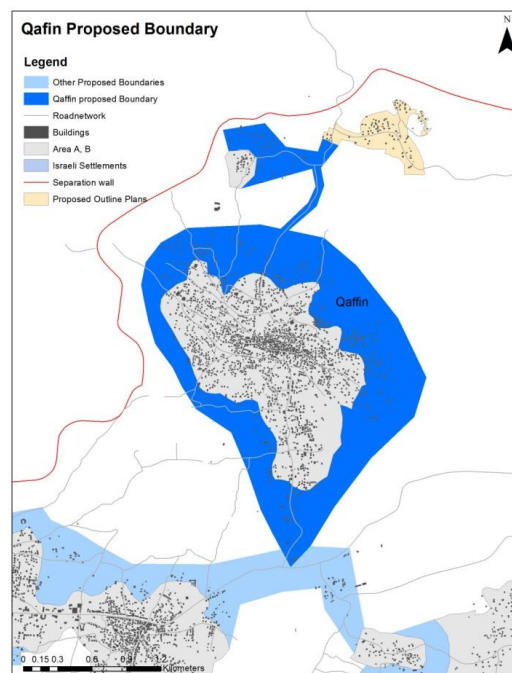
Section Two: Proposed Zoning

2.1 Boundaries of Proposed Plans

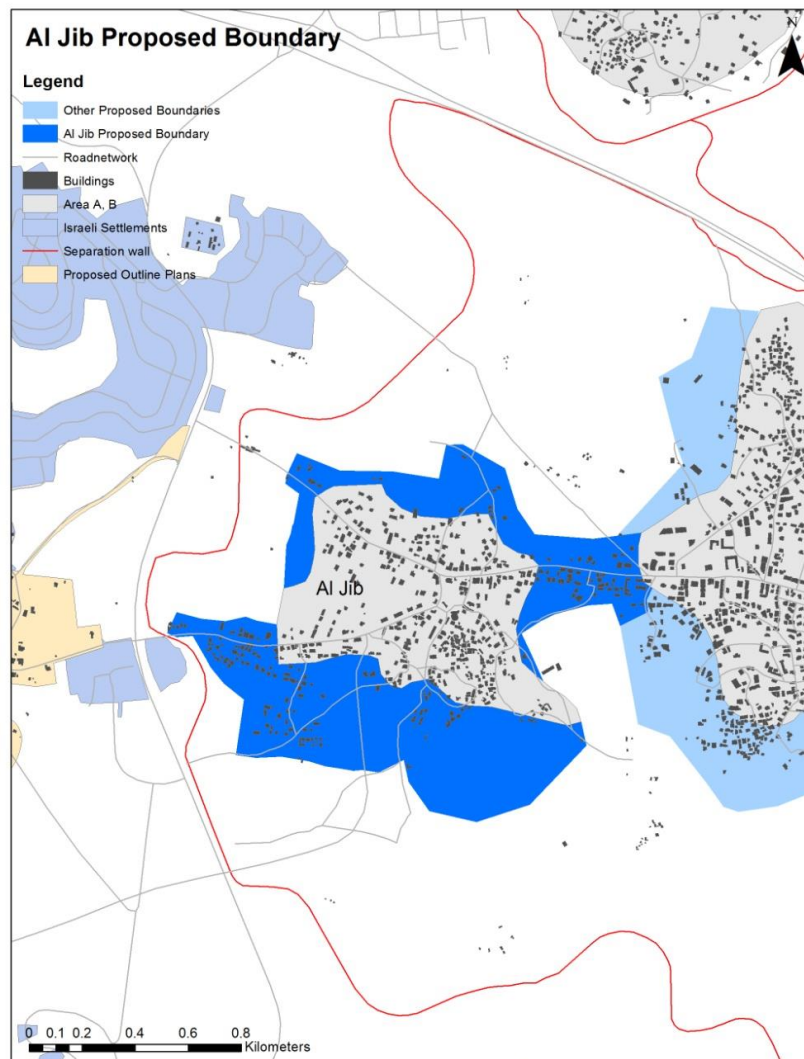
There are several localities in the West Bank that are located in Area C or are partially in Area C that do not have prepared outline plans for urban expansion. Therefore, according to the selection criteria for the selection of prioritized localities that have previously been discussed, 47 localities that are located in Area C or partially in Area C have been selected.

Based on our experiences in preparing outline plans, the boundaries for the selected localities have been prepared in regards to the built-up area in Area C, the projection for the next 20 years, the regional road network, the connection of the locality to Area A or B, the Israeli settlements and the Separation Wall. The boundaries of these proposed plans have a total of 74987 dunums.

An example of these proposed plans is Qaffin village in Tulkarem that is located in Area B and Area C, where 1,890 dunums of its lands are located in Area B and 2,749 dunums of the village's lands that are located in Area C are proposed for expansion. Another example of these proposed boundaries is the village of Al-Jib located in the north-west of Jerusalem. Parts of its lands (605 dunums) are located in Area B and in 836 dunums located in Area C are proposed for expansion.



Map(6): Proposed Boundary for Qaffin



Map(7): Al Jib proposed Boundary

These 47 boundaries of the proposed plans are indicated in the following table:

Village number	Name	Area (dunum)	Population 2017	Projection 2040
1	Bardala	884	1,593	3186
2	Baqat al Hatab	652	1,926	3852
3	Beit Amin	221	1,268	2536
4	'Izbat Salman	334	888	1776
5	'Anata	1186	16,762	33524
6	'Azzun 'Atma	365	2,050	4100
7	'Ein 'Arik	2258	1,759	3518
8	'Ein Yabrud	1517	2,493	4986
9	An Nazla al Gharbiya	647	1,100	2200
10	Beit ar Rush al Fauqa	3352	1,373	2746
11	Az Za'ayyem	378	6,212	12424
12	'Abud	2327	2,134	4268
13	Yatma	1124	3,334	6668
14	As Sawiya	534	2,737	5474
15	Al Hijra	610	724	1810
16	Beitin	1194	2,223	4446
17	Ad Duwwara	5845	2,281	4562
18	Al 'Auja	577	5,179	10358
19	Al Baqa'a	308	1,377	2754
20	Al Burj	2057	2289	5723
21	Al Buweib	897	728	1456
22	Al Jalama	1629	2,248	4496
23	Al Jib	836	4,094	8188
24	Al Judeira	1053	2,610	5220
25	Az Zawiya	1341	5,981	11962
26	Bani Na'im	2126	24,414	48828
27	Beit Iksa	471	1,757	3514
28	Beit Kahil	1250	8,803	17606
29	Beit Liqya	3019	9,223	18446
30	Beit Surik	2407	3,988	7976
31	Beit Ummar	2777	16,830	33660
32	Biddya	3225	10,360	20720
33	Bir Nabala	1381	5,948	11896
34	Dkaika	563	298	596
35	Faqqu'a	1831	4,372	8744
36	Hizma	1107	7,052	14104
37	Jalbun	1674	2,789	5578
38	Kafr Thulth	1566	5,557	11114
39	Kharbatha al Misbah	1115	6,311	12622
40	Mas-ha	1152	2,349	4698

41	Nahhalin	1156	8,665	17330
42	Nazlat 'Isa	1744	2,282	4564
43	Qaffin	2749	10,597	21194
44	Rummana	3869	3,605	7210
45	Shuqba	2916	5,412	10824
46	Tura al Gharbiya and Sharqiya	3924	1275	2550
47	Umm Salamuna	839	1,178	2356
	Total	74987	218428	438363

Figure (7): The Proposed plans boundaries Areas and population

2.2 Contiguity

Many villages and cities in Areas A and B are connected by roads that pass through Area C. This negatively affects the connectivity and accessibility between these areas, as well as it impedes access to health and educational services, the movement of the civil police, ambulances, the civil defense, and hinders management and control of the areas. Thus, the proposed boundaries for expansion in Area C have also been reflected in the shape of connections that may be roads, residential areas or tunnels in order to: connect Areas A and B together; connect Area C to each other; connect Area C with Area A or B; and to ease accessibility to Area C.

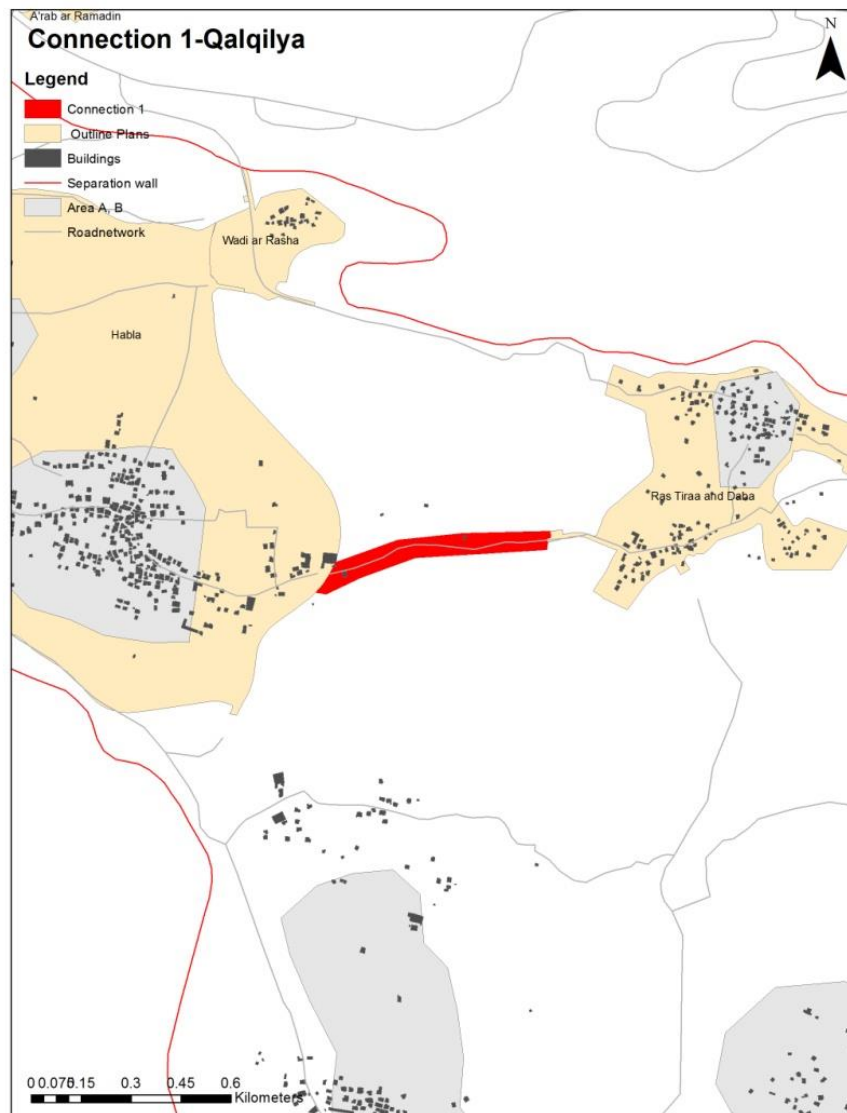
These connections were created upon the following criteria:

1. The proposed outline plans,
2. The boundaries of proposed plans,
3. The regional road network,
4. The connection of Area A and B,
5. The location of the localities,
6. The Separation Wall and the Israeli settlements.

Thus, these connections have been categorized into four categories upon the connected areas as follows:

Connection 1: This type of connection connects between localities in Area C to each other to enable ease of movement of people from one area to another, and to create accessibility to different services. These include the following connections:

1. Connection in Qalqilya: Between the Ras Tira, Dabaa and Habla localities, which are partially located in Area C.



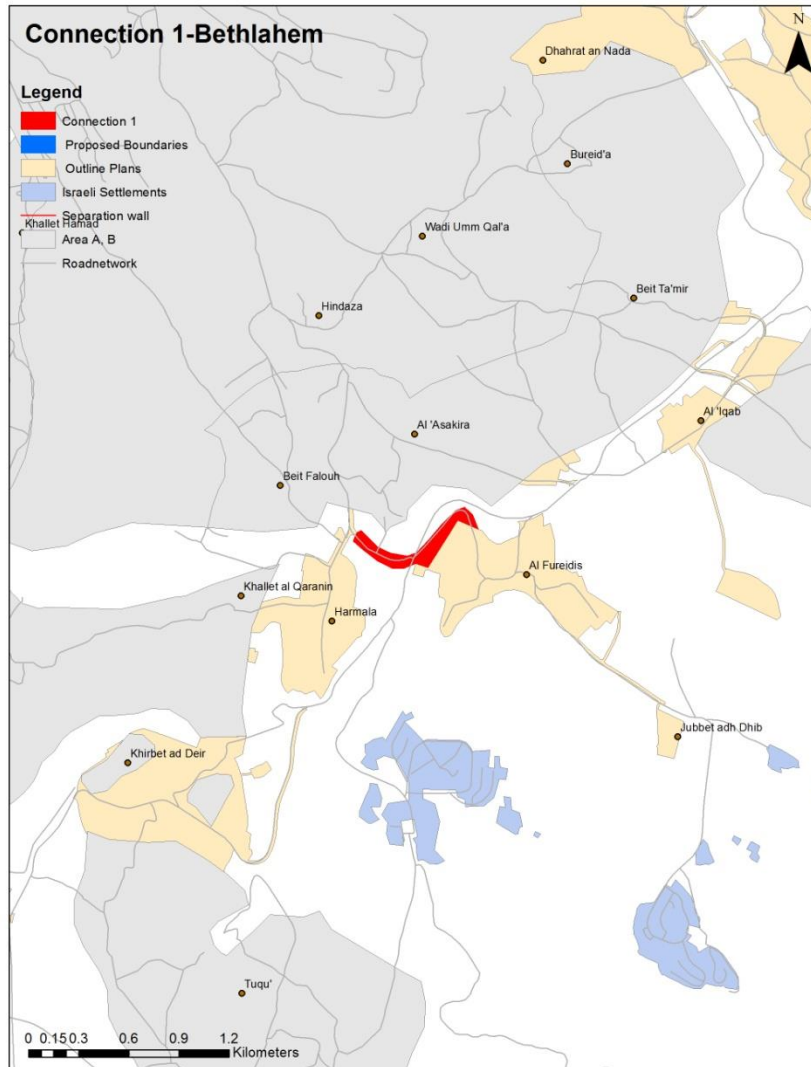
Map(8): Connection 1-Qalqilya

2. Connection in Bethlehem: Between Al-Khader and Battir localities which are partially located in Area C in the shape of a tunnel between them.



Map(9): Connection 1 - Bethlehem

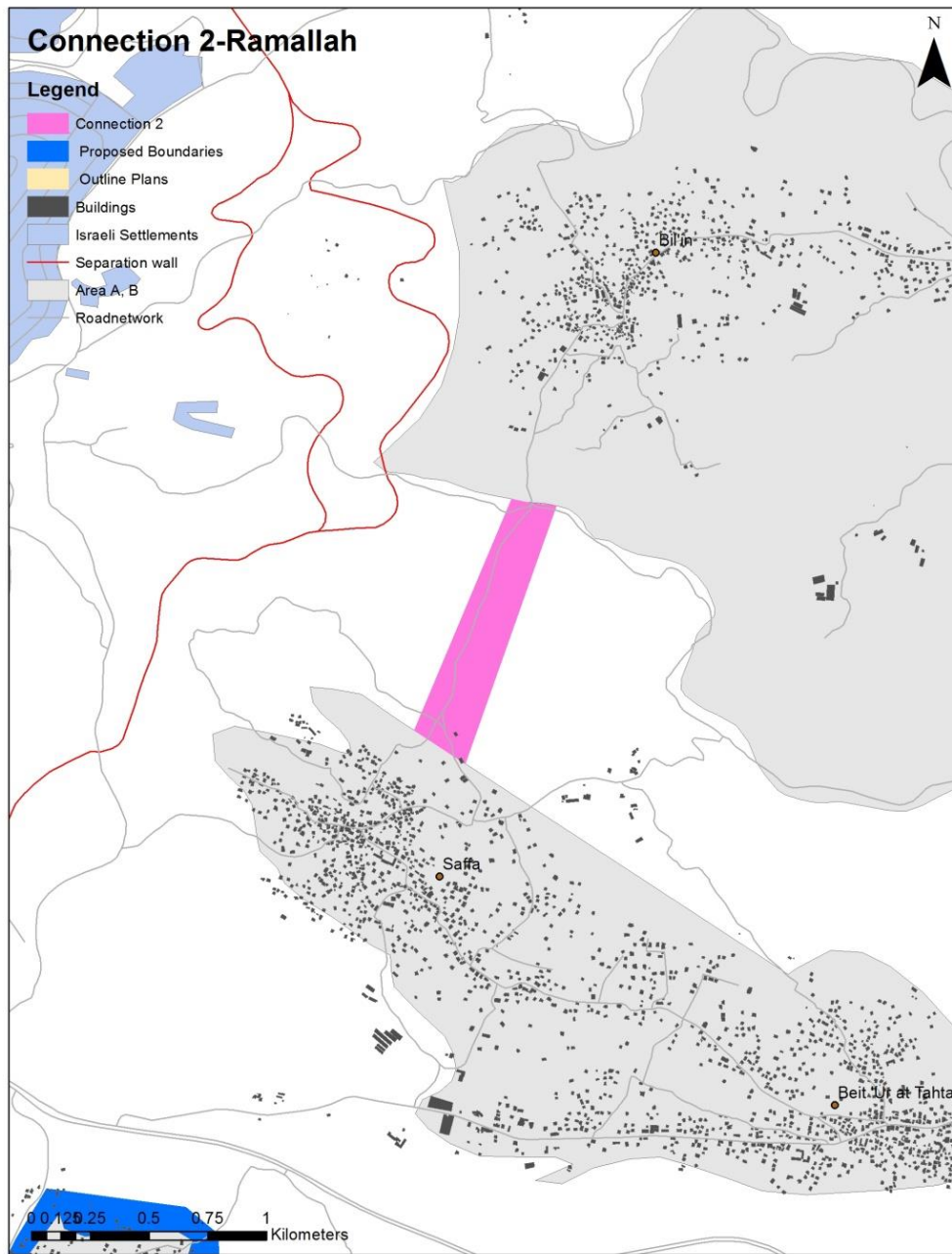
3. Connection in Bethlehem: Between Al-Fureides and Harmala localities which are located in Area C in the shape of residential areas.



Map(10): Connection 1 - Bethlehem

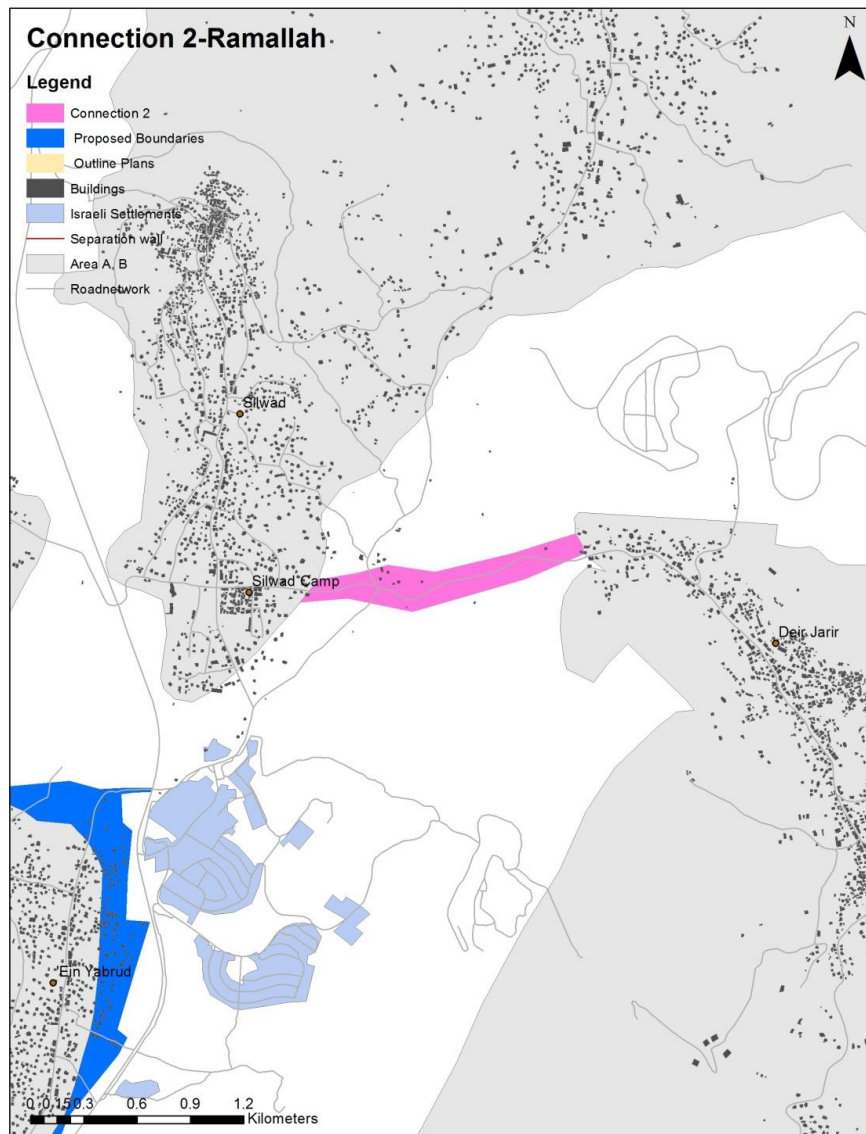
Connection 2: This type of connection connects between localities in Areas A and B to each other to enable the ease of movement of people from one area to another, and to create accessibility to different services. These localities may be small localities to be connected to each other, small localities to be connected to bigger localities, or big localities to be connected to each other. These include the following connections:

1. Connection in Ramallah: This connection connects Saffa locality to Bil'in locality which are located in Area B to be connected in terms of space and services.



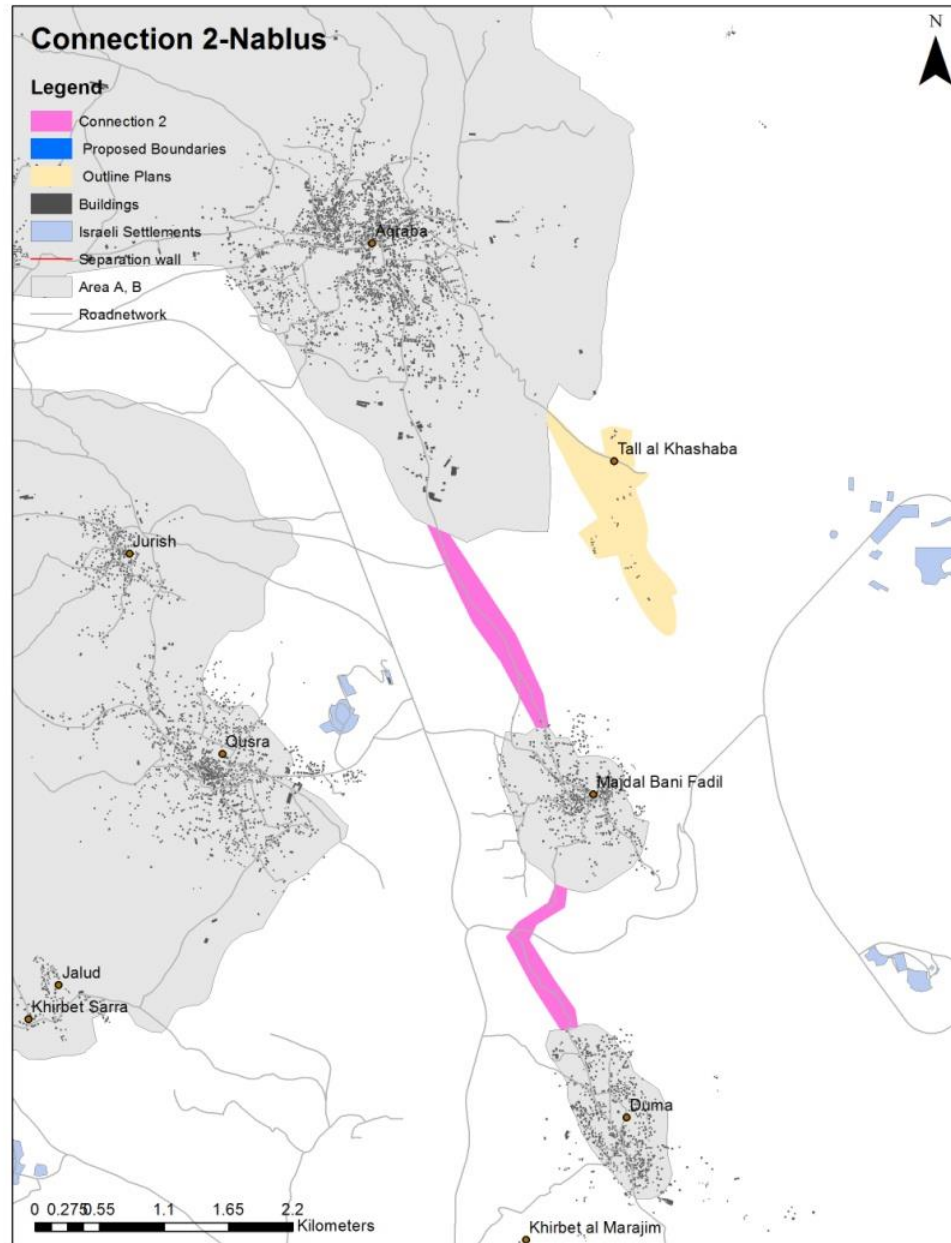
Map(11): Connection 2 - Ramallah

2. Connection in Ramallah: This connection connects Deir Jarra to Silwad which are located in Area B to be connected in terms of space.



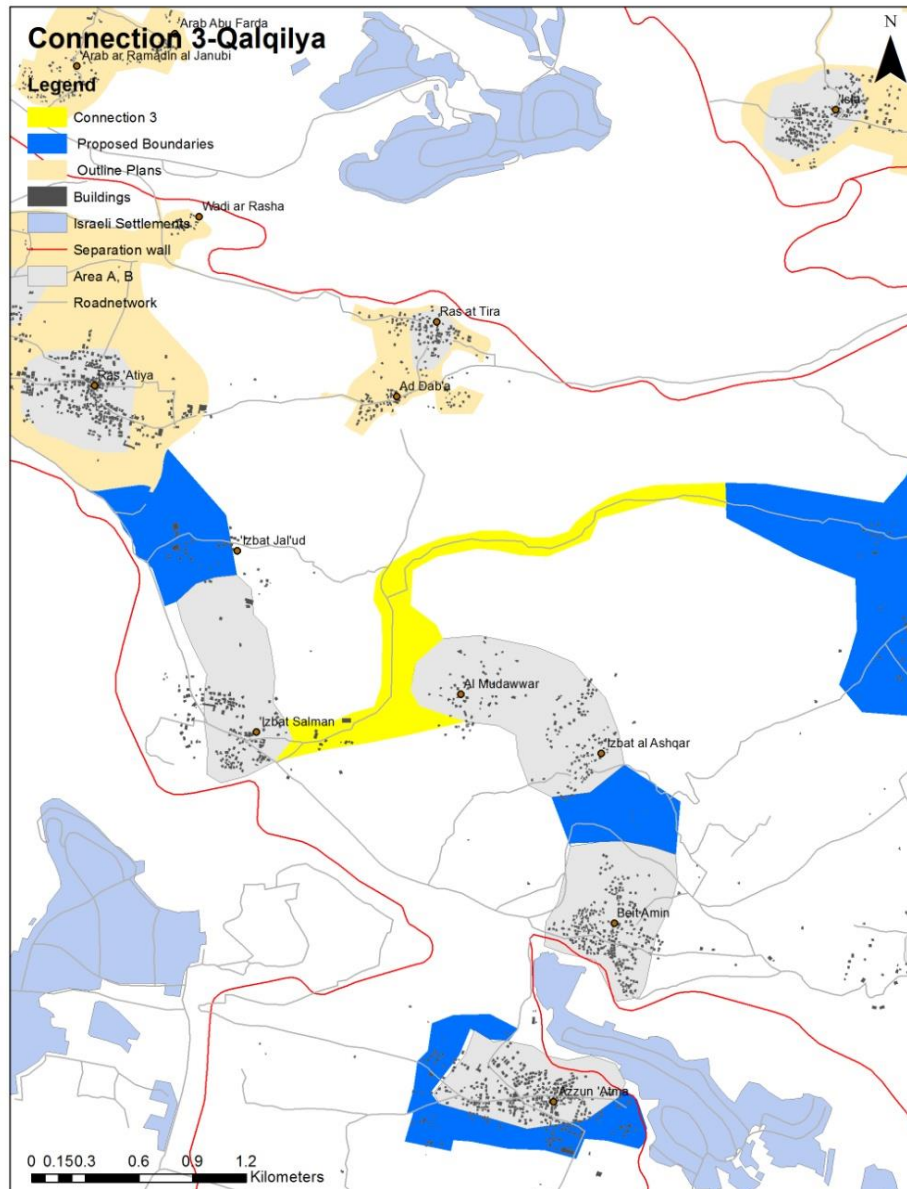
Map(12): Connection 2 -Ramallah

3. Connection in Nablus: This connection connects Duma and Majdal Bani Fadel, which are small communities in Area B and connects them to a bigger community, which is the Aqraba locality. This connection will ease the access to services and provide connection to space.



Map(13): Connection 2 - Nablus

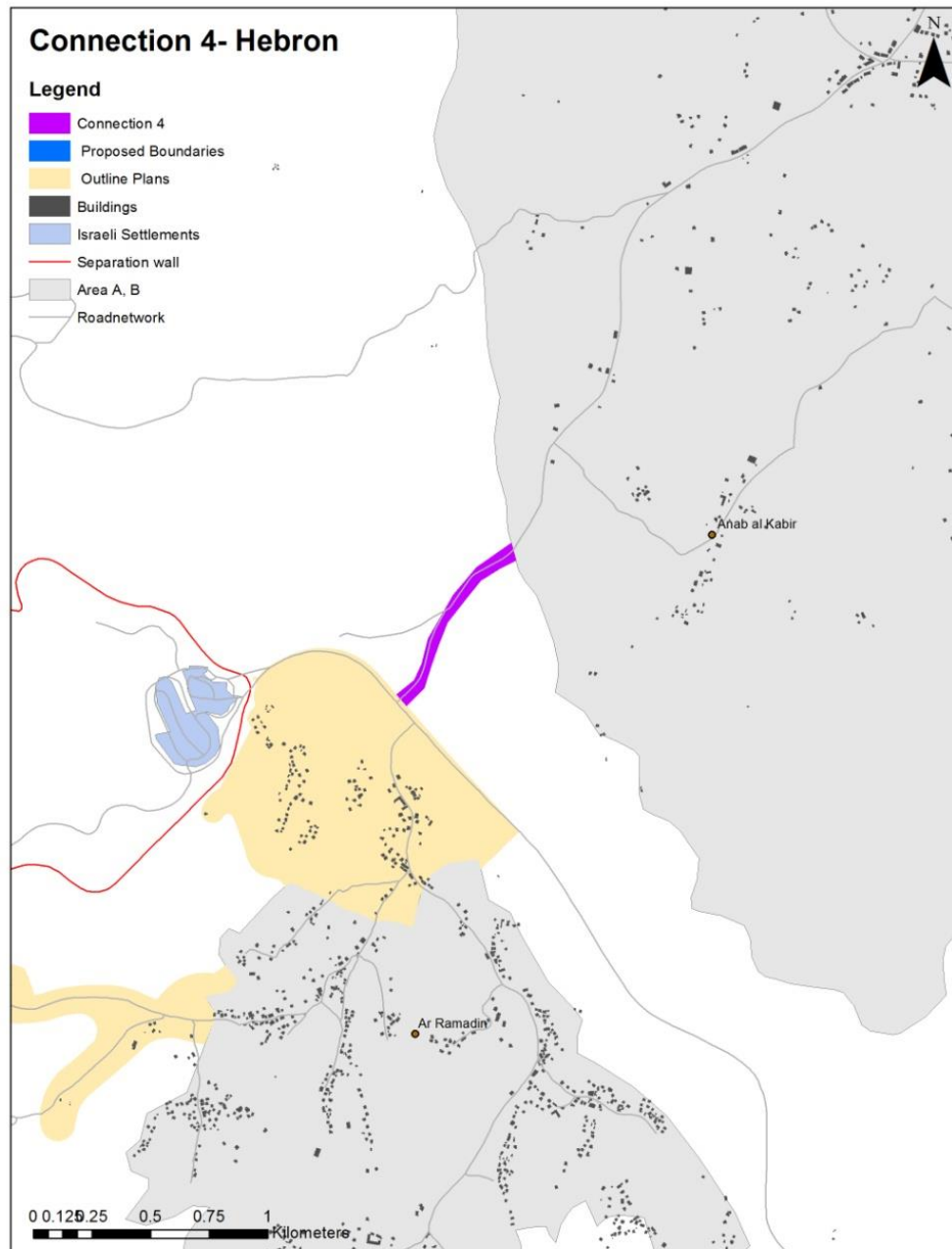
Connection 3: This type of connection connects between localities in Area C to localities in Area B to ease the movement of people from one area to another, and to create accessibility to different services. Also, this type connects small localities in Area B to each other. This includes the following connection:



Map(14): Connection 3 -Qalqilya

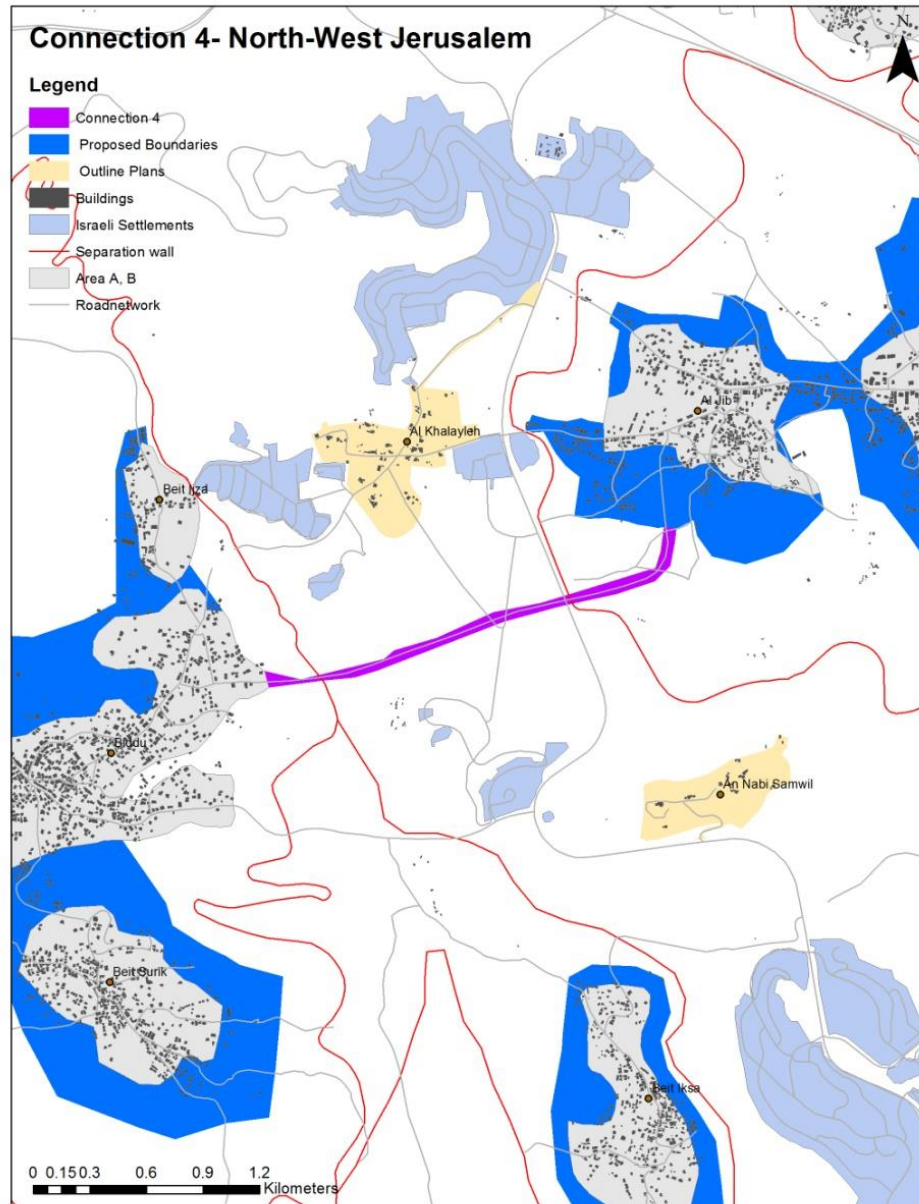
Connection 4: This type of connection connects between localities in Area C to localities in Area B to ease the movement of people from one area to another, and to create accessibility to different services. Also, it connects small localities in Area B to each other. This includes the following connection:

1. Connection in Hebron: This connection connects Arab Ar-Ramadein, which is partially in Area C, to Arab Al-Kabir which is in Area B. This connection will ease the access to services and provide connection to space.



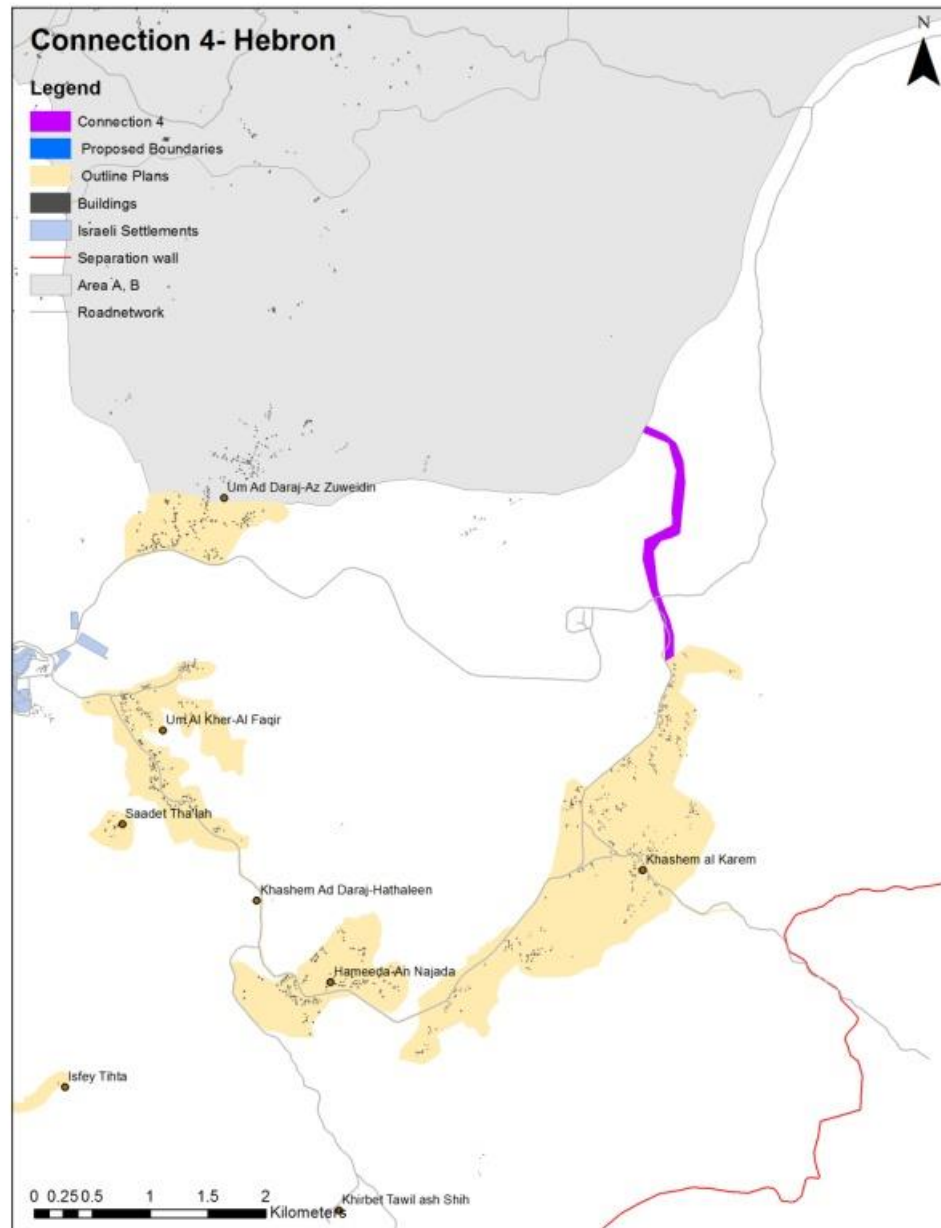
Map(14): Connection 4 –Hebron

2. Connection in North-West Jerusalem: This connection connects Biddu, which is partially in Area C, to Al-Jib. This connection provides connection to space.



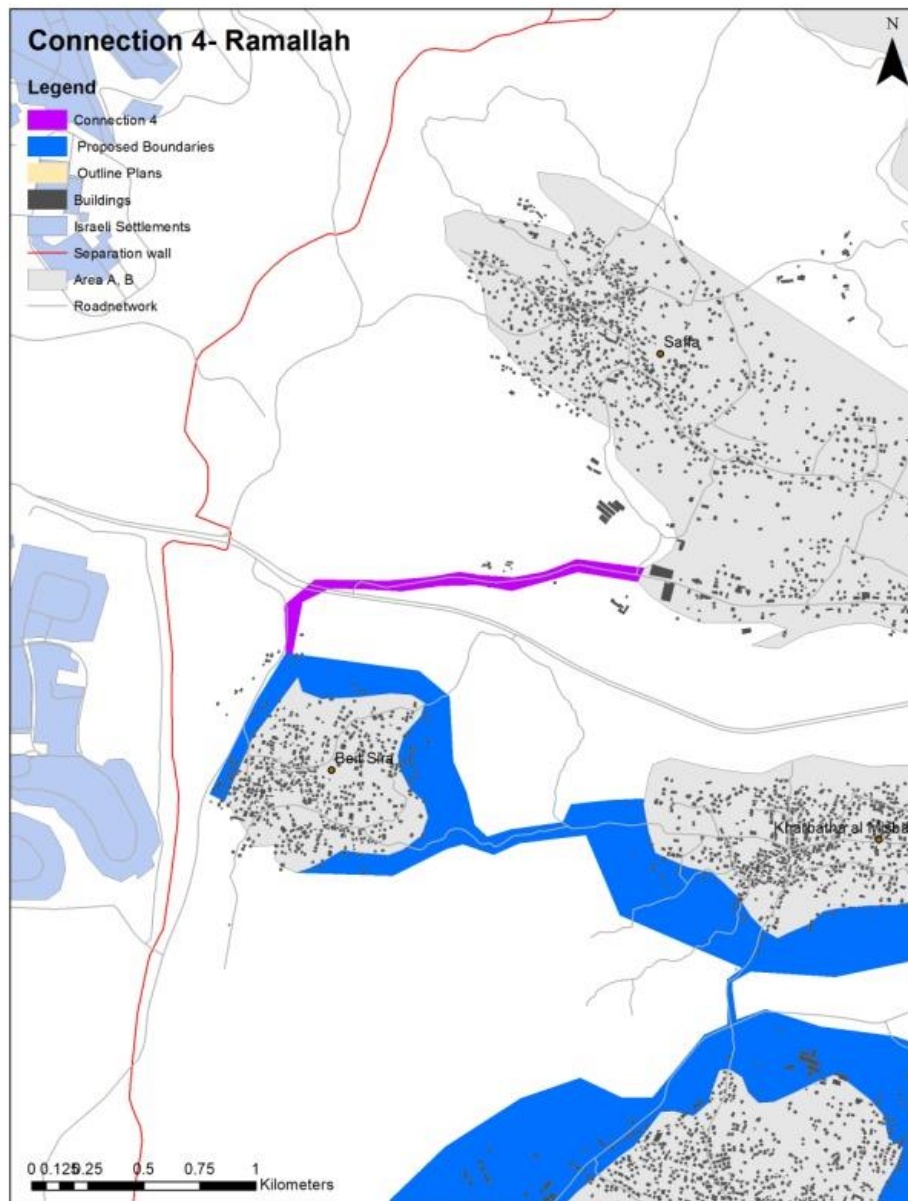
Map(15): Connection 4 –North West Jerusalem

3. Connection in Hebron: This connection connects Khashem Al-Karem, which is in Area C, with Hebron. This connection provides connection to space and ease of access to services.



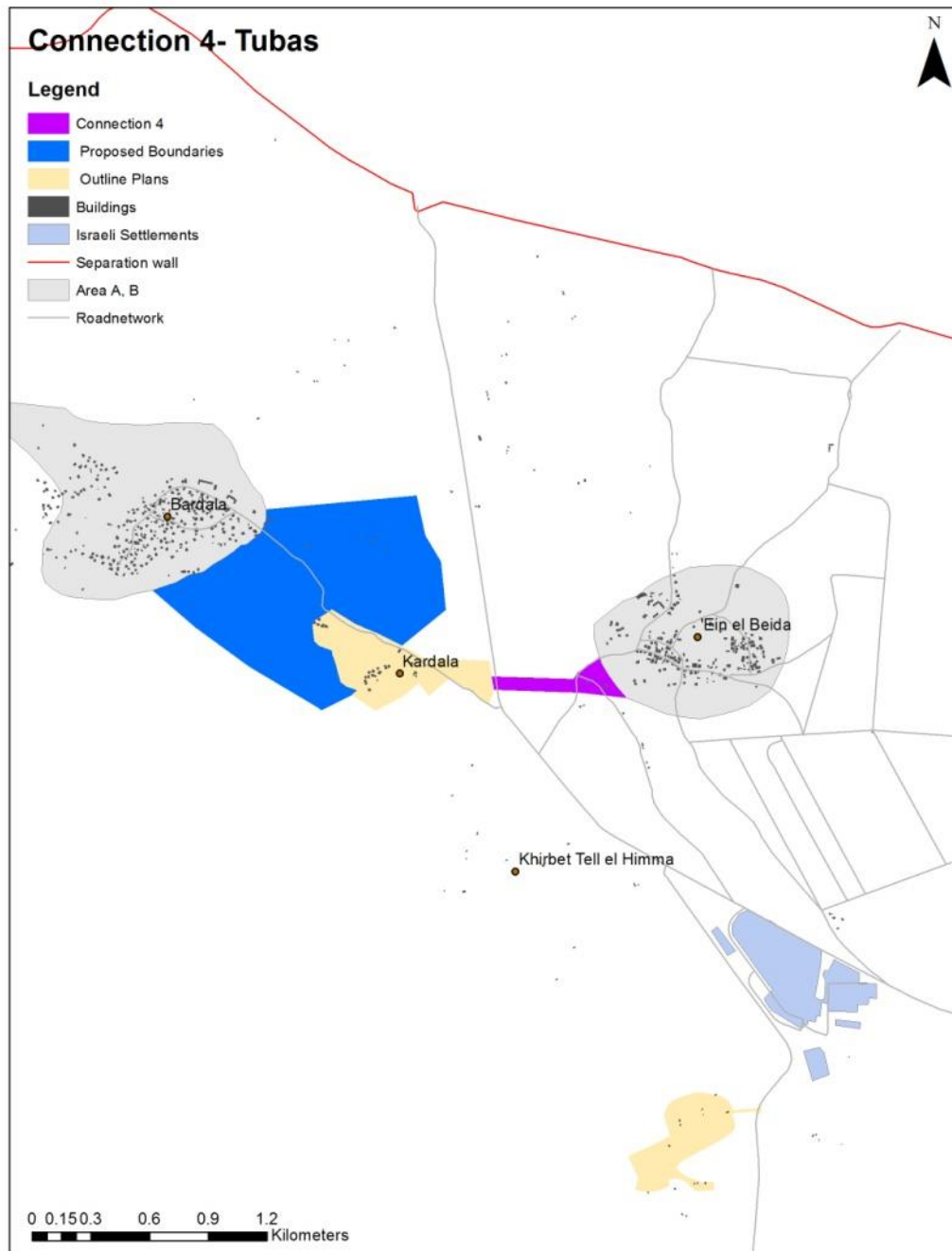
Map(16): Connection 4 – Hebron

4. Connection in Ramallah: This connection connects the locality of Beit Sira, which is partially in Area C, with Saffa which is located in Area B. This connection provides connection to space and accessibility to services as it connects a small community to a larger one.



Map(17): Connection 4 –Ramallah

5. Connection in Tubas: This connection connects the locality of Kardala, which is in Area C, with Ein Al-Beida, which is located in Area B. This connection provides connection to space and accessibility to services as it connects smaller communities to each other.



Map(18): Connection 4 –Tubas

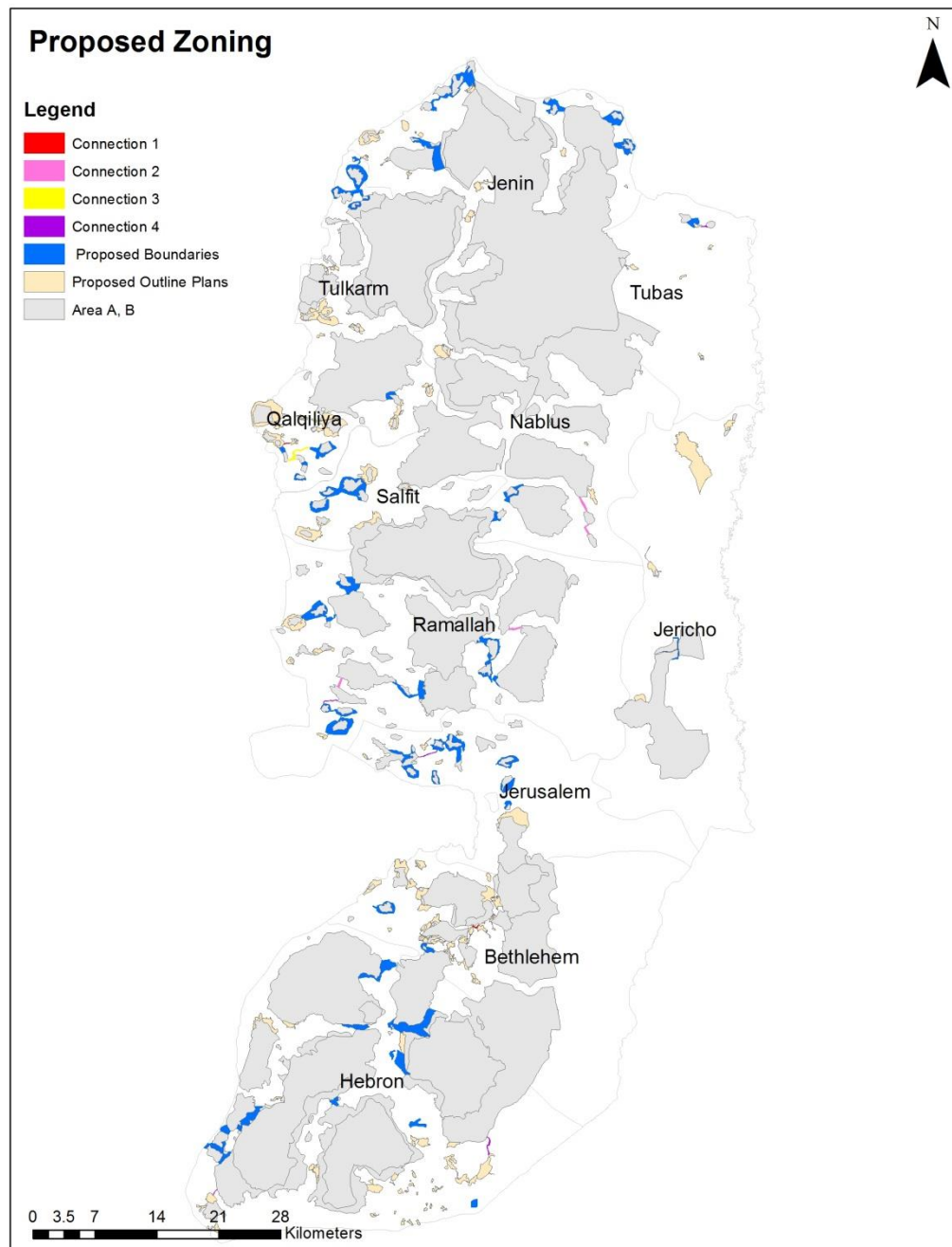
No.	Connection	Area-Dunums
1	Connection 1	118
2	Connection 2	1130
3	Connection 3	509
4	Connection 4	497
	Total	2254

Figure (8): Connections areas

Finally, these proposed zoning areas which include the connections and the boundaries of the proposed areas are indicated below:

No.	Type	No of proposed	Area-Dunums
1	Proposed Boundaries	47	74987
2	Connection	13	2253

Figure (9): Proposed Zoning Boundaries Area



Map(19): Proposed zoning(Boundaries and Connections)

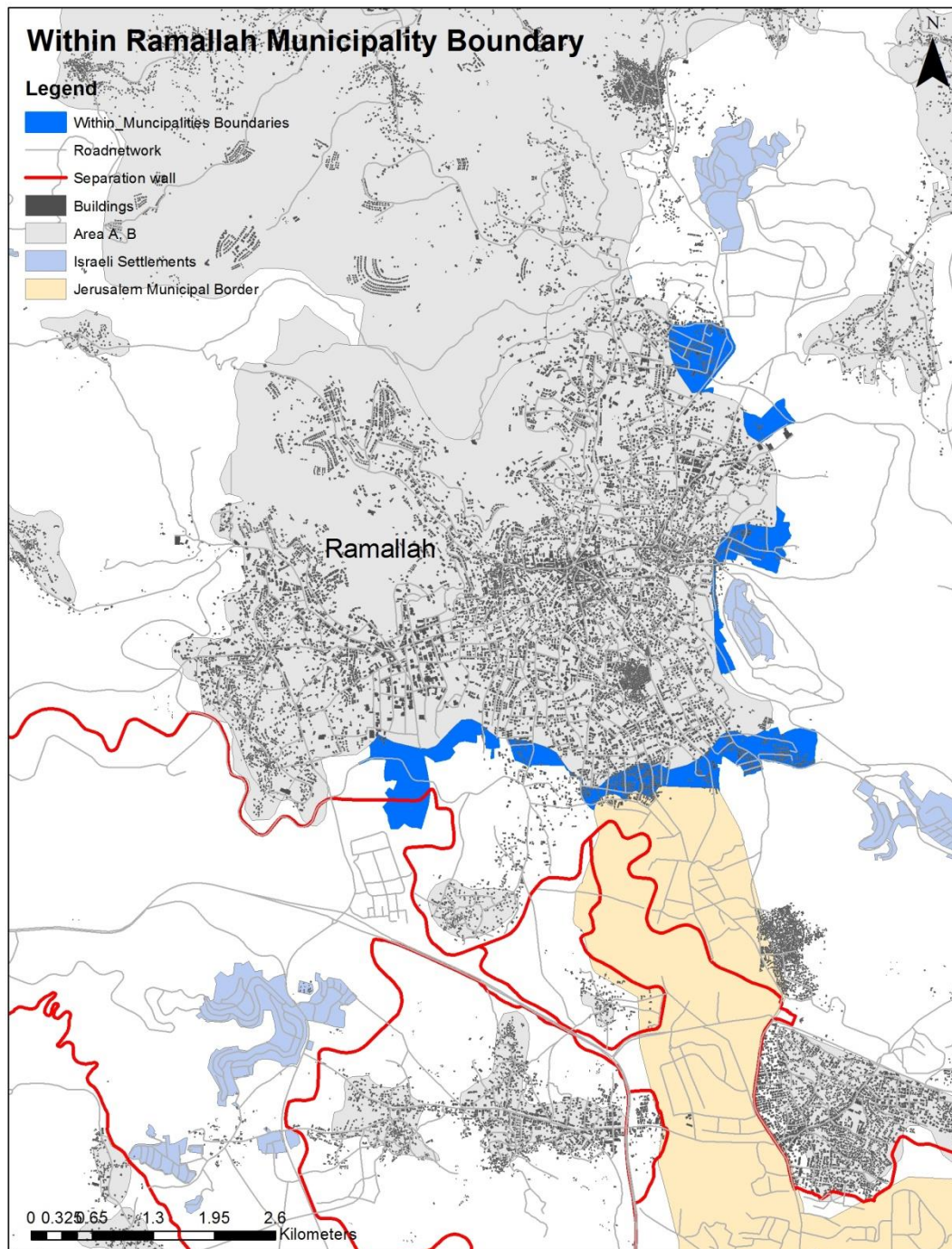
Section three: Cities

3.1 Within Municipal Boundaries

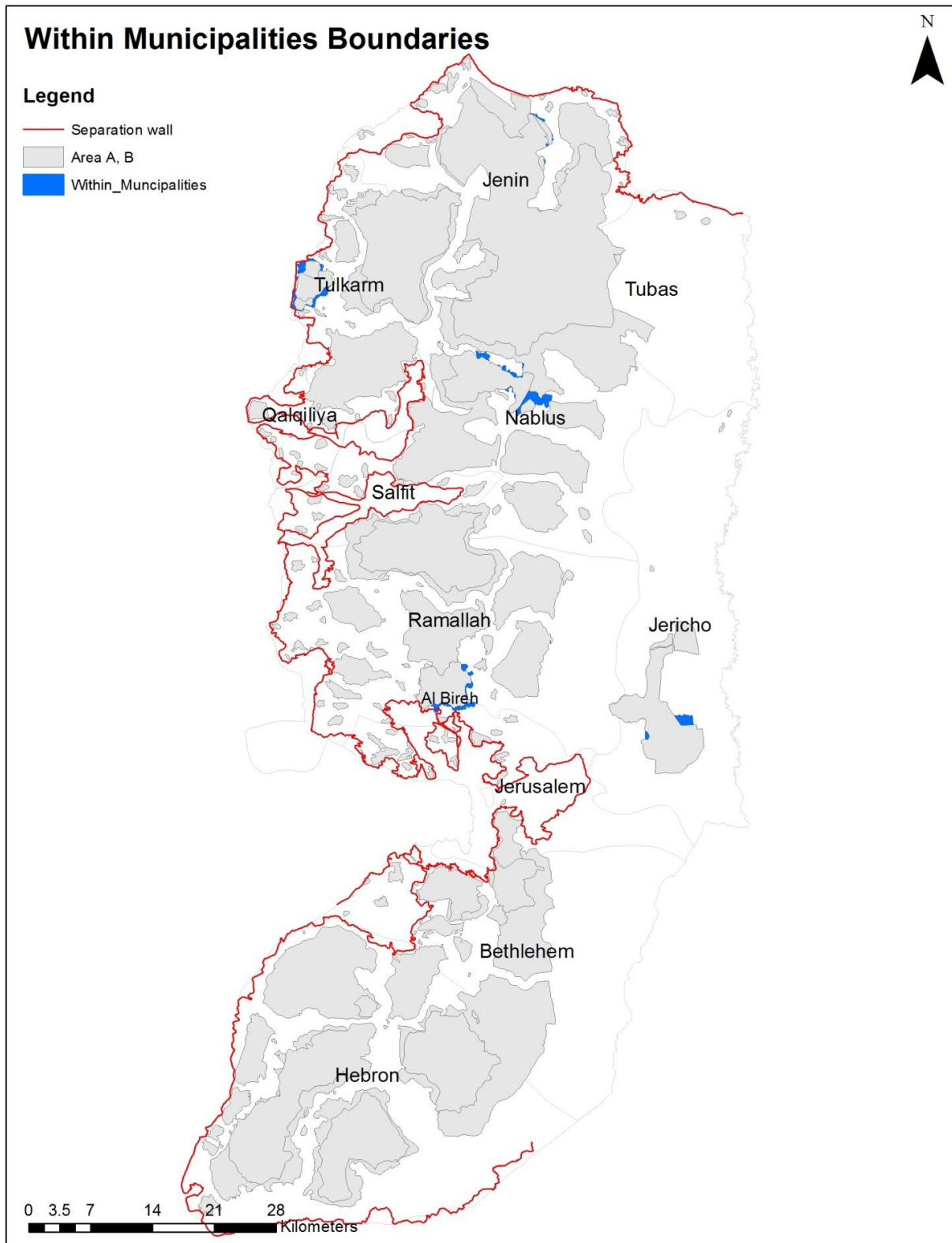
The majority of the main cities in the West Bank were within the Jerusalem municipal boundaries prior to 1967, where the Jerusalem Municipality had administrative control over these boundaries. After the Oslo Accords, most of the areas within these boundaries had been divided into Areas A and B, and some areas remained in Area C. However, most of these areas are now occupied with buildings and have approved master plans by the municipalities. So de facto, these areas are now under Palestinian jurisdiction and under full Palestinian control.

Therefore, according to the built-up areas in Area C, the integration with Areas A and B, the municipal boundaries, the Israeli settlements, and the regional roads, these areas that is located in Area C and is within the Jerusalem municipal boundaries have been selected as areas to be changed to Area A or B. These proposed areas have an area of 12,263 dunums and estimated number of buildings(according to 2018 aerial photo) is 1045 and of population 11000.

An example of these proposed boundaries is Ramallah, which includes Al-Bireh and Betunia, where 1,744 dunums of those lands are located in Area C and are within the Jerusalem municipal boundaries. Thus, this area is proposed to be changed to Area A or B, which will ease accessibility of its residents, as well as the management and control of the area.



Map(20): Within Ramallah Proposed Municipality Boundary



Map(21): Proposed Within Municipalities Boundary

No.	Municipalities	Proposed Within Municipalities boundaries Area-Dunums	No. Of Buildings	Population
1	Ramallah	1744	400	1000
2	Jericho	2020	70	350
3	Nablus	4827	120	3000
4	Beituniya	648	25	500
5	Tulkarm	2717	370	5550
6	Jenin	307	60	600
	Total	12263	1045	11000

Figure (10): Within Municipalities Boundaries Area

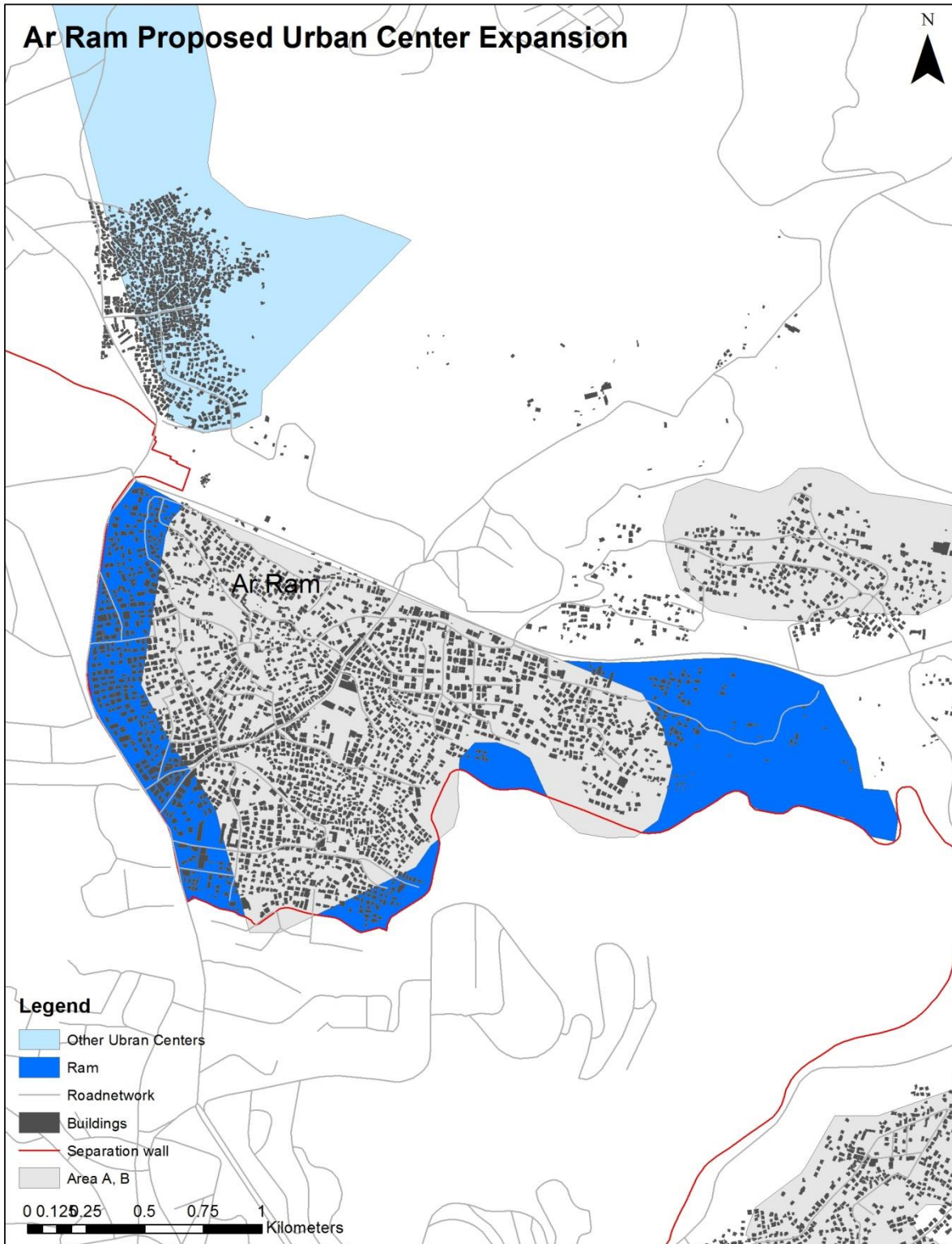
3.2 Urban Centers Proposed for Expansion

Several urban centers in the West Bank lack expansion in Area A or B and suffer from high population densities. Hence, the only possibility for future development of these urban centers is located in Area C.

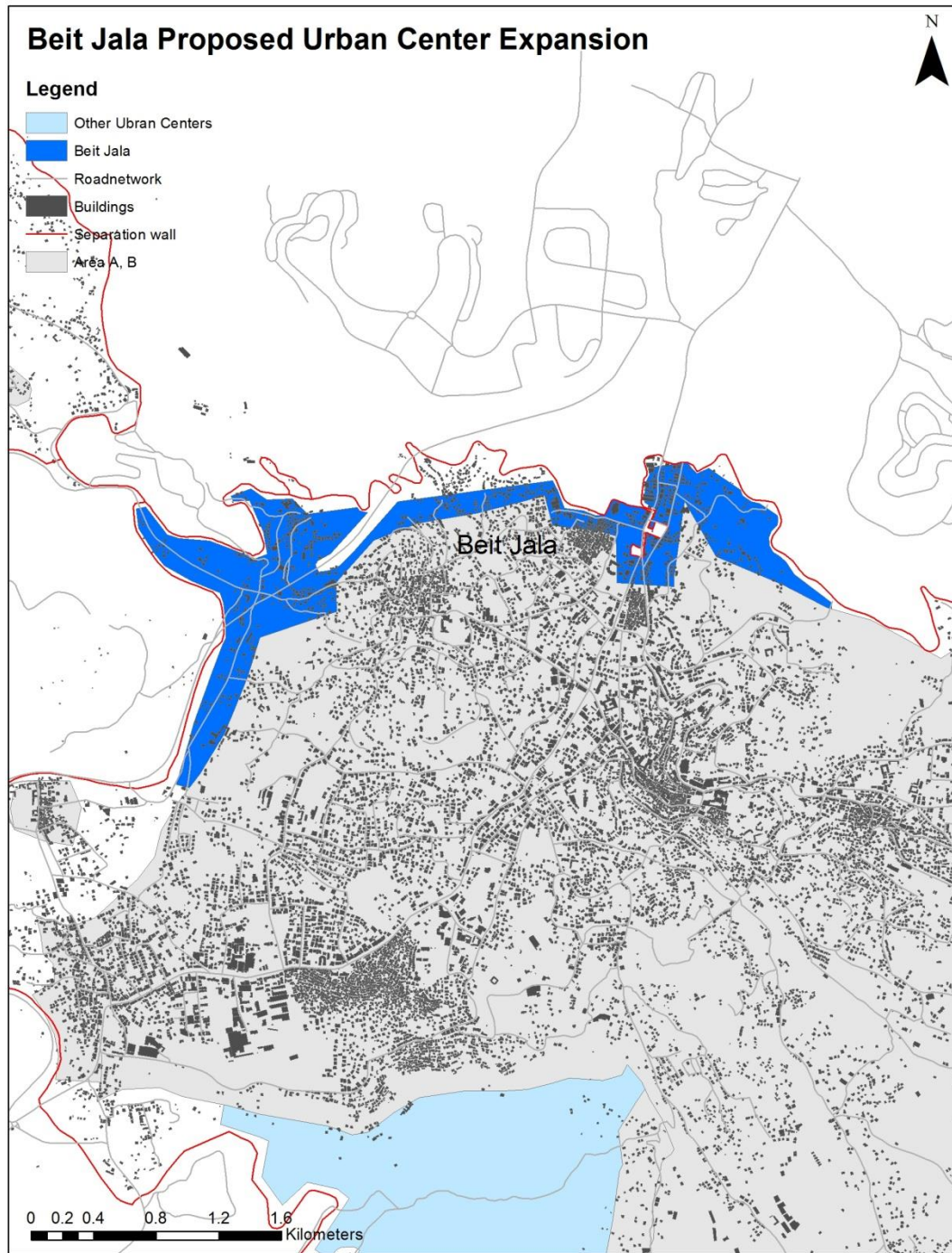
Therefore, upon our experiences in planning, the need of urban centers in the future, the projected population increase, the Israeli settlements, and the regional roads, the development of 11 urban centers that lack expansion in Area A or B was proposed with a total area of 48,598 dunums and estimated number of buildings (according to 2018 aerial photo) is 4100 and of population 88870.

An example of these urban centers proposed for expansion is Al-Ram, which is located to the north-east of Jerusalem and is the urban core for several villages surrounding Al-Ram. A boundary with an area of 1,109 dunums was proposed for Al-Ram for its future expansion that will allow its urban center to normally develop and meet its needs as an urban center.

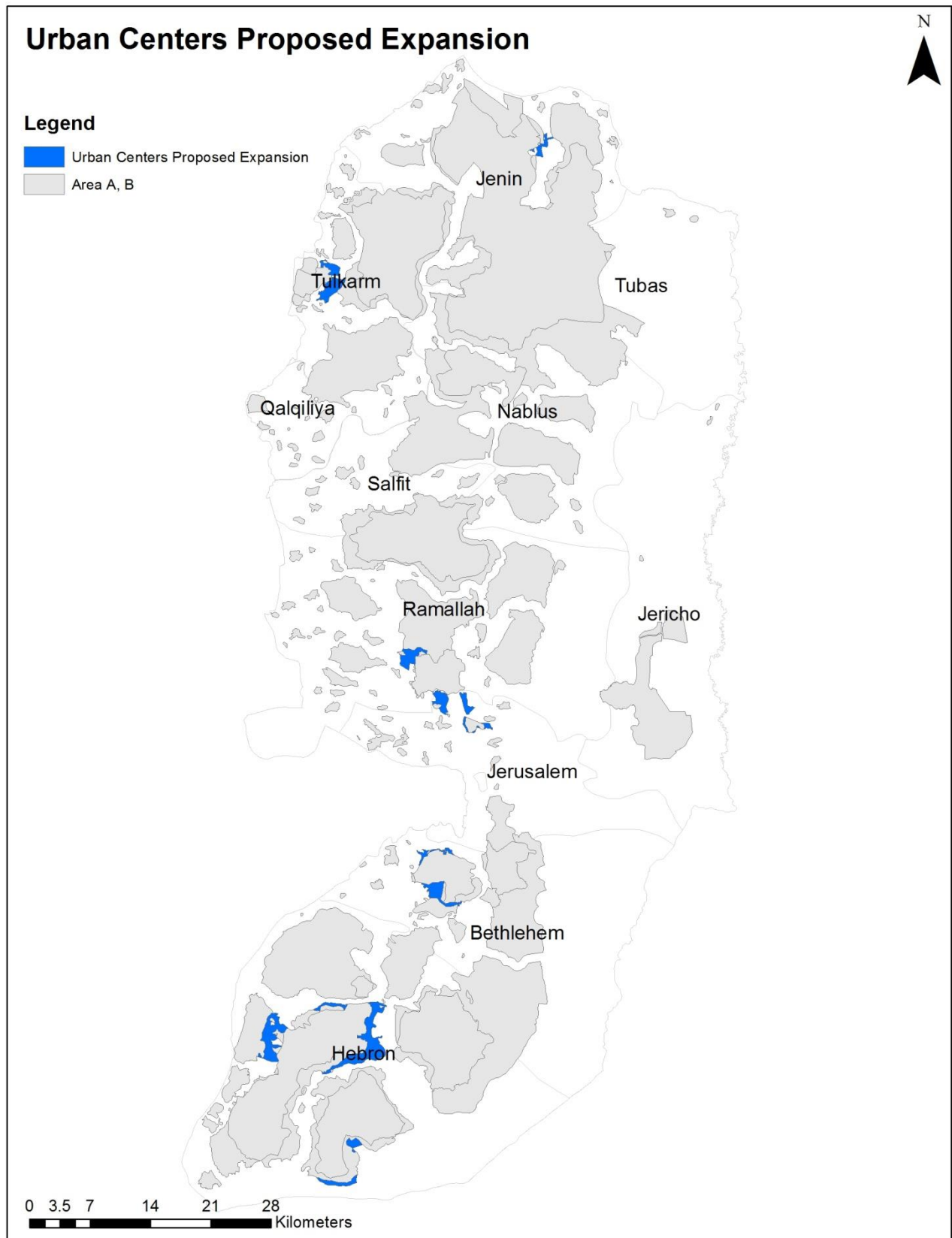
Another example is Beit Jala's urban center which is surrounded by Area C, where the existing Area A is nearly built-up. Accordingly, a boundary with an area of 1,620 dunums was proposed for its future expansion.



Map(22): Proposed Ar Ram Urban Center Expansion Boundary



Map(23): Proposed Beit Jala Urban Center Expansion Boundary



Map(24): Proposed Urban Center Expansion Boundary

No.	Urban Centers	Proposed Extension Area- Dunums	Buildings	Population
1	Jenin	1732	90	900
2	Tulkarem	4376	280	4200
3	Kafr 'Aqab	1761	580	20300
4	Ramallah	7011	170	3400
5	Beit Jala	1620	30	300
6	Bethlehem	4227	30	300
7	Idnah& Dura	8409	120	1200
8	Yatta	1532	33	3300
9	As Samu'	2217	37	370
10	Hebron	14604	2400	48000
11	Ar Ram	1109	330	6600
	Total	48598	4100	88870

Figure (11): Urban Centers Proposed Expansion Area

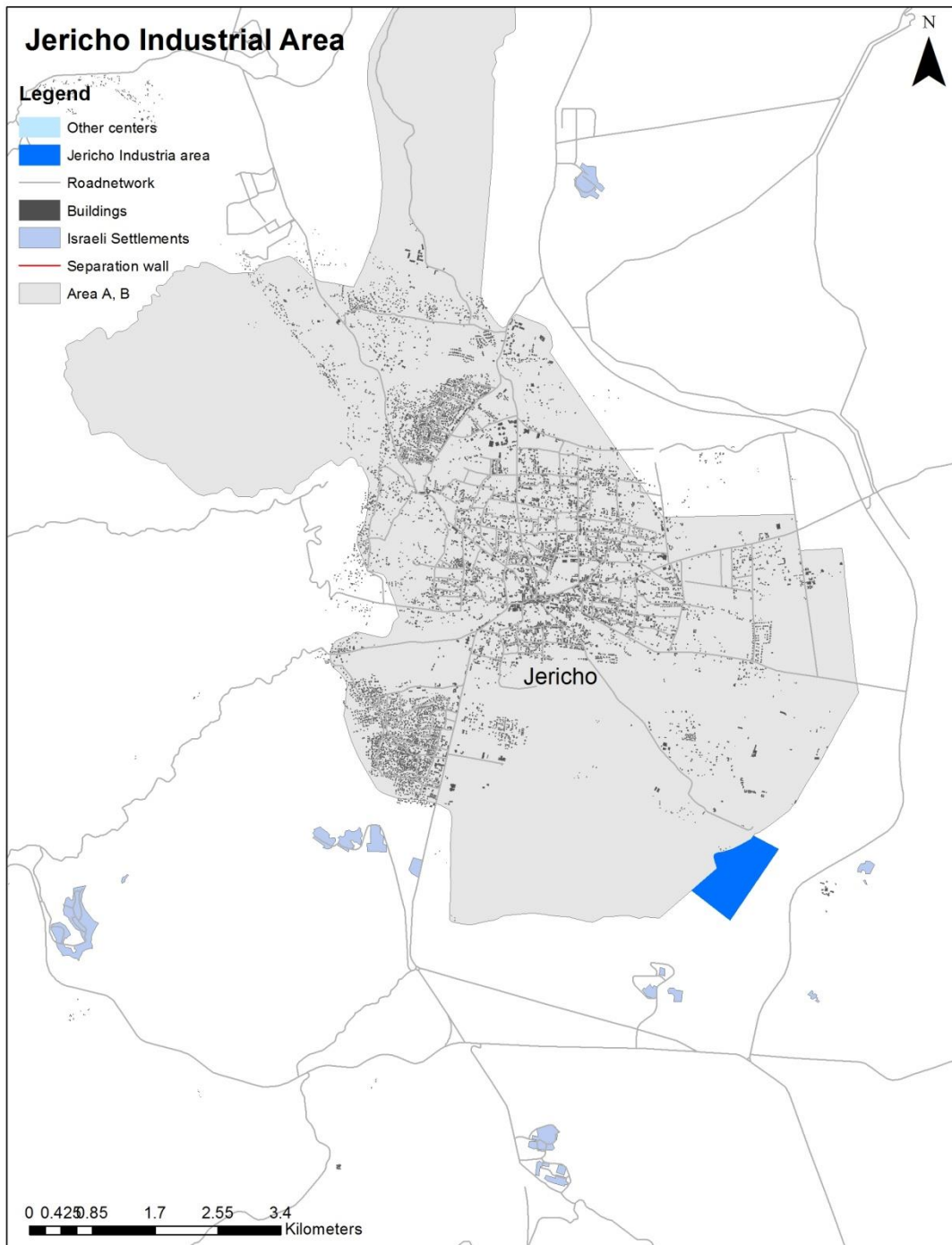
Section Four: Proposed Logistic Centers and Industrial Areas

Logistic centers are the areas that are used for the storing and distribution of merchandise and products. It includes storage areas, offices, distribution areas, warehouses, and vehicle maintenance. These areas help to improve and enhance the efficiency of the economy, facilitate the movement and storage of products, create short-term storages near borders where merchandise are typically purchased from, minimize transportation congestion in the cities, and create additional employment opportunities. On the other hand, industrial areas are geographical areas that contain heavily dense industries such as factories and other industries.

Hence, the West Bank is in need of such areas to improve the Palestinian economy and to enhance the quality of life of Palestinians. However, due to the limited vacant areas in Areas A and B that may be utilized for such centers, the expensive lands in Areas A and B, and the difficulty of transportation to Areas A and B through the regional roads, 6 logistic centers and industrial areas with a total area of 2,528 dunums, have been proposed in Area C of the West Bank.

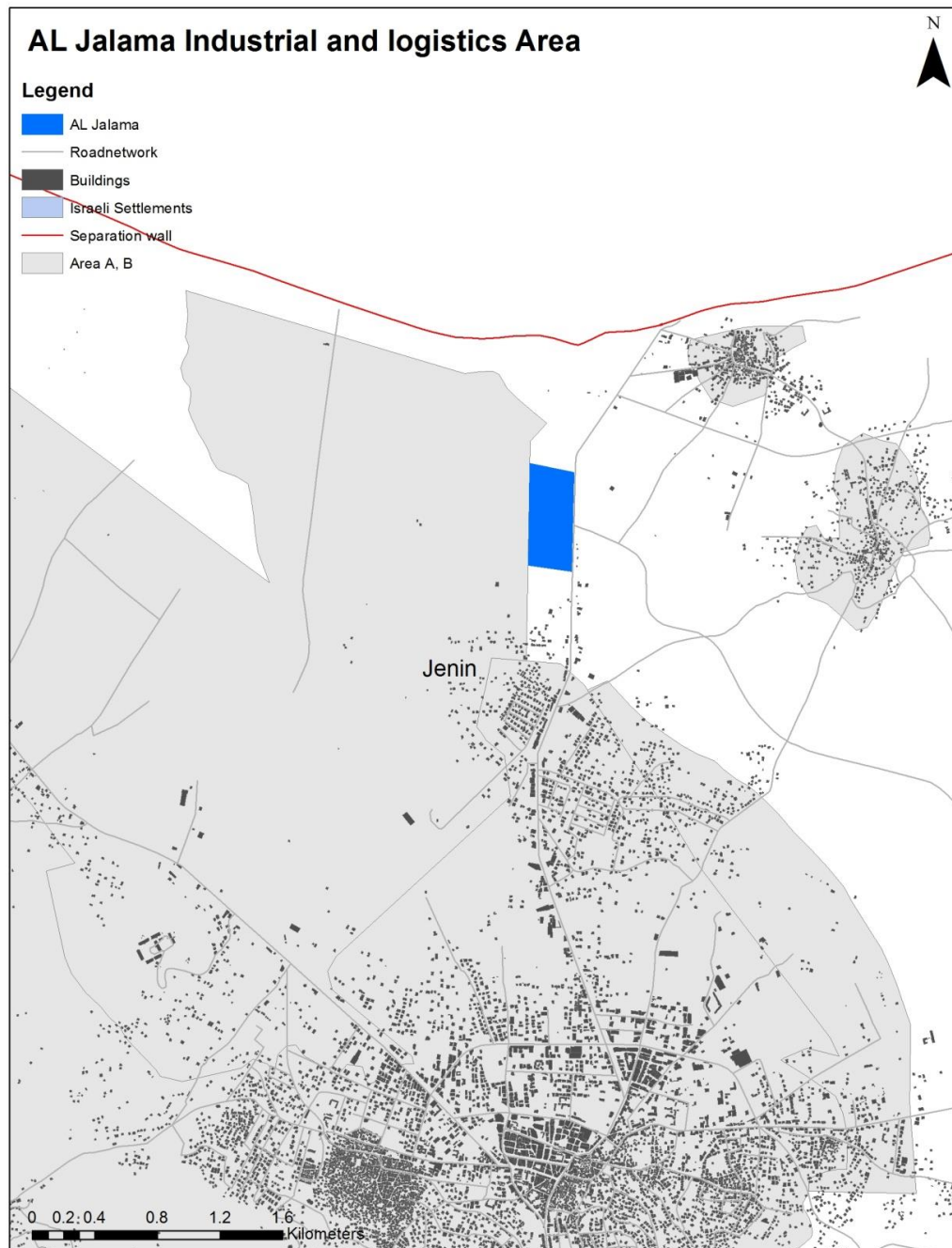
These areas have been selected considering the number of vacant lands, the potential for distribution of manufactured goods around the West Bank, the existence of logistics or industrial areas but that are in need of management and planning, the accessibility from regional roads through Israel and Jerusalem, the closeness to Areas A and B, and the closeness to Israeli checkpoints and ports. These logistics and industrial areas are:

1. **Jericho Japanese Industrial Agricultural Area:** This industrial area is an existing area located in Areas B and C. It is located to the south-east of Jericho and has an area of 627 dunums. The area that is located in Area C has been selected to be integrated into Area B in the future.



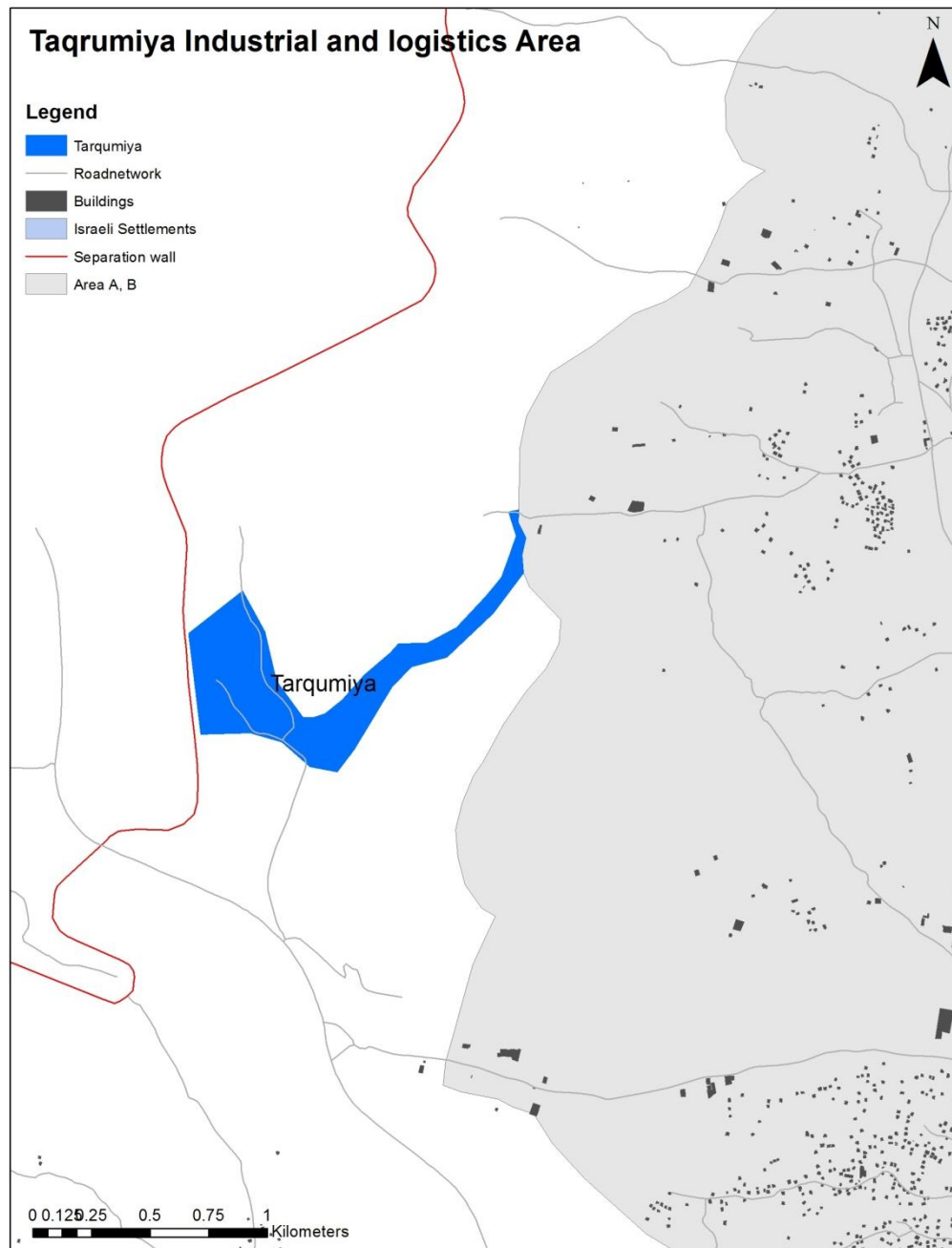
Map(25): Jericho Industrial Area

2. **Al-Jalama logistics and industrial area:** This area is a proposed area. It is located to the north of Jenin and has an area of 181 dunums. It is located in Area C. This area has been selected due to its proximity to the Israeli-Jalama checkpoint which eases the transfer of goods from Israel, and allows for distribution without much hindrance in the north of the West Bank and because of its accessibility to regional roads.



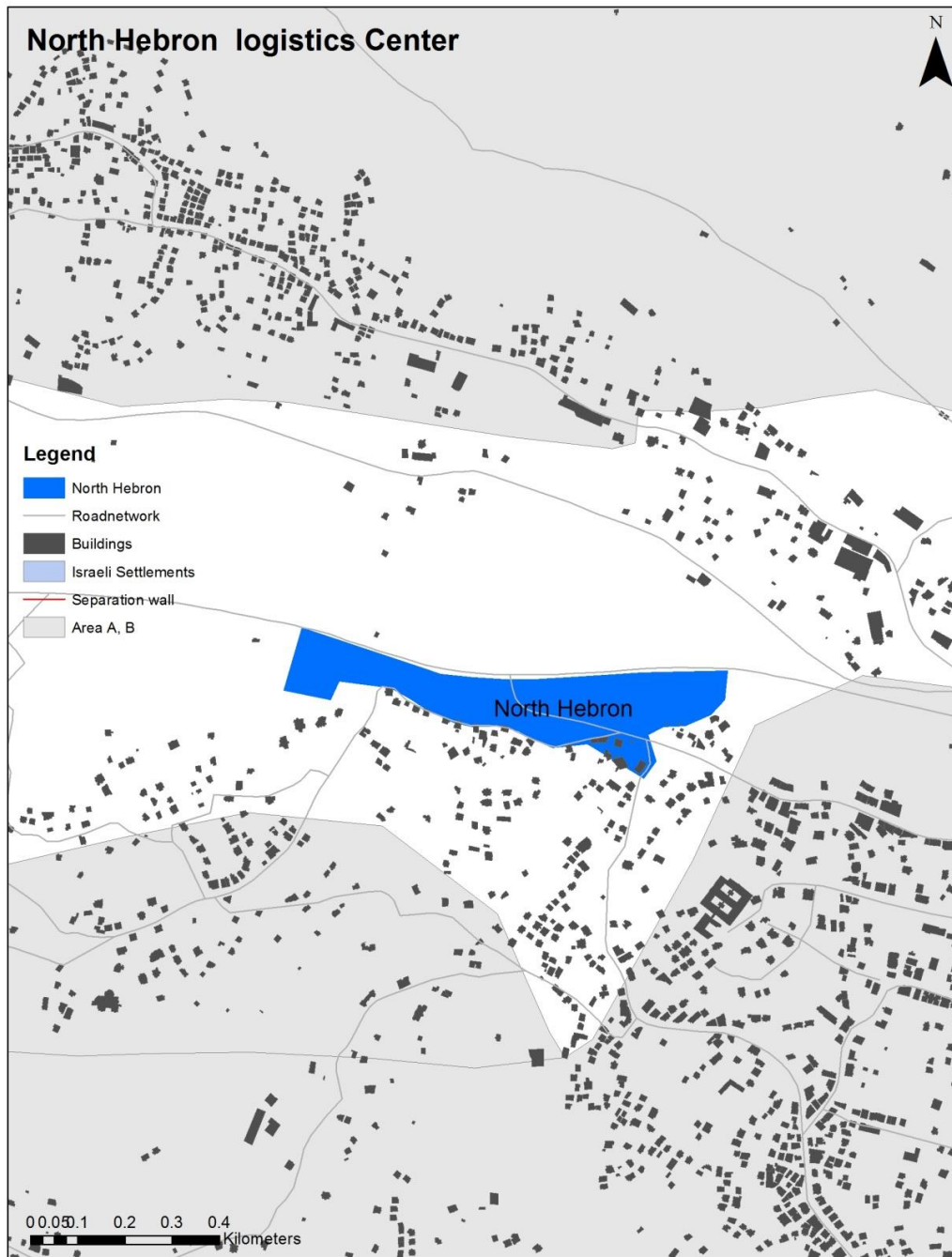
Map(26): Al Jalama Proposed Logistics and Industrial Area

3. **Tarqumiya industrial and logistics area:** This area is an existing industrial area, located to the north-west of Hebron. It has an area of 359 dunums and is located in Area C. This area was selected because it is an existing industrial area and the aim is to manage, develop, and add to it a logistics center due to its proximity to the Israeli-Tarqumiya commercial checkpoint, which eases the transfer of goods from Israel and its ease of distribution in the south of the West Bank.



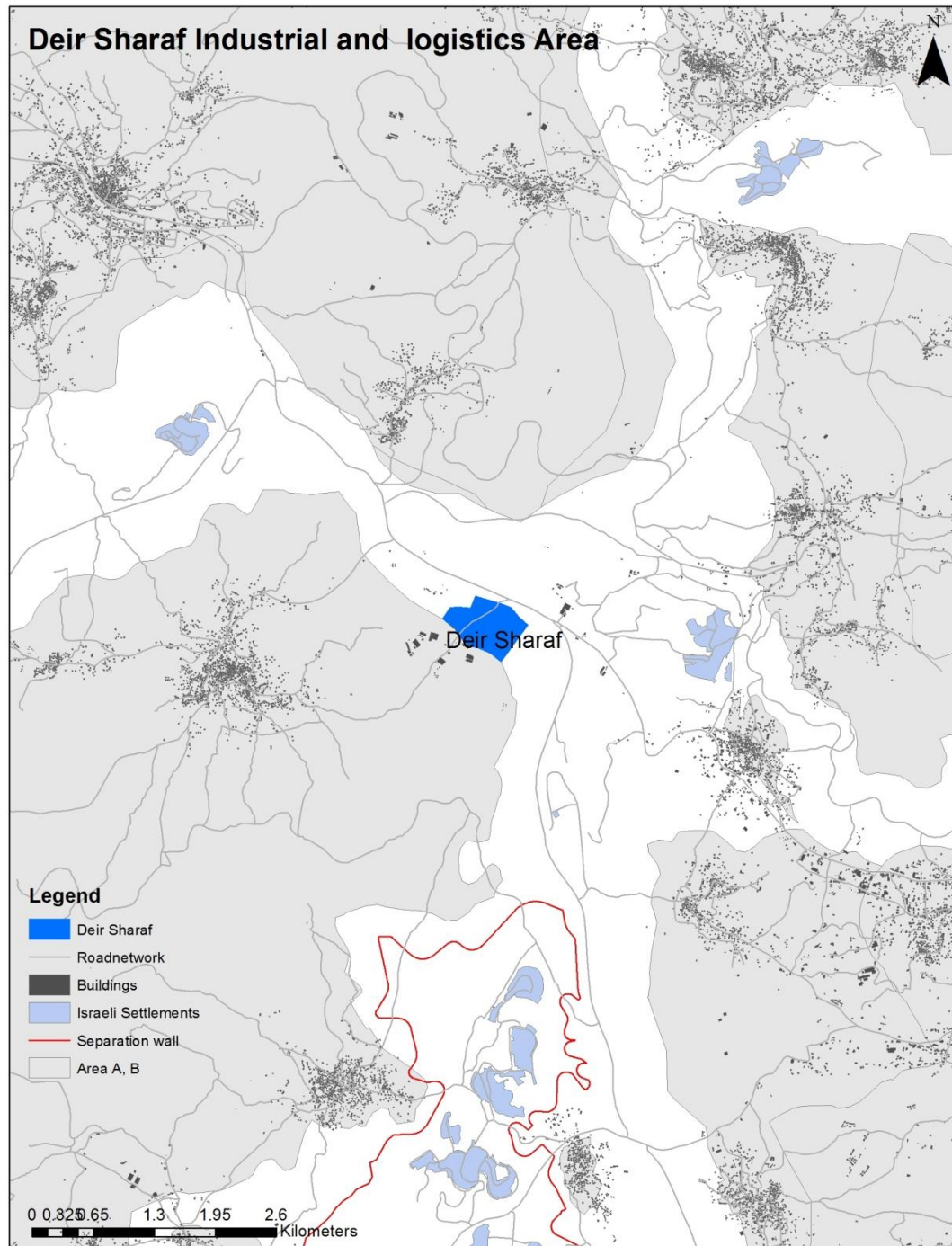
Map(27): Tarqumiya Logistics and Industrial Area

4. **North Hebron logistics area:** This area is a proposed logistics center located to the north of Hebron. It has an area of 109 dunums and is located in Area C. It was selected because it can serve the southern areas of the West Bank that are very near to the Israeli commercial checkpoints, in addition to its nearness to regional roads.



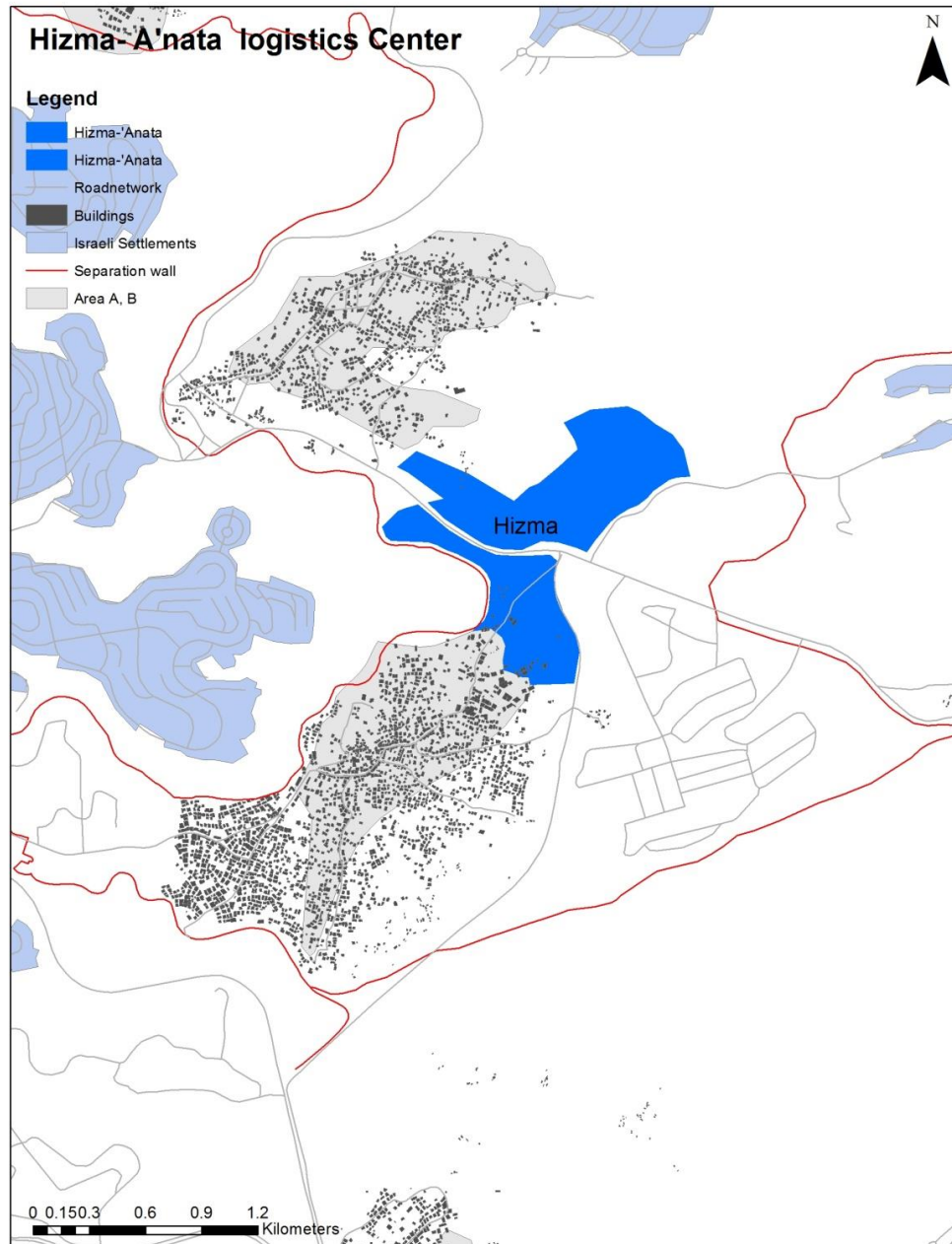
Map(28): North Hebron Logistics Center

5. **Deir Al-Sharaf industrial and logistics area:** This area is an existing industrial area that is located to the north-west of Nablus. It has an area of 354 dunums and is located in Area C. This area was selected because it is an existing industrial area and the aim is to manage and expand it, because it is very close to the Israeli-Jabara checkpoint which eases the transfer of goods from Israel and its ease of distribution in the north of the West Bank.

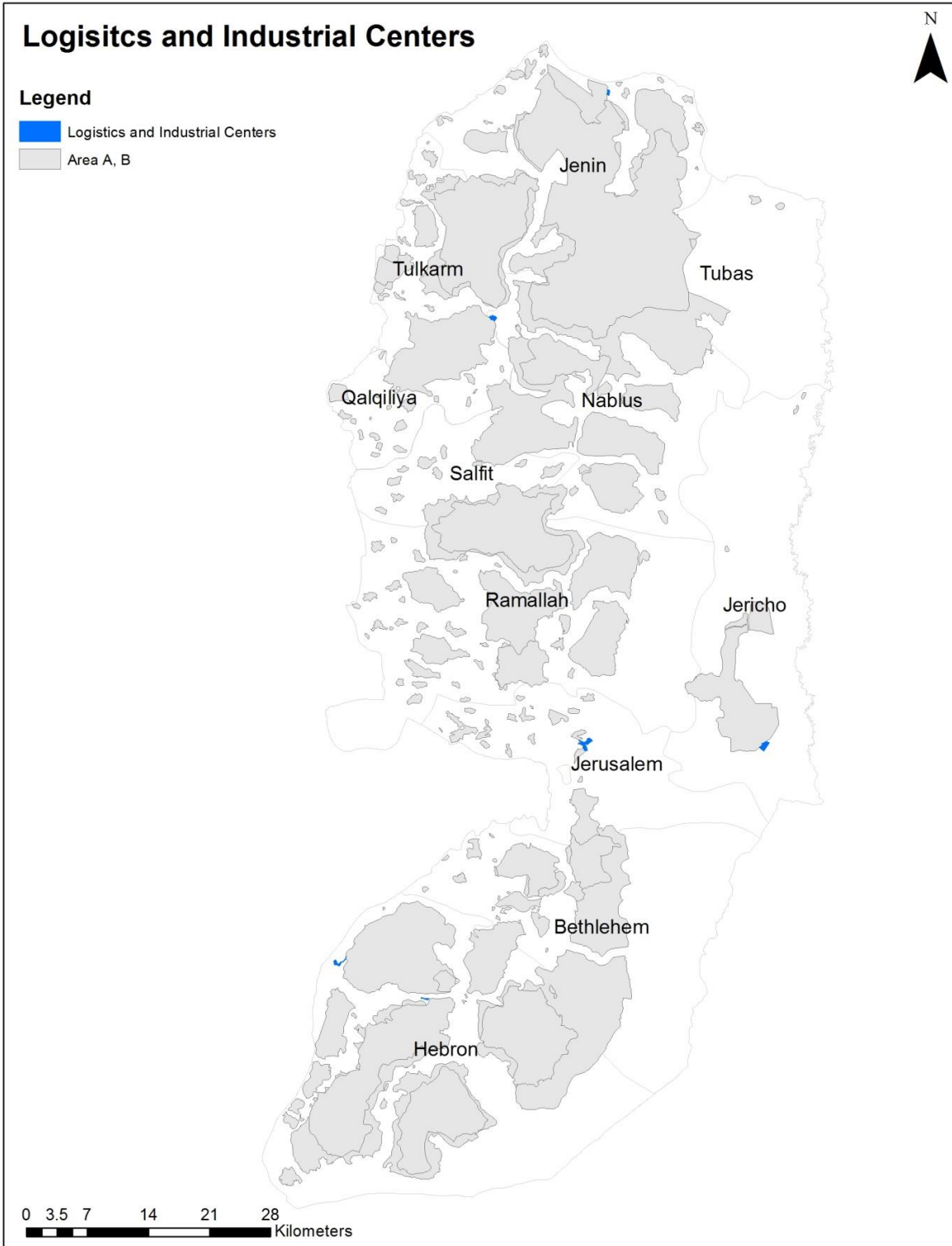


Map(29): Deir Sharaf Industrial and Logistics area

6. **Hizma – A'nata industrial and logistics area:** This area is a proposed industrial and logistics center that is located to the north-east of Jerusalem, specifically between Hizma and Anata. It has an area of 898 dunums and is located in Area C. This area was selected because it is located on a regional road that connects the northern area of the West Bank with the southern area, is near the King Hussein/Allenby Bridge, and because it is near the regional road that connects to Tel-Aviv, Jerusalem, and Ashdod which eases the distribution of goods from the port and from Israel to the West Bank.



Map(30): Hizma-'Anata Logistics Center



Map(31): Proposed Logistics Center and Industrial areas

No.	Proposed Logistic Center or Industrial Area Site	Area-Dunums
1	Jericho	627
2	Hizma-‘Anata	898
3	Deir Sharaf-Nablus	354
4	Al Jalama -Jenin	181
5	Tarqumya - Hebron	359
6	North Hebron	109
	Total	2528

Figure(12): Proposed Logistics Center and Industrial areas' area

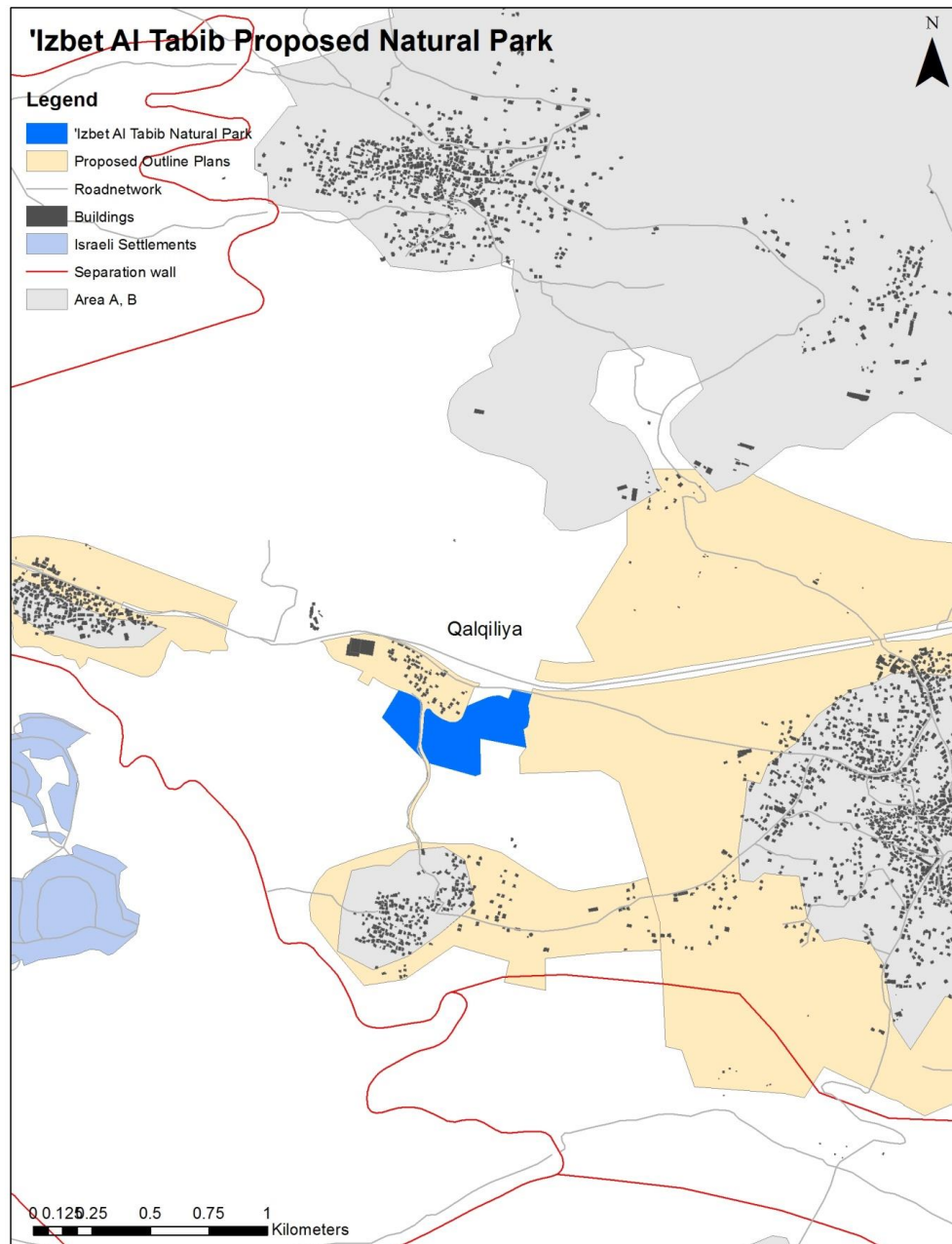
Section Five: Proposed National Parks

According to the political classification of lands in the West Bank, most of the lands in Areas A and B are used for residential purposes, and they lack the natural open spaces and entertainment parks for its residents. During the past 20 years, there has been an explosion in residential construction with a disregard to the natural environment, the establishment of parks and areas for entertainment in Areas A and B. However, Area C is extensively rich in natural resources and natural forests that may be utilized to serve the communities in the whole of the West Bank.

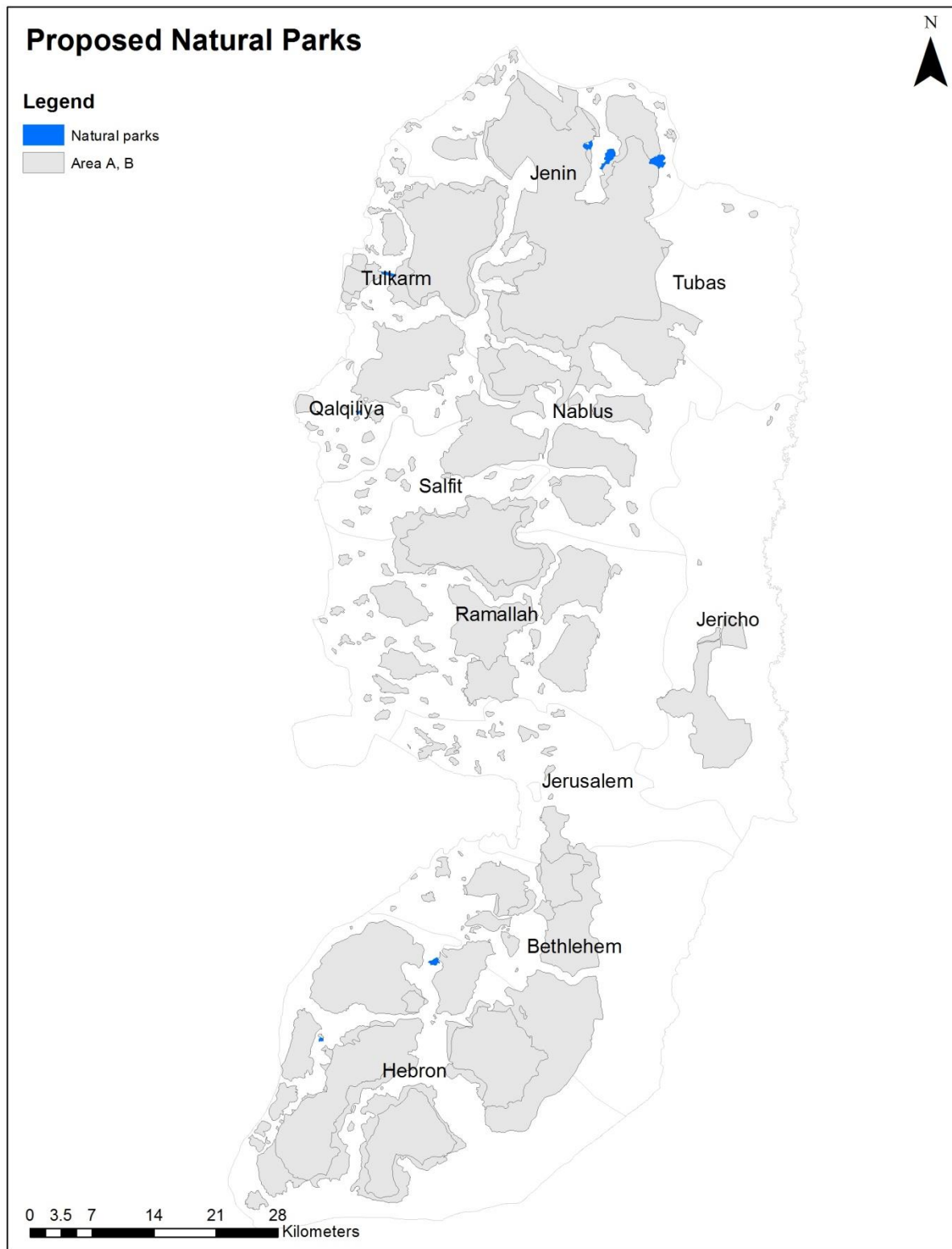
Therefore, 5,319 dunums for 7 natural areas have been selected to be established as natural parks for Palestinian communities, in order for Palestinians to be able to enjoy the outdoor lifestyle and green natural scenery. These areas have been selected according to:

1. Location in different areas of the West Bank,
2. Their proximity to Areas A and B,
3. Natural resources such as green areas and forests,
4. Located mostly in natural reserves,
5. Within residential areas,
6. IPCC's experience in the localities and villages in Area C,
7. Their location in different parts of the West Bank and their closeness to Areas A and B that can serve all inhabitants of Areas A, B and C.

An example of these proposed natural parks is an area located in Qalqilya which is the 'Izbet Al-Tabib natural forest that is located in Area C with a total area of 126 dunums. This forest was selected due to its proximity to Areas A and B, the existence of an outline plan close to this area, as well as the ease of accessibility from its surrounding localities.



Map(32):'Izbet Al-Tabib Natural Park

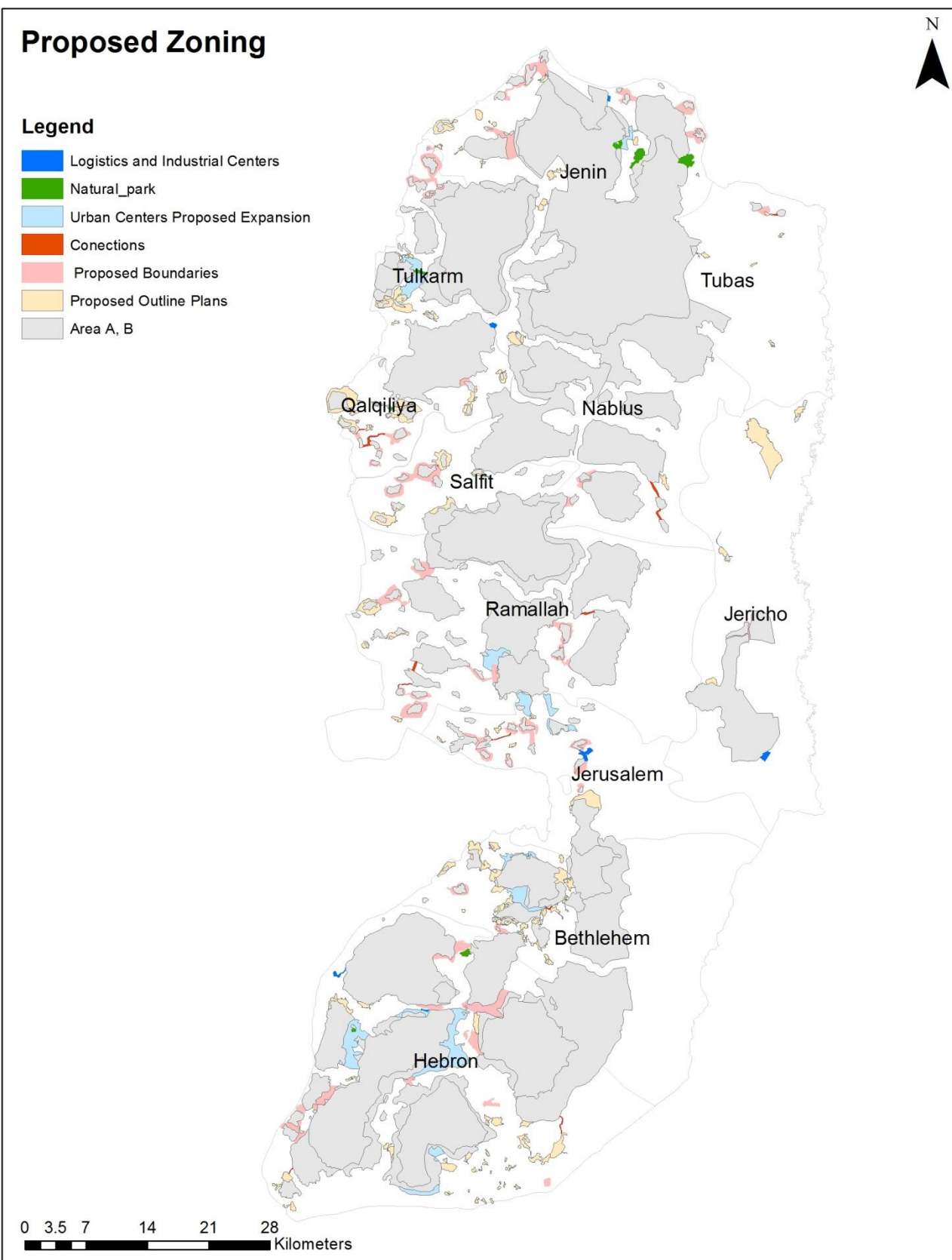


Map(33):Proposed Natural Parks Area

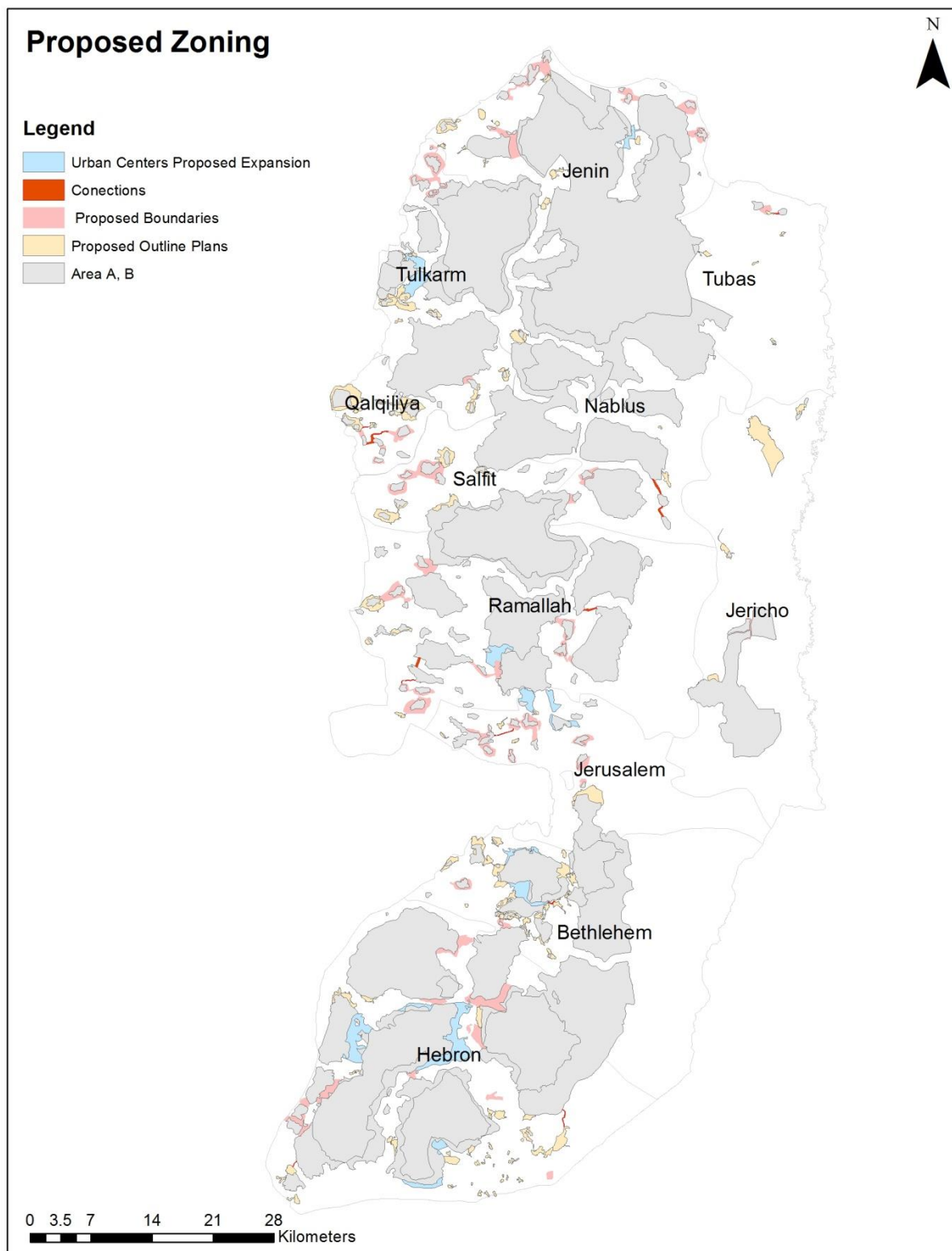
No.	National Parks Site	Area (m ²)
1	Jenin1	607
2	Qalqilya-l'zbet Al Tabib	126
3	Jenin 2	1620
4	Jenin 3	1734
5	Tulkarm	457
6	Hebron 1	623
7	Hebron 2	152
	Total	5319

Figure (13): Proposed Natural Parks Area

Finally, all these categories of the proposed boundaries, plans, and connections are illustrated in the map below:



Map(34):Proposed Zoning for all the categories



Map(35):Proposed zoning for the development area

Section Six: Economic and Social Impacts of Transferring Area C to Areas A and B

There are several economic and social impacts of changing the status of Area C to Areas A and B which affect the residents themselves, local authorities, as well as the Palestinian Authority. The main impacts are as follows:

1. Feelings of safety due to the absence of the threat of demolition orders, and the ability of providing the basic services for the localities which is the main concern of Palestinians in Area C.

This will increase the presence of the Palestinian police force, as they currently hold no authority in Area C. There are no police stations established in Area C, therefore, if a problem arises which requires police interference, coordination with the Israeli Civil Administration is first required and often takes a long time to come through. Thus, when lands in Area C are designated to Areas A and/or B, there will be increased feelings of safety amongst the Palestinian communities. Further, geographical connectivity between Areas A and B is of great importance, as it eases the movement of the police force which lay in the proposed connection areas.

For example, in Arab Abu Farda and Ramadein, which is located in Qalqilya outside the Separation Wall and separated from other localities in the West Bank, many Palestinian families live in barracks because they understand that if they build residential units, Israeli authorities will issue demolition orders against the “illegally” built units, and some families have taken to share their living space with their livestock. These communities lack proper road, water, and electricity networks. When Arab Abu Farda and Ramadein is designated to Areas A or B, these difficult situations will be changed for the better.



Picture (2): Arab Abu Farda and Ramadein

2. In Area C, land is particularly inexpensive compared with the value of land in Areas A and B. Changing the status of Area C to Areas A or B will allow an increase in the price of land, because in Area C construction and urban development is severely restricted to Palestinians. Also, the areas will attract more investors which in turn will increase construction projects leading to the increase in the value of land and will improve the standard of living of the transferred localities.
3. The transfer will allow local authorities (municipalities and local councils) to gain revenues from issuing building permits, which are nonexistent in Area C.
4. Local authorities voluntarily provide services (water, electricity, and solid waste collection) for the buildings and structures in Area C. When the area is transformed into Area A or B, local authorities may charge fees for the services provided to residents. For example, Janata Municipality in Bethlehem grants building permits and charge fees for the water electricity networks, and for the regular collection of solid waste, however, only from residents living in Area B. On the other hand, residents in Area C do not pay for building permits, and in term of the services they receive, these are provided voluntarily because the buildings' existence are not secured.
5. In Areas A and B, residents are requested to pay several taxes: property tax, which is requested of owners of commercial and residential buildings; and, Al-Ma'aref tax, which is requested for public buildings and is taken from local municipalities. When Area C is transferred to Areas A or B, they will be able to request higher charges to be paid.
6. As newer areas are included within Areas A and B, the chances for more investment opportunities increases as new economic projects are initiated, such as commercial shops and industrial workshops, which will definitely have a direct positive impact on the local communities.
7. Most of the areas that have been selected to be transferred from Area C to Area A or B lack the basic needs, such as well-established infrastructure (road, water, electricity, sanitation, solid waste collection and management), public areas for local entertainment, and healthy residential buildings. Therefore, by providing these basic services, the newly transferred areas will lead to economic prosperity through the creation of new employment opportunities brought by new investments in the areas. An example is the case of Imneizel located in Hebron governorate. Before the outline plan of the village was authorized, many people used to live in barracks. Water and electricity networks were nonexistent; the village had no water tanks, no parks, and no kindergartens. However, after the plans were approved, residents of the village began to receive the most basic services, and residents began to build

residential units. When Imneizel is transferred into Area B, the village will begin to attract more investments raising the standard of living in the village.



Picture (3): Imneizel before the outline plan



Picture (4): Imneizel after the outline plan

8. Areas A and B are suffering from a lack of available lands for development, and many lands are valued at high prices. This makes it difficult in determining suitable lands for logistics and industrial purposes. Consequently, the need and demand for such areas that are suitable for construction companies, factories, and logistics offices is high. There is also great demand for proposed areas for logistics and industrial companies to be distributed across the northern, central, and southern West Bank, as this will have a huge impact on the Palestinian economy in general, and on the private sector in particular. Such an investment has the potential to dramatically decrease unemployment rates in the West Bank.
9. Throughout the past 25 years, most of the agricultural lands in Areas A and B have been developed and used for urban expansion which has decreased open space for recreational activities for Palestinians in these areas. This is due to high population densities, and the fear of development in Area C due to the threat of demolition orders.

Additionally, most Palestinians have no desire to develop the open areas in Area C due to their location near Israeli settlements or buffer zones. This indicates the crucial need for the designation of some suitable areas, which are situated near the main Palestinian communities, from Area C to Areas A or B.

10. The downside of the change in land status lies in the high price of lands which will most likely weigh down on the residents that do not own lands, as the price of lands and residential units will increase beyond their financial capabilities. Also, transferring these great expanses of lands from Area C to Areas A and B will accelerate urban development and force residents to utilize agricultural lands for residential use. Finally, such a transfer will require substantial financial support in order to develop these transferred areas.

Conclusion

Many factors have helped IPCC in achieving this ECF project, as IPCC has been working since 2009 on training and building the capacities of most local authorities in the West Bank, as well as organizing community workshops, and communicating with most Palestinian ministries. As a result, a network has been formed consisting of several sectors, and our experiences and knowledge has been enhanced regarding most local authorities and the continuous needs of these authorities. Moreover, IPCC's implementation of plans for 78 localities was a base for the ECF project (the base layer for the prepared plans), and the experiences gained when proposing future expansion plans for the next 30 years, has helped in proposing expansion plans for other localities and urban centers.

The combination of the experiences and the studies that have been prepared by Palestinian ministries (the strategic plans, as well as the national plan) have all helped in preparing a layer for the industrial and logistics centers, and the natural parks.

Throughout our work on the ECF project, several lessons have been learned which lie in the benefits of determining the needs and setting priorities based on possible solutions. Although the requirements from the Palestinian side are numerous for transferring the maximum amount of lands from Area C to Areas A or B, yet according to the number of possible solutions, we attempted to classify the needs into priorities so that the greatest number of residents may benefit from this.

-The number of population that are in area C for the localities that are partially in area C is around 100,000-200,000

-15,000-20,000 of buildings are only for the buildings that are in the localities located partially in area C and doesn't include the buildings for the localities that are fully in area C.

-300,000 Palestinian are for the localities located fully and partially in area C

- As localities located fully in area C is too small, so it is logical to have around 100,000 people in area C in the localities located fully in area C.

This is what we have received from the ministry of the local government, but after our analysis it seems that there is shift around 100 m, so we have send them to ask about this issue when we have a reply we will let you know.