

PEACE NOW

The Grand Land Robbery: Another Step toward Annexation ***55 Outposts and 4,000 Structures to Be Legalized Through The Regulation Law***

According to a Peace Now count, the regulation law will result in the retroactive legalization of 55 illegal outposts and of approximately 4,000 housing units in settlements and illegal outposts through the expropriation of over 8,000 dunams of private Palestinian Lands.

Key Findings:

1. If passed, the regulation law will legalize 3,921 housing units by expropriating 8,183 dunams of private Palestinian lands in settlements and outposts.
2. Fifty five (55) illegal outposts, which are located deep in the West Bank and include 797 housing units built on 3,067 dunams of private Palestinian lands, will become official settlements with official plans which will most likely also be expanded. Thus, the possibility to reach a two state solution will be severely hindered.
3. In addition to outpost legalization, the regulation law will allow the legalization of 3,125 housing units inside existing settlements, by expropriating 5,014 dunams of private Palestinian lands.
4. The regulation law will allow for the future expropriation of another 3,043 housing units on 3,173 dunams of private Palestinian lands, on which settlements were established during the 1970s through military seizure orders. The law will deem these seizure orders unnecessary while ignoring the Alon More High Court verdict from 1979.
5. The data presented in this report is an underestimation, as it does not include private lands in settlements and illegal outposts on which infrastructure was constructed. It also does not include areas of private Palestinian lands inside settlements on which no structures were built.

The Regulation Law in Numbers:

Total number of housing units on private Palestinian lands to be legalized in settlements and outposts: 3,921.

Out of which:

2,744 are permanent structures and 1,177 are mobile homes.

3,125 are in settlements (2,490 permanent structures and 634 mobile homes).

797 are in illegal Outposts (254 permanent structures and 543 mobile homes).

Total number of dunams to be expropriated: 8,183.

Out of which:

5,015 dunams are private Palestinian lands in settlements.

149 dunams are private Palestinian lands in industrial parks.

3,019 dunams are private Palestinian lands in illegal outposts.

Total number of settlements and outposts east of the planned route of the barrier where land could be expropriated and housing units could be legalized: 104.

Total number of settlements and outposts within the planned route of the barrier where land could be expropriated and housing units could be legalized: 23.

Total number of illegal outposts on private Palestinian lands that could be legalized: 55.

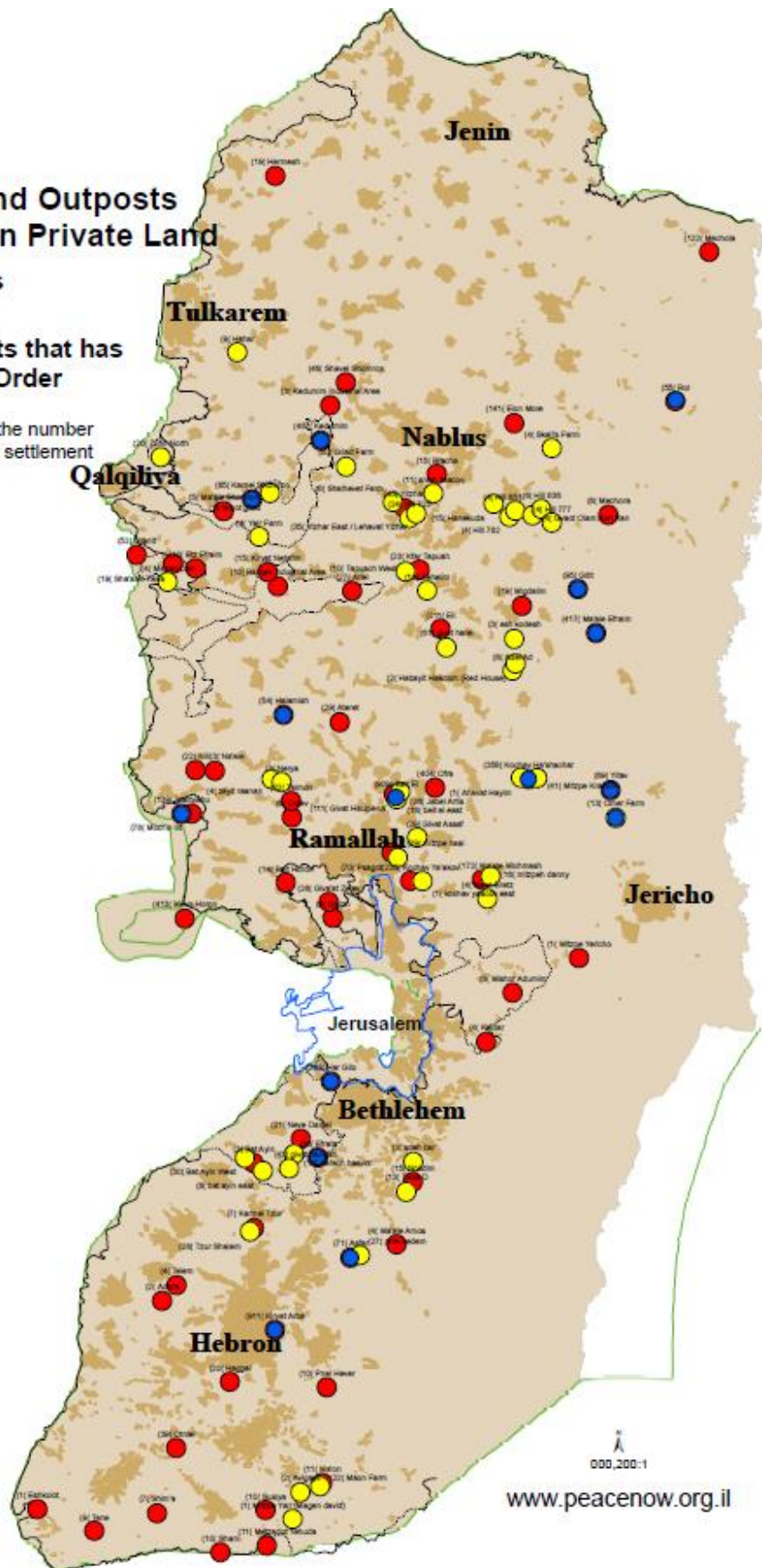
Total number of housing units in the settlements on private Palestinian lands under military seizure orders: 3,043.

Total number of Dunams of private Palestinian lands in settlements under military seizure orders: 3,173.

Settlements and Outposts With Structures on Private Land

- Settlements
- Outposts
- Settlements that has a Seizure Order

The number in brackets shows the number of houses on private land in the settlement



[For a higher resolution of the map click here.](#)

The Significance of The Law

A Peace Now analysis on the potential implications of the regulation law reveals that the law will lead to the legalization of 3,921 housing units in settlements and illegal outposts, located on approximately 8,183 dunams of private Palestinian lands. It is important to note that the scope of private Palestinian lands which is included inside the jurisdiction of settlements is much larger than that examined in the report. The report refers only to the built-up areas of settlements, where housing units, public structures as well as industry and farming structures are located. For more information on private lands in the settlements see a previous [Peace Now report](#).

If passed, the regulation law could lead to the legalization of 55 illegal outposts built illegally either partly or entirely on private Palestinian lands, and located deep in the West Bank. Hence, the passing of the bill into law will not only lead to a moral deterioration by approving the theft of private lands, but will also be a devastating blow to the two state solution as it will allow the establishment and expansion of new settlements, far from the Green Line.

For example, the illegal outpost of Givat Harel, located south of Nablus on 102 dunams of private Palestinian lands, on which 61 housing units were built. Or the illegal outpost of Bat Ayin West, located south of Bethlehem, where 30 housing units were built on over 211 dunams of private Palestinian lands. Similarly, the illegal outpost of Givat Hahish, where 40 housing units were established on almost 40 dunams of private Palestinian lands. Likewise, in the illegal outpost of Amona located east of Ramallah, which according to a High court ruling will be evacuated by December 25, 45 housing units were built on approximately 272 dunams of Private Palestinian lands. All but one of the outposts to be legalized through the regulation law are deep in the West Bank and beyond the separation barrier. They were built on 3,067 dunams of private Palestiinan lands and they include 797 housing units.

It is important to note that outpost legalization is not just an act of retroactive approval of facts on the ground but it also serves as a green light for future illegal construction, out of the understanding that the government will retroactively legalize illegal construction. Additionally, once an outpost is “legalized” it is also likely to be expanded through new plans, and to turn into an actual settlement for all intents and purposes.

Nonetheless, the law will effect not only illegal outposts but also 72 settlements, in which structures exist on private Palestinian lands and will now be legalized. If passed the regulation law will lead to the official addition of these lands to the jurisdiction of each of these settlements.

For example, in the settlement of Elon Moreh, located south of Nablus, 124 housing units were built on 269 dunams of private Palestinian land. In Ofra, located east of Ramallah, it will be possible to legalize 392 housing units, located on 537 dunams. The same for Mevo Horon, which is located entirely on nearly 1000 dunams (981) of private Palestinian lands

and where 365 housing units could be legalized. In Ma'ale Michmash it will be possible to legalize 172 housing units, located on 216 of private Palestinian lands and in the settlement of Eli it will be possible to legalize 207 housing units, located on 159 dunams of private Palestinian lands. Overall the law will allow for the legalization of 3,125 housing units, located on 5,014 dunams of private lands in 72 different settlements. Only 12 of these settlements are located west of the built separation barrier. 10 of them are located within the planned route of the barrier but outside the built barrier. The remaining 50 settlements are located east of the Separation barrier, deep in the West Bank, and will never be a part of Israel in the framework of an agreement.

Furthermore, if the regulation bill passes into law and legalizes all of the above, it is possible that the law will also be applied towards thousands of additional housing units, located on private Palestinian lands which are under military seizure orders since the 1970s. During that time, settlements were established under the pretense of a "security need" despite of the fact that they were home to Israeli civilians. In 1979, the High Court verdict of Alon Moreh stopped this policy, as the High Court justices ruled that settlements are not considered a security need and therefore, that military seizure orders on private Palestinian lands cannot be issued for the purpose of settlements. Yet, if the Knesset approves the regulation bill, private lands could be seized permanently and thus they will deem the temporary military seizures unnecessary. Today, 3,043 housing units in the settlements are built on 3,174 dunams of private Palestinian lands seized through military orders for the purpose of settlement.

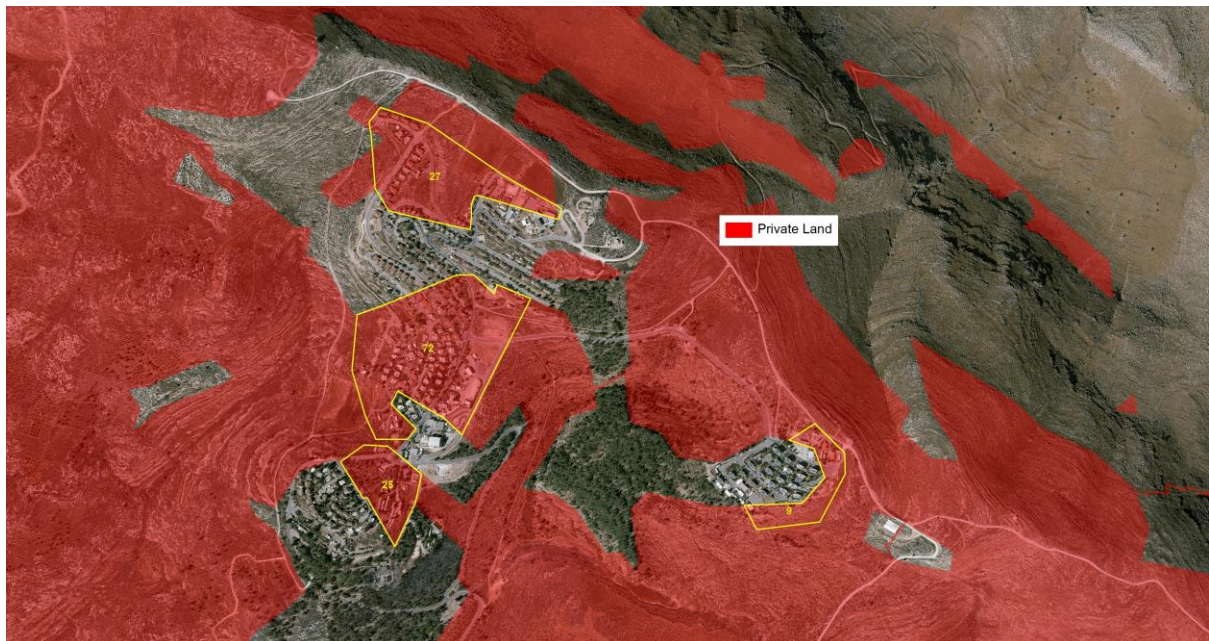
An example for this is the settlement of Beit El, located northeast of Ramallah, which was built mainly on private Palestinian lands seized through military orders. In Beit El, 670 housing units were built on 506 dunams of private Palestinian lands. The expansion of Beit El northbound, outside of the area of the military seizure orders and towards the neighborhood of Giv'at Ha'ulpana and the illegal outpost of Jabel Artis is also on private Palestinian lands, where 134 housing units were built (108 in Giv'at Ha'ulpana and 26 in Jabel Artis) on 119 dunams (972 and 22 accordingly). Other examples include Kiryat Arba (810 housing units on 353 dunams) Kohav Hashahar (319 housing units on 361 dunams), and Ma'ale Efraim (311 housing units on 665 dunams).

Aerial Photos:

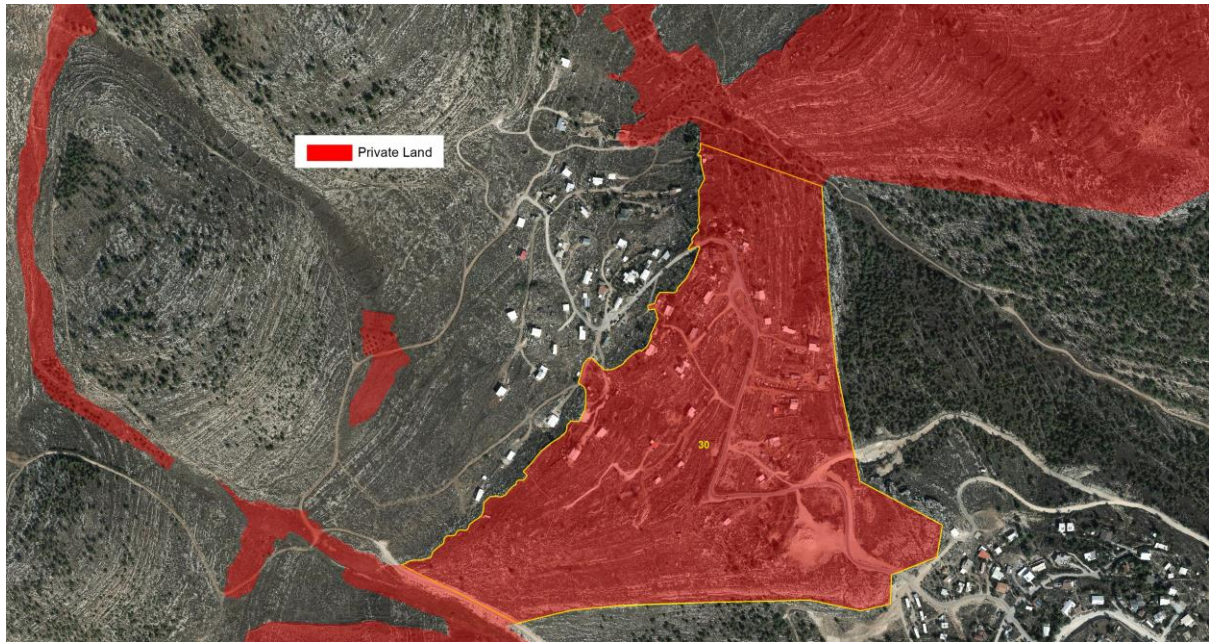
1. The illegal outpost of Givat Harel, 2015. 61 housing units on 102 dunams of Private Palestinian lands (data excludes the private lands around the built-up area).



2. The settlement of Elon Moreh, 2015. 124 housing units on 269 dunams of private Palestinian lands (data excludes the private lands around the built-up area).



3. The illegal outpost of Bat Ayin West, 2015. 30 housing units on 211 dunams of private Palestinian lands (data excludes the private lands around the built-up area).



4. The settlement of Eli, 2015. 207 housing units on 159 dunams of private Palestinian lands (data excludes the private lands around the built-up area).



5. The Illegal outpost of Palgey Maim, 2015. 41 housing units on 50 dunams of private Palestinian lands (data excludes the private lands around the built-up area).



Methodology:

The count of structures built on private Palestinian lands was based on up-to-date aerial photos. The data on the status of land is based on GIS layers provided to Peace Now by the Civil Administration based on a freedom of information request. These layers included mainly the boundaries of “state lands” and the corrections in them, made the blue line team. In some instance, the count also included “survey lands,” although their status has not yet been determined, since either way according the regulation bill, legalization will occur there as well.

Settlements on Private Palestinian Lands						
	Housing Units	Public Structures	Engineering Facilities	Parks	Industry Structures	Land (dunam)
Structures on private lands	3,921	194	6	9	175	8,183
Structures on private lands with military seizure orders	3,043	190	2	0	94	3,174
Total number of structures on private lands	6,964	384	8	9	269	11,357

Outposts	Total	Without military seizure orders	With military seizure orders
Number of outposts to be legalized	55	54	1
Number of housing units in Outposts to be legalized	797	796	1
Number of public and industry structures	45	33	12
Number of mobile homes out of total number of housing units	556	556	0
Total amount of private lands with outpost structures (dunam)	3,067	3,018	48
Number of outposts East of Separation barrier route	54	53	1
Number of outposts within Separation barrier route	1	1	0

Settlements	Total	Without military seizure orders	With military seizure orders
Total amount of settlements on private Palestinian lands	72	68*	15
Total amount of housing units	6,167	3,125	3,042
Total amount of public and industry structures	602	410	192
Total amount of structures in industry areas	23	23	0
Total amount of mobile homes (included in total amount of housing units above)	792	511	281
Total amount of lands with settlement structures	8,140	5,015	3,125
Number of settlements East of the Separation barrier route	50	47*	10
Number of settlements within Separation barrier route	22	21*	5
*Eleven (11) settlements have structures on private lands without military seizure orders as well as structures on private lands with military seizure orders.			

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Outpost List	Total						Of which are mobile homes		Without military seizure orders						With military seizure orders					
	Housing Units	Public structures	Engineering Facilities	Park	Industrial structures	Land (sq. meters)	Housing units	Public structures	Housing Units	Public structures	Engineering Facilities	Park	Industrial structures	Land (sq. meters)	Housing Units	Public structures	Engineering Facilities	Park	Industrial structures	Land (sq. meters)
Total	797	21	0	1	23	3,067,040	543	13	796	21	0	1	11	3,018,923	1	0	0	0	12	48,117
Avigayil	2					6,376	2		2					6,376						
Ahavat Haim		1				42,059			0	1				42,059						
Shalhevet Farm	6					28,656	6		6					28,656						
Esh Kodesh	3					1,766	3		3					1,766						
Beit El East	16					16,069	16		16					16,069						
Ancient Susiya Synagogue	4					11,403	4		4					11,403						
Bracha A						8,460			0					8,460						
Bat Ayin East	8					5,337	8		8					5,337						
Bat Ayin West	30					211,425	30		30					211,425						
Jabal Artis	26					22,030	26		26					22,030						
Hill 725	24					163,932			24					163,932						
Hill 777	4					9,571			4					9,571						
Hill 782					4	12,711			0				4	12,711						
Hill 836					6	289,575			0				6	289,575						
Hill 851	4					13,165	4		4					13,165						
Gva'ot Olam	4					105,396			4					105,396						
Givat Assaf	25	4				27,819	25	4	25	4				27,819						
Givat Granit 468	6					3,563	6		6					3,563						
Givat Hahish	43					39,777	43		43					39,777						

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Givat Harel	61					102,070	36		61					102,070						
Derech Ha'avot	16			1		8,970			16			1		8,970						
Habayit Ha'adom	2					6,067	2		2					6,067						
Hahar	9					8,183	9		9					8,183						
Skali's Farm	4					9,086			4					9,086						
Hayovel	5					4,787	2		5					4,787						
Hanekuda	14				1	39,377			14				1	39,377						
Haroeh	25					33,410	25		25					33,410						
Zayit Ra'anani	2	2				4,877	2		2	2				4,877						
Gilad Farm	60					470,168	60		60					470,168						
Yair Farm	4					17,131			4					17,131						
Maon Farm	22					167,083	22		22					167,083						
Omer Farm	1				12	48,117			0					0	1				12	48,117
Kochav Ya'akov East	1					10,148			1					10,148						
Lehavat Yitzhar	35					361,072			35					361,072						
Magen Dan		4				7,308			0	4				7,308						
Mitzpeh Danny	15	1				33,512	15	1	15	1				33,512						
Mitzpeh Ha'ai	29					30,468			29					30,468						
Mitzpeh Yair	1					896	1		1					896						
Mitzpeh Kramim	41					52,096	25		41					52,096						
Neve Erez	4					5,748	3		4					5,748						
Neve Daniel North	1					1,206	1		1					1,206						
Nof Harim	9					10,862			9					10,862						

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Nahlei Tal						6,566			0					6,566						
Susiya North West	9					29,245	9		9					29,245						
Sneh Ya'akov	11					68,539			11					68,539						
Adei Ad	6					13,376	6		6					13,376						
Amona	45	5				272,565	45	5	45	5				272,565						
Ofra North East	21					13,698	21		21					13,698						
Palgei Mayim	41	3				50,440	25	2	41	3				50,440						
Pnei Kedem	26	1				19,983	26	1	26	1				19,983						
Zufm North	20					13,781			20					13,781						
Tzur Shalem	28					27,052	22		28					27,052						
Ramat Gilad	1					11,918			1					11,918						
Tapuah West	10					38,775			10					38,775						
Tko'a D	13					49,372	13		13					49,372						

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Settlement List	Total						Of which are mobile homes		Without military seizure orders						With military seizure orders					
	Housing Units	Public structures	Engineering Facilities	Park	Industrial structures	Land (sq. meters)	Housing units	Public structures	Housing Units	Public structures	Engineering Facilities	Park	Industrial structures	Land (sq. meters)	Housing Units	Public structures	Engineering Facilities	Park	Industrial structures	Land (sq. meters)
Total	6,167	363	8	8	223	8,140,118	777	15	3,125	173	6	8	141	5,014,684	3,042	190	2	0	82	3,125,434
Adora					2	13,837			0				2	13,837						
Oranit	46	6		1		49,996			46	6		1		49,996						
Itamar						14,571			0					14,571						
Alon More	124	17				269,159	25		124	17				269,159						
Asfar	69	2				77,721	38		4					2,555	65	2				75,166
Efrat	10	9	2	1	11	62,808			10	9		1	11	58,769			2			4,039
Ariel	27					22,410			27					22,410						
Eshkolot					1	3,679			0				1	3,679						
Beit El	844	67			18	648,111	15	2	174	13				141,563	670	54			18	506,548
Beit Horon	11	3				9,742			11	3				9,742						
Bracha	15					21,004			15					21,004						
Bat Ayin	3					5,920			3					5,920						
Gi'von	1				5	4,339			1				5	4,339						
Givat HaUlpena	108	3				97,463	54	3	108	3				97,463						
Givat Ze'ev	23	2			3	17,365			23	2			3	17,365						
Gitit	86	5			4	218,088	16		0				4	73,472	86	5				144,616
Dolev	4	1			1	22,328			4	1			1	22,328						
Har Gilo	259	4				151,662			124					62,487	135	4				89,175
Haggai	20					21,677	12		20					21,677						
Halamish	48	6				70,700	14		33	6				52,557	15					18,143

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Hermesh	15				4	44,554			15				4	44,554					
Talmon	14	8				38,728	7		14	8				38,728					
Tene	7				2	7,414	0		7				2	7,414					
Yitav	62				7	124,280	13		0					0	62			7	124,280
Yitzhar	36				9	55,110	16		36				9	55,110					
Kochav Ha'shachar	340	13			5	371,871	64		21					10,244	319	13		5	361,627
Kochav Ya'akov	226	4			5	230,003	91	4	226	4			5	230,003					
Karmeit Tzur	7			2		5,787	7		7			2		5,787					
Kdumim	3						3		3					0					
Mevo Horon	364	19			30	981,856			364	19			30	981,856					
Migdalim	19					12,376	19		19					12,376					
Modiin Illit	52	20			6	180,558			52	20			6	180,558					
Mehola	101	7			14	269,442			101	7			14	269,442					
Mechora					8	173,976			0				8	173,976					
Ma'on	9	2				9,436	9		9	2				9,436					
Ma'ale Efraim	353	44			20	697,834			42	2				32,571	311	42		20	665,263
Ma'ale Michmas	172					216,073	30		172					216,073					
Ma'ale Amos	4					6,220			4					6,220					
Ma'ale Shomron	5					2,875			5					2,875					
Yatir (Metzadot Yehuda)	5		1	2	6	78,907	2		5		1	2	6	78,907					
Mitzpe Yericho					1	2,897			0				1	2,897					
Matityahu	117	13			9	244,421			0					0	117	13		9	244,421

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Neve Daniel	20	1		1		15,298			20	1		1		15,298					
Nofei Nehemia				1		4,536			0			1		4,536					
Nofim			3			5,755			0		3			5,755					
Nokdim	15					9,538	4		15					9,538					
Nili	22					38,728			22					38,728					
Na'ale		3				87,124			0	3				87,124					
Nerya		3				12,705			0	3				12,705					
Susiya	6	2			2	16,256			6	2			2	16,256					
Ateret	28				1	35,612	28		28				1	35,612					
Eli	207	4				159,316	32		207	4				159,316					
Ofra	392	5			7	537,756	60		392	5			7	537,756					
Etz Efraim	10					8,439			10					8,439					
Otniel	33	6	1			17,791	26	2	33	6	1			17,791					
Pnei Hever	6	4				11,111			6	4				11,111					
Psagot	57	3			10	184,232	53		57	3			10	184,232					
Kdumim	464	15			8	420,572	76		283	7				217,363	181	8		8	203,209
Keidar	4					9,451			4					9,451					
Kiryat Arba	855	43			13	406,124	4		45	1				52,592	810	42		13	353,532
Kiryat Netafim	15					34,655	12		15					34,655					
Karnei Shomron	80	5				112,143	13	4	25	4				49,406	55	1			62,737
Ro'i	49	6				146,651			21					37,074	28	6			109,578
Rechelim	12					8,762	12		12					8,762					
Rimonim	188				2	163,102	22		0					0	188			2	163,102
Shavei Shomron	46					36,905			46					36,905					

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Sde' Bar				3	15,832			0			3	15,832						
Shim'a	7				2,769			7				2,769						
Shani	10		1		11,145			10		1		11,145						
Sha'arei Tikva	11	8			35,413			11	8			35,413						
Telem				4	5,782			0			4	5,782						
Tapuah	21			2	29,417			21			2	29,417						