

- DRAFT -

**The Planning and
Construction Process
in the Settlements**

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Phase A: Planning

1. Allocation of the Land for Planning

APPROVED

Must be Approved by the
Minister of Defense

Initiators* who want to prepare plans for settlements must receive the right to plan the land from the Civil Administration. The MOD must approve this allocation.

Allocations are granted in places where the Government have approved the establishment of a settlement.

* Initiators may include the Settlement Municipality, an acknowledged "Settling Body" such as "AMANA", the Ministry of Housing, the Settlement Division of the World Zionist Organization (WZO) or in some cases private companies.

Phase A: Planning

2. Approval for Depositing

APPROVED

The preparation of a plan before submitting to the planning authorities may take up to several years

Must be Approved by the Minister of Defense

The Higher Council for Planning and Construction, which is the planning authority at the Civil Administration, must convene and approve the plan for depositing for public review.

Any discussion and promotion of a plan by the Higher Council must be approved by the Minister of Defense before the council may discuss any stage of a plan. Practically, in many cases the Minister of Defense grants the approval for all of the stages at once, so there is no need to seek the Minister's signature many times

Phase A: Planning

3. Depositing

The plan is published in newspapers in Hebrew and in Arabic and the public is granted 60 days to file objections to the plan

APPROVED

60 Days

Must be Approved by the Minister of Defense

In most cases the Minister of Defense approves all of the planning stages in one approval allowing the Council to promote the plan from the beginning to the final validation of the plan. However, the MOD may choose not to allow all of the stages at once.

Phase A: Planning

4. Hearing of Objections

APPROVED

Several weeks or months following the end of the 60 days of the depositing period.

Must be Approved by the Minister of Defense

The Higher Council for Planning and Construction must convene to hear and discuss the objections, if filed.

The Council may rule to make amendments to the plan according to the objections or to reject the objections or to cancel the plan.

Phase A: Planning

5. Approval of the Plan and Publication of Validation

APPROVED

Immediately following the hearing of objections, or several months, after making amendments

Must be Approved by the Minister of Defense

The Higher Council for Planning and Construction convenes to approve the plan after the initiator have made the amendments according to the ruling of the Council. In some cases the Council might approve the plan already at the hearing of the objections – in cases where the objections are rejected or where no objections were filed.

Following the approval of the plan, the Council publishes in newspapers in Hebrew and in Arabic that the plan was approved. 15 days following the publication, the plan is officially valid.

Phase B: Implementation

1. Approval of the Marketing of the Land

APPROVED

Any time after
(or before) the
plan is valid

Must be Approved by the
Minister of Defense

Like in the allocation for planning, in order to allow an initiator to build, the Minister of Defense must approve the marketing of the land.

[In cases that the lands are not considered "State Land" and were bought by Israelis directly from the Palestinian owners, there is no need for an approval for marketing, the buyer may start implementation as soon the plan is approved.]

In many settlements (mainly the smaller ones) the approval for marketing was granted by the MOD in a wholesale manner in the past, for all of the land of the settlement and there is no need to re-approve the marketing after a new plan was approved

Phase B: Implementation

2. Tenders (Bidding) [only in bigger settlements]

60 days to propose bids
+ several months to
elect the winning bids

In the bigger settlements (such as: Ma'ale Adumim, Beitar Illit, Efrat, Givat Ze'ev, Karnei Shomron and others) following the approval of the MOD for marketing, a tender must be published, granting the public 60 days to offer bids for the rights to build.

The Ministry of Housing and/or the Israel Lands Administration publishes the tender and a few months later chooses the winning bid.

Phase B: Implementation

3. Obtaining a Construction Permit from the Municipality

Several months
to a year

The initiator (or the winning contractor in cases of tenders) must obtain a construction permit from the Local Authority (the Settlement Municipality).

This is mainly a bureaucratic procedure, the Municipality confirms that the requested construction is in accordance with the approved plan and the municipal provisions (such as safety, sewage, electricity, communication, environment provisions etc.)

No Ministerial approval is required in this stage.

Phase B: Implementation

4. Bulldozers may start the construction

After a construction permit is granted, the initiator may begin the construction.

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