-2016]
Area C Report

ipcc
INTERNATIONAL
PEACE & COOPERATION
CENTER

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Acronyms

ACF	Action Contre la Faim (Action Against Hunger)
COGAT	Coordinator of (Israeli) Government Activities in the Territories
EC	European Commission
FES	Friedrich Ebert Stiftung
ICA	Israeli Civil Administration
IDF	Israeli Defence Force
IPCC	International Peace and Cooperation Center
MoCA	Palestinian Ministry of Civil Affairs
MoLG	Ministry of Local Government
ISOCARP	International Society of City and Regional Planners
HPC	Higher Planning Council
MDLF	Palestinian Municipal Development and Lending Fund
MoCA	Palestinian Ministry of Civil Affairs
MoD	Israeli Ministry of Defence
MoLG	Palestinian Ministry of Local Government
NIS	New Israeli Shekel (currency)
NRC	Norwegian Refugee Council
NWJ	North-West Jerusalem
OCHA	United Nations Office for the Coordination of Humanitarian Affairs
OHCHR	Office of the United Nations High Commissioner for Human Rights
OQR	Office for the Quartet Representative
PA	Palestinian Authority
UN-Habitat	United Nations Human Settlements Programme
UPAT	ISOCARP's Urban Planning Advisory Team
USAID	United States Agency for International Development

Summary

Area C is the territory within the West Bank over which Israel maintains security and administrative control as part of its occupation of the Palestinian Territories, as defined in the Oslo Accords. Area C constitutes over 60% of the West Bank and contains the majority of its fertile land and natural resources. Approximately 300,000 Palestinians live there, distributed throughout over 500 rural localities and peripheries of urban centres.

Development and utilisation of land in Area C is controlled by the Israeli Civil Administration (ICA), part of the Coordinator of Government Activities in the Territories, a unit of the Israeli Ministry of Defence Ministry. Under the ICA's planning regulations, Palestinian development in area C has been severely restricted and the vast majority of lands have been used for the expansion of Israeli settlements, agriculture, industry and military training zones.

Palestinian construction has been restricted through the systematic denial of building permits and the demolition of unauthorized structures. On average the ICA denies over 95% of permission applications, with only 44 out of 2000 permit applications granted by the ICA in Area C between 2009-2013. Unauthorized Unauthorised constructions structures are routinely demolished; since 2010 the ICA has demolished 2,802 structures in Area C since 1988, of a total of 14,087 demolition orders issued around 500 structures per year. In some cases, entire communities remain unrecognised by the ICA and are threatened with displacement.

Israeli planning policy in Area C has been disastrous for both the livelihoods of the Palestinian inhabitants and for the prosperity of the wider Palestinian economy. The restrictions on construction and access to land created a cycle of poverty and food insecurity for the inhabitants of Area C. At the national level, the inability to effectively utilise Area C's land and resources has undermined the entire Palestinian economy and so the ability to function as an independent state. This is compounded by the continued expansion of Israeli Settlements, where the population now exceeds 556,000.[2]

[1] http://data.ochaopt.org/demolitions/index.aspx?id=311648

[2] OCHA – Humanitarian Atlas 2015

In 2009, the International Peace and Cooperation Center (IPCC), with the support of the UK C with the aim of introducing basic planning rights for Palestinians and challenging the block on to spatial development imposed by the Israeli government. Almost five years on, the project has made significant progress towards this aim.

IPCC prepared outline plans for 73 communities, covering an estimated population of over 45,000. The 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. An array of other strategic and spatial plans have also been developed that rationalise land use at the regional level and detail infrastructure development at the street level.

At all stages the plans are developed alongside the community and IPCC has gone to great lengths to ensure the communities are fully engaged in the process. To this end, IPCC has implemented training and workshops for elected community representatives from local councils, village councils, joint services councils and municipalities. The ability of local officials to understand and utilise the plans has been integral to their implementation and ensuring their sustainability.

With the endorsement of the Palestinian Authority (PA) and the support of the international community, the ICA has been pressured to recognise the plans and freeze the demolition orders within their boundaries. To date, 49 plans have been submitted by the local councils to the ICA for authorisation. The ICA have forced the plans' boundaries to be reduced and demanded extensive additional detailing, beyond what is required in Israel . Despite this, three plans have now received fully authorisation from the ICA, granting the communities developmental rights with permanent security against demolitions.

It is likely that a number of plans will never be approved by the ICA as a result of their location in politically sensitive areas. However, the endorsement of local councils and the PA has afforded them enough legitimacy to stimulate positive change on the ground regardless of ICA approval. Local communities and developmental agencies alike have started implementing new housing, public services and infrastructure. The EU has implemented developmental projects in 8 localities, following a de facto approach instead of waiting for ICA approval.

This planning programme has provided Palestinian communities in Area C with the technical support to develop valid spatial zoning plans. The acceptance and recognition of these plans by the local councils, the PA, the international community and even the Israeli courts has secured trust in planning and opened a new way to invest in and develop communities in Area C.

Finally five case studies for planning in area C have been mentioned, to cover all the planning categories and to show the stages that each one of them has passed; these case studies are:

Imneizel, Tarqumiya, Masafer Yatta, Jit, and the North West Jerusalem Regional Plan, Herodian Cluster Plan.

This report documents the work done by IPCC over the seven years, detailing the transition of planning from a tool used to stop demolition orders to a system that empowers communities.

Susya, 2016

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1.0 Background

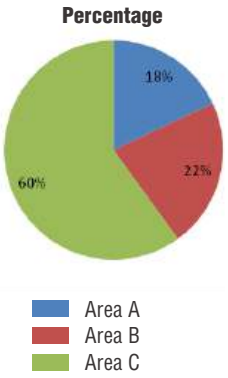
Jiftlik, 2013

1.1 Area C: Occupied Territory

Palestine was divided into two parts : West Bank and Gaza. However, the 1995 Oslo II Agreement led to the sub-division of the West Bank into three discontinuous territories: Areas A, B and C . The majority of Palestinian urban centers and their semi-urban surroundings were designated as Area A and B under which a newly established Palestinian Authority (PA) was granted limited control; in Area A full security and administrative control, and in Area B just administrative control only.

All the remainingsurrounding land which surrounds these areas, and totalsing over 60% of the West Bank, was designated as Area C and placed under the full Israeli administrative and security control of Israel, continuing the occupation of the land which it had maintained since 1967. The arrangement was designed as a temporary measure that would allow sovereignty over Areas B and C to be gradually transferred to the PA over a five-year period. This transfer was never completed, and as a result, Israel still maintains sovereign power over Area C.

Area C has a built up area of 297,986 dunams and a number of population of 180,000-300,000 Palestinians. It includes at around 532 communities, where most of themmost of which don't have outline plans and many do have demolition orders for the unauthorized unlicensed structures. Some of the localities of area Area C are located completely in area Area C which is around 22.5% of the built up area, and others are located partially in area Area C.[3]



1.2 Restricted Development

Appropriate planning and zoning are critical to ensuring many individual and collective human rights. Diakonia's legal review of Israeli planning policy in Area C[4] concludes that Israel's discriminatory planning policies directly impact the economic, social, cultural, civil and political rights of those living there.

[3] https://public.tableau.com/profile/ocha.opt#!/vizhome/VPP2013MMay21N-Basic24/DashBasic

[4] Diakonia, PLANNING TO FAIL The planning regime in Area C of The West Bank: An International Law Perspective, September 2013

Administrative division of the West Bank

Under Israeli control, Palestinian communities have faced significant restrictions on both new construction and the utilisation of natural resources such as agricultural land. The planning system, as it is applied, makes it almost impossible for Palestinian communities to obtain building permits and so negligible Palestinian development has taken place in Area C under Israeli governance.

All unpermitted construction faces the risk of demolition. On average, 490 Palestinian structures have been demolished by the ICA per year since 2010[5]. In some cases, the homes of entire communities have been demolished because the ICA has refused to recognise a locality. Thousands of outstanding demolition orders pose a constant displacement threat to the households and the communities. Without permits, humanitarian structures built by international aid agencies are also at risk of demolition; as 122 structures were demolished in 2013 alone.

Restrictions on development in area C, have contributed to high levels of poverty within the Palestinian population and so 24% are categorised as food insecure.[6] Communities lack basic infrastructure such as waste disposal and sanitation networks while 70% are not connected to a water network.[7] Educational and health services in Area C are often inadequate, and the under developed and fragmented transport network makes travelling to Areas A and B to access these services extremely difficult.

1.3 Territorial Domination

The constraint of Palestinian development has been simultaneously matched by rapid growth of Israeli Settlements. In contravention to international law, the Israeli Government has fuelled encouraged the transference of an Israeli Jewish population into Area C.

Including East Jerusalem, the settler population now totals over 500,000, more than doubling since the Oslo Accords were signed.[8] Israel's priority of increasing the settler population is demonstrated by their planning practice in Area C, where approximately 70% of land is allocated for the exclusive use of Israeli Settlements, some other lands are used for military training, and some are classified as fire shot areazones and state lands. Therefore, Palestinians are denied opportunities of planning on these lands.

1.4 Israeli Civil Administration (ICA) Planning Policy

As occupied territory, Israel has not yet applied its own planning laws to Area C, but instead has continued to use the pre-existing Jordanian planning law as a basis. This has been amended by a series of military orders that have removed regional committees and given all authority to one ICA committee, the Higher Planning Council. Since 1967, this committee has been able to control all the development in Area C according to Israeli interests. In the early years of the Occupation thousands of permits were granted to Palestinians; however, as the Israeli settlement enterprise grew, restrictions against Palestinian construction were tightened. In 1972, 97% of requests were approved totalling 2,123 approvals but by 2005 only 52.7% were approved, totalling just five 2.7% approvals of applications.[9]

A fundamental restrictive element of the ICA's planning policy has been its refusal

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[5] OCHA, Humanitarian Update January 2014

[6] OCHA, Area C of the West Bank, Key Humanitarian Concerns January 2013

[7] https://www.ochaopt.org/documents/ocha_opt_area_c_factsheet_august_2014_english.pdf

[8] http://www.btselem.org/settlements/statistics

[9] BIMKOM, The Prohibited Zone, 2008, p.11

to provide adequate plans for Palestinian communities from which building permits can be obtained. Since 1967, the ICA has developed 16 outline plans for the 542 Palestinian communities in Area C.[10] Where the ICA has developed outline plans for Palestinian localities, the boundaries have generally not allowed for any expansion and they often did not cover even the existing built-up area. Moreover, they didn't fulfil the needs of the residents as they were planned without the interaction of the residents.. According to one study of ten ICA plans, the combined planned area for an existing population of 12,800 inhabitants was 1.57 km^2.[11] This density, over 8,000 people per km^2, is greater than that of cities such as Nairobi and including Jerusalem, Haifa, Tel Aviv and Amman, and clearly not suitable for rural communities of between 300-3,000 inhabitants.

The majority of Palestinian localities in Area C do not have outline plans but are instead covered by three regional plans developed in 1942 during the British Mandate. The mandate plans, which were designed to guide development over a five-year period, bear little relation to the reality on the ground, more than 70 years after their original approval. As such, many localities that didn't exist in 1942 are still zoned as agricultural land. While the mandate plans do allow for moderate development even within agricultural land, their guidelines are being interpreted by the ICA in an increasingly restrictive manner as evidenced by the dramatic decrease in approval rates between the early 70s and present day.

1.5 Palestinian Authority Policy

Despite the Israeli efforts to restrict development in Area C, the Palestinian Authority have been working to support development there. In 2011, the Palestinian Ministry of Local Government (MoLG) adopted a new planning approach specifically aimed at halting demolitions and forced displacement. The prevailing Jordanian planning law states that local councils have the right to create plans for their localities which should be binding for both Palestinians and Israelis. The MoLG use this to pressure the ICA into reviewing the plans developed by the local communities with the intention of gaining approval and authorisation as statutory documents, hence achieving the full legal status required for building and development.

When preparing the outline plan, it is discussed with the locality and the MoLG, to obtain their acceptance. Therefore, once the outline plan has been approved, the MoLG initiates the authorisation process with the ICA. A representative from the MoLG along with a representative from the Palestinian Ministry of Civil Affairs (MoCA) are present at all the subsequent meetings throughout the process.

This PA's planning strategy is crucial to achieving a number of their policy goals as set out in the Palestinian National Development Plan.[12] These include:

- Unifying the Palestinian territories and economy while optimising the utilisation of local resources.
- Developing the national economy with particular focus on improving the competitiveness of the Palestinian private sector.
- Combating poverty and unemployment and promoting social justice across all social, racial and gender boundaries.

Deir Ballut, 2016

[10] OCHA, Demolition orders in Area C of the West Bank, 2015

[11] Ibid

[12] State of Palestine, National Development Plan 2014-2016, State Building to Sovereignty

1.6 Socio-Economic Impact

The human cost of decades of development restrictions is vast, affecting not just the residents in Area C but also the wider Palestinian population. The World Bank estimates the annual cost of restrictions in Area C on the Palestinian economy to total US$3.4 billion, around 35% of GDP.[13] This has a direct impact on unemployment in Palestine which in turn keeps many Palestinians living in poverty, affecting health, education and quality of life.

Typically, Area C is either inaccessible for private investment or can only be accessed through significant barriers which often add prohibitive costs. Such economic burdens maintain the Palestinian Authority's dependence on foreign aid, and strongly impair the formation of an independent functioning state.¬

Area C is critical to Palestinian economic growth as it has a rich supply of natural resources and it is contiguous compared as opposed to Areas A and B, which when considered alone are isolated from other Palestinian controlled areas. The World Bank has completed detailed analyses on the potential for growth in multiple sectors including agriculture, use of Dead Sea minerals, mining and quarrying, construction, tourism, telecommunications and cosmetics.[14] This potential can only be realised by reducing the restrictions in Area C but planning work is critical to achieving this.

It is important to consider socio-economic development in any planning initiative. Without prioritising this, the benefits of any infrastructure or facility development will not be maximised. Job creation and attracting investment to a locality are critical to improving the lives of the residents in a sustainable and long term manner.

[13] World Bank, Area C and the Future of the Palestinian Economy, 2013

[14] Ibid

Masafar Yatta, 2016

1.7 Life in Area C

The isolation, fragmentation and restrictions on development in Area C significantly impact the daily lives of the Palestinian residents as follow:

- In addition to lack of residential accommodation, the restriction on development also makes it it is not impossible to build adequate public facilities which negatively impacts health, education, agriculture and other basic needs.
- A lack of infrastructure development means many residents have insufficient or no supply to water, electricity, transport and waste networks.
- Restrictions on movement hinder economic, employment, educational and social opportunities.
- Reduced incomes particularly due to restrictions limiting agricultural produce.
- Lack of security, living in fear of demolitions or evictions.
- Poverty and low living standards.
- Dependency on humanitarian aid.

These challenges to life in Area C are increasing each year, meanwhile, the pressure to better utilise Area C is also continually growing. Since 1995 the Palestinian population in the West Bank has grown by over 52%.[15] Area C is a vital resource for housing expansion, agriculture, industry and infrastructure, and is the only place that can accommodate growth and prevent Areas A and B being pushed to unviable population densities. Historically, people living in Areas A, B and C have close social and economic ties that are negatively impacted by the fragmentation caused by the current situation. OCHA reports that the restrictions on movement and, disconnectionng of people and areas in the West Bank are undermining livelihoods and impacting have a negative impact on access to basic human needs as well as hindering humanitarian organisations ability to help.

Good planning is crucial in order to overcome this and provide functional relationships between the different areas; it is essential that Area C is considered in parallel to Areas A and B for any planning activity to be viable and holistic.

The ability to understand and influence planning policy is a core ingredient of a democratic society; to be able to influence the spatial and economic climate in which one lives, and to have the freedom to move from one location to another without restriction is a widely understood as a basic right.

[15] PCBS Population Estimates 1997-2013

Parcels allocated for public use in these plans are registered legally as the property of the Municipality without the need for any further legal step.

Imneizel, 2016

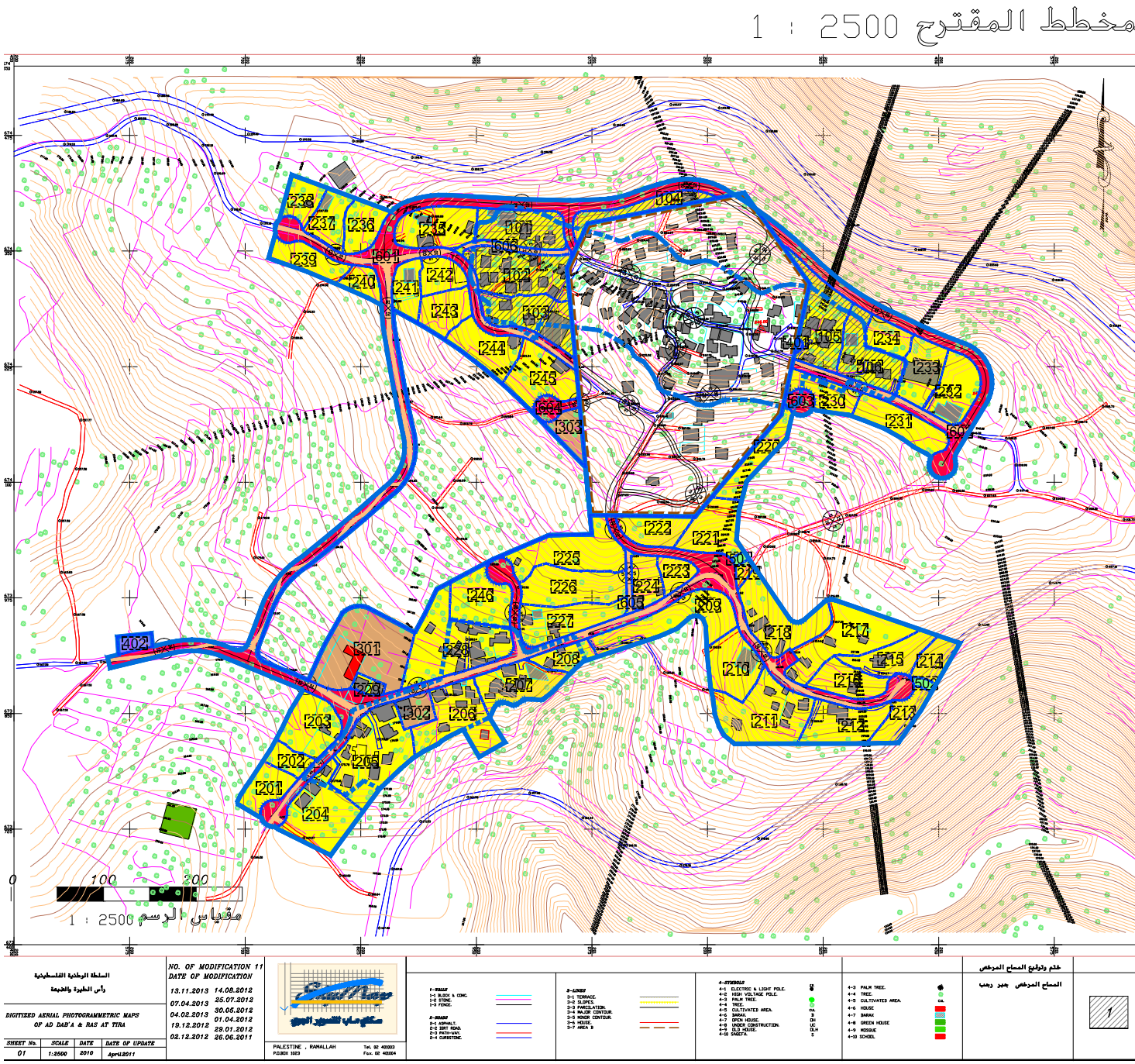
2.0 IPCC Area C Community Planning Initiative

2.1 Community Planning in Area C

In 2009, with support from the British Consulate-General, IPCC launched the Area C Community Planning Initiative with the aim of supporting and protecting the livelihoods of Palestinian communities through the implementation of better planning practices. Key goals included empowering communities to take an active role in planning for their own needs, building trust so that more money (private, public and donor funding) would be invested in providing for the communities' urgent needs and facilitating implementation of new, Palestinian "facts on the ground".

The project started as a series of formal objections to 14 plans prepared by the ICA that had a restrictiveed effect on development for their respective Palestinian communities. After attempts to utilise the ICA's existing planning framework were exhausted, IPCC began working with the communities to develop their own viable alternatives. This has expanded into a comprehensive planning programme in Area C, and the first ever attempt to provide suitable spatial planning that responds to the needs of its inhabitants.

The programme consists of a variety of planning and training activities, operating at both regional and local levels. The central focus of the programme has been in the field of Statutory Planning; as outline Outline Plans were developed with communities, which allocate land-use and density to meet the needs of the communities in-line with existing plan-



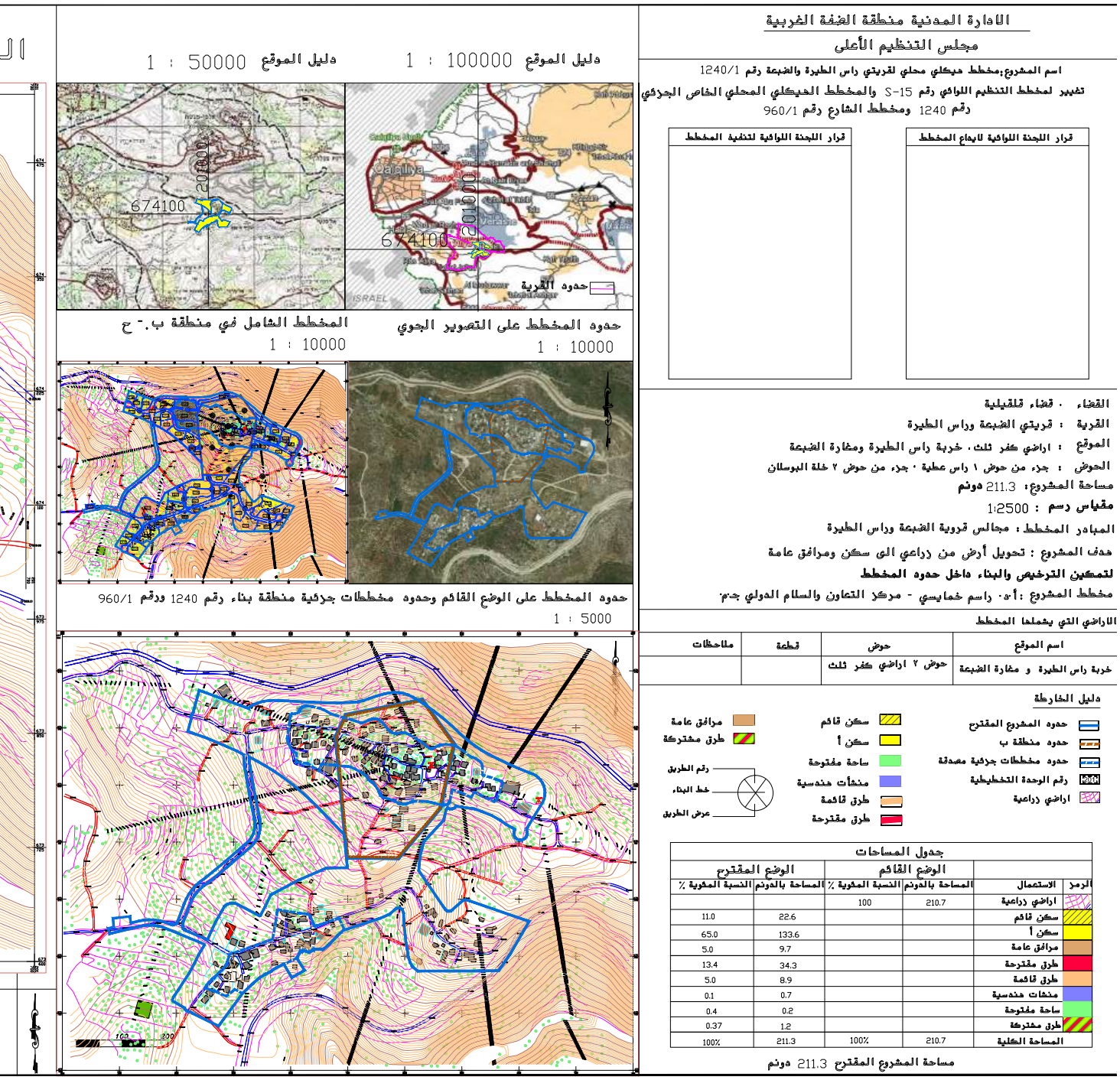
ning laws, . Iin addition to detailed plans for Iinfrastructure. HoweverFurthermore, two other work streams complement this. The first, Training and Awareness, has built the capacity of communities to use planning tools so that they can take a more active role in current and future planning processes. The second, Supplementary or Guidance Planning, thatPlanning, which supports the implementation of infrastructure through micro planning and the efficient allocation of resources through macro, regional planning.

2.2 Statutory Planning: Developing Outline Plans for Area C

Outline Plans are developed with communities that both directly respond to their needs and meet the technical standards suitable necessary for statutory status. The plans have provided legal protection against demolitions which builds community trust and confidence, hence thus paving the way for new development.

Prior to the project the only recent plans available to Palestinian communities

Outline Plan for Ras Tira and Daba'a, 2014



in Area C were special outline plans developed by the ICA for 16 localities; these highly restrictive plans allocated virtually no expansion possibilities beyond the existing built-up area. The majority of Palestinian localities in Area C were covered by British Mandate regional plans developed in the 1940s. These zoned most of the existing built-up areas as agricultural land, offering minimal development rights. They also made no provision for public infrastructure or services.

In response, IPCC began to develop outline plans for Palestinian communities that allocate appropriate space for housing, public infrastructure, public services, recreation, and economic development while protecting existing agricultural lands, as well as culturally and archaeologically significant areas. The allocations are based on the existing and future needs of the communities and are designed to remain relevant for 20 years. Moreover, it IPCC started has begun to prepare detailed plans for the infrastructure (roads, waste water network and water network).

The central focus of the initiative is the development of outline plans with

communities to provide them protection against demolition of existing structures and provide adequate development rights for new expansion throughout the locality. Outline Plans regulate land-use, and density and road networks within a defined boundaryarea. They also define road networks. Moreover, the outline Outline plans Plans allows to establish the terms for the issuance ofrules for building permits. Once they are authorised, they provide a legal referenceframework for the issuance or denial of building permits by a planning authority, as to whether they meet the limitations of the Plan. As such, they are a prerequisite to urban development in most countries.

The plans are carefully developed with community representatives through a series of meetings, surveys, workshops and seminars. Community discussions are supplemented by detailed technical surveys of the area, needs assessments and GIS analysis.

In order to obtain statutory status and defend communities against demolition orders, the plans are submitted to the ICA for approval by their respective local councils via the Palestinian Ministry of Civil Affairs (MCA). Growing international pressure in support of the technical validity of the plans as well as community endorsement has compelled the ICA to review the plans. This is the first time community plans have been accepted for review by the ICA, which marks a major milestone for Palestinian development rights in Area C.

The ICA set out a long approval process demanding extensive additional detailed planning information and approvals from offices as high 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.

2.3 Community Focus: Training and Awareness

Training and awareness programmes promote community engagement in the planning process by providing the skills and knowledge necessary for effective participation by community members.

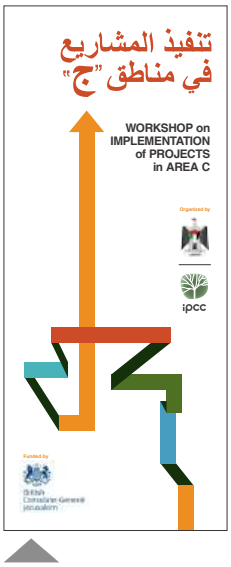
IPCC initiated a training programme for community leaders to support the outline planning process. The programme was designed to introduce practical tools, mechanisms and guidelines to enable local councils to better engage with and make use of the planning process.

Training is delivered through a series of intensive workshops. Each community representative involved in the planning process is expected to attend a minimum of one workshop and each workshop lasts 3 days with a full 8 hour programme each day. The workshops are divided into lectures, which introduce general planning theory, skills and approaches; discussions, which apply the knowledge to participants' plans; and tours to the localities, which root the discussions in the reality on the ground.

The workshops provide participants with practical skills to actively engage in planning. One action addressed in the workshops is the involvement of the community in decision making and community representatives are trained to lead the planning process. Bringing together community representatives from different localities encourages a the sharing of information, approaches and experiences.

Planning issues addressed in the workshops include:

- Planning and zoning system in the West Bank
- Tools of effective planning
- Methods of involving the community in the planning process and its impact
- Monitoring at the local government level
- Designing, implementing and managing local public services and



IPCC workshop in December 2014 about planning and authorization in Area C

Training workshop about planning and authorization in Area C, 2015

spaces to be effectively tailored to the needs of their users
- Legal and spatial implications of the planning policies and practical tools to deal with them
- Setting a participatory local development agenda
- Identifying tools and local resources
- Role of government in supporting local government bodies

To date, 500 community representatives from over 180 municipality, local and joint services councils have attended the 20 training workshops.

2.4 Awareness Campaign

In order to engage a wider audience, IPCC complements training workshops with awareness lectures and open days for the wider community.

The lectures target community members who want to know more about planning initiatives in their communities. This includes informal leaders and grassroots activists, in particular from youth or women's groups. The lectures explain the planning process and ways in which communities can engage with it. More than 680 participants have taken part so far.

Open days offer professional planning advice on specific cases for residents. They address specific issues for residents who may not otherwise be able to afford professional planning or legal advice.

2.5 Supplementary Planning (Guidance Planning)

Local Councils, the MoLG and donors are using IPCC supplementary guiding plans to structure and prioritise development and implementation.

2.5.1 Action Plans

As the momentum increases to implement the infrastructure and services allocated in the outline plans, IPCC has been working with communities to develop action plans that translate the zoning proposed into specific deliverable projects.
Hence the action plan contains the following issues:

1. A list of projects for the locality.
2. A Development Plan for the following 20 years for the projects according to their priorities.
3. A cost estimate for the projects.
4. A plan for the location of the projects and land ownership.

Therefore, action plans area a key step toward physical delivery and can be used to communicate project priorities to donors, to define projects at local council level and as documents that enable the community to take the lead on works. They are developed once plans pass the first stages of approval. Therefore, they contain the suggested projects in the locality with their data of areas or lengths and locations.

Action plans have been developed for 64 localities alongside the local councils. This ensured the identified priorities that reflect the needs of the community.

2.5.2 Design Schemes

It is about design for the projects that are classified in the action plan and according to their priorities and the availability of financial support. Therefore, this stage includes preparing detailed architectural and landscape drawing for the projects.

One of the important issues that is taken in the design process is the participation of the community members in the design as it increases the usage and impact of the projects once implemented.

Two pilot projects are underway which are a kindergarten in al-Jiftlik and a playground in Alal-Ffasayl . Each design scheme completes all design and planning necessary for delivery. Therefore, several issues have been taken into consideration in the design such as the environment, the weather, the provision of energy and water due to the lack of water in these localities and the community participation in the design to fulfil their needs. Moreover, in cooperation with the UN-HABITAT four design schemes in four localities were have been prepared.

2.5.3 Sub- Regional Guiding Plans (Macro Scale)

Sub-regional plans are physical plans that strategically guide land-use and serve provision across multiple localities. In this way, they help to overcome the territorial and functional fragmentation that typifies Area C. The approach unifies localities within one planning effort by geographical and functional relations, assessing their needs jointly hence promoting continuity. The approach also allows for expansion of planning and, eventually, the delivery of joint projects that address common needs. Hence the goals of the sub-regional plans are:

1. Prevent land division, as it is a waste of land resources.
2. Identify the development in several sectors(transportation, public services, public facilities and in the economy) after studying the potential of the area to provide regional projects.
3. Reduce housing density in the localities as the sub-regional plan encourage spatial expansion.
4. Connect localities together to allow them to share services.
5. They create the opportunity of creating outline plans for the localities.

To date, IPCC has developed two sub- regional plans for the North-West Jerusalem (NWJ) and for Masafer Yatta.

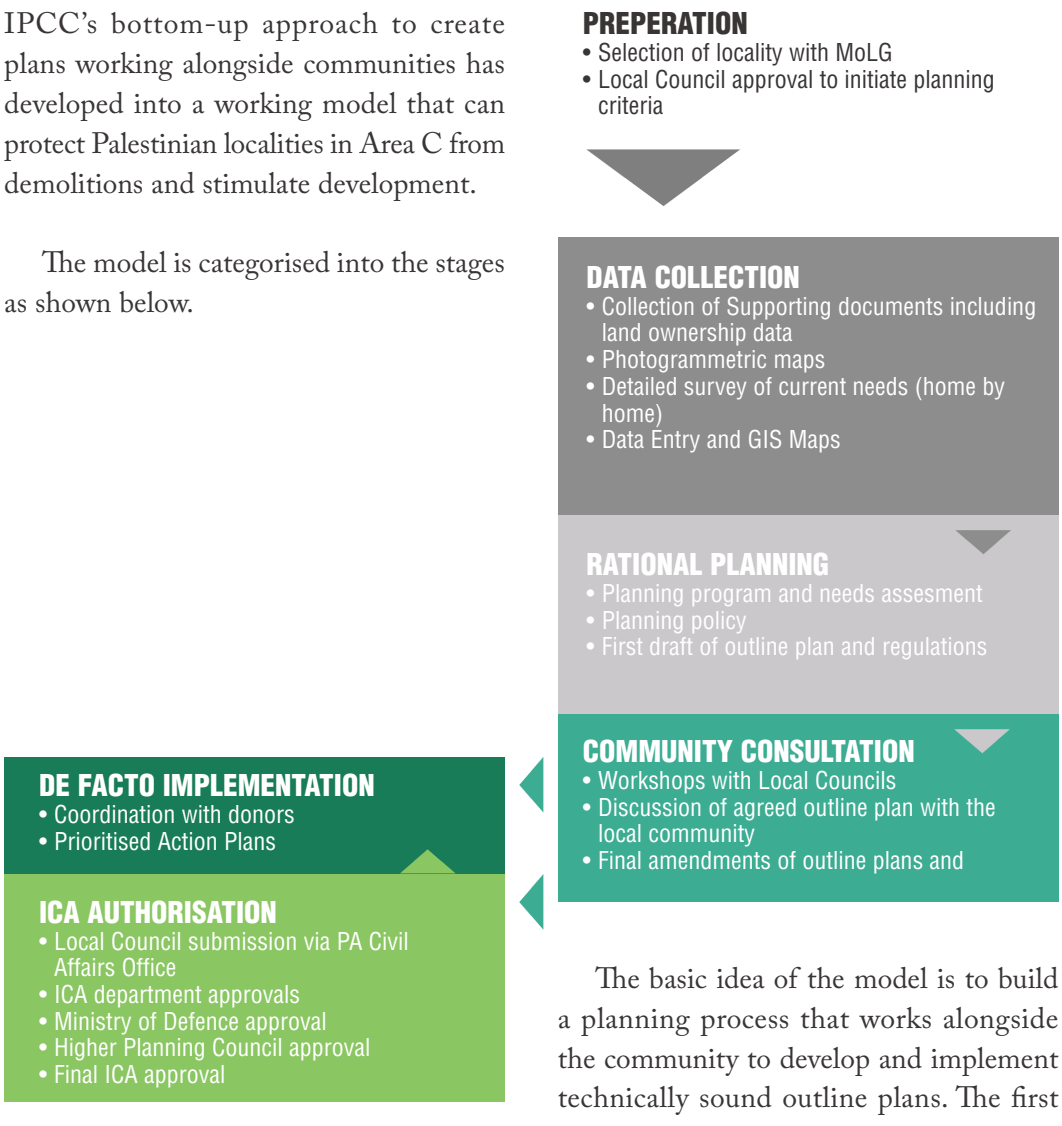
The design of the
kindergarten in Jiftlik

Masafar Yatta, 2016

3.0 Statutory Planning Methodology

IPCC's bottom-up approach to create plans working alongside communities has developed into a working model that can protect Palestinian localities in Area C from demolitions and stimulate development.

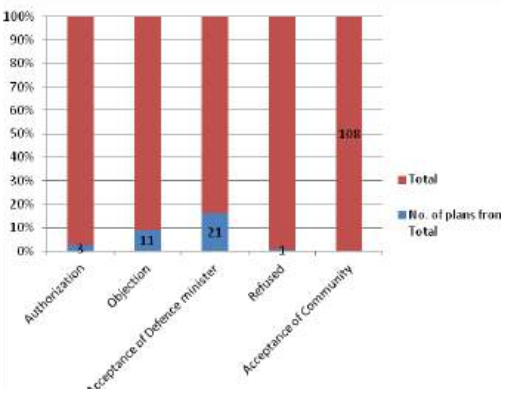
The model is categorised into the stages as shown below.

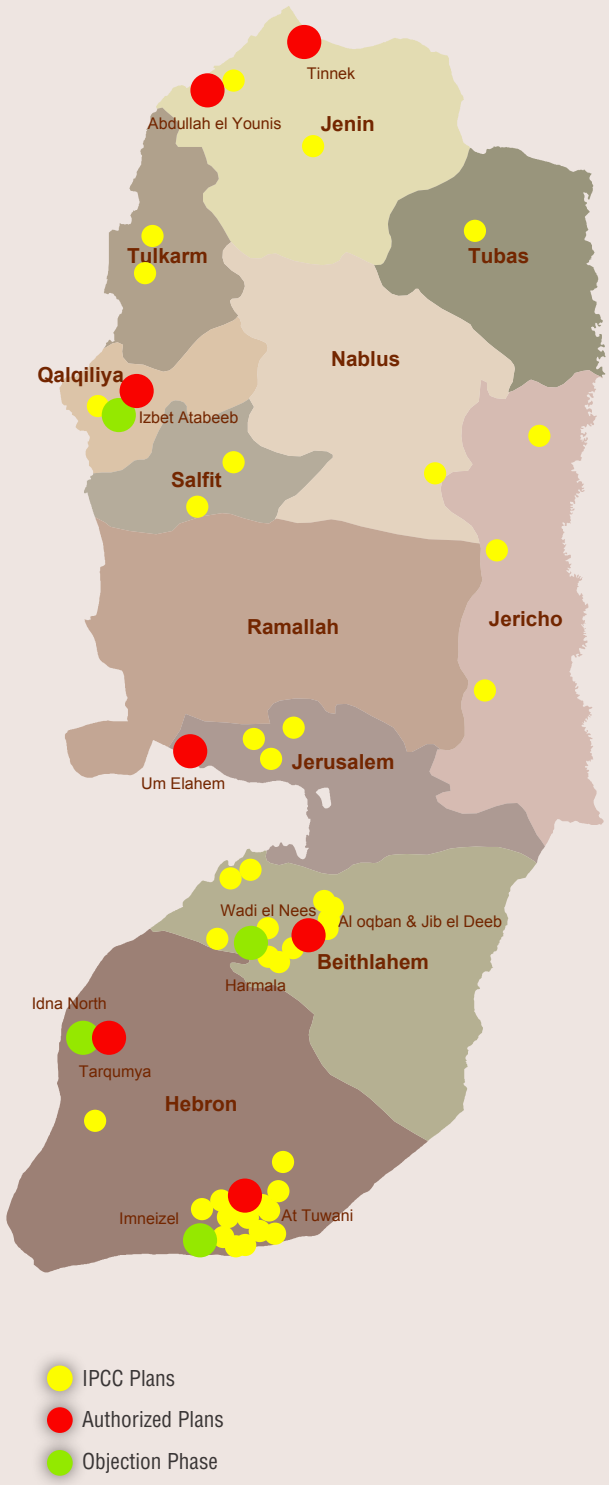


The basic idea of the model is to build a planning process that works alongside the community to develop and implement technically sound outline plans. The first

four stages focus on this. Only once a viable outline plan has been developed further approval sought from the ICA in order to protect communities and the plans against Israeli demolitions. By first developing plans with communities, it ensures they respond to the community's needs without the restriction of ICA delays. Ideally, ICA approval would be granted prior to implementation but sometimes this can take years. Many donors agree to fund projects following a de facto implementation strategy if the project is part of a community agreed plan even if it is still in the ICA approval process. Having local council approval provides a degree of protection against demolition as does the on-going planning process itself. Therefore, de facto implementation is often the best short term approach to meeting the urgent needs of Area C communities. However, gaining ICA approval provides a greater guarantee against demolition.

To date, three outline plans from the 73 localties that IPCC works on have passed all the authorization processes which are Wadi Al-Nis, Imneizel and Ras Tereh and Dabah, eight plans have been published in newspaper for objections which are Tarqumiya, Oqban, T'innek, Um Lahem, Izbet Al Tabib, Abdalla AL Younis, Harmaleh, Tuwani, one has been refused which is Susiya, and other plans are in process.



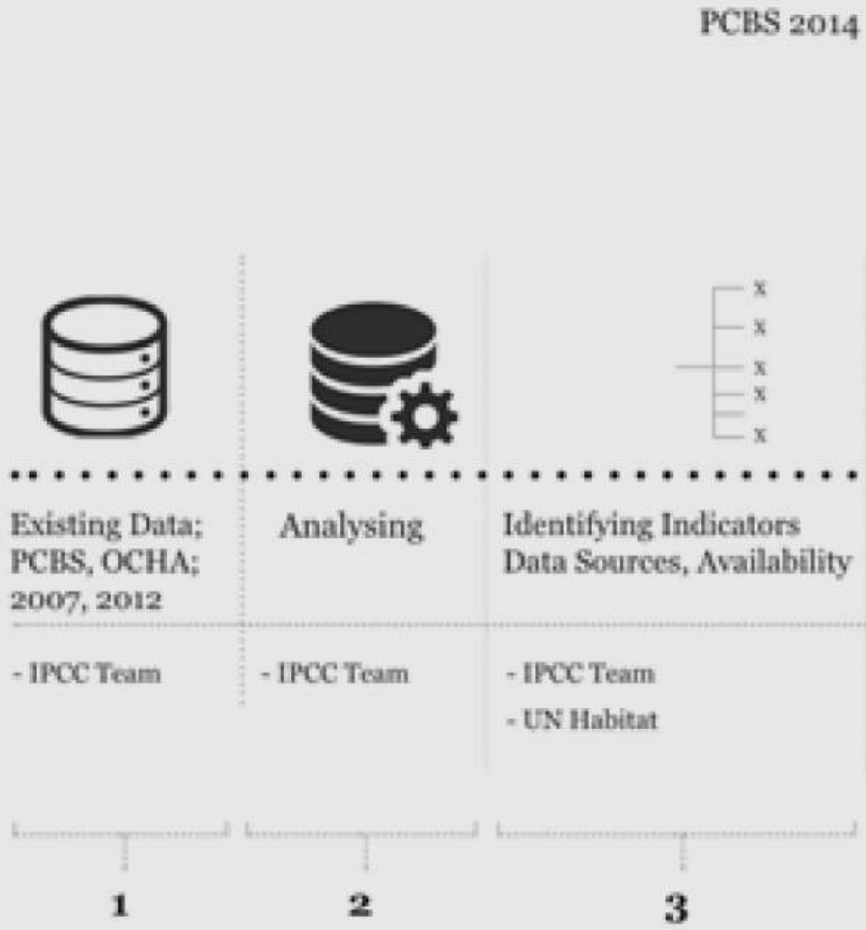


The localities that have authorized plans and that are in the objection phase.

Susya, 2016

Therefore, an important element in the success of this process is the ability of community representatives at the local and Joint Service Council level to believe in and enthusiastically engage with the process. It is only through their leadership that the plan can be properly implemented, and its benefits to the community maximised.

The overall selection methodology, 2014



3.1 Locality Selection Criteria

The scale of needs varies between different localities in Area C. IPCC's planning team developed a selection criteria methodology in order to analyse and prioritise the urgency of the work required in different areas.

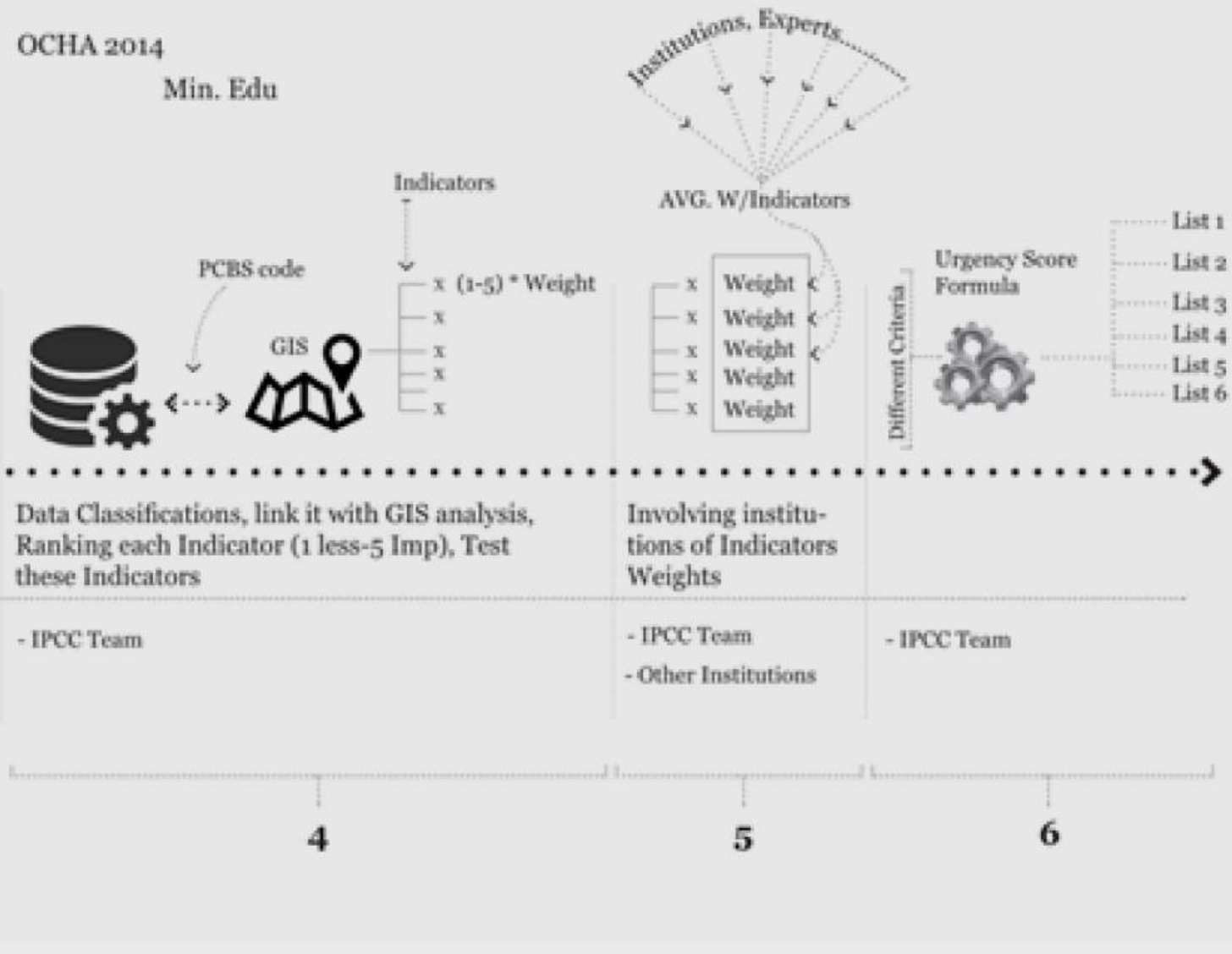
Localities were categorised as follows:
A. Fully in Area C
i.e. Villages, Bedouins, others
Total: 208

B. Partially in Area C
i.e. Parts of main cities (Hebron), villages, others
Total: 189

The overall selection methodology followed a 6 stage process:
1. Data Collection
2. Data Analysis
3. Identification of Key Indicators
4. Data Classification including GIS analysis
5. Indicator Weighting
6. Calculation of Urgency Score

Ten key indicators were identified through the process and each locality was scored from 1-5 against for each indicator. A score of 1 showed development for the locality in that indicator was less important and 5 was more important. Each indicator was given a weighting according to its relative importance and these weightings were developed with input from the international community and local experts. The ten indicators were:

1. Population and Areas
- 1. Projected population by 2016
- 2. Built-up area population density



2. Facilities and Accessibility

a) 3. The existence of schools

b) 4. Accessibility to road network

3. Socio-economic

a) 5. Unemployment rates

b) 6. Dependency ratio (a measure showing the number of dependent members of the community compared to the total population)

4. Infrastructure

a) 7. Access to safe water (network)

b) 8. Availability of electricity (network)

5. Future Displacement Threat

a) 9. Distance to Israeli settlements, Israeli military, separation wall, located on regional roads

b) 10. Estimated number of structures with demolition orders

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. Each locality was ranked according to the ten indicators and their respective weightings. In order to test the sensitivity of the criteria and weightings, six different ranking lists were generated making different assumptions for unknown data and the indicator weightings. Many of the same localities featured as priority areas on all of the lists which proved they were the most urgent areas to start work in.

4.0 Israeli Restrictions and Delays

4.1 Process

Under the Israeli military rule in Area C, the approval of the ICA's Higher Planning Council (HPC) is required for any plans to be recognised as legally binding. The plans are only submitted to the HPC once they have been approved by the local council of each community and endorsed by the Palestinian Ministry of Local Government. Therefore, it would be reasonable to expect that final approval should be simple and quick process. However, this is not the case and the process to receive ICA approval is extremely long, often involving unpredictable additional requirements that cause significant delays to a final decision being granted.

The ICA's approval process can be summarised in seven key stages:

1. ICA Technical Committee (usually 2-3 meetings)
2. ICA Subcommittee for Villages
3. Israeli Defence Minister
4. ICA Higher Planning Council (approval for deposit)
5. ICA Technical Department Approvals (Roads, Water, Sanitation, Custodian of Absentee Property, Archaeology)
6. Public Review (60 days)
7. ICA Technical Committee (final approval)

The process necessitates considerable additional detailed planning work and does not guarantee authorisation. The main purpose of submitting plans to the ICA is protection against demolitions, and as yet no building has been demolished within a submitted plan boundary. The submission and negotiation of plans with the ICA maintains pressure to authorise Palestinian development in Area C and IPCC maximises this through coordination with the international community.

4.2 The Project Journey

Initial Submissions

The first attempt to submit plans to the ICA took place in July 2011. It was agreed between IPCC and the MoLG that local councils who wished to pursue statutory approval of their plans would submit them to the ICA via the MoCA. In total 27 outline plans were submitted. The ICA's immediate response was to arrange a meeting with IPCC in August 2011, but they later cancelled it.

There was a breakthrough in December 2011 when four meetings were held between the ICA and the PA to discuss the review of the submitted plans. The meetings were attended by the head of the ICA, Brigadier-General Moti Almoz, the Palestinian Minister of Local Government, Dr Khaled Qwasmi, and members of IPCC. As a result of the meetings, it was agreed that a technical committee would be formed within the ICA with responsibility for reviewing the submitted plans. The committee would include representatives from the ICA including the head of the Planning Bureau, Infrastructure Division, a GIS Officer and a representative from the Israeli Ministry of Defence. It was also agreed that the technical committee would meet to discuss the plans weekly with representatives from the MoLG, the PA Ministry of Civil Affairs, and IPCC.

Accordingly, the first meeting was held in January 2012 following the resubmission of the 27 plans to the newly formed ICA Technical Committee. The committee requested extensive additional technical work to be completed. For each plan, aerial photos, 11 survey maps and parcel ownership maps had to be updated to, within 6 months of submission. The scale of work requested reduced the frequency of the meetings to every 2-4 weeks.

Negotiation of Boundaries

The main discussions with the ICA on the proposed plans were concentrated on the boundaries of the outline plans (the blue line), which were put after consideration of the lands of the locality, the topography and the ownership, and under the aim to include as much lands of the locality in the plan.

However, the ICA almost always requests a decrease in the boundary of the plan, typically reducing the plan to approximately 50% of the area. This usually entailed the removal of the majority of agricultural and green space from the plans and a very small portion of the residential area.

Deir.Ballut, 2016

Demand for Detailed Planning

Three ICA departments requested additional planning work: water, sanitation and transportation. For each detailed network proposals had to be drafted and signed off by certified engineers.

Obtaining approval from these departments took a considerable amount of time. The water and sanitation proposals caused particular delay due to the departments' insistence that they should be connected to regional networks. After nearly a year of negotiations, approvals were granted, and the first five plans (Harmala, Imneizel, Daba'a and Ras Tira, Wadi Al Nis) were deposited for public objection in November 2013.

First Approvals

The ICA set a public objection period of 60 days. Details of the proposed plans were advertised in local newspapers. Following the objection period the plans were assessed by various ICA committees before the final decision was made. It took the ICA a further two months after the public review process to finally authorise the first two plans. After two and a half years of negotiations two plans were finally authorised:Imneizel and Daba'a. These first successfully completed processes were complemented by Ras Tira in March 2014 and Wadi Al Nis a year later, in February 2015.

Appraisal

While submission of plans to the ICA has defended the urban rights of Palestinian communities in Area C, it has by no means restored them to a satisfactory level.

Three and a half years after the first submission of 27 plans, only 5 have been authorised. An increasing number of plans are being blocked at various levels in the approval process for political and 'security' reasons. 11 plans have been awaiting the Israeli Defence Minister's approval for nearly a year. Moreover, the ICA's procedure has demanded extensive additional technical work, which is not usually required for outline level planning in Israel and Palestinian controlled areas. In short, the procedure is overly burdensome, and governed by such political limitations that in all likelihood some localities will never obtain an authorised plan.

Deir Ballut, 2016

5.0 The Role of the International Community

5.1 Financial

The UK Government has provided continuous funding for the community planning initiative since 2009. Additional funding has been given by the German Friedrich Ebert Stiftung (FES). Since 2013, the European Commission (EC) and the French Government have also provided additional funding. The Belgian Government has supported IPCC as part of a wider planning initiative.

5.2 Political

From the outset, planning efforts have been closely coordinated with many representatives of the international community. IPCC regularly update the Office for the Quartet Representative (OQR), USAID and The US Special Envoy for Middle East Peace's team on the status of planning so they can raise priority issues in their discussions with the Israeli government. Lobbying from the international community is critical to keeping the authorisation process moving forwards through the Israeli systems. The British Consulate, British Government and European Parliament have all also assisted in supporting the progress of the community plans.

Since the EU have committed to funding 20 projects in Area C, they have been active in following up the progress of the projects through the Israeli planning system. IPCC has led many tours and field visits to the Area C localities for Foreign Ministers, politicians and diplomats. We regularly brief members of the international community on the status of planning in Area C, equipping them with the necessary information for meetings, negotiations and setting their foreign policy agenda.

5.3 Technical

Technical support has been provided by numerous organisations. Legal issues and court cases have been coordinated with the Norwegian Refugee Council (NRC) and since July 2013 planning and design activities have been coordinated with UN-Habitat.

In 2015, a team of experts from the International Society of City and Regional Planners (ISOCARP) visited the West Bank to review the situation and work done on planning in Area C under their Urban Planning Advisory Team (UPAT) workshop programme. Following an intensive week of site visits, workshops and meetings with stakeholders, the team documented their observations and recommendations. A key conclusion was that the current Israeli planning policy in Area C was not in accordance with human rights and international law. Their professional review of the outline plans found them to be technically sound and they deemed there were no reasons for them to be denied approval or delayed. Therefore, they called on the ICA to authorise the plans without delay and to halt demolitions and recommended that the plans be treated as the basis for development in Area C.

ISOCARP, final report, 2015

PLAN

ISOCARP
Knowledge for better Cities

Issue 1 October 2015

SPATIAL VISIONING REFLECTIONS

The Heartland of the West Bank

Understanding places and processes

Planning for the State of Palestine

Connecting people from regional to local scale

Sports, art, food and culture

Imneizel, 2016

6.0 Progress and Impact

6.1 Building Trust in Planning

The project has proved the ability of planning to improve the situation on the ground in the West Bank. This, coupled with IPCC training workshops, has increased the trust in the participatory planning process, transforming the status quo mentalities and empowering local communities. Thus, the participation of people in preparing the outline plan through the different meetings and workshops to take their needs helped them to enhance their relation to the plan and strengthen the feeling of belonging. Whereas before, planning was seen as a tool to restrict development without given interest to the needs of the locality, it is now being used by local councils to guide and stimulate development in their communities.

6.2 Community Training and Awareness

To date, 500 community representatives from over 180 Municipality, Local, and Joint Services Councils have been trained in the theoretical and practical aspects of the planning process, and are now better able to lead planning initiatives in their communities.

More than 680 participants have taken part in IPCC's awareness campaigns targeted at engaging a wider audience.

6.3 De Facto Implementation

The implementation of projects to meet urgent community needs for running water, secure housing and access to education and healthcare needs to be prioritised above the arduous ICA authorisation procedure. As a result of applying a technical approach to

create valid plans for localities, confidence has been built to attract funding for the implementation of projects. The local and international community are starting to adopt a de facto approach to carry out projects, deeming the critical approval to lie with the local councils and the Ministry of Local Government and not considering ICA authorisation as a prerequisite for work.

For example, USAID has built a school in Harmala, water tank, water network and roads in Imneizel. Save the Children is building walls and roads in Al Tuwani, UNDP and IPCC are building a kindergarten in Al-Khalayleh and a playground in Al-Fasayl. Moreover, 4 place making projects are done by UN-Habitat and funded by the EU and 15 projects for public spaces and Infrastructure are done by the EU, and several projects for still undefined localities will be carried out throughEU funding.

Members of the local communities are also starting to invest their own money to build new houses and facilities encouraged by the degree of protection from demolitions that the outline plans provide.

Discussing the plan with the community in Deir Ballut, 2016

6.4 Socio-Economic Development

Once a land parcel is included in an outline plan its value increases even before statutory approval. If approval is granted, the value increases further. Therefore, the planning work has significantly increased the value of land in many Area C localities benefitting the local landowners.

The development of infrastructure, public facilities and residential housing encourages members of the communities to stay in their localities instead of seeking more comfortable lives in bigger urban centers. The opportunities for future development and associated employment opportunities afforded by the planning process also motivate the younger generation to stay and work in the localities.

6.5 Advancing Palestinian Planning Rights

To provide protection against demolitions, IPCC has advanced the authorisation of the plans within the ICA planning system. Following the submission of 27 IPCC plans to the ICA in July 2011, a framework was established between the Palestinian Authority and Israeli government for the ICA's review and approval of submitted community plans. Therefore, through this work, the planning rights for Palestinians in Area C have achieved a degree of recognition. 14 plans for 15 communities have now been recognised by the Israeli Defence Minister which previously were not recognised.

In total, 39 plans have been submitted to the ICA via the framework. Of these, 23 have been approved by the ICA Planning Committee and 15 have been approved by the Israeli Defence Minister. Five plans have received all technical approvals, have been deposited for public objections and to date, 3 of them have been authorised as statutory documents granting communities adequate legal building rights to meet their needs.

6.6 Freezing Demolitions

The outline plans have granted communities protection against demolitions. In February 2012, the Israeli Military Court froze a demolition order on a solar panel plant (implemented by TTA and Siba) in Imneizel as a result of the on-going planning process. By March 2012 IPCC negotiations with the ICA had achieved a demolition freeze on all structures within the boundaries of the submitted plans. This provided immediate protection to over 7000 housing units. By August, the committee approved the first five plans and submitted them to the Israeli Defence Minister for further approval.

Following the Defence Ministry's approval in November, the ICA High Plan-

ning Council issued initial approval of the five plans on 2 December 2012. Approval was granted with the caveat that further technical approvals must be granted by other ICA departments including the Department of Transportation, the Local Committee for Transportation, the Department for Environmental Preservation, the Department of Antiquity and Archaeology and the Infrastructure Division, which has responsibility for sewage and wastewater treatment.

6.7 Strategic Planning (Macro)

Regional guiding plans can be used to as a starting point from which to develop more specific Outline Plans. For example, for the plan of NW Jerusalem, four outline plans were derived from it which are plans for: Nabi Samuil, Um Lahem, Khalyleh and Qalandiya. And for the plan of Masafer Yatta which covers 18 localities; 12 outline plans have been prepared, in addition to implementing a school in Khirbet Al Fakheit according to the guiding plan.

6.8 Action Plans for Implementation (Micro)

Action plans prioritise infrastructure investment based on a needs' assessment and cost estimates and a key step towards the physical delivery of projects. IPCC have developed action plans for 64 localities. The plans are coordinated with donors and landowners and include the completed design and planning information necessary to implement the project. The required work is prioritised into 5-year periods covering an overall period of at least 20 years. For example; the action plans that are prepared were used by the EU to prepare a list of projects for implementation and to prepare a new list for the coming stage. Otherwise, the prepared list was used to implement a school in Al Fakheit by the French and a kindergarten and playground by the UNDP.

At Tuwani, 2013

Saber Hureny "Abu Hisham"
HEAD OF TUWANI LOCAL COUNCIL

When I built my first house here it was just a small structure, between 30 and 40 metres away from where my current house is. It was built of blocks with a tented roof; we built it in the year 2000. International activists from peace organizations visited me in that house. Only three months later the house was destroyed by the Israeli military jeeps. Between 2000 and 2005 I lived in a small tent on the same site, but in 2005 I built a new house on the same site, this time out of reinforced-concrete. Two months after I completed this second house, it was also destroyed by the Israelis. After this time, I rebuilt a tented roof structure with blocks walls, until IPCC began to

"In 2013 I rebuilt the house a third time, in the new location, and this time with bricks."

make an outline plan and gained something like 'semi-approval'. We came to IPCC and asked for their advice. In 2013 I rebuilt the house for the third time, in the new location, and this time with bricks and concrete, and tiles on the ground. We haven't received a demolition order for the current house.

The Outline Plan has had a great impact on stopping demolition orders. There was one exception; we were building a small unit at the time which the ICA did give a stop work order to, despite this we returned to work on the building some time later.

The main change in regard to demolition orders is that before the Outline Plan was deposited there were many demolition orders, and people were not building, even very small buildings like ovens or livestock shelters, as they were afraid that they would be demolished. Since the Outline Plan was created, the Israelis have no longer come to check if any new units have been built, to see if any demolition orders would be given.

The advantage of having an Outline Plan, even before it was authorised, was that we now believe in our existence. Now, after we have dealt with the ICA through plans and regulations and they didn't reply, it became their problem. Our aim is to organise the locality, and stop building in a disorganised way. We are beginning to develop the locality through projects supported by the EU and USAID.

These projects, implemented since the planning was completed include: paving new roads, building a second floor for the school, and constructing a kindergarten and a clinic – and people felt safer even before the authorisation of the plan. Previously people didn't dare build, and people are now endorsing and respecting the plan.

People from Tiwaneh who previous left to Yatta are now coming back to their locality after the implementation of the Outline Plan. The landowners have returned to invest in their lands and build.

We are small rural community and people from the community didn't understand the meaning of the Outline Plan, and didn't want to participate in preparing it. But later they came to learn about many issues, they were made aware of their building rights, and understood the importance of infrastructure, and they now have accepted it, and they have even suggested and expect the expansion of the borders of the outline plan to include more of the village and its land.

7.0 Next Steps

Susya, 2016

Ongoing Community Planning Initiative Work

IPCC's Community Planning Initiative has already achieved significant success but there is a lot of work still to be done which can be classified as:

1. Many of the existing plans are still in the ICA approval process which requires intensive work to respond to the ICA's requests for additional information prior to a final decision being taken.

2. Alongside this work, action plans and detailed designs need to be undertaken to facilitate the de facto implementation of projects in the communities, in order to build "facts on the ground" and realise the benefits set out in the outline plans.

3. Outline plans need to be developed for additional communities according to the priority list generated based on the selection criteria. Plans to facilitate the expansion of existing urban centres into Area C also need to be created.

4. Further regional and cluster planning needs to be undertaken to ensure that development across the West Bank is coherent and that a strategy is generated for maximising the wider, combined potentials and meeting common needs of the communities.

5. The lands surrounding the planned localities (hinterlands) need to be planned in order to serve the localities.

Socio-Economic Development

Socio-economic growth is critical to achieving sustainable benefits for the communities in Area C. It is important to create

a model for self-sustaining, ongoing investment and development as well as countering the current pattern of fragmentation and isolation in the West Bank.

Area C has a wealth of natural resources. These need to be utilised along with the rich cultural heritage, implementing projects to transform neglected localities in Area C into socially and economically active centres. Improving the infrastructure in the Area C localities using environmentally and economically sustainable technologies will not only improve the situation for the residents but has the potential create educational hubs. The wider community and internationals would be attracted to learn about environmental resource management with the tangible economic and social benefits being showcased.

Projects could include rural tourism, public spaces recreational/sports facilities, cultural business development and environmental education. This would provide outing/vacation destinations for Area A and B residents as well as international tourists to enjoy Palestine's natural and historical beauty, hence attracting money to the localities and building connections between different areas.

Demolitions and Displacement

Following on from the success of many communities appealing against demolition and displacement orders on the basis of the community plans, this mechanism should be utilised to its full potential. Any structure within an outline plan, regardless of its approval status by the ICA can benefit from protection against demolition.

Deir Ballut, 2016

At Tuwani, 2013

8.0 Case Studies

Five case studies are presented here to demonstrate the breadth of IPCC's work on this project:

• Imneizel: A small rural locality in the south of the West Bank.

• Masafer Yatta: A cluster of rural localities near Hebron facing severe displacement threats.

• North West Jerusalem: A regional plan for 16 communities to the north west of Jerusalem.

• Tarqumiya: Expansion of an established urban centre in Area B into Area C.

• Herodion: A cluster of localities near Bethlehem

8.1 Imneizel

Location

Imneizel is located to the south of Hebron city, 1.5 km north of the Green Line. Neighbouring localities include asSamou' to the northwest and Yatta to the north. The area of Imneizel is around 5000 dunams, the majority of which is agricultural land (approximately 3000 dunams). The locality has around 450 inhabitants and employment is primarily in agricultural produce, animal herding or in the neighbouring Israeli settlements.

The history of Imneizel dates back to the Roman period and remnants of that period can be still be found in the area.

Imneizel is a hilly area, 800 metres above the sea level with some areas that reach 870 metres, with a slope of (0-3) which makes it suitable for farming. The urban setting is located in the central part of the area with a lower altitude.

Existing Planning Status

Prior to the project, all of Imneizel's land was classified as agricultural land under the British Mandate plans. This meant the community could only apply for permission to build one unit per two dunams of land which is not sufficient for community needs but even at this density, approval would still be difficult to achieve.

Life in Imneizel before the Project

Demographic Analysis

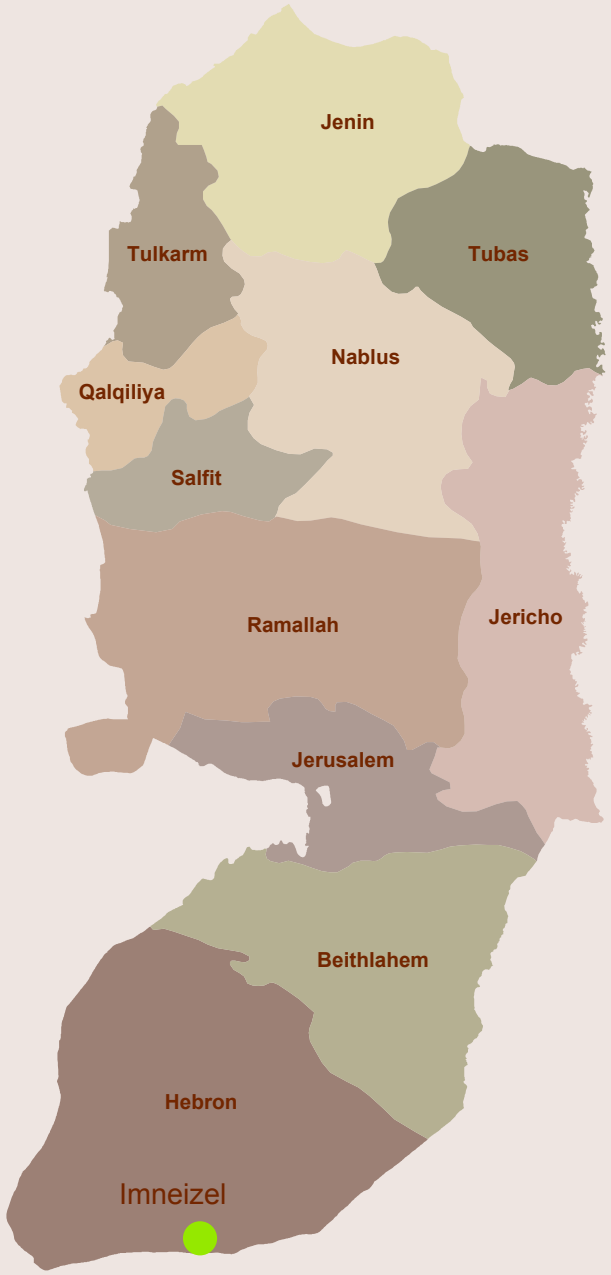
According to the IPCC survey carried out in 2011 there were 450 residents living in Imneizel. The number of occupants in each household varied for different residential units. However, it was found that there was not consistent relationship between the number of residents and the style/condition of the residential unit.

Structures and Buildings

According to the survey, there were 63 residential units in the village, with an average size of 7.5 people per household. 50% of homes were classified as poor quality, 39% as moderate quality and just 11% were deemed to be of a good or acceptable standard. Brick, corrugated steel sheets and nylon are common building materials when the economic condition of the family does not allow the purchase of other more expensive materials.

The oldest buildings in Imneizel date back to the year 1940, however, most of the buildings were erected between the years 1990 and 2010. As the locality grows, the need for a more urban style of development of buildings and infrastructure is becoming increasingly important. Where homes had already been expanded, 95% of the houses were extended horizontally rather than vertically as it is cheaper in cost. However, prior to the planning project, development was very difficult and 10 homes have been demolished since the year 2010.

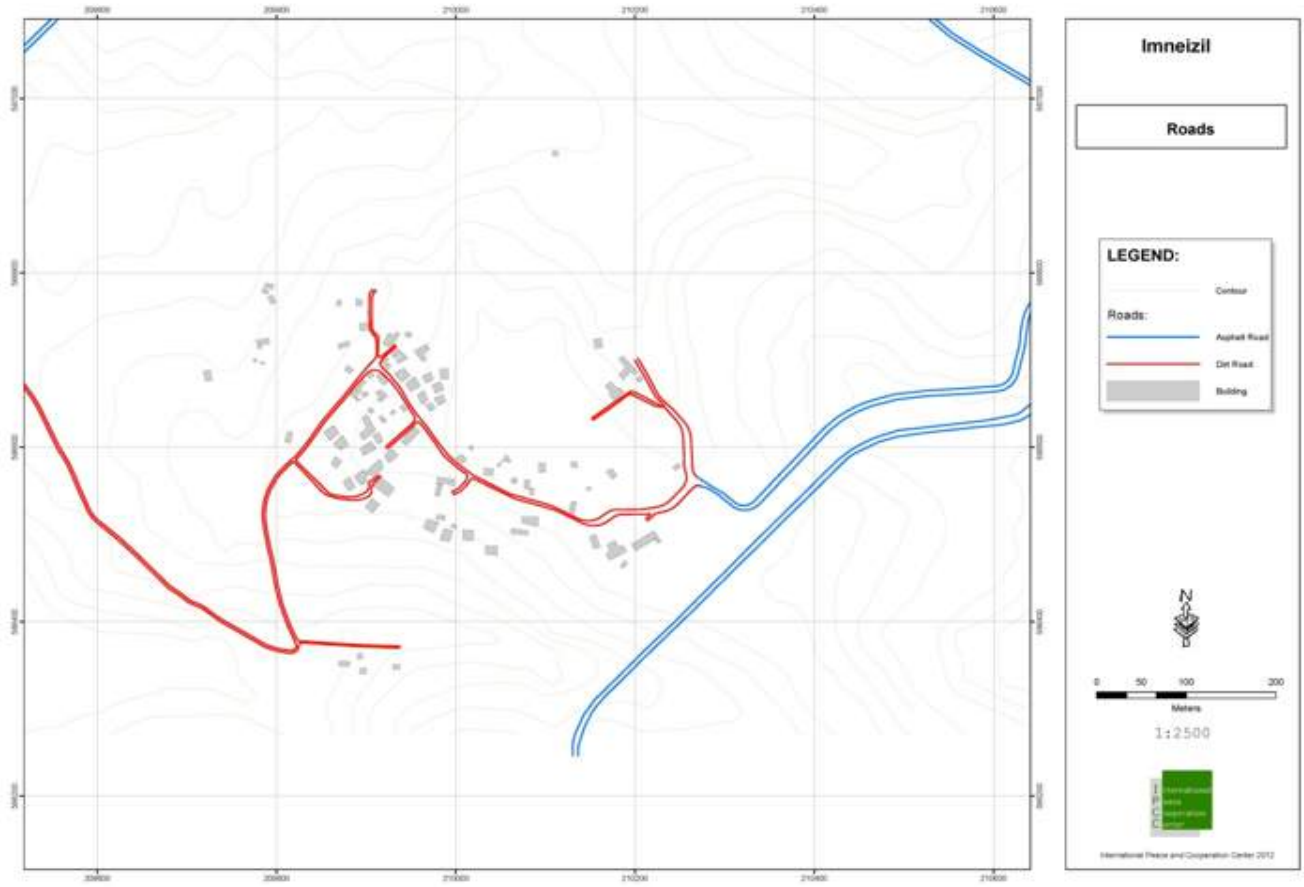
Public facilities



Imneizil location map

Education

The educational system in Imneizel suffers from a severe lack of teachers as well as a lack of classrooms. It has one primary school (7.5 dunams, 3 classrooms, 150 students and 9 teachers) which doesn't have basic services like toilets and pupils are forced to use the toilet at the mosque next door. It is also lacking facilities such



Road network map before planning, Imneizel, 2011

as laboratories and a library. There is no secondary school and so older students go to asSamou' to continue their education.

According to the survey, only 35.6% of pupils complete primary level education and 20.4% complete education at secondary level; 8% leave secondary school with qualifications and just 1.5% have obtained a university degree.

Health

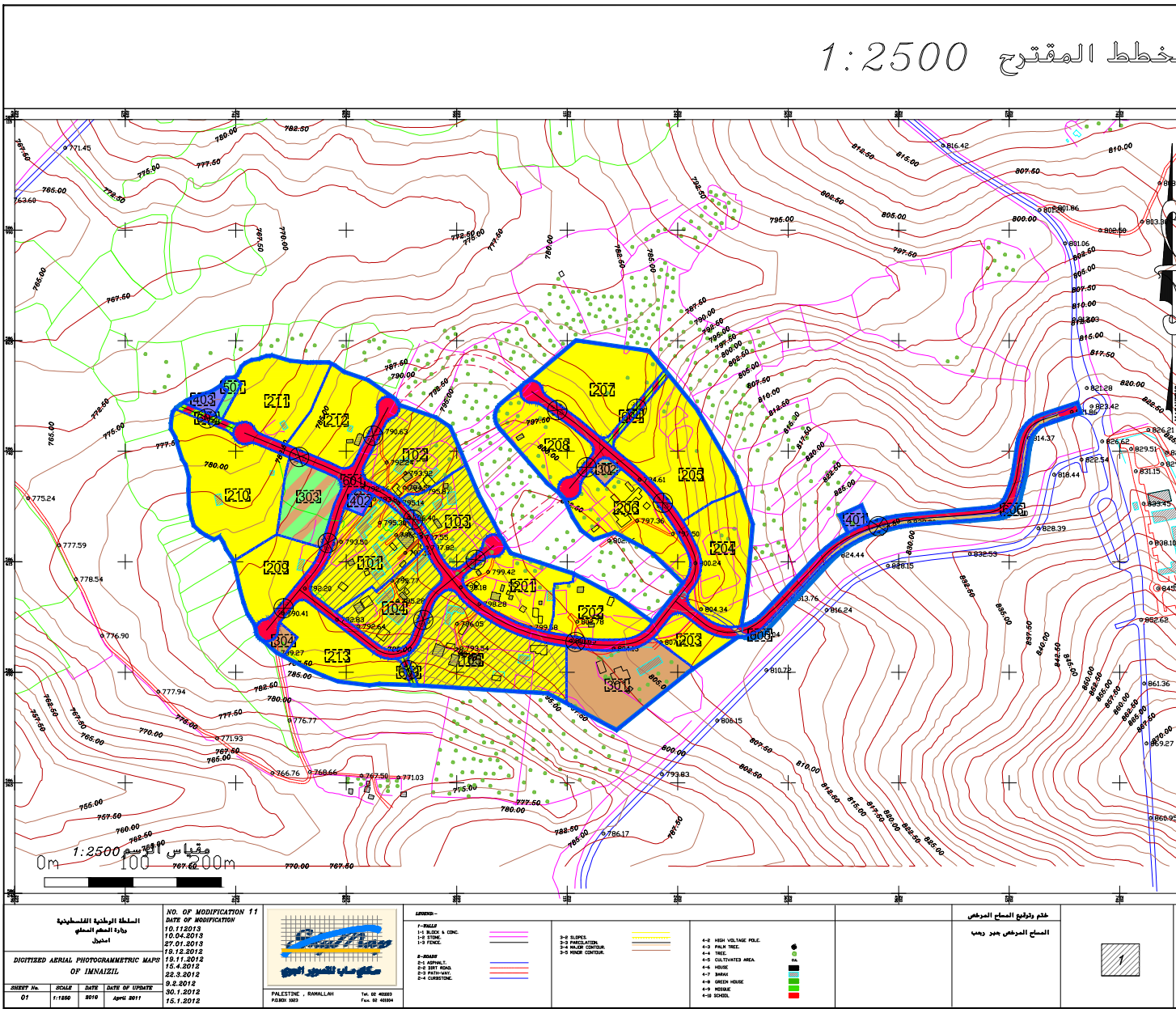
The survey identified one health centre in Imneizel with an area of 100m2 which providesasic health services and medicine, but does not provide health services for children. The clinic only opens at specific times on a limited number of days and has no pharmacy or doctors with certain specialities. Therefore, the people of Imneizel have to travel to the nearby areas to receive many basic health care needs.

Infrastructure

Prior to the project, the locality lacked all major infrastructure services such as a connection to the water network, electricity, sewage system or even a telecommunication system. Therefore, life in Imneizel has typically been highly dependent on the adjacent village of asSamou' for the provision of daily needs.

The lack of connection to a water network has caused serious limitations to the agricultural capacity. The residents were provided with electricity for the first time in 2009 after the installation of a central solar photovoltaic system, although this also was threatened with demolition. The solid waste is not treated and is often deposited straight into the surrounding land. However, this is small in quantity compared to the ecological problems and damage caused by the sewage from surrounding settlements.

There are 6.5km of unpaved roads in Imneizel, varying in size between main roads, secondary roads and agricultural roads. There is no public transportation system connecting the locality to other major surrounding areas like Hebron. The major, paved roads as indicated in the figure below only lead to the settlements are fully



Imneizel outline plan, Authorized on 4th March 2014

controlled by Israel. One of them divides Imneizel in two but the locals do not usually use this road.

Economy

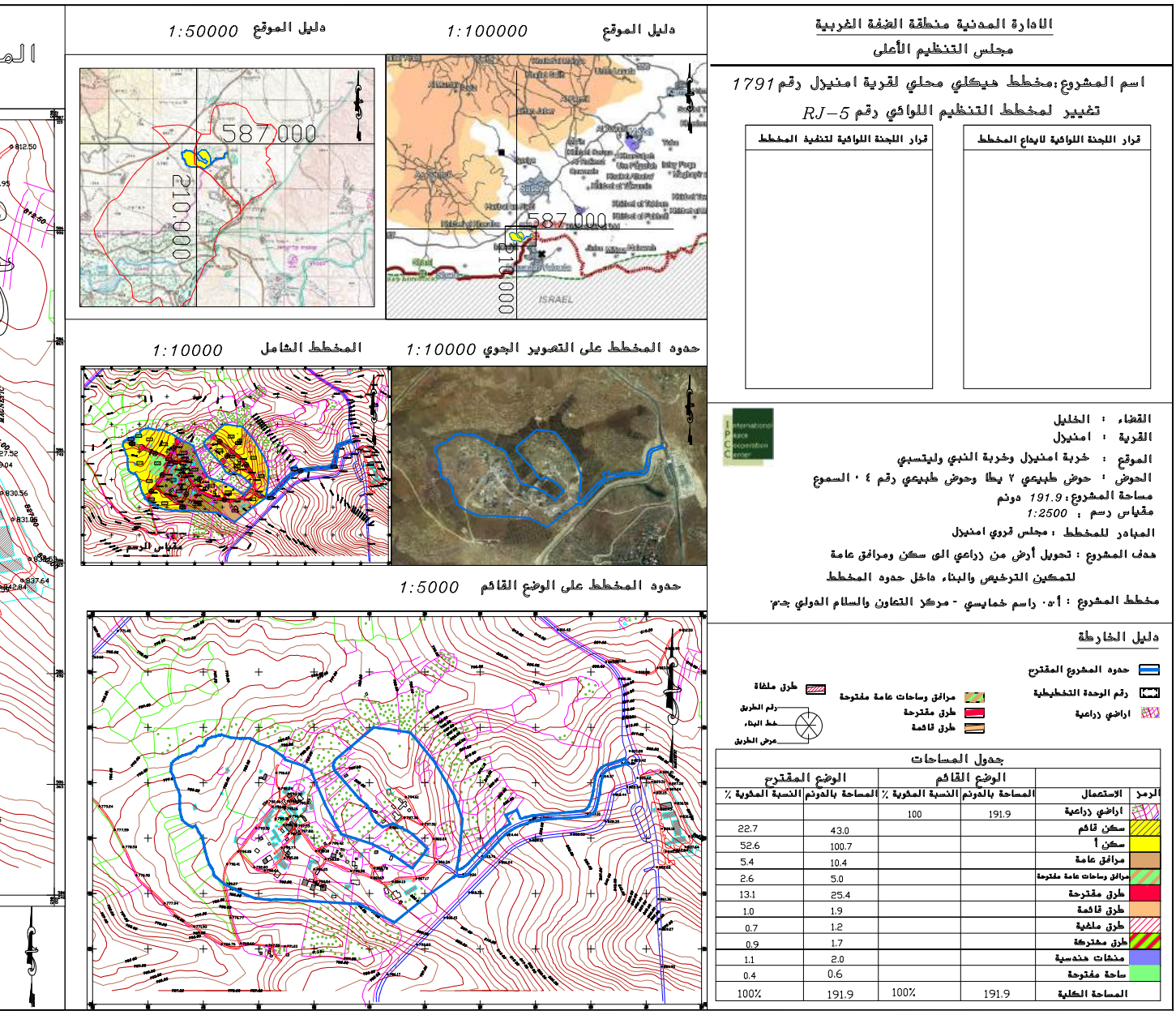
According to the IPCC survey, 95.2% of the locals in Imneizel are in work. The majority depend on the Israeli market for a living with 29.3% working in agriculture and 4.8% unemployed. Incomes are unstable and can be extremely low. 27.3% of locals receive less than 1000 NIS a month with 45.6% receiving between 1000 and 2000 NIS a month. These statistics demonstrate the harsh economic situation that the residents face.

Outline Plans

Prior to the Project

The lack of planning in Imneizel caused many problems for the residents:

1. A master plan for a locality is necessary to facilitate obtaining building permits. Without a suitable plan for Imneizel, it was extremely difficult to gain permission for the developments required to support and improve the life of the residents.
2. The lack of a master plan meant there was



no strategic development plan for the area and no targeted way to meet future needs.

3. Although the community know the borders of each family's land among themselves, there was still a lack of documentation for the official registration of land ownership.

Goals of planning

1. To develop an outline plan that protects the rural and cultural heritage of Imneizel
2. To facilitate the provision of building permits for existing structures and for extensions to the residential areas.
3. To allocate areas for public facilities.
4. To connect the area with the regional road network.

Outline Plan Contents

The outline plan included:

- Proposal of a radial road network, 10-12m in width, which connected all parts of Imneizel.
- Optimisation of the agricultural lands.
- Balance the allocation of public facilities within the village.
- Provision of building permits for existing structures and their enlargement.
- Preparation of plans that provided solutions to infrastructural issues.
- Identification of registered land ownership.

Outline Plan Assumptions

The outline plan was developed based on the following assumptions:

- Assuming a nominal population growth average of 3.2%, the number or residents will reach 900 in the year 2030 and the number of families will reach to 200.
- The average density is two residential units per dunam meaning there will be a need for a 100 dunams according to the projected population growth for 2030.
- According to PCBS statistics, the largest segment of age is between 0 and 9 years old. This means that there will be increased demand for a kindergarden, pre-school and primary school.
- Other public facilities needed included additional clinics, a mosque and cemetery.

Final Outline Plan Capacity

The final outline plan covered 192 dunams, with 143.7 dunams of land allocated for residential use, split into 282 parcels.

ICA Approval Process

In order to arrive at a finalised outline plan, the proposal had to go through numerous negotiations and revisions with the ICA which affected the total area covered. The first draft (2011) covered a total area of 414 dunams including 150 dunams for residential use and 207 dunams for agricultural use. In 2012, the land areas had to be reduced, decreasing the total area of the Outline Plan to 227 dunams including 145 dunams for residential use and 30 dunams for agricultural use. The final revision covered a total of 192 dunams, 143.7 of which were allocated as residential but all agricultural land was removed. Previously, under the British Mandate plans, all of Imneizel's land was classified as agricultural so the priority for the plan was to focus on the residential area, facilities and infrastructure. Transportation, a water network and wastewater treatment solutions were also included in detailed plans attached to the main outline plan.

After 14 versions of the plan were submitted responding to comments and additional requirements from the ICA, the outline plan was finally approved by the ICA on 4th March 2014.

Working with the Community in Imneizel

one of the Place making projects in Imneizel, 2015

The local council as well as the residents in Imneizel have been actively involved in the development of the plans since the inception of the project. Members of the local council attended an IPCC training workshop introducing the core concepts of planning; how to prioritise community needs and identify projects; how to present plans to the community members and engage them in the development process; and how to present the plans and needs of their communities to the ICA. Following the initial training, members of the council discussed the plans for Imneizel with other local council leaders sharing experience with and learning from other localities.

Prior to the planning work starting, the local council arranged a public meeting for the community to meet the IPCC team and discuss the needs and priorities for development in Imneizel. This meeting raised awareness of how masterplanning could help meet those needs as well as the importance of thinking about public space, infrastructure and public facilities in addition to housing needs. In line with the cultural practices of the community, separate meetings were held for men and women but the discussions and outcomes of both meetings were regarded with equal importance.

During the project, members of the IPCC team visited the locality once every couple of months, both working in detail with members of the local council and holding meetings with the wider community. Once the MoLG and the Local Council agreed to submit the plan for ICA approval, the ICA commented and instigated additional requirements on every occasion, and these were discussed with the local council and the next steps were agreed upon.

In addition to community collaboration in the outline plan, two meetings were held with the community in the months leading up to the ICA approval being granted in order to develop the action plan for Imneizel. After the authorisation, a further three meetings were held with the community, along with UN-Habitat, to discuss placemaking and the projects identified have now been implemented.

Impact of the Community Planning Project in Imneizel

Community Reactions

Community participation was integral to the whole planning process which has given the residents confidence to build and develop projects to meet their own future needs. Locals are now investing in building and extending their own houses, with the assurance that the plans give against demolitions and displacement. Twelve new homes have already been built to date and others in the community have plans for building in the near future.

Freezing Demolitions

Even before the ICA approved the outline plan, the project was already providing tangible benefits to the community. While the plans were going through the approval process, the community appealed against demolition orders on the recently constructed outhouse school toilets and photovoltaic panels, the locality's only source of electricity. Due to the fact the planning process was ongoing, the appeals were upheld and the demolitions were frozen pending the conclusion of the approval process. Since approval of the Plan was granted, these structures, along with the rest of the buildings in Imneizel are now protected from demolition going forwards.

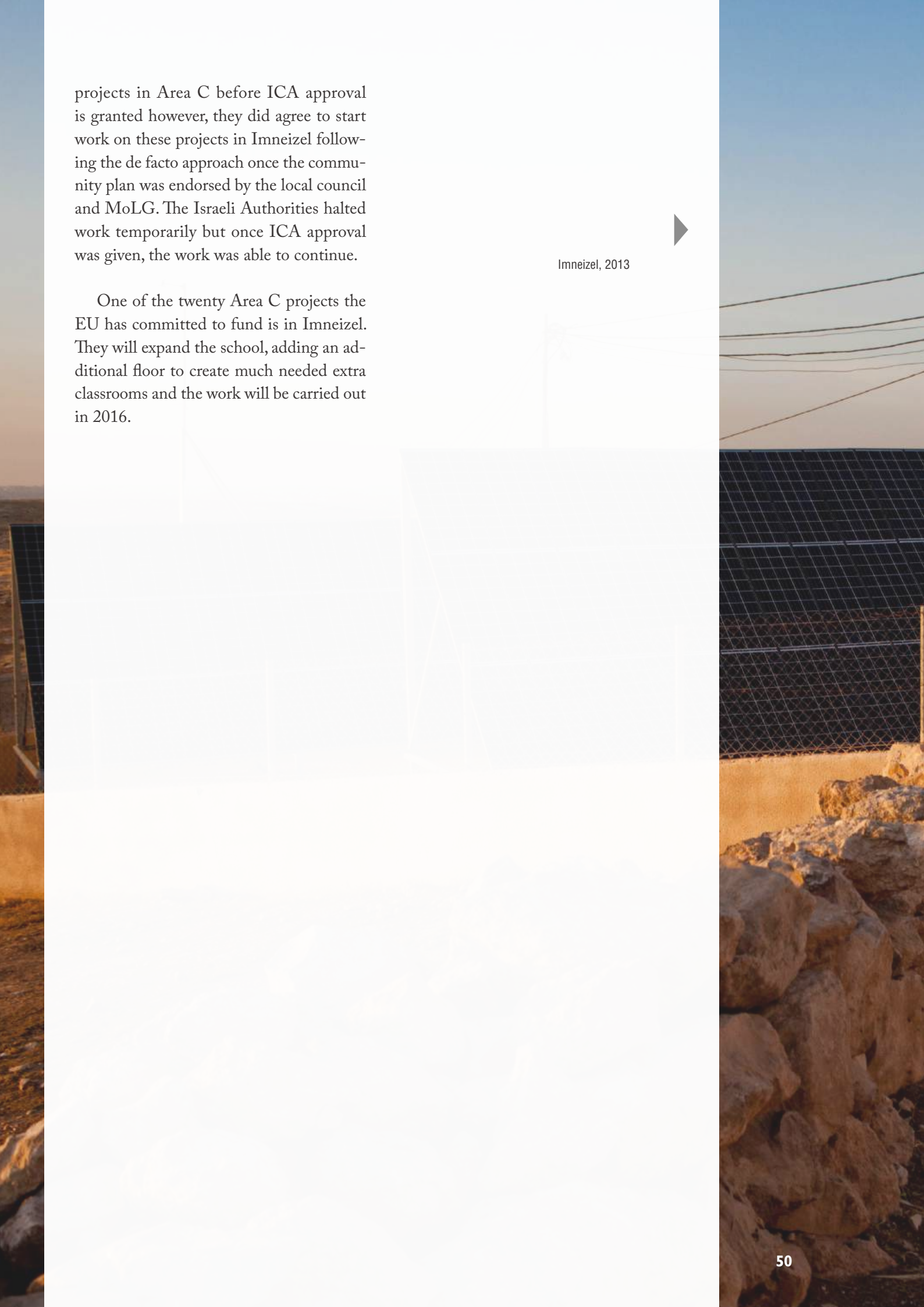
International Donor Funded Implementation

The community planning work has attracted international donor funding to support Imneizel. USAID are funding new water tanks (250m3) and a new water work as well as a new road network, all of which are currently under construction. In general USAID's policy is not to implement

projects in Area C before ICA approval is granted however, they did agree to start work on these projects in Imneizel following the de facto approach once the community plan was endorsed by the local council and MoLG. The Israeli Authorities halted work temporarily but once ICA approval was given, the work was able to continue.

One of the twenty Area C projects the EU has committed to fund is in Imneizel. They will expand the school, adding an additional floor to create much needed extra classrooms and the work will be carried out in 2016.

Imneizel, 2013



Ali Rashed
HEAD OF IMNEIZEL LOCAL COUNCIL

The outline plan is important for the residents of Imneizel, as it makes people feel safe – 12 new buildings have been built since the authorisation of the plan. They are now large houses, some built in stone or concrete. There is a difference in terms of building and thinking of the future of the buildings – even preparing the buildings for floors to be built above them in the future.

Imneizel has developed since the authorisation of the plan, as within the period of discussing the plan with the ICA there was some building begun, but people were afraid of the threat of demolition orders. So, after the full authorisation, the imple-

"In After the authorisation, people who had previously left Imneizel to Yatta have returned,."

mentation of building work accelerated. For example, when the kindergarten was begun within the borders of the plan, the ICA saw this as a legal development and didn't issue a demolition order or raise objections.

Up until now, the residents have committed to the plan. They haven't created physical conflicts between the plan, and the reality on the ground.

Migration from Imneizel has changed too. After the authorisation, people who had previously left Imneizel to Yatta have returned, and some people have exchanged their lands in Yatta in return for their lands in Imneizel.

People feel safer now. There is no fear of the military vehicles coming to the locality, as people feel safe following the authorisation of the plan. Despite this we are still waiting for the electricity company to rehabilitate the network, and become fully connected.

8.2 Tarqumiya

Location

Tarqumiya is a locality in the north west of Hebron governorate. It is a large urbanised area, with a population of over 14,000, but with strong rural characteristics. The town is located in Area B but is separated from Hebron to its east and Idhna to its west by a strip of land designated as Area C. Due to the nearby location of 2 settlements, Adora and Telem the Area C designated land reaches close to Tarqumiya's urban center, which restricts opportunities for necessary expansion. Currently, 90-100 of Tarqumiya's residential and agricultural structures are located in Area C and are at risk of demolition.

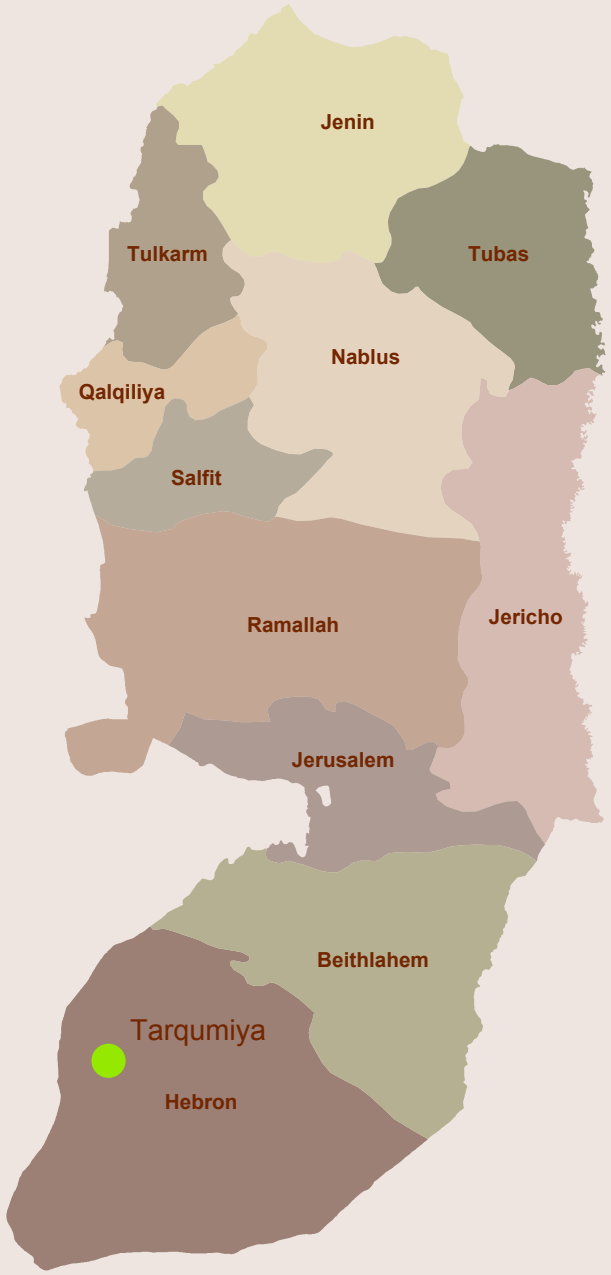
Tarqumiya is in a strategic location as Tarqumiya checkpoint is the only commercial, industrial and agricultural border crossing into Israel south of Jerusalem. Its importance may well increase in the future as a connection point between the West Bank, Israel and Gaza. As such the area's characteristic will most likely continue to shift from agricultural to industrial.

Existing Planning Status

The ICA created a blue line plan for Tarqumiya which included one of the existing expansion areas in Area C (157 dunumdunams), but not excluded the other one (approx. 30 structures) as well as the agricultural land.

The Tarqumiya municipality has also developed a master plan for the area which, unlike most other municipality plans, extends into a significant amount of Area C. However, it has not been fully approved by the Palestinian Authority or the ICA. This plan treats Tarqumiya as an urban locality and designates predominantly residential areas with a small commercial zone. It does not take into account existing agricultural uses and does not attempt to preserve the rural character of the landscape. There is little allocation of open green public space and the plan makes little reference to the topography of the locality which strongly impacts the type of construction that is possible.

The ICA blue line plan for Tarqumiya expansion is clearly inappropriate. There are also opportunities to enhance the municipality plan to meet more of the needs of the community, particularly focusing on long term needs based on future projections.



Tarqumiya location map

Life in Tarqumiya before the Project

In general, the quality of buildings in Tarqumiya is good and all the dwellings are permanent. There are kindergardens, primary schools and secondary schools but they are overcrowded; morning and afternoon classes commonly take place since the space available does not allow all students to study at the same time.

Public Facilities

The residents of Tarqumiya have direct access to basic healthcare and dental facilities in the town but there is no emergency healthcare and there are no ambulances. For emergency assistance, the residents must get to Hebron on their own or wait for an ambulance from another region to reach them. There are also no healthcare facilities for the elderly.

99% of households are connected to the local electricity network but municipal officials state the need for continued expansion to meet growing demand. Over 90% of the housing units in Tarqumiya are connected to the water network and there are 50 wells in the town. Cisterns, water tanks and springs are also used during water shortages. Repairs to the water network and network expansion are needed to ensure that water reaches all houses. A general shortage of water is also sometimes a problem for the residents which reduces possibilities for the development of agriculture and industry. Tarqumiya is not connected to a sewage network and all wastewater is disposed of in cesspits .

Economy

Employment levels in Tarqumiya are generally better than the West Bank average but the majority of the work force are employed in Israeli settlements. The next largest sector in the labour market is agriculture followed by governmental jobs.

Outline Plans
Goals of planning

The key aim was to develop a new master plan for Tarqumiya, providing a framework to meet the future expansion needs until 2030. Specific goals include:

1. Develop a legal framework for the houses in Area C to prevent the risk of demolitions.
2. Provide the services required on a neighborhood level corresponding the future population in 2030.

Outline Plan Contents

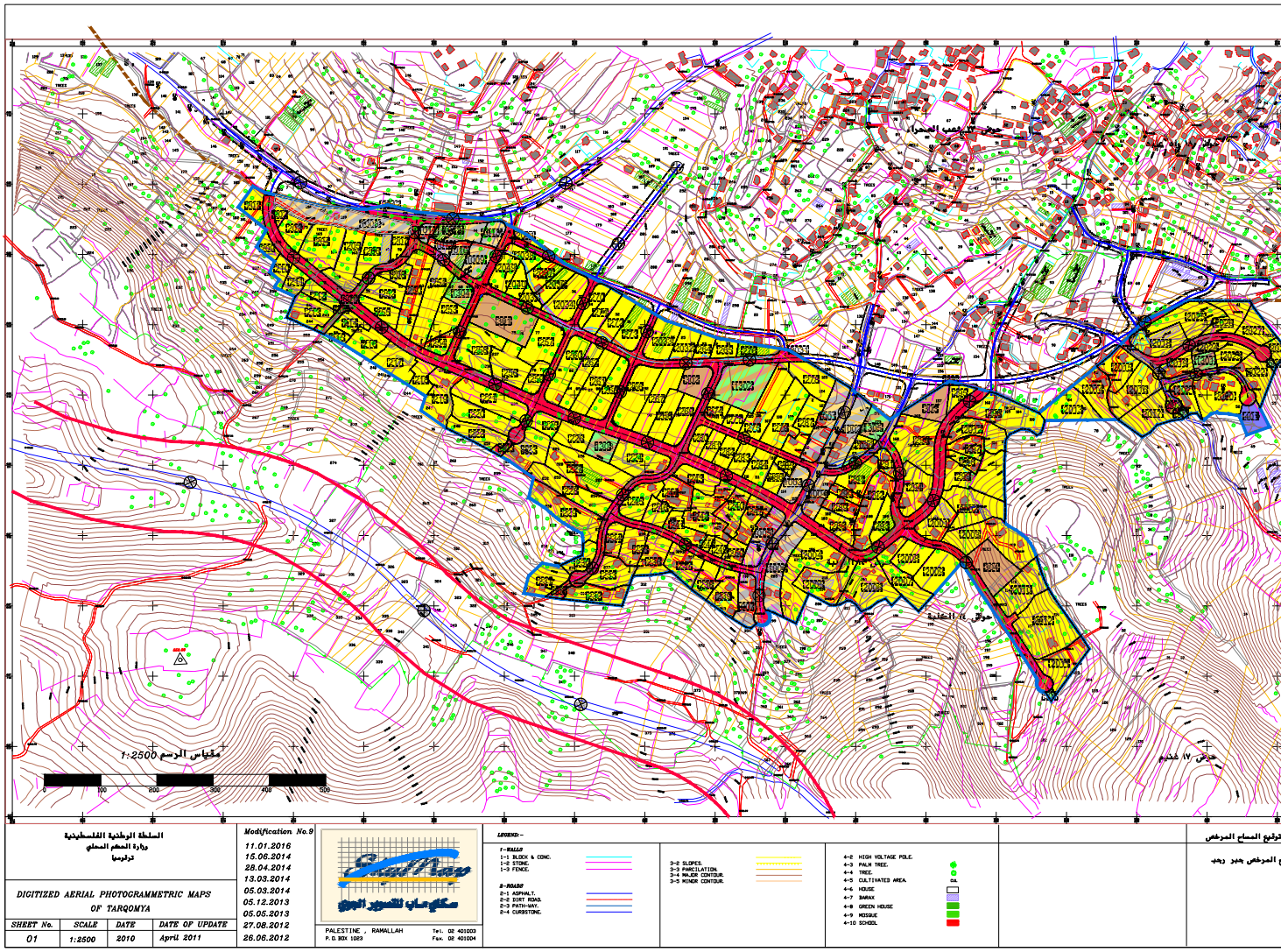
The plan included the following interventions:

- Industrial activities relocated from being near to the agricultural lands to an industrial area to the west of Tarqumiya where the topography is more suitable.
- Preserve the agricultural area as much as possible, since 30% of Tarqumiya residents are working in agriculture.
- Locate a new services centre along the southern axis in the low density areas and a new suggested commercial area to connect between the two centres.
- Locate the new schools and the educational centers around and between the two services centres.
- Develop a new road network to serve the new plan and direct the future built up expansion.
- Reduce the high density areas in the centre by expanding towards the surrounding land and provision of the needed services and infrastructures on a neighborhood level

Final Outline Plan Capacity- the scale and size should be discussed – no. of units and dunums.

ICA Approval Process

The outline plan was first submitted to the ICA in July 2011 and 13 revisions to the plan were subsequently submitted based on comments and discussions that took place in 2012 and 2013. The plan received approval from the ICA Central Planning Committee and the Defence Minister in May 2013 but from then until the end of 2015, the process was slowed and delayed.



Tarqumiya outline plan, Authorized on 4th March 2016

At the beginning of 2016, agreement to publish the plan for public approval was granted and it was published with the 60 day period starting on 29th January 2016.

Working with the Community in Tarqumiya

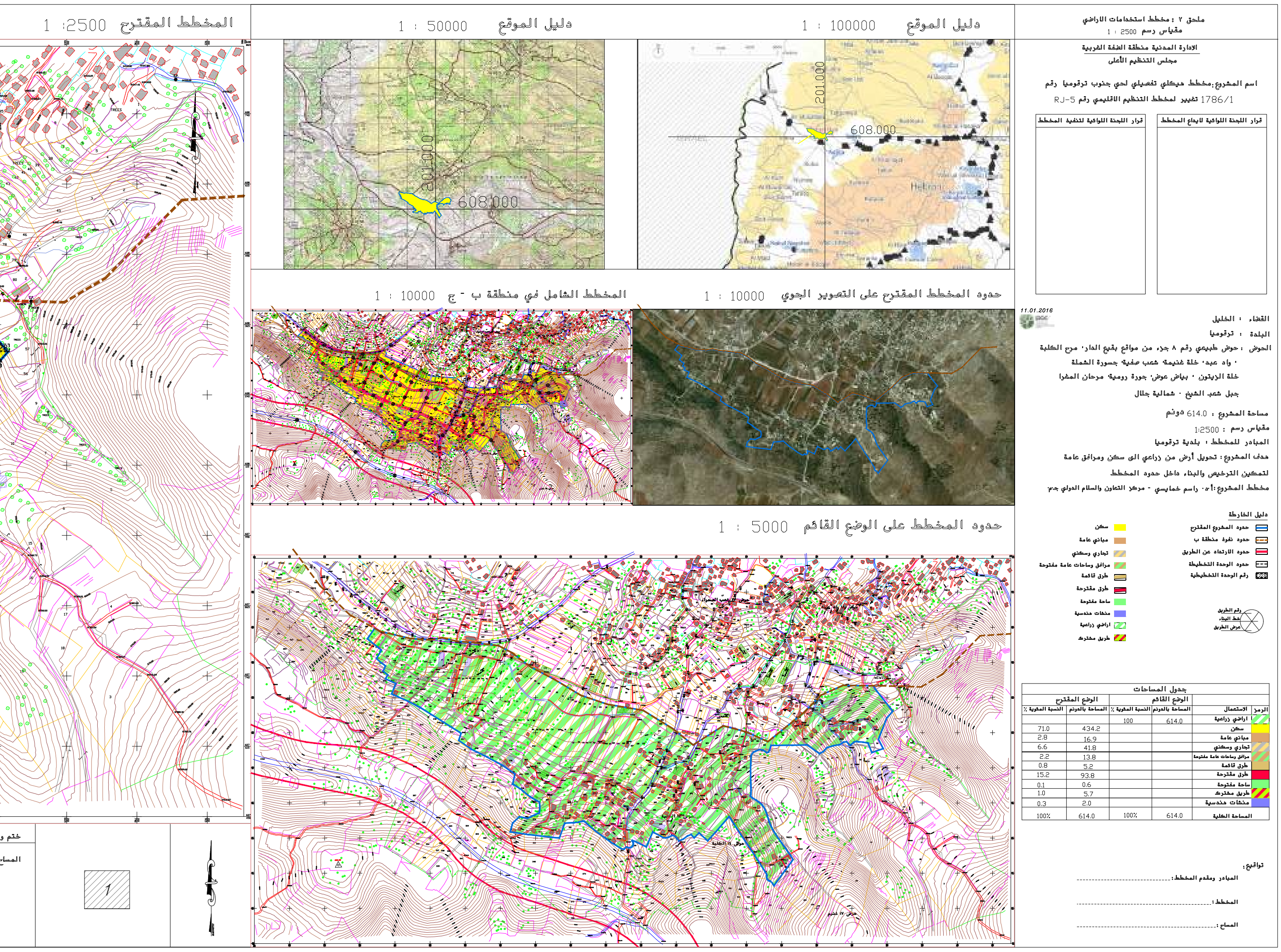
Throughout the planning process, working with the community was a priority and a series of workshops and meetings were held. On 5th August 2010 IPCC met with Eng. Muhammed Khabajeh from Tarqumiya municipality. The project and planning procedure was discussed with reference to the sketch plan.

At a workshop on 8th October 2010, IPCC met with Eng. Muhammed Khabajeh and Eng. Muhammed Ja'freh from Beit Sahour municipality. The road network, plan boundary and allocation of public facilities were discussed. Following the workshop a third draft was made using photogrammetric data; areas for land usage and street width were incorporated into the development plan.

On 14th and 15th January 2011 IPCC held a second workshop with Eng. Muhammed Khabajeh and Eng. Muhammed Ja'freh to discuss the new development plans. The road network, plan boundary and allocation of public facilities were discussed.

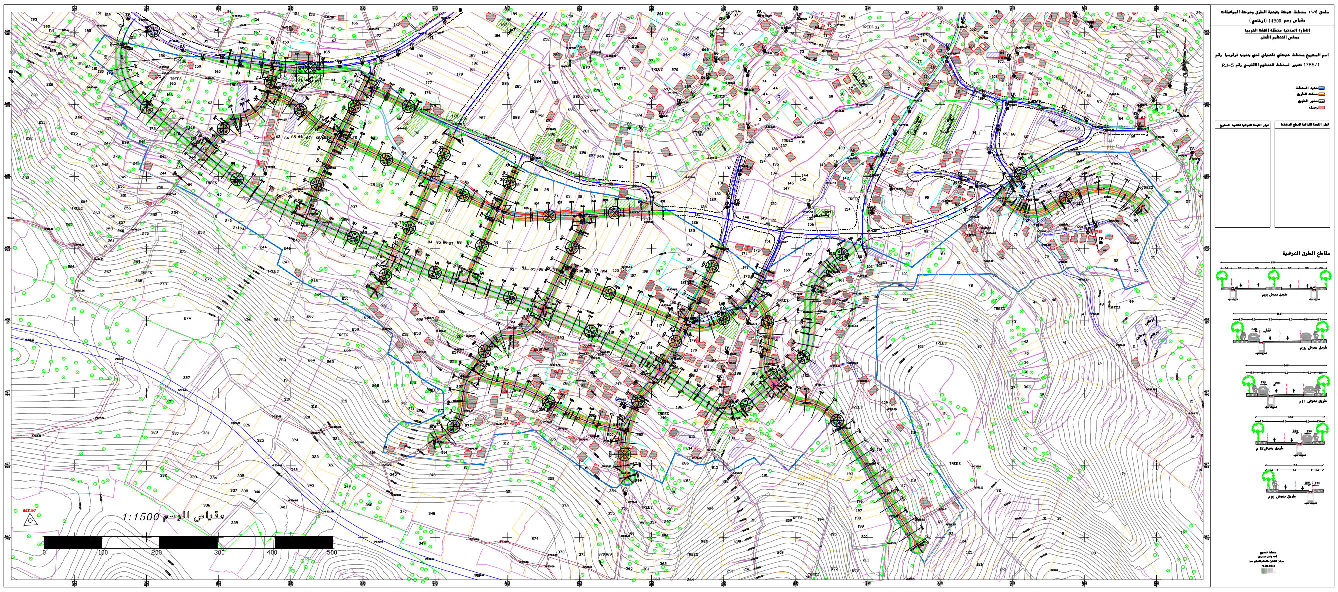
A series of meetings were held with the community members themselves including initial meetings to discuss the plans and their boundaries, as well as the needs of the locality. The output from these meetings were used to develop the plans which were then presented back to the community and

Tarqumiya; Proposed road network, 2016



جدول المساحات

الرمز	الاستعمال	الوضع القائم: المساحة بالدونم	الوضع القائم: النسبة المئوية %	الوضع المقترح: المساحة بالدونم	الوضع المقترح: النسبة المئوية %
	اراضي زراعية	614.0	100		
	سكن			434.2	71.0
	مباني عامة			16.9	2.8
	تجاري وسكني			41.8	6.6
	مرافق وساحات عامة مفتوحة			13.8	2.2
	طرق قائمة			5.2	0.8
	طرق مقترحة			93.8	15.2
	ساحة مفتوحة			0.6	0.1
	طريق مشترك			5.7	1.0
	منشات هندسية			2.0	0.3
	المساحة الكلية	614.0	100%	614.0	100%



further comments were incorporated. Once the outline plans had been developed, the community were similarly involved in order to develop the action plan for how to implement the prioritised developments in the town.

Impact of the Community Planning Project in Tarqumiya

Community Reactions

Building percentage increased by 20% after doing the plan and getting through the authorization process . Locals are now investing in building and extending their own houses, with the assurance that the plans give against demolitions and displacement.

Freezing Demolitions

Even before the ICA approved the outline plan, the project was already providing tangible benefits to the community. While the plans were going through the approval process, the community appealed against demolition orders on the recently constructed outhouse school toilets and photovoltaic panels, the locality's only source of electricity. Due to the fact the planning process was ongoing, the appeals were upheld and the demolitions were frozen pending the conclusion of the approval process. Since approval of the Plan was granted, these structures, along with the rest of the buildings in Tarqumia are now protected from demolition going forwards.

International Donor Funded Implementation

New road network project implemented in tarqumia following the proposed network in the plan with a total length of (2.5Km) funded by EU through MDLF with a total budget of 160,000 Euro ,the project completed at the beginning of the year 2016 with all of its requirements from the retaining walls to the traffic signs .

Tarqumiya, 2014

8.3 Masafer Yatta

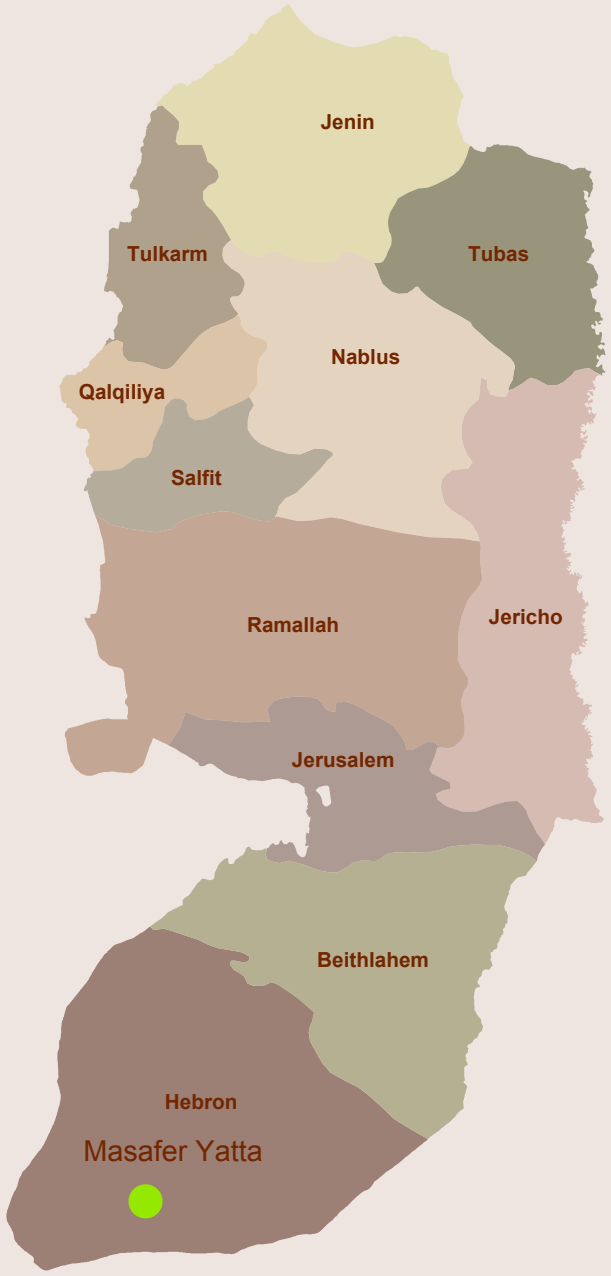
Location

Masafer Yatta is a rural region East to the city of Yatta in the South Mount Hebron Hills. There are small, scattered agricultural communities inhabited by Palestinians who originally moved there from Yatta in pursuit of farming opportunities with both livestock and seasonal agriculture.

Existing Planning Status

In the 1970s, an Israeli military order declared over 30,000 dunams as a closed military zone covering 12 of Masafer Yatta's communities. Under the order, the existence of a Palestinian population in that land was prohibited. In contravention of international law, the Israeli Defence Force (IDF) evicted 700 inhabitants in 1999, many of whom descended from ancestors who had been living in Masafer Yatta since the start of the 19th century. Following a petition, the Israeli High Court of Justice issued an interim injunction allowing the communities to return to their homes but any change to or construction of new permanent structures were prohibited. Until today, the residents still live under the constant threat of demolitions and displacement which severely impacts the quality of their lives.

IPCC and UN-Habitat initiated a planning project in 2013 in cooperation with the Ministry of Local Government, funded by the French Government. The key aim was to produce a legal document that could be used to challenge displacement and demolition orders in the Israeli courts based on the claim that the communities are underdeveloped and have no local outline plan.



Masafer Yatta location map

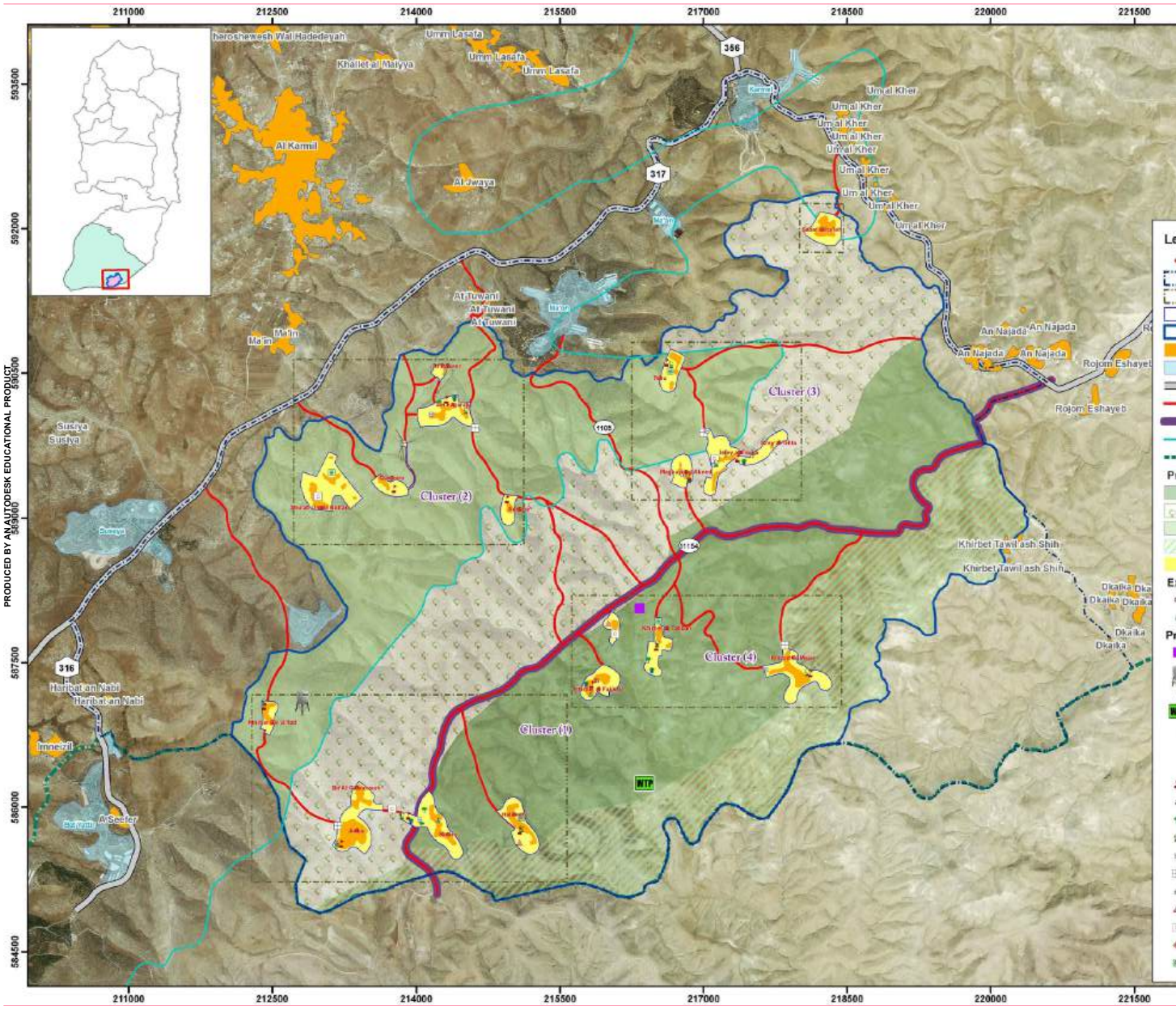
Life in Masafer Yatta before the Project

Demographic Analysis

In seminomadic communities, it is difficult to accurately record population data and statistics. IPCC conducted a field survey from which is was estimated the total population in Masafer Yatta is 1519 persons, including 759 males and 760 females.

This population is unevenly distributed among the localities; one of the larger communities, Jinba, has approximately 300 people while one of the smaller communities, ArRakeiz, only has 14 people. International aid and interventions have typically prioritised larger

Masafer Yatta, 2013



communities, leaving the communities with smaller populations without services.

Previously, there was no local council and so 16 community representatives were selected to work on the project. In 2015, the PA formed a new local council.

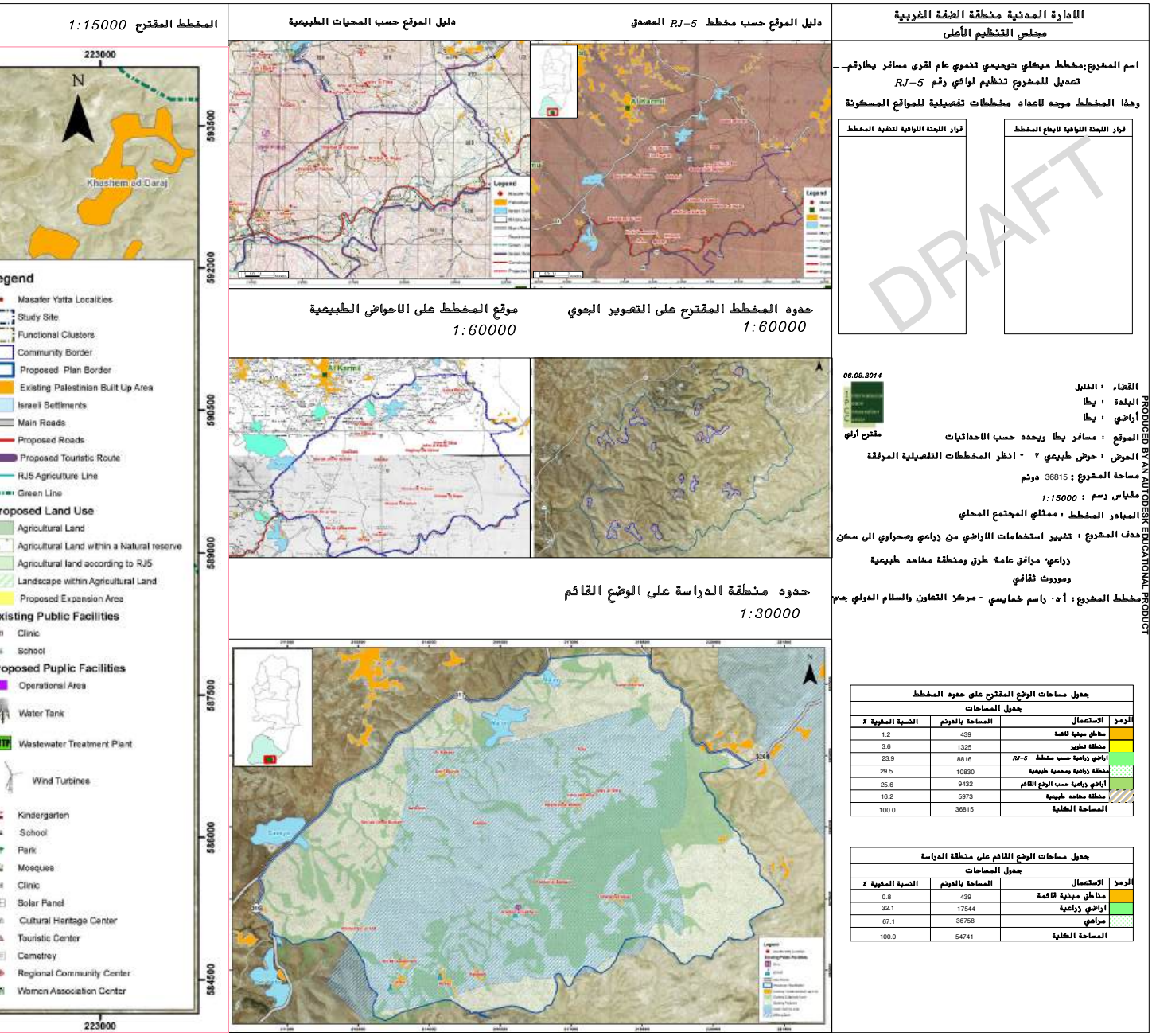
Outline Plans

Goals of Planning

The primary priority for the planning work in Masafer Yatta is to support the ongoing advocacy work fighting to uphold the rights of the communities there. The planning project was jointly undertaken by IPCC and UN-Habitat. The objectives include:

- Stop the demolitions and advocate for the legality of the residents who have been living in the area since the early 19th century.
- Develop the area to be an agricultural residential area, not a closed military zone.
- Develop a regional development framework to direct the growth in all localities in a comprehensive manner.
- Develop functional clusters, so that each cluster of localities share a functional centre.
- Provide building rights inside the planned area, to be a basis for issuing

Regional development framework plan of Masafer Yatta, 2014



building permits.

- Improve the infrastructural system and enhance services' provision.
- Uplift the economic situation of the area.
- Key principles that were followed in the development of the plans include:
- Ensure development and enhance contiguity between the scattered localities.
- Enhance the functional integration between the localities to facilitate the preparation of a regional development framework.
- Emphasise the opportunities in the area, and the unique advantages of the rural and agricultural lifestyle.

Planning Contents

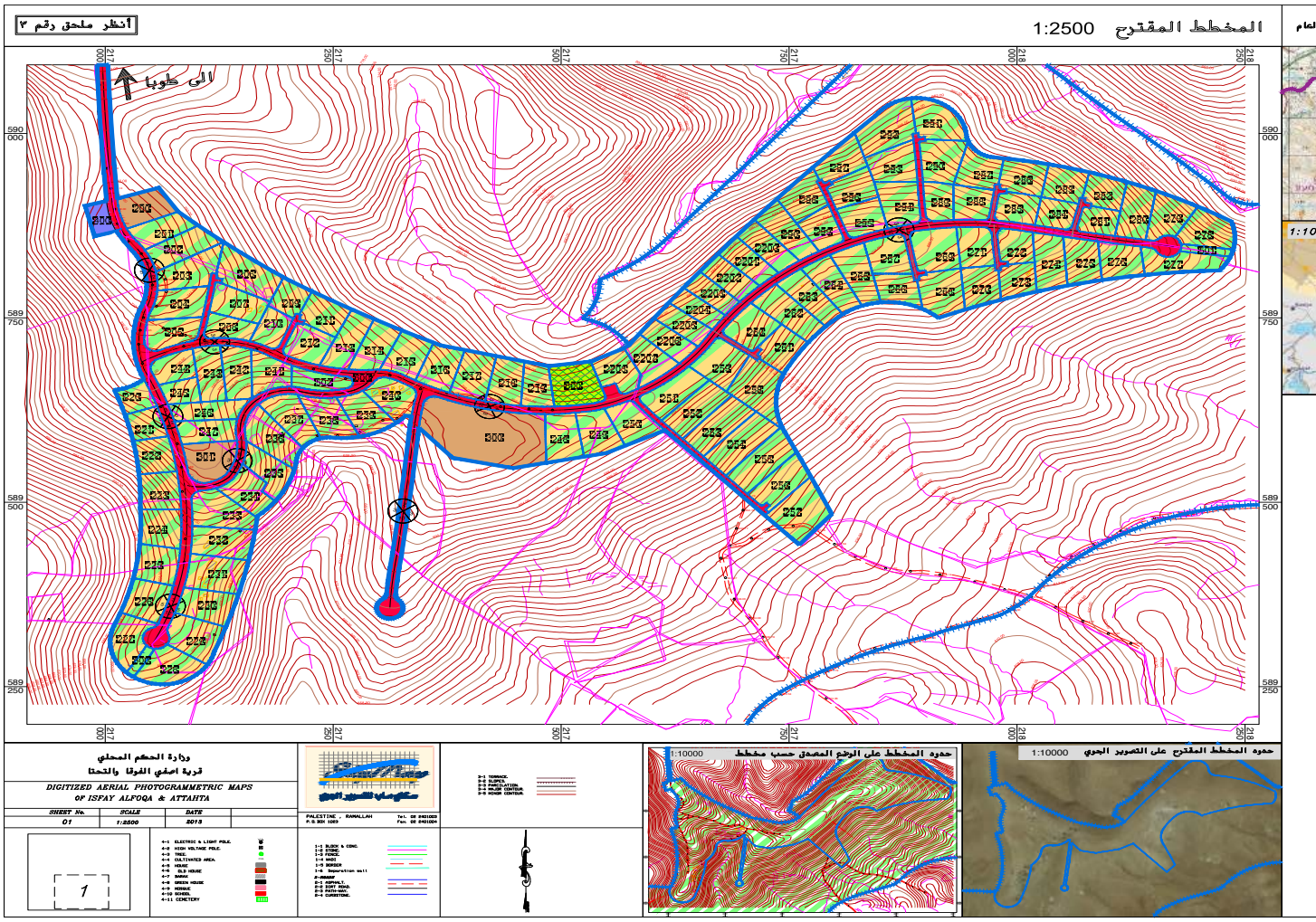
Three levels of planning were undertaken in Masafer Yatta:

- Regional development framework (covering the whole region)
- Cluster plans (covering handfuls of adjacent/linked communities)
- Outline plans (covering individual communities)

The Regional Development Framework

The regional development framework specifies the main services and functions on a regional scale. This level of planning is particularly important in this region as there are many physically fragmented communities, yet they have a strong functional connection.

This plan covers an area of 36000 dunams and zones the land into residen-



The Cluster Plan of Isfay Alfoqa and Tahta ,Magayer Al Abeed and Tuba, 2014

tial areas, agricultural areas landscape areas and nature reserves. The community workshops identified the future potential for promoting bio-medical tourism so the plan includes a touristic corridor, linking the region with the Dead Sea.

Scarcity of water is one of the biggest challenges for the residents and the plan proposes a central water cistern that will serve the entire region.

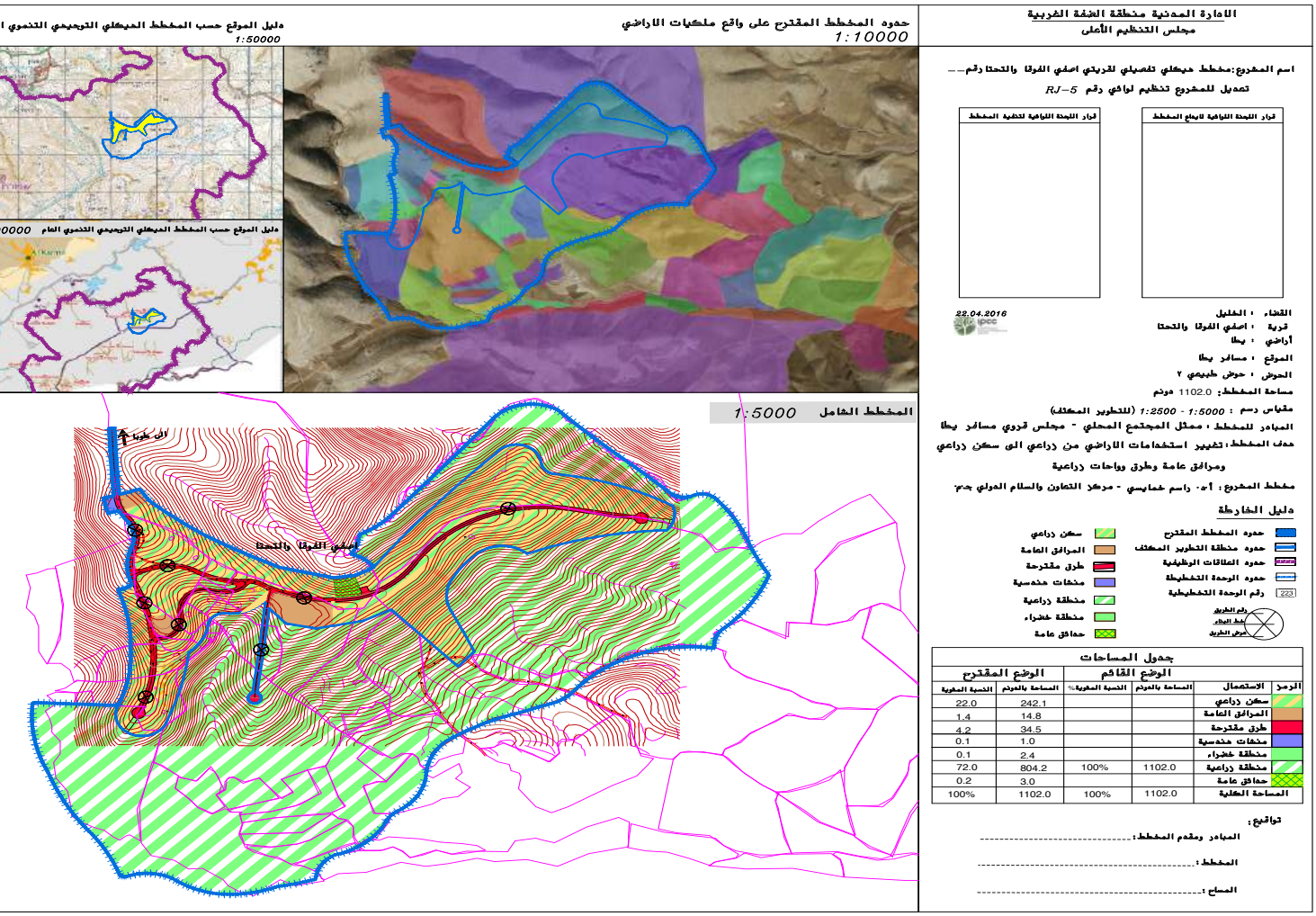
The Cluster Plans

During site visits and community discussions, it became evident that developing plans for clusters of linked communities was necessary to optimise the potentials for the region. Due to the small size of many of the communities, planning services and public facilities is most appropriate at cluster level.

Local Outline Plans and the ICA Approval Process

Outline plans are the only statutory documents according planning law. Therefore outline plans were developed at community level and submitted to the ICA for authorisation. These plans zone land use and were guided by the regional and cluster plans to ensure they contribute to the wider development objectives set out for the region.

After extensive discussions with the community and the MoLG, initially two outline plans were submitted to the ICA for approval, for Khirbet alMajaz and Khirbet alFakheit. Following this, a school was built in Khirbet alFakheit with French funding



and In March 2016, the decision was taken to submit all the outline plans for ICA approval.

Working with the Community in Masafer Yatta

Due to the extremely complex situation on Masafer Yatta, working closely with the community as well as various other experts and stakeholders was more important than ever. The different stakeholders were involved at different stages and with varying levels of involvement.

The community was the primary partner in all the work and they are the owners of all the plans developed. Other key actors include: UN-Habitat, The Ministry of Local Government, OHCHR, Yatta Municipality, the Ministry of State, Rabbis for Human Rights, UN-HTC, Action Against Hunger (ACF), Norwegian Refugee Council (NRC), Al Quds Center, Al Haq Association, St. Eve Association and Comet ME.

Community participation has taken place through various formats:

House by house survey

The initial contact with the community as a whole where the planning team gained information about the region and were able to explain the initiative to the residents.

Capacity building workshops

Training community representatives in planning principles and basic planning skills

Community visioning workshops

Views from all ages and genders in society were sort to form a basis and reference for all the subsequent planning work. There

were five phases including: storytelling and memory mapping, current situation SWOT analysis, objectives and actions, generating the vision statement and spatialising the vision.

Presentation of the plans

The initial version of the regional development framework was presented to the UNHTC and the final version of the plan was presented to the local community after which the comments and feedback were incorporated into the plans.

Through the visioning workshop there was a session for breaking the Ice through story-telling ,they tells about family tree ,the daily and seasonal activities.

Impact of the Community Planning Project in Masafer Yatta

After a discussion with the community about the difference to their life after doing the plan there they indicates the following:

- The education sector was improved by implementing two schools after submitting the plans to the ICA, one in Al Majaz and the other in Al Fakheit. This sector took the most urgent priority by the community to be implemented and this affect the community by improving their resilience through provision of the basic services , Enhanced access to education especially for the women in order to continue their education and pursue their life goals.

- The children entertainment was developed by implementing a playground near the school, this playground attracts the football team from Yatta City to play there which affect the social life there .

- Establishing the village council give the region a power in front of the governmental institutions, it enhanced the unity of the community representatives .

- New Agricultural roads were opened and improving the existing one which facilitate the movement of cars and this affect the social and economic life by visiting their families in Yatta and selling their diary product there.

- Implementing new projects of solar panel and wind turbine after plan suggestion improve the standards of living.

Masafer Yatta, 2013

Nedal Abu Aram
HEAD OF MASAFER YATTA LOCAL COUNCIL

Masafer Yatta is a large area, between 45-50,000 dunams. Most of it is used for rearing livestock. This area has 12 different localities within it, and approximately 1,600 people – though that depends on whether the seasonal herders are here or not. People are here because the land is good for grazing cows and sheep. It also has agricultural lands and winter crops grow here. If any problems happen in this area, hundreds of families will not be able to find sources for housing, living and livelihoods.

The biggest threats that the residents face is that the Occupation considers the area a Closed Military Zone – about 35,000 dunams of the total – and it is used as a

" We don't know what their next request will be. Plans are very im- portant in protecting Masafer Yatta"

training area for the military. Building in this area is not allowed, and the existing buildings face demolition orders. Another issue is that through the previous years, the Israeli army used to train on special days and they would leave used materials around – cartridges and the like – and the children from the area would go and play with these remains afterwards. Because everything related to infrastructure is not permitted in the area, they even prevented the installation of water pipes. Whenever we did lay them, they would come and take them away. Even building small houses here is not allowed, even those without any services, and built in a very poor quality.

Since 1950, buildings in Masafer Yatta have suffered. Most of the areas located around the borders of Masafer Yatta have been demolished, and much of what was built in1966 has been demolished.

Masafer Yatta is a Closed Military Zone, and I believe that this is in order to make the residents emigrate from it and to build settlements in the area, many of the existing settlements are built in the military zone and then they crop it from the military zone. There was a court hearing on the forced removal of some of the residents that was postponed to September 2016.

Another issue is housing demolitions, as the buildings are not authorised, or rather, under the pretext that they are not authorised. According to the laws which the Israelis depend upon – these are Ottoman and British and Jordanian laws which serve their purpose, like the Ottoman law, for example, which allows the state to expro- priate lands if they were not being used for agriculture, and then transferring the land to the State [Miri land]. The state then gives the land to someone else to benefit from it. This was used to make life difficult for the people. They also prevent us from bringing and using agricultural tools, and from using the water. If we go back to the British Mandate plan RJ5 that allows us to build an agricultural house on the land, when we submit a house permission request upon this plan, and with the ownership document and all the technical requirement, they study it for months and then keep delaying and asking for more requirements.

As a n example the school of Majaz had demolition order from 2012, and we sub- mitted a permission request, after 3 years they answered that the owner died and the permission was submitted by one of the heirs, but they need the confirmation of all of the owners. We submitted a paper with all the owners signatures, and until now they are still investigating it, we don't know what their next request will be.

Plans are very important in protecting Masafer Yatta, but the excuse of the occupa- tion continues, and it's our right to prepare and submit a plan – to provide services, to have properly developed localities, in addition to protecting the houses from demolition orders, with or without Israeli approval.

For example when we talk about a com- munity centre, or a clinic, if there is a good plan which shows the zoning on it and reflects the needs, donors will contribute to the construction costs of these projects. These donors will also assist in the imple- mentation of the infrastructure to support these localities, including roads.

People feel unsafe due to the occupation. The occupation puts many restrictions on their daily life activities such as livestock grazing. The occupation uses their rules to restrict our lives. People can be made to feel safe by developing the infrastructure, water networks, and by feeling stability, through the prevention of demolitions, and by acti- vating the role of Civil Society Associations.

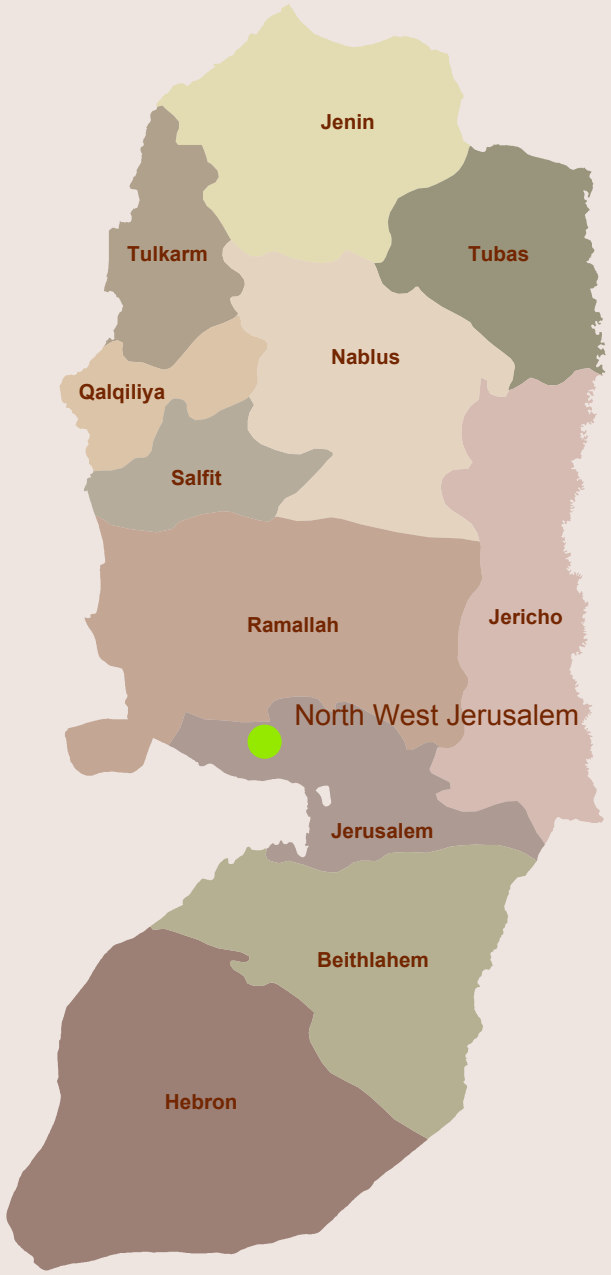
8.4 North West Jerusalem Regional Plan

The villages to the north west of Jerusalem face significant challenges to their development and are severely impacted by the separation wall and Israeli settlement expansion. Historically, they were considered Jerusalem villages but they are now separated from Jerusalem and their residents are prevented from accessing the city as most have West Bank IDs. The villages' strategic location connecting Jerusalem and Ramallah means planning at a regional level to create a guiding strategy for development is crucial to optimising and achieving the potentials of the area. However, it has been challenging to create a plan that is not too focused on and constrained by the current political situation while ensuring it is viable and realistic and therefore useful as a directing document. The plan covers 16 localities and a total of 85,795 dunums.

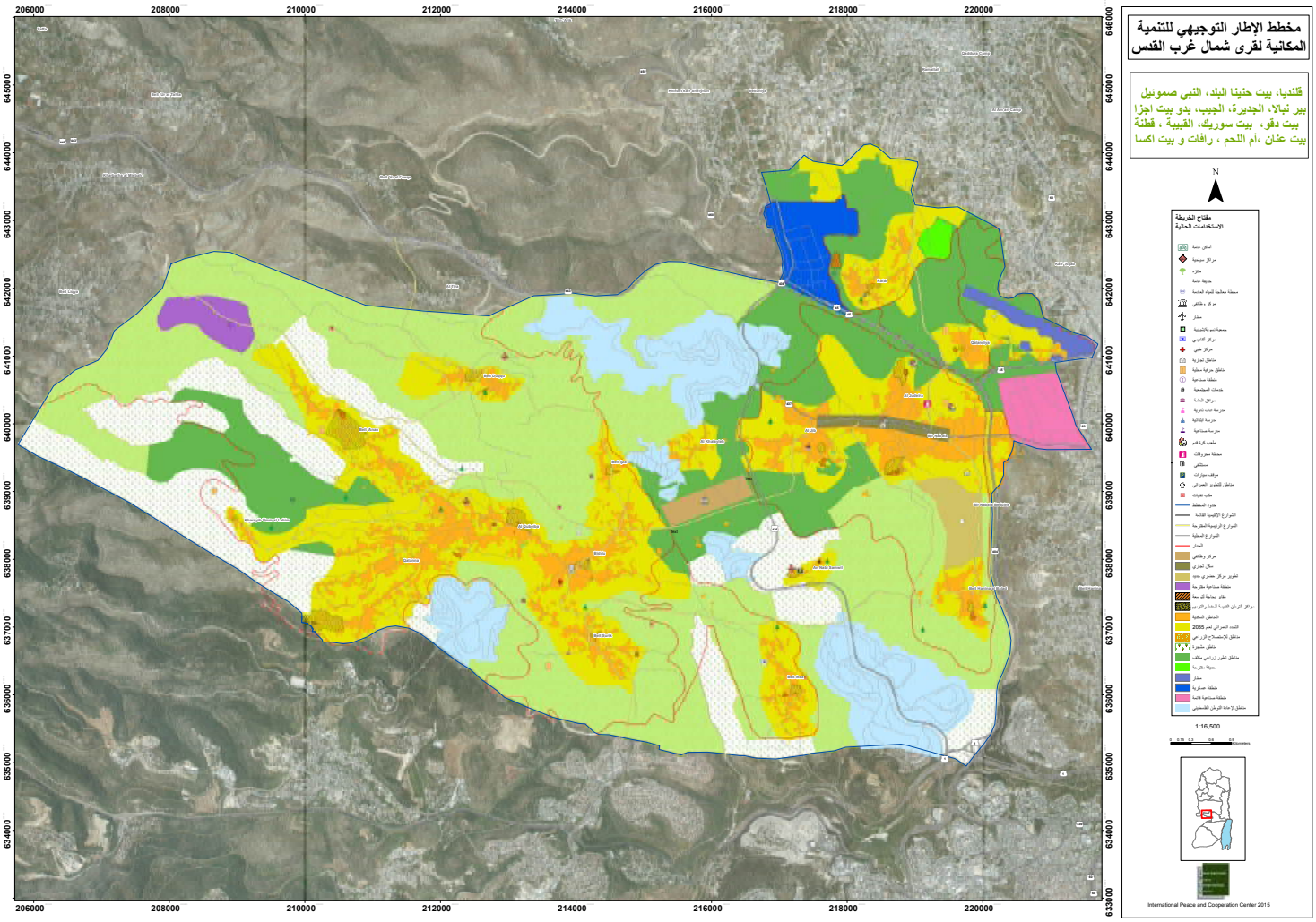
Bir Nabala currently acts as a hub for services and facilities with good provision of healthcare and educational facilities. The only higher education institution in the area is a nursing college in Al-Qabiba but even for the students who do manage to continue their education, employment opportunities for graduates are poor. Many work or move to Ramallah in search of better opportunities and living conditions. Creating a plan for the region provides an opportunity to change this trend and encourage development to improve livelihoods in the villages.

In addition, the area covered by the plan could be an important resource for providing much needed regional facilities both for the localities within the plan as well as residents living in Jerusalem and Ramallah, struggling with overcrowding and lack of facilities. Regional planning allows the provision of needs to be optimized according to the available resources, existing land use, geographical location and topography. For example, the industrial areas can be located away from residential areas; a regional park can be planned in an area accessible for both Ramallah residents and the village residents; and a public transport hub an area which is geographically central to the region. Another benefit of regional planning is that it is easier to get national or international funding for larger, combined projects that will benefit multiple localities compared to smaller scale projects that will only benefit a few.

The northwest Jerusalem plan includes proposals for facilities such as sports venues, a solid waste dump, a wastewater treatment



North West Jerusalem location map



Regional framework development plan of North-West Jerusalem, 2011

plant and vocational training colleges. Atarot is included as an industrial area and reopening Qalandia airport is also proposed. Biddo is identified as a public transport hub due to its central location and the existing road network layout. An agricultural college is proposed in Al Jib due to its proximity to good agricultural land and this, along with many other interventions should attract more people to the region. An Urban development area suggested between Birnabala and Al Jib that accommodate 600 housing unit as an affordable housing. The existing Israeli settlements within the area were zoned as future built up areas while the separation wall was used as a route for future roads.

The regional plan is not a statutory document and hence has not been submitted to the ICA for approval. Instead, it is a guiding document with a community approval to ensure development and plans in individual localities also support the wider development of the region. To date, 4 outline plans for specific localities have been created based on the framework set out in the regional plan.

8.5 Herodion Cluster Plan

The Herodion cluster plan covers the region to the south east of Bethlehem and initially included localities in Area B with their expansion and agricultural areas in Area C as well as the Herodion archaeological site. This holistic approach meant the needs of the cluster of villages could be reviewed as a whole, instead of as fragmented localities.

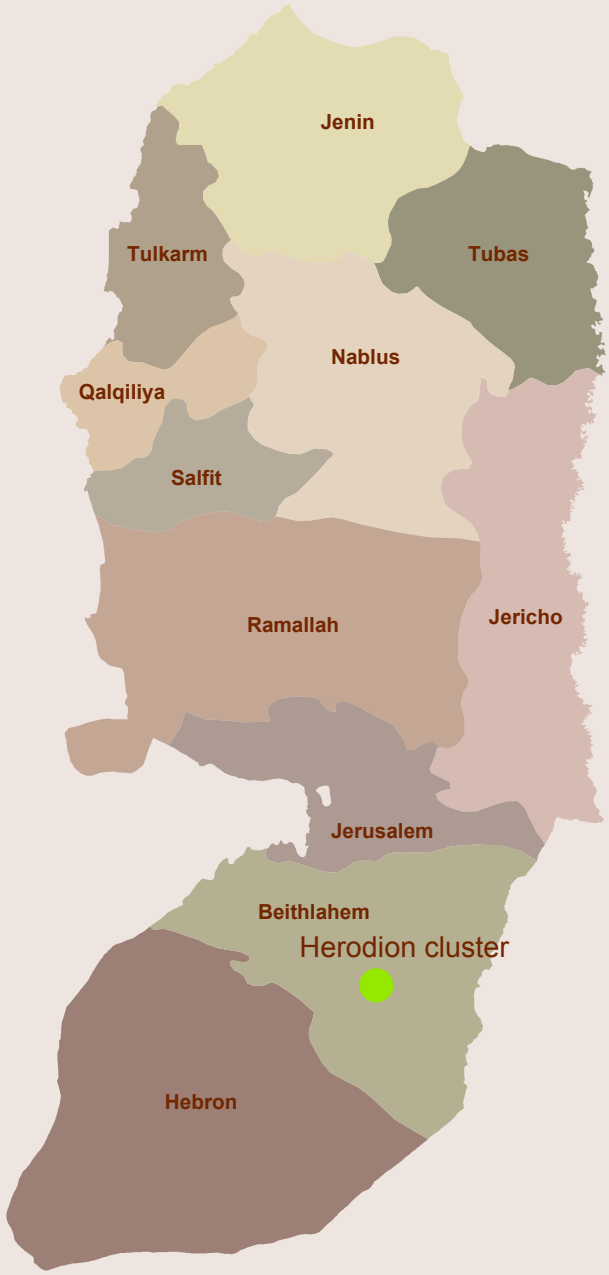
The first step of the project was to carry out a detailed survey and analysis of the region. IPCC trained and worked with university students who visited families to collect data including information about housing and population. There were two types of questionnaires, one about the buildings (number of floors, building materials, number of residential units etc.), the other about the families (number of people, sex, age, family name etc.). Interviews were held with the heads of various organisations to find out about public services such as schools, clinics and cultural clubs. The local councils also provided information about the water, electricity, sewage and solid waste facilities. The lack of planning caused many problems for the villages including:

- Difficulty in obtaining permits of build.
- No strategic plan for the development of the area.
- Additional limitations on development due to the existence of state lands, Israeli settlements, regional roads, Herodion national park and protected nature areas.

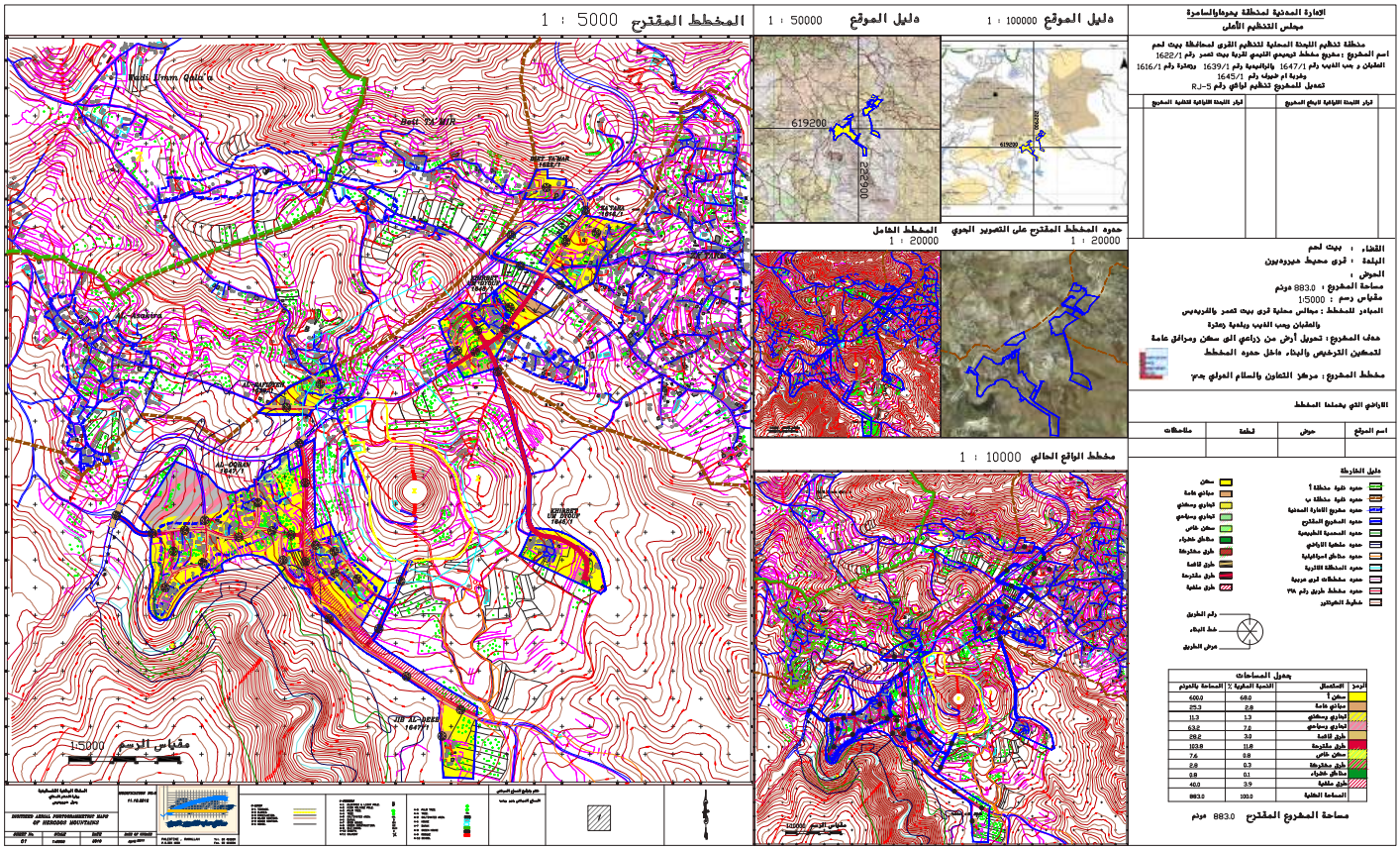
The goals of the plan include:

- Identify and define the construction and development areas.
- Facilitate process of granting building permits.
- Plan for the development of public facilities and infrastructure.
- Regional soloution for wastewater treatment plant.

The initial plan was submitted to the ICA for approval and they insisted on many revisions including taking out the Herodion archaeological site, removing the Area B lands and splitting the submission into individual plans for the land associated with each village in the area. 5 individual plans were created for Beit Ta'mar, AlRafidiyeh, Za'tara, Oqban and AlMrooj, UmDyouf and Jib ilDeeb. Despite this, each of the individual plans still benefit from the cluster approach and after 13 revisions being submitted, they have all now been approved by the Defence Minister as well as the Central Planning Committee. The plan for Oqban and AlMrooj was published for public review in early 2016.



Herodion cluster location map



Herodion cluster plan,
2014

Jiftlik, 2014

Appendices

Appendix A; Planning, Methodology, Details

Communities are selected for planning intervention based primarily on the urgency of need. IPCC developed a selection criteria for prioritising localities, which considered their population (situated in Area C), number of demolition orders, proximity to the Separation Wall, military firing zones and areas of natural or cultural interest. The selection is also discussed with the MoLG to compare with their own criteria.

Once selected, local councils are approached to introduce the nature of planning and its potentials, and to request their permission to initiate a planning process. If the local council agrees to commence planning, a work plan for the locality is drafted that outlines the process, outputs and staff resources.

Generally, there is little reliable existing information on individual localities in Area C so a core component of the planning process is the collection and documentation of data. The key information required is demographics and services, including public, commercial and industrial. All data must be spatially mapped requiring up-to-date photogrammetric maps. Demographic data can only be obtained through house-by-house surveys and the small size of most Area C localities requires a 100% sample rate.

Land ownership data is required for any subsequent detailed planning. The general distribution of state, Waqf and private land usually exists already and can be obtained from the Local Council. Specific ownership parcels usually require the collection and digitisation of individual ownership documents and the collective agreement of all affected landowners.

The types of surveys that are done include:

- Existing land use
- Infrastructure (incl. public transport, type of service, number of users)
- Household (family size, ownership, employment, income)
- Building (estimated age, condition, size, use, materials)
- Health (services, size of building, number of patients)
- Education (size of building, number of students/staff, classrooms)
- Religious/Cultural buildings (type, number of users, size, age)
- Industrial and Commercial (sector, turnover, number of employees)

The main purpose of an outline plan is to regulate land use and density. Allocations are proposed which consider:

- Size of population and their generic requirements in terms of residential area and public facilities and services
- Specific physical, cultural and economic qualities and deficiencies of the locality

This is represented in two documents: The outline plan which shows the spatial layout and the planning regulation report which provides additional detail on the number of plots and parcels, building percentages, building usage and types, buffer zones and margins, coordinates of the plan boundaries, definition of the any legends and other relevant specifics.

The following assumptions guide the design of the outline plan:

- 50% realisation rate therefore zoning should be double that required
- Road network: only 10m wide roads or greater are planned
- Residential: 2-8 units per 1000m2, 35% density
- Educational: 500m2 per 30 students
- Public green space: 6m2 per person

In order to improve spatial and functional continuity between localities, groups of small localities in close proximity are planned collectively, as 'cluster' plans. In cases where part of a locality is situated in Area A or B, the whole area is planned as one. For expansions to large urban centres, the outline plan is designed to integrate with existing approved plans. In all cases, the plan considers the needs of the entire locality, not just those parts in Area C.

Palestinian communities in Area C are represented under three levels of local government, from smallest to largest, local councils, joint service councils and municipalities. In remote and very rural locations, a small locality may only be represented by a local council. As a result of Israel's planning regime in Area C, local councils typically have no experience in planning procedures, and are unaware of the positive impacts of planning for stimulating and strategically guiding development.

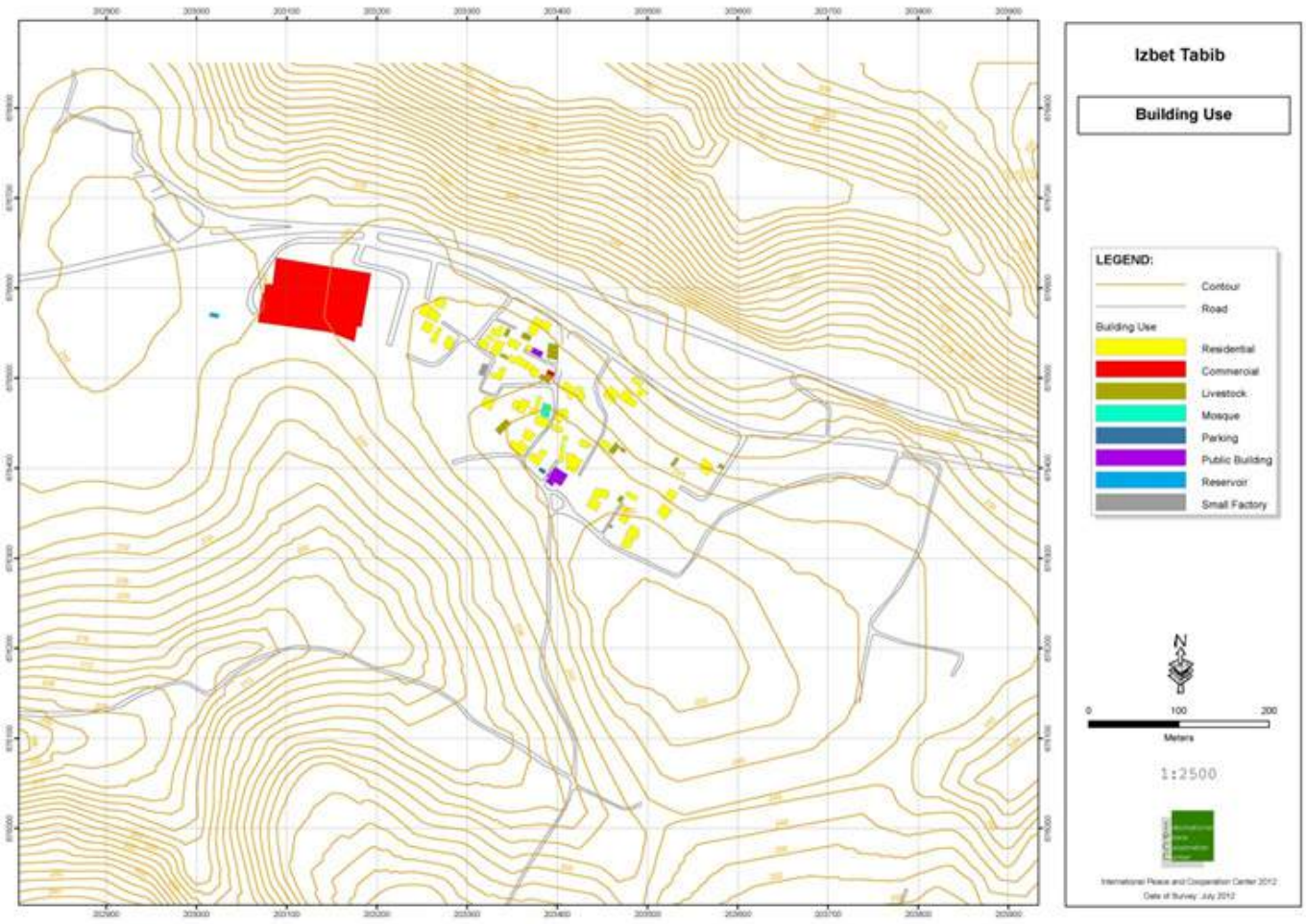
To build capacities of local councils, members receive a minimum of 24 hours training through intensive workshops. The workshops address the benefit of planning and stress the issue of collaboration with the local councils, representatives and individuals. Draft plans are also discussed at the workshops, offering the opportunity apply what has been learnt to plans for their own communities.

Following approval of the local council plans can be submitted to the ICA for authorisation, via the PA's Office for Civil Affairs.

To be authorised the plans are required to pass through a seven-stage approval process that includes sign off from the Israeli Defence Minister.

Additional planning work is required to pass through certain stages. The most demanding of these is the detailed infrastructure proposals necessary to obtain approvals from technical departments. Plans for localities in particularly sensitive sites are likely to face severe delays advancing within the process.

In an ideal scenario, implementation would wait until ICA approval is granted, however the urgency for development in



Survey map for the building use in Izbet Tabib, 2014

Area C often necessitates the immediate initiation of implementation once the local council and Ministry of Local Government have approved the final plan. ICA approval may be held up for years by politically instigated delays and so it is important to follow a de facto approach, setting implementation deadlines which will be met regardless of ICA approval. In these cases, the on-going planning process itself has proven to provide protection against demolition within the ICA military courts.

To help coordinate implementation with donors, IPCC drafts action plans which give a prioritised list of projects and their respective estimated cost.

List of projects in Oqban Action Plan, 2014

No.	No. of land on the plan*	Land Usage	Existing Built Up Area (dunum)	Proposed built Up Area (dunum) include the existing area	No. of beneficiaries	Description of needs
1	4	Community center(clinic and kindergarten)	0	0.25	All	Propose a clinic and a kindergarten contains 2 classes for Al Mrooj Community
2	6	Water network and water tank	2.0 km	4.5 km	All	Propose water network and water tank which services whole the area around herodous mountain
3	7	Wastewater network and collecting and pump station	0	4.5 km	All	Propose wastewater and collecting and pump station (There is no wastewater network now) which services whole the area around herodous mountain
4		Electric network	2.0 km	4.5 km	All	Expand the existing electric network to cover the new planned area
5		Roads	2.0 km	4.5 km	All	The planned roads and paved, and the existing roads need to be paved after the water and wastewater network are done.
6	1	Elementary school and kindergarten	0	1.0	700	School to fourth grade and kindergarten financed from Germans that cost 225 thousand Euro
7	5	Youth center	0	0.25	All	Propose a new youth center (250 m^2)
8		playground	0	2.0	All	
9	3	Clinic	0.25	0	All	Suggested to add new clinic near the existing mosque

Cost estimate of Oqban projects, 2014

No.	Land Usage	Phase			
		1 (2015 – 2020)	2 (2020 – 2025)	3 (2025 – 2030)	4 (2030- 2035)
1	Elementary school and kindergarten				
2	Mosque and a clinic				
	Roads				
3	Water network and water tanks				
4	Wastewater Network and treatment plant.				
5	Electric network				
7	Community center(clinic and kindergarten)				
8	Youth center				
9	playground				

Appendix B;
ICA Authorization Process Details

ICA Authorization Process Details, 2016

1. ICA Technical Committee (usually 2-3 meetings)	The submitted plans are discussed with the ICA technical committee, the MoLG, the Ministry of Civil Affairs and, for the first meeting, representatives from the local council. Typically five plans are discussed per meeting. As a minimum 2-3 meetings are required before the committee will approve the plan. Discussion is primarily focused on the plan boundaries and assessment of plans against ICA criteria.
2. ICA Subcommittee for Villages	The Subcommittee for Villages reviews the plan against planning restrictions at the local and regional level such as archaeological sites, natural reserves, military zones and Settlements.
3. Israeli Defence Minister	The Israeli Defence Minister reviews the plan against wider geopolitical and security considerations. The Ministry has approved plans in all cases so far without any requested amendments. They typically take 3-4 weeks to respond.
4. ICA Higher Planning Council (approval for deposit)	The Higher Planning Council. To date the council has approved without requiring amendments. The decision is made during a single meeting, during which the necessary technical approvals are also determined.
5. ICA Technical Department Approvals 5.1. Roads 5.2. Water 5.3. Sanitation 5.4. Custodian of Absentee Property 5.5. Archaeology	Detailed road drawings are required to be drafted to Israeli standards, showing all road markings, pavements and crossings, with accompanying sections. 'Cut and fill' drawings are required to showing the lay of the road across sloped areas. Submitted road proposals must be signed off by a certified road engineer. Water and Sanitation proposals are usually reviewed together. The main difficulty is meeting the ICA demand for regional network connections, which requires negotiation with neighbouring municipalities. Submitted water and sanitation proposals must be signed off by a certified civil engineer. Custodian of Absentee Property and Archaeology departments have always approved plans during the initial Higher Council Meeting, so no technical work has been required for their approvals to date
6. Public objection (60 days)	Plans are deposited for public objection period of 60 days. News of the proposed plan is advertised in local Palestinian newspapers.
7. ICA Technical Committee (final approval)	Objections to the plan are review internally between different ICA committees until a final decision is made. Experience to date suggests this process takes approximately two months to complete.

Appendix C; IPCC planning projects in Area C (monitoring plan)

British Consulate General 2009-2015	DFID (UN-Habitat) 2014-2015

No.	Locality	Population	Outline Plan: PlanFileNo.	Date of open file No. (more than 18 months)	Photogrammetric maps	Field survey	GIS maps	Report	Date of Preparing last version of outline plan	No. of Version	First version submission to ICA	Last version submission to ICA
1	Harmala	734	1624	22/3/12	√	√	√	√	Oct.14	13	Jul 11	06.Jan.14
2	AbdallahYounis	185	1108/1	22/3/12	√	√	√	√	Mar.14	15	Jul 11	29.Feb.16
3	Imneizel	440	1791	22/3/12	√	√	√	√	Nov.13	14	Jul 11	10.Nov.13
4	Tuwani	370	1764/2	6/5/12	√	√	√	√	Dec.13	19	Jul 11	29.Feb.16
5	Daba'a	812	1240/1	6/5/12	√	√	√	√	Nov.13	11	Jul 11	17.Nov.13
6	RasTira											
7	Tarqumiya South	3100	1786/1	6/5/12	√	√	√	√	Jul.14	13	Jul 11	20.Jan.16
8	Ti'nnek	1088	1169/1	6/5/12	√	√	√	√	Jan.14	15	Jul 11	29.Feb.16
9	Um Lahem	380	1519/1	4/6/12	√	√	√	√	Oct.15	12	May 12	16.Aug.15
10	UbetTabib	255	1287	26/6/12	√	√	√	√	Mar.14	10	Jun 12	22.Jul.15
11	Walajeh	2350	1628/1	22/3/12	√	√	√	√	Oct.15	13	Jul 11	16.Aug.15
12	RasAl Wad	900	1608	4/6/12	√	√	√	√	Mar.13	7	Jul 11	23.Dec.12
13	Wadi el Nis	800	1614/1	4/6/12	√	√	√	√	Feb.14)	10	Jul 11	13.Feb.14
14	JuratElshama'a	1717	1611/3	30/1/13	√	√	√	√	Sep.14	7	Jul 11	30.Mar.14
15	MrahMa'ala	789	1649		√	√	√	√	Sep.14	7	Jul 11	30.Mar.14
16	Elma'sara	925	1629/1		√	√	√	√	Sep.14	7	Jul 11	30.Mar.14
17	BeitTa'mar	150	1622/1	27/8/12	√	√	√	√	Aug.15	13	Aug 12	30.Aug.15
18	Al Rafidyeh	120	1639/1		√	√	√	√	Aug.15	13	Aug 12	30.Aug.15
19	UmDyouf&JibelDeeb	430	1645/1		√	√	√	√	Aug.15	13	Aug 12	30.Aug.15
20	Za'tara	180	1616/1		√	√	√	√	Aug.15	13	Aug 12	30.Aug.15
21	Oqban& Al Mrooj	1100	1647/1		√	√	√	√	Aug.15	17	Aug 12	30.Aug.15
22	Idhna North	3059	1704/1	6/5/12	√	√	√	√	May.15	9	Jul 11	14.Feb.16
23	Bruqin	1000	None	-	√	√	-		Jan.12	2	Jul 11	10.Jan.12
24	JabalHarasa	1500	None	-	√	-	-	√	Jan.12	2	Jul 11	10.Jan.12
25	Khirbet Tayyah	500	1232	26/6/12	√	-	-	√	Jan.12	2	Jan 12	20.Jan.12
26	DahretIKbarea	500	None	-	√	-	-	√	Jan.12	2	Jan 12	20.Jan.12
27	Arab Ramadeen	256	1286	26/6/12	√	√	√	√	Oct.15	8	Jul 11	22.Mar.12
28	Arab Abu Farda	127										
29	Fasayil	1227	1412/1	6/5/12	√	√	√	√	Sep.14	5	Jul 11	26.Jun.12
30	Rashaydeh	887	1417	6/5/12	√	-	-	√	Dec.11	2	Jul 11	01.Dec.11
31	An NabiSamuil	261	51/107/4	26/6/12	√	√	√	√	Oct.15	6	Jul 11	25.Jul.12
32	Um Rehan	300	Non	-	√	-	-	√	Jan.12	3	Jul 11	15.Jan.12
33	Al Aqaba	216	1126	11/8/14	√	√	√	√	Dec.14	4	Jul 13	30. Jul .13
34	KhaletAlkhashabah	135	None	-	√	√	√	√	Dec.14	5	Nov.14	10.Nov.14
35	Um Aldaraj	1009	1795/1/1	11/8/14	√	√	√	√	Jul.15	8	May.15	6.May.15
36	Qalandya	644	1588/1	30/7/13	√	√	√	√	Dec.14	5	Jul 13	30. Jul .13
37	Bier Albasha	1455	1107/1	28/10/13	√	√	√	√	May.15	8	Feb 14	6.May.15
38	Susiya	340	1703/245/1 2	11/8/14	√	√	√	√	Jul.15	7	May 13	Jul15
39	Hares	3364	1227/1	11/8/14	√	√	√	√	Sep.15	6	Aug 14	Aug 14
40	Ma'en	825	1768/2	11/8/14	√	√	√	√	Sep.15	5		
41	Battir	4230	1610/1	11/8/14	√	√	√	√	Oct.15	4		
42	Fuqieqes&Salameh	336	1754/1	28/5/13	√	√	√	√	Aug.14	7	Jul.13	6.May.15
43	KhirbrtAldier	1479	1626/1	30/7/13	√	√	√	√	Oct.15	11	Jul.13	16.Aug.15
44	Alkhalayleh	556	None		√	√	√	√	Sep.14	2	Oct 13	09.Oct.13
45	Jiftlek	3240	1420	28/10/13	√	√	√	√	Jun.15	10	Oct 13	6.May15
46	KhalletSakarya	261	1648/1	11/8/14	√	√	√	√	Jul.15	4	Jul 14	Jul 14
47	KhalletAfanah	54	1648/2	11/8/14	√	√	√	√	Policy paper	0		
48	Alhulqoum	271	1650	11/8/14	√	√	√	√	Jul.14	3	Jul 14	31.Aug.14
49	Almanshiyah	713			√	√	√	√				

No.	Locality		Population	Outline Plan: Plan File No.	Date of open file No. (more than 18 months)	Photogrammetric maps	Field survey	GIS maps	Report	Date of Preparing last version of outline plan	No. of Version	First version submission to ICA	Last version submission to ICA
52	MasaferYatta	Khirbet at Tabban	75	None	-		√	√		Dec.14	2		
53		Khirbet alMajaz	133	None	-	√	√	√		Dec.14	3	Aug 15	Aug 15
54		Khirbet al Fakheit	51	None	-		√	√		Dec.14	3	Aug.15	Aug.15
55		Umfagarah	97	None	-	√	√	√		Dec.14	2		
56		Tuba	72	None	-		√	√		Dec.14	2		
57		MaghayiralAbeed	50	None	-	√	√	√	√	Dec.14	2		
58		Isfey al Fauqa	67	None	-		√	√		Dec.14	2		
59		Isfey at Tihta	103	None	-		√	√		Dec.14	2		
60		Halaweh	88	None	-		√	√		Dec.14	2		
61		Beer AlGawanmeh	51	None	-	√	√	√		Dec.14	2		
62		Jinba	100	None	-		√	√		Dec.14	2		
63		Merkez	97	None	-		√	√		Dec.14	2		
64	Al Khader		1715	1618/1	20.01.16	√	√	√	√	Oct.15	2	Jan.16	Jan.16
65	ArRamadeen		684	1744/1	14.02.16	√	√	√	√	Oct.15	2	Feb.16	Feb.16
66	Simya		571	None	-	√	√	√	√	Oct.15	3	Feb.16	Feb.16
67	Kisan		321	None	-	√	√	√	√	Oct.15	3	Feb.16	Feb.16
68	Al Mansoura		284	None	-	√	√	√	√	Oct.15	2	Feb.16	Feb.16
69	WadiDa'ouq		179	None	-								
70	DierBallut		874	None	-	√	√	√	√	Nov.15	2		
71	Jinsafout		1163	1219/1	14.02.16	√	√	√	√	Nov.15	2		
72	Jit		855	1222/1	14.02.16	√	√	√	√	Nov.15	4	Dec.15	Dec.15
73	Abdallah Ibrahim		392	1643/2	14.02.16	√	√	√	√	Oct.15	2	Feb.16	Feb.16

IPCC planning projects in Area C (monitoring plan), 2016

EU (IMG) 2012-2013	EU (UN-Habitat) 2013-2015	Belgium Government 2013-2014	French Consulate 2013-2014

		Planning Appendixes															
		Transportation Plans						Water & Sewage Plans				Action plans and costs estimates		MoLG Validation	Started 60 days of public objections	Republish it for public objections	Final Authorization	Community Approval
itted fense ter for is roval	Approved by ICA Central Planning Committee	Transpo rtation Plan No.	Date of Preparing Transportat ion plan (No. of Version)	First Transportat ion submission (plan & sections)	Last Transportation submission (plan & sections)	Date of comments	Date of Transportat ion approval	Date of Preparing Water & Sewage Plans (No. of Version)	First Water & Sewage submission	Date of comments	Water & Sewage initial approval	Action plans and cost estimates	Communi ty Validatio n					
V	02.Dec.12	3217	Jan 14 (2)	13.Mar. 13	06.Jan.14	10.Apr. 13	24.Apr.13	Jun 13 (2)	19.Jun.13	19.Jun. 13	19.Jun.13	√	√	Jul 11	13.Nov.13	9.Jan		Jun 11
V	02.Dec.12	3161	Feb.16 (3)	30.Jan. 13	29.Feb.16	27.Feb. 13	06.Mar.13	Feb.16 (3)	19.Jun.13	10.Feb.13	19.Jun.13	√	√	Jul 11	20.Mar.14			Jun 11
V	02.Dec.12	3216	Nov 13 (2)	13.Mar.13	10.Nov.13	10.Apr. 13	24.Apr.13	Jun 13 (2)	19.Jun.13	10.Feb.13	19.Jun.13	√	√	Jul 11	13.Nov.13		4.Mar.14	Jun 11
V	02.Dec.12	3341	Feb.16 (3)	20.Mar. 13	20.Jan.16	10.Jun. 13	13.Jun.13	Feb.16 (4)	19.Jun.13	10.Feb.13	19.Jun.13	√	√	Jul 11	01.Jan.14			Jun 11
V	02.Dec.12	3177	Nov 13 (2)	17.Feb. 13	17.Nov.13	20.Mar.13	13.Jun.13	Jun 13 (2)	19.Jun.13	19.Jun.13	19.Jun.13	√	√	Jul 11	25.Nov.13		4.Mar.14	Jun 11
V	05.May.13		Jul 14 (7)	11.Sep.13	20.Jan.16	04.Sep-17.May	18.Mar.15	Jan 14 (3)	01.Jan.14	01.Jan.14	01.Jan.14	√	√	Jul 11	29.Jan.16			Jun 11
V	05.May.13	3473	Feb.16 (3)	23.Apr.13	06.Jan.14	26.Apr - 30.Jul	12.Sep.13	Feb.16 (3)	01.Jan.14	01.Jan.14	01.Jan.14	√	√	Jul 11	07.Jan.14			Jun 11
V	05.May.13	3359	Aug 15 (5)	13.Mar.13	15.Jan.14	21.Mar - 28.Apr	13.Jun.13	Jun 13 (2)	19.Jun.13	19.Jun.13	19.Jun.13	√	√	May 12	25.Nov.13			Apr 12
V	05.May.13	3559	Mar 14 (3)	28.Apr.13	30.Mar.14	29.Apr - 06.Jun	12.Sep.13	Jun 13 (2)	19.Jun.13	19.Jun.13	19.Jun.13	√	√	Jun 12	01.Apr.14			May 12
V			Nov 15 (4)	13.Mar.13		20.Mar. 13		Oct 15(4)				√	√	Jul 11				Jun 11
			Jul 13	02.Sep.13	13.Feb.14	20.Mar. 13	10.Feb.15	Jul.13				√	√	Jul 11				Jun 11
V	05.May.13		Feb 14 (4)	02.Sep.13	13.Feb.14	04.Sep .13		Jun 13 (2)	19.Jun.13	19.Jun.13	19.Jun.13	√	√	Jul 11	25.Nov.13	7.Jan	18.Feb.15	Jun 11
V			Feb 14 (4)	02.Sep.13	30.Mar.14	04.Sep .13		Apr 14				√	√	Jul 11				Jun 11
V			Feb 14 (4)	02.Sep.13	30.Mar.14	04.Sep .13		Apr 14				√	√	Jul 11				Jun 11
V			Feb 14 (4)	02.Sep.13	30.Mar.14	04.Sep .13		Apr 14				√	√	Jul 11				Jun 11
V	05.May.13	3444	Mar 14 (3)	10.Jun.13	05.Mar.14	17.Jun - 30.Jul	12.Sep.13	Aug 13				√	√	Aug 12				Jul 12
V	05.May.13	3446	Mar 14 (3)	10.Jun.13	05.Mar.14	17.Jun - 30.Jul	12.Sep.13	Aug 13	01.Jan.14	1.Jan.14	1.Jan.14	√	√	Aug 12				Jul 12
V	05.May.13	3445	Mar 14 (3)	10.Jun.13	05.Mar.14	17.Jun - 30.Jul	12.Sep.13	Aug 13				√	√	Aug 12				Jul 12
V	05.May.13	3443	Mar 14 (3)	10.Jun.13	05.Mar.14	17.Jun - 30.Jul	12.Sep.13	Aug 13				√	√	Aug 12				Jul 12
V			Aug 14 (4)	10.Jun.13				Jan 14				√	√	Aug 12	5.Jan.16			Jul 12
V			Jan 15					Aug 15(3)				√	√	Jul 11				Jun 11
														Jul 11				Jul 11
														Jul 11				Jul 11
														-				-
														-				-
			Nov15 (2)					Oct 15 (2)				√	√	Jul 11				Jun 11
												√	√					
												√	√	Jul 11				Jun 11
														Jul 11				Jun 11
			Jan 15 (2)					Nov15 (3)				√	√	Jul 11				Jun 11
														Jul 11				Jun 11
			Jul 14					Feb15 (2)				√	√	Jul 13				Jun13
			Jan 15					Jan 15(2)				√	√					Oct 14
			Jan 15					Mar 15(5)				√	√					Sep 14
			Aug 14					Aug15 (3)				√	√	Jul 13				Jul 13
			Jul 14					May15(4)				√	√	Feb 14				Feb 14
			Jun 14					Apr 15(2)				√	√	May 12				May 12
			Jun 15					Sep15 (2)						Aug 14				
			Apr 15					Jul 15 (2)						-				
			Jun 15					Oct 15(4)						-				
V			Apr 14 (2)	28.Apr.14		12.May -11.Jul		Oct 14 (3)				√	√	Jul 13				Jul 13
V			Jun 15 (5)	28.Apr.14		02.May.14		Oct 15(4)				√	√	Jul 13				Jul 13
			Nov 14					July 15(3)				√	√	Oct 13				Oct 13
			Nov 14 (2)					May15(2)				√	√	Oct 13				Oct 13
			Nov 14					Aug 14				√	√	Dec 14				Mar 14
												√	-	-				-
			Apr 15 (2)					Nov 14(3)				√	√	Dec 14				Mar 14
												√	√					

		Planning Appendixes															
		Transportation Plans						Water & Sewage Plans				Action plans and costs estimates		MoLG Validation	Started 60 days of public objections	Republish it for public objections	Final Authorization	Community Approval
itted fense ter for is roval	Approved by ICA Central Planning Committee	Transpo rtation Plan No.	Date of Preparing Transportat ion plan (No. of Version)	First Transportat ion submission (plan & sections)	Last Transportation submission (plan & sections)	Date of comments	Date of Transportat ion approval	Date of Preparing Water & Sewage Plans (No. of Version)	First Water & Sewage submission	Date of comments	Water & Sewage initial approval	Action plans and cost estimates	Communi ty Validatio n					
														Dec 14				Jul 14
												√	√	Dec 14				Jul 14
														Dec 14				Jul 14
												√	√	Dec 14				Jul 14
														Dec 14				Jul 14
												√	√	Dec 14				Jul 14
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												√	√	Dec 14				Jul 14
														Dec 14				Jul 14