

Coalition for Jerusalem
The Master Plan of “Jerusalem 2000”

Analytic Study

1. Part One

The Study

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Introduction

This study has been initiated by the Coalition for Jerusalem, for the purpose of supplying a preliminary analysis of the Master Plan of “Jerusalem 2000”. This plan, which will be referred to as the Plan in this paper, was initiated by the Jerusalem Municipality, and it includes both East and West Jerusalem. This study is considered to be the first step in a comprehensive and broad revision that includes all elements of the Plan; it refers to the details of the Plan, and its suitability to the status quo in the Palestinian neighborhoods in the various aspects which are considered to be influenced by the Plan.

The aim of this study is to reveal the principles of this Plan as they have been defined, and to examine their influence on the future growth of the Arab neighborhoods in East Jerusalem. Furthermore, the study aims to compare the proposed and the ignored range of solutions in the Plan, in addition to indicating the elements that a detailed analytic study will need to deal with subsequently.

This study is a preliminary, professional document that is to be presented to the decision makers in official and public institutions, in order to clarify the main points of the Plan, and to analyze its details.

Furthermore, this study proposes a brief future work plan: firstly, in order to confront the scheduling aspect of the Plan, and secondly, to define concrete projects, which could contribute towards providing technical solutions, and to provide the necessary services for the Palestinian inhabitants.

The study consists of three major topics:

1. The first part: An analytic study of the Plan
2. The second part: A work program for confronting the Plan and suggested ways for implementation.

Background Information

The Master Plan of “Jerusalem 2000” was prepared with the initiative of Ehud Olmert, the present Prime Minister of the Israeli government, while heading the municipality of Jerusalem.

The approved Comprehensive Plan for Jerusalem, which is still valid and in force, is Plan number 62, and which has been approved since 1959. The area that the suggested Plan “Jerusalem 2000” includes is 126,000 dunams, and it includes more than 70,000 dunams of the Palestinian lands in the occupied Jerusalem and the surrounding areas, which were annexed to Jerusalem municipality.

The estimated number of Jerusalem inhabitants for the year 2020, according to the Plan, is 950,000, including the Arab residents in East Jerusalem. The Plan bases its forecasting on the facts of year 2000, which includes the Arab residents of East Jerusalem of approximately 210,000 people.

The demographic distribution adopted by the Plan and which the Planners have adopted, is not based on professional measures. It is a result of political considerations taken by the previous government. Those political decisions were taken to assure at least 70% of Jewish residents in the city, and not more than 30% of Palestinians.

The predicted future expectations of the city on the other hand, as presented by specialists who worked in the team of the Plan, forecast that the number of Arab residents in East Jerusalem will reach 380,000 by the year 2020. This means that they will form 40% of the total population.

These details have apparently shocked the planners, and they therefore called upon the government and the official institutions to intervene and implement the needed procedures in order to correct the situation, and to work on changing the directions of development in the city, in order to assure the aims of the Plan and to implement the decisions of the government.

This forecast concerning the future population of the city was used to warn the government, and to influence it to take the necessary procedures and not to consider these details as a basis to determine the needs of the east Jerusalem residents of housing and broad services, as it is noted in the results of this study.

It has been noticed that the Master Plan of “Jerusalem 2000”, and especially the related topics of east Jerusalem, shows confusion, and are based on inaccurate and contradictory data. In addition, there are various mistakes in presenting the details in numbers (Please see, for example, the related table of expected housing units for year 2020). Furthermore, the level of the professional work regarding east Jerusalem is sketchy and negligent.

The planners defined the Palestinian residents with the concept “Present Absentees”, which notes their existence, but does not recognize it for planning purposes.

The Plan is based on false details. It ignores the existence of more than 15,000 un-licensed housing units in east Jerusalem. It takes into account only the recognized housing units which served as the basis to define the real needs for future housing units. The Plan depends on false measures and criteria in its accounting when specifying the future housing units in eastern Jerusalem.

Despite the fact that the Planners admit that the current plans of east Jerusalem do not fulfill the needs of the residents, and that there is a serious housing crisis, they have disregarded these facts and have described the building operations in the Arab neighborhoods as random, and that the building came about for merely political reasons and not towards serving an essential need.

Moreover, the planners did not adhere to professional and objective measures when they designed the future scenarios, in regard to the Palestinian residents in East Jerusalem. They used different measures than the ones used in the future plans for the Jewish neighborhoods, and they did not supply the Palestinian residents with the necessary solutions towards essential needs until year 2020. The planners faithfully followed governmental guidelines and decisions, which aim to limit the number of the Arab residents of the city, and they contributed by supplying the official procedures to limit the location and extent of Palestinian building.

The increase in the intensity of building (number of floors), and the increase in the population density are the only planning variables which are discussed in the Plan, without reference to the supply and needs for public and essential services in the Palestinian neighborhoods, and which should in all aspects match the increase in the intensity of building and the population density. This will result in lowering the living

standard for the residents, and motivate them to leave the city. This is the definitive result that implementing the Plan will bring about, and this perhaps is its hidden agenda.

Summary of the Study's Conclusions

1. The Principles of the Plan

- The Plan implements the decisions of the government and its policy to protect and maintain the majority of Jewish inhabitants in the city of the percentage of 70% until the year 2020, and not having the percentage of 30% Arab residents in East Jerusalem increase.
- The aims of the Plan regarding the Arab inhabitants as they appear in the Plan are different from the aims related to the Jewish inhabitants. As these aims call for the increase of the percentage of the Jewish residents, and decreasing the negative immigration from the city by improving the supply of services for their needs thus increasing their living standard. The aims regarding the Arab residents consist of limiting their percentage in the city, with an opposite logic.
- The given scenarios, and which reached the definite conclusion that the percentage of the Arabs in the city will be limited to 40%, serves as an analytic tool for the demographic policies, and are presented to the decision makers in the Israeli government, in order to undertake the procedures and to devise the appropriate policies for facing these challenges.
- The Plan proposes dealing with Jerusalem as the capital of the Jewish Israeli State, and a spiritual center for all religions.
- The Plan in areas in East Jerusalem and the quarter in the Old City is based on religious and historical attitudes, confined to showing the history of the Jewish nation, and does not take into account the Palestinian nation, the Moslems and Christians.
- Treating the residents of East Jerusalem and their development as a problem that should be solved, while asking the government to undertake the needed procedures in order to limit the number of Arab residents in the city.
- Depending on false data which are often not objective, with reference to **housing realities and needs of the Palestinian population**, as a basis on which projections are made on defining their potential needs.

- Including a Plan for the Old City within the walls, as part of a comprehensive vision, in order to consolidate historical sites of the Jewish heritage in the surrounding areas in the Old City outside the walls.
- The principles of this Plan are based on specifying the green areas, indicating those green areas that should not be touched (which include the green areas in the quarters of the Old City), and specifying the permitted use of the rest of the lands.

2. The Population

- The percentage of the Arab residents in the city, and according to current trends, will reach 40% in year 2020. The number of the Arab inhabitants in East Jerusalem will reach more than 380,000 people for the same year.
- The indication for the high percentage of the Arab inhabitants in the city is not based on the principle of providing the potential services for them. Instead this planning conclusion basically came as a tool to point to the demographic directions in the city while urging the politicians to work towards changing them.
- The increase in the number of inhabitants by year 2020 will reach 60% of Arab residents, while 40% of Jewish residents.
- The Jewish sector is characterized by a negative migration rate which reached 10% per annum, which means that the percentage of the inhabitants who leave the city exceeds the percentage of inhabitants who enter it.
- The yearly increase of the number of the Arab inhabitants exceeds the growth of the Jewish inhabitants, which is 1000 person a year.
- The percentage of the increase of the Arab inhabitants in the city the last ten years reached 35%; however, the growth of the percentage of the Jewish inhabitants reached 12.8% only.
- The Plan does not deal with the Jewish inhabitants in the Palestinian neighborhoods, for example, in Silwan neighborhood and other areas, and to the number of Jewish residents in the settlements in East Jerusalem.
- The average household size for the Arab inhabitants based on the data from the Central Bureau for Statistics for year 2005, reached 5.21 members/family, while among the Jewish inhabitants it reached 3.34 members/family.

3. Building and Housing

- The aims of the Plan for the Jewish inhabitants are different from the aims for the Palestinian neighborhoods.
- The Plan is based on misleading data when it ignores the existence of more than 15,000 existing and non-licensed housing units which were not taken into

consideration at all. Therefore, their legal position remains unsolved even after approving the Plan.

- The percentage of the existing housing units for the Arab inhabitants which was included in the Plan is only 21% of the total percentage of the existing units, while the percentage of the Arab inhabitants is about 35%.
- The building and housing in east Jerusalem is described as random, and due primarily to incitement of political figures, and not as an essential need.
- Despite the fact that the Plan indicates the lack of correspondance between the existing Plans of East Jerusalem, and the needs of the inhabitants, this Plan does not point out the relationship between the lack of matching of these Plans to the fact that they were largely not implemented.
- The increase in the supply of housing units in East Jerusalem is largely a result of the growth of building intensity. 42% from the units in the Arab neighborhoods which are mentioned in the Plan until 2020, are a result of the growth in building intensity; however, the percentage in the Jewish neighborhoods reaches only 21% .
- The Plan calls for doubling the population density in the Arab neighborhoods, without indicating the quality and quantity of the essential services that should be provided. This will lead to the deterioration of the standard of living.
- The Plan is not based on realistic and professional measures to specify the number of units which will be built by year 2020 in the Arab neighborhoods. The Plan is based on different measures in planning of the units in the Jewish neighborhoods.
- The increase in building intensities of the proposed buildings: In the areas of the Old City Basin, up to 4 floors, and in the rest of the Arab neighborhoods, up to 6 floors.
- In the industrial area in East Jerusalem, the proposed increase in intensities reaches 6-8 floors.
- The data supplied in the Plan in relation to the housing units does not correspond to the existing official Plans.

- The real number of units which are proposed by the Plan for the Arab residents until 2020, is lower in 20%- 40% from what can be inferred from the Plan's projections.
- The classification of areas is based upon nationality. This corresponds with the aim of separating the planning of Palestinian areas from the planning policies adopted for plans for the Jewish areas.

4. The Old City

- The Plan for the Old City is part of a comprehensive survey, which includes the areas existing in the Old City quarters, while referring to their importance for the history of the Jewish nation.
- The Plan proposes the decrease of the population density in the Moslem and Christian quarters in the old city, and urges the governmental and relevant institutions to take official procedures.
- The Plan calls for the consolidation of existing the housing units in order to decrease the number of households.
- The Plan urges the building of new neighborhoods for the inhabitants that leave the Old City.
- A detailed Plan of the Old City was made and submitted to the municipality, as part of the Plan's recommendations.
- The Jewish quarter in the Old City was included in a separate Plan related to the city center and not to the east side of the city.
- The Plan indicates that there is a detailed Plan for the Jewish quarter, and the existence of more than 60 site Plans for buildings and parcels in the Jewish quarter.

5. Building and Housing in the Areas annexed to Jerusalem boundaries

- The areas which were annexed to Jerusalem municipality boundaries are more than 70,000 dunams of the Palestinian lands which were occupied in 1967.
- The biggest surplus for building supplied by the Plan until 2020 for the Jewish residents is in the southern area, Gilo and Har Homa, which are located in the

- Palestinian areas that were annexed after 1967. The Plan gives the opportunity of adding approximately 25,000 units.
- The increase in the number of housing units which is supplied by the Plan for the Jewish residents in the areas annexed after 1967 reach up to 40,000 units.
 - The number of planned units for the Jewish residents on the lands annexed after 1967 reaches approximately 90,000. About 66,000 units are expected to be built, which is a surplus of 24,000 additional units.
 - The Plan does not relate to the Jewish settlements, especially in the Old City and the surrounding area. Here the existing and planned housing units reach more than 3500.

6. The Green Areas

- The designated green areas are primarily used to consolidate the religious and the historic places of the Jewish nation.
- The Plan designates many existing built-up areas as proposed green areas, and it includes parts of the following neighborhoods and areas: Al Bustan neighborhood, Wadi Hilwa area, Jabal Al Mukabber, Jabal Al-Mutla' and Tor area.
- The Plan does not relate to the legal situation of the buildings in areas marked as green areas.
- The space of the public parks in the Arab neighborhoods reaches 1,070 dunams, which does not include area of 1100 dunams of the national park surrounding the old city.

7. Public Services

- The Plan does not relate to the supply of public services, and does not provide answers in regard to the level of public services that should be matched in all aspects with the increase in population density.
- The Plan recommends preparing an additional Master Plan for the educational services.

- The Plan was based on the data in education according to a plan which was prepared to answer the needs of the residents in East Jerusalem until 2010.

8. The Industrial Areas

- The Plan does not propose industrial, technological and scientific areas in East Jerusalem.
- The Plan calls for the decrease in the importance of traditional industries, since there is an allocated area for traditional industries in Ma'ale Adumim, which is located on the borders of Jerusalem.
- The Plan recommends Atarot area as a main area for traditional industries, and calls for the transfer of the traditional industries from the various places in Jerusalem to Atarot.

1. Part One –

Analytic Study for the Master Plan of “Jerusalem 2000”

1. Analytic Study for the Master Plan of “Jerusalem 2000”

The Aims of the Study

- a. Initial study- as an introduction to a comprehensive study of the policies and principles of the proposed Master Plan of “Jerusalem 2000”. In addition, the study of the policy of land use distribution and the supply of services, and their influence on the development of the Palestinian neighborhoods.
- b. Defining the crucial topics that require an immediate confrontation, and drawing up a working Plan and mechanism for carrying it out.
- c. Preparing a Planning objection to the Plan, using individual and group confrontation means.
- d. Suggestions for concrete and specific Plans to support the residents in the field and ensuring the supply of the required services to them.

The Population

Introduction

The issue of the demographic balance in Jerusalem is considered to be one of the most complicated and important topics that is dealt with in this Plan.

One of the principles on which the Plan is based, as mentioned before, is translating the decisions of the government in relation to its policy of maintaining a majority of Jewish residents in the city until 2020 with the goal of a percentage of 70% of Jewish inhabitants.

This percentage, as even the planners seem to agree, is unrealistic and cannot be achieved, since the percentage of the Arab inhabitants in East Jerusalem since 1995 exceeds the 30% of the total population of Jerusalem, and the number of Arab inhabitants in East Jerusalem until 2020 will reach 40% of the total.

Thus, some of the main points which should be taken into consideration when discussing the issue of the demographic balance in Jerusalem are:

1. According to the data from Central Bureau for Statistics, the Arab population in Jerusalem reached in 2005 24% of the total population in the city, which is approximately 245,000 people.
2. In the years 1995- 2005 the number of Arab inhabitants in East Jerusalem increased and reached in 2005 34% of the total population in the city, while the increase in percentage of the Jewish inhabitants was only 12.8% yearly increase.
3. In the past 10 years, the yearly increase of the Arab inhabitants was 6,300 people, however, the yearly increase of the Jewish inhabitants in the same years was 5,300 people. The number of Arab inhabitants is increasing faster than the Jewish residents, both according to the absolute numbers and the percentages.

Accordingly, the average of the yearly increase of the Arab inhabitants between years 1995- 2005 was 3.5%, however, the increase for the Jewish inhabitants was only 1.3%.

Population According the Master Plan of “Jerusalem 2000”

- The expected number of population in Jerusalem until year 2020 is 950,000 people.
- The Plan does not clarify the number of Arab residents until year 2020, and suggests a number of scenarios for growth in the number of residents. However, the Plan suggests the conclusion that the growth in the number of Arab residents between years 2000-2020 will reach 60% of the total growth, and 40% for the Jewish residents.
- Since the general growth in the number of the population of Jerusalem between years 2000-2020 will reach 292,100 residents, therefore, the growth in the number of the Arab residents will be 175,260 people (60% of the total growth), and the Jewish residents 116,840 (40% from the total growth).
- Consequently, it is possible to conclude that the number of the Arab residents until 2020 will be 380,525 residents, and the number of the Jewish residents will reach 569,475 in 2020.
- The percentage of the Arab residents will reach 40% from the total number of population in the city.
- The Plan indicates that the aim desired of 30%- 70% is not attainable if the current developments continue as they are among the Arab and Jewish residents. In order to reach the aim, there should be an appreciable growth in the number of Jewish residents. Therefore, the Plan suggests radical changes in the conditions which influence the positive immigration to the city (i.e., the Jewish residents), and in the conditions which might influence the difference in the growth of population among the Arab and the Jewish residents. These conditions are related to other topics, such as the security for the Jewish residents, work, housing and education.
- The planners reach the conclusion that the government is the prime influential unit that can affect the current situation in Jerusalem.

Building and Housing

Building and Housing

The Status Quo

According to the data supplied in the Plan, the number of the housing units in Jerusalem reached 179,860 units in the year 2000. The units belonging to the Jewish residents were 141,634 units, which form 79% of the total number of housing units in the city. However, the units belonging to the Arab residents were 38,228 units, which form 21% of the total number of housing units. This does not include the 15,000 non-licensed housing units, according to the estimation of Jerusalem municipality, as it appears in the Plan.

According to the data provided by the Central Bureau of Statistics for year 2005, there are 132,400 Jewish households in Jerusalem, and 43,500 Arab households. The average size of household in the Jewish sector for year 2005 was 3.34 members/household , while in the Arab sector it was 5.21 members/household.

Based on the Plan, there is a lack of housing in the Arab neighborhoods in the city, without any mention of the type or the characteristic of the lack of housing.

The Aims

Aims behind the Plan for the Jewish neighborhoods

- Working on preventing Jewish immigration from the city, and attracting to it the population from other parts of the country.
- Establishing a large reserve of housing units, which will exceed the actual need in the Jewish neighborhoods.
- Building new Jewish neighborhoods.
- Increasing the density in the existing neighborhoods, and improving the accessibility to different services.
- Building houses with affordable prices.

- Supplying working places and entertainment centers.

Aims behind the Plan for the Palestinian Neighborhoods

- Increasing the population density in the Palestinian villages and neighborhoods which were included in the Jerusalem planning area.
- Establishing new neighborhoods, which will be populated by appropriately qualified people (This chapter was referred to when talking about decreasing the density in the Old City, in the Moslem and Christian quarters)
- Decreasing the population density in the Old City, and preparing an official political Plan to carry this out.

Classification of the Planned areas

The Plan classified the areas into five main types, and the policy behind this classification of the neighborhoods, as shown in the Plan, does not rely on the same measures:

The classification in the areas in western Jerusalem was according to the geographic distribution, however, the classification in east Jerusalem was based on ethnic distributions.

Below is a summary of the classification of the neighborhoods as it appears in the Plan.

Table Number 1- Classifying the Areas in the Plan

The Area	Neighborhoods included
Planned Area- Center	Includes the neighborhoods which are located in the center of west Jerusalem, and the surrounding areas. It also includes the Jewish quarter in the Old City.
Planned Area- North	Includes mostly the Jewish neighborhoods which were built on the lands of East Jerusalem, and which were annexed to the borders of the city and confiscated after 1967. Neve Ya’akov, French Hill and other neighborhoods are part of it.
Planned Area- South	Also includes the Jewish neighborhoods- settlements which are located on the southern part of the city, and which were build on the lands which were annexed to Jerusalem after 1967, as Har Homa, Gilo, Talpiot east, and other places.

Planned Area- West	Includes the western areas of the city, which were annexed to the borders of Jerusalem, in order to expand its borders towards the west, and it is considered to have rural characteristics.
Planned Area- East	Includes all the Arab neighborhoods in east Jerusalem, among which is the Old City (the Arab neighborhoods, since the Jewish quarter is classified in the Planned area of center Jerusalem, as mentioned above).

Housing Units up to 2020

The Status Quo

The following table locates the number of existing units according to the Plan, in the various Planning areas.

As for the housing units in the eastern Planned area, and which include the Arab neighborhoods, the Plan mentions 38,000 licensed housing units, and 15,000 non-licensed housing units. The latter are completely ignored in the Plan, and are not part of the calculations for the needed housing units in the future. This means that the Plan considers these units as not existing.

The Plan ignores over 30% of the existing units, and which are populated by more than 100,000 people. Therefore, the housing units which are supplied in this Plan until 2020 for the Arab neighborhoods are less than 15,000 housing units.

The following table clarifies the percentage of existing units in the different Planning areas.

Table Number 2- The Existing Housing Units according to the different Planning areas

The Area	Number of Existing Units	% from the total amount of units in the Jewish sector
Planning area of the center not including the Jewish quarter	51,183	36%
The Jewish quarter	1,166	6.1%
Planning area of the north-settlements built on lands annexed after 1967	49,378	34%
Planning area of the south-settlements built on lands annexed after 1967	38,826	27%
Planning area of the west	1,082	0.1%
The total number of housing units for the Jewish residents	141,534	79%
Planning area of east Jerusalem- The Arab	38,228	21%
Total	179,960	100%

Existing and Suggested Housing Units until 2020

The following table shows the number of existing and planned units in the different Planning areas. The Plan provides the possibility of building these units, and the units are supposed to be built by 2020.

Table number 3- The Existing and Suggested Housing Units until 2020

The Planning area	Number of units until 2020 which are	Number of units which will be carried	Percentage of suggested use %	Notes
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	provided in the Plan (nominal number)	out until 2020 (real number)		
Center	70,384	64,429	91	52,349 among which already exists
North	73,106	63,507	86	49,378 among which already exists
South	82,314	53,783	65	
West	24,662	5,808	23	
Total number of housing units for the Jewish	250,466	187,627	75	
East	94,569	81,513	86	53,000 15,000+000,38 (unlicensed)

According to the estimation of the Plan, it provides 81.513 housing units for the Arab residents and 187,627 housing units for the Jewish residents. The percentage of occupation of the units in the Arab sector is high, and reaches 86%, and the occupation in the Jewish sector reaches only 75%.

- In the southern area of the Plan, which also includes Jewish neighborhoods on confiscated Palestinian lands, the Plan provides approximately 30,000 additional housing units, and it is considered to be the largest reserve for the Jewish residents, as suggested in the Plan.

The Planning Instruments of Supplying the Buildings and the Housing

The tools used to supply the housing units, as they appear in the Plan, are based on three avenues:

- a. Increasing the density in the existing neighborhoods, which are based on the increase in the number of floors;
- b. Expanding the existing neighborhoods in terms of area;
- c. Building new neighborhoods.

A. Increasing the density in the existing neighborhoods:

The Plan discusses the possibility of increasing the density which is based on the increase in the number of floors.

Regarding the neighborhoods in East Jerusalem (The Arab side), the city was divided into three areas:

1. **The area of the Old City:** was categorized as an area with great deal of sensitivity in regard to the increasing number of floors. The increase will be therefore according to a detailed Plan.
2. **Areas located in the Old City Basin:** These consists of most of the neighborhoods of East Jerusalem, including: A-Tur, Silwan, Abu Tor, Wadi El-Joz and other areas. The height of building in these areas reaches 4 floors.

These areas are with historical and religious importance for the Jewish people. A big part of the land in this area are categorized as green areas and public parks (See part related to Green Areas), and it includes four parts with various historic characteristics:

- The area of "The Old City" (according to the Jewish history): and they are the areas bordering to the Old City.
- The area of the valleys, western slopes of Mount of Olives, Mount Mutale' and Wadi A-Nar.
- The western surrounding areas of the Old City, which are also considered to be the new city.
- The southern areas, which include the area of Abu Tor and the "Government House".

3. **Areas which are located north and south of the Old City:** These consist of Beit Hanina, Shua'fat, Beit Safafa. The height of the building reaches 6 floors. This area is considered to be the main housing area which is discussed in the Plan.

B. Widening the neighborhoods

The Plan proposes the addition of 7,700 dunums to expand the neighborhoods in all areas in Jerusalem, and this includes the Arab and Jewish areas.

This method was basically used in order to expand the Jewish neighborhoods in the south and the north located on the Palestinian lands, which were added to the borders of the city after 1967.

C. Building new neighborhoods

The Plan does not specify where these neighborhoods would be built, however, it pointed out two areas: the western area of the city, and the eastern area, which according to the Plan, includes Arab neighborhoods as well.

In addition to the three abovementioned methods, the Plan supplies housing units according to existing plans, and plans that are in the preparation process and which still suggest various choices and possibilities for building housing units and apartments.

The following table shows the housing units which are provided in the Plan, according to the methods used in adding the units.

Table number 4: The units which are provided in the Plan, according to the different adding methods, and according to the Plan areas

The Total-Adding the units until 2020	Providing the units through expanding the neighborhoods	Units provided by increasing the density	Additional units in unused lands in existing Plans	Plan Area

	%	Number of units	%	Number of units	%	Number of Units	
18,034	10	222	30	6,911	60	10,901	Plan area- The center
23,728	26	6,288	24	5,787	49	11,663	Plan area- North
43,489	56	24,668	14	6,432	20	12,389	Plan area- south
23,580	3	600	0	0	97	22,980	Plan area- west
108,832	29	31,778	17	19,131	53	57,923	Total number of units for the Jewish people
56,604	25	14,462	32	18,168	42	24,064	Plan area- East- The Arab residents

- The Plan maintains that the existing land use designations and maps in the preparation process that deal with the Arab neighborhoods are large enough to build 24,064 additional housing units.
- The Plan suggests the possibility of adding 18,168 units by increasing the densities of construction in the existing neighborhoods, mostly by adding more floors.
- The Plan proposes the possibility of adding 14,462 additional units in the Arab neighborhoods by expanding the neighborhoods.

Building and housing on the Annexed Palestinian Lands after 1967

Housing units for the Jewish inhabitants

The table below illustrates the number of existing and suggested units for Jewish residents on the Palestinian lands, which were joined to the borders of Jerusalem after 1967.

Table number 5: The existing and suggested units in the Palestinian areas which were annexed to Jerusalem after 1967

Expected rate of exploitation	Units expected to be built by 2020		Units provided in the Plan by 2020, which includes existing units		Existing Units	The neighborhood	The Area
	Rate of growth	The amount	Rate of growth	The Amount			
		1,166		1,166	1,166	The Jewish quarter in the Old City	The Center
		1,166		1,166	1,166	Total Center	
		5,861		6,748	4,671	Neve Ya'akov	North
		11,794		13,695	10,169	Pisgat Ze'ev	
		9,864		10,508	8,095	French Hill	
		11,547		14,224	8,809	Ramat Alon	
87	23	41,724	41	47,833	33,744	Total North	
		4,897		5,395	3,665	Talpiot East	South
		11,384	90	17,158	9,003	Gilo	
		6,998	1,300	16,114	1,139	Har Homa	
68		23,279	180	38,667	13,807	Total South	
77	36	66,169	80	87,666	48,717	Total	
				32%	35%	General rate from suggested housing for Jewish residents	

- The Plan provides housing units with a growth rate of 80% in the areas occupied and added to the borders of Jerusalem after 1967. The Plan gives a possibility to double the expected units, and double the number of residents.
- The expected rate of exploitation in these areas is 77%.
- In the southern area, which includes Gilo and Har Homa neighborhoods, the growth in the number of units which can be built is 180%. The Plan provides 38,667 additional units, and the expectation is that approximately 23,279 units will be built by 2020.
- Nonetheless, in Har Homa settlement, the number of existing units is approximately 1,100 units. The Plan suggests providing 15,000 housing units, with a growth rate of 1,300%. Therefore, the housing units will be doubled 13 times, and 6,000 units are expected to be built.
- In Gilo area, the expected growth rate is 95%, thus, the housing units provided are doubled.
- In the northern area, the Plan provides a possibility to increase the housing units by 41%. The number of the additional units which are suggested by the Plan is 47,833 units. The Plan suggests that the number of the actual units will be 41,724, which is a growth of 7,980 units.

Housing Units for the Jewish and Arab inhabitants (in the areas annexed after 1967)

The table below illustrates the units for the Jewish and Arab residents in the areas occupied in 1967.

Table number 6- the units for the Jewish and Arab residents in the areas annexed after 1967

Total		Arab residents			Jewish residents			The area
Actual	Planned	Actual	Planned	Exists	Actual	Planned	Exists	
	-	-	-	-	1,166	1,166	1,166	Center
		-	-	-	41,724	47,833	33,744	North
		-	-	-	23,279	38,667	13,807	South
66,269	87,666	-	-	-	66,169	87,566	48,717	Total-Jewish
		81,513	94,559	38,226	-	-	-	East
81,513	94,559	81,513	94,559	38,226	-	-	-	Total-Arabs
147,782	182,265	Total amount in the areas occupied after 1967 (Arabs and Jewish)						
55%	53%	The rate for the general units in the Palestinian lands from the total number of Planned units						

- Does not include the settlements in East Jerusalem in the Arab neighborhoods.
- Does not include the unlicensed building, which is estimated in the Plan to be 15,000 units.
- The Plan provides the possibility of having 182,265 housing units for the Jewish and Arabs on the lands occupied after 1967, which is the percentage of 55% from the total number suggested in all areas in Jerusalem.
- The number of existing units in these areas (Arabs and Jewish) is 83,627.
- The Plan provides the possibility of having 87,666 housing units for the Jewish residents on the lands occupied after 1967.

- The Plan suggests the possibility of building additional housing units on the lands annexed after 1967, estimated by 37,783 additional units.

1.3.5.3 Problematic Settlements

The table below summarizes the settlements built and planned in the neighborhoods in East Jerusalem, and the Moslem and Christian quarters in the Old City, based on different brochures, which were not taken into consideration in the Plan when referring to the housing units in Planning area- East.

Table number 7- the settlements in East Jerusalem

	The Location	Number of Buildings	Number of Families/apar'
1	Silwan (city of David)	50	250
2	Moslem quarter Christian quarter	60	300
3	The neighborhood	Building with 7 floors	30 (estimated)
4	Roses Gate	33	
5	Jarrah	8 buildings	40 families, 160 units expected to be built
6	Tor neighborhood		Religious settlement Beit Oren
7			100
8	Damascus Gate		132
9	Abu Dees		340
10	Tal Beit Safafa Lands		1,500 units
11	Walja village		2,000
12	Jabal Mukabber		350

13	Shu'fat	5 buildings	100 units (estimated)
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Summary of the construction and housing in the annexed areas after 1967

- The numbers of existing units for the Jewish residents is 48,717, and the number of existing units for the Arab residents, according to the Plan, is 38,226 housing units, and the number does not include the 15,000 non-licensed units. The percentage of these units from the total number of units to the Jewish residents is 35%.
- The total number of units provided in the Plan until 2020 in the Palestinian areas (Jewish and Arab) is 182,265 units, which are 53% from the units provided in the Plan till 2020. Thus, the 53% from the housing units in Jerusalem until 2020 will be provided in the areas in East Jerusalem.
- The number of units provided in the Plan to the Jewish residents in these areas is up to 87,666, which means that this provides for an increase of 38,949 units for the Jewish resident, i.e.80%. It is expected that 17,552 units will be added in fact to the existing units.
- The number of units provided in the Plan for the Arab residents until 2020 is 94,559, and it is expected that the number of units for year 2020 will be 81,513 units (See chapter related to Planning area- East).
- The Plan suggests the existence of 66,169 units for the Jewish residents, and 66,269 units for the Arab residents, which means that 50% of the units in the areas confiscated will belong to the Arabs, and 50% to the Jewish residents.
- The actual rate expected for the Jewish resident in the areas annexed after 1967, according to the Plan, will be 35%, and this does not include the settlements in East Jerusalem and the Arab neighborhoods.
- The actual rate expected for units that are not provided to the Arab residents until 2020 (according to the data based in the Plan, and which would be discussed later) will be 30%, despite the fact that the percentage of Arabs will be 40%, also according to the data in the Plan.

Construction and Housing in the Arab areas in East Jerusalem

Construction in the Arab Neighborhoods

The table below illustrates the number of units, which are proposed to be added until 2020, and the percentage of utility.

Table number 8: The number of current and added units according to the type of addition and the Arab neighborhoods

Total Current and suggested Units		Total growth by 2020		Units to be added by the density		Units to be added by expanding the neighborhoods		Suggested units according to current Plans, in the Planning process	
Approved for 2020	Suggested	Approved for 2020	Suggested	Approved for 2020	Suggested	Approved for 2020	Suggested	Approved for 2020	Suggested
4209	4733	2716	3240	1120	1120	0	0	1596	2120
259	259	111	111	111	111	0	0	0	0
22182	25926	14924	16668	5443	5443	2969	4390	6622	8827
4825	4825	975	975	975	975	0	0	0	0
6294	7212	3530	4749	1848	1848	507	760	1475	2120
4227	4581	1713	2067	636	636	0	0	1077	1431
3481	3643	974	1138	561	588	0	0	413	550
4530	4530	0	0	0	0	0	0	0	0
12581	13494	5283	5106	3415	3413	998	1536	883	1155
8301	10432	5592	7623	1854	1854	3190	4892	658	877
5424	6430	3575	4582	1066	1066	296	456	2993	3440
4283	5957	2906	4578	1034	1034	0	0	1072	3544
615	2535	538	2458	58	58	430	2400	0	0
81513	94559	43548	66614	18142	18168	8320	14462	17186	24064

The numbers appearing in the table is given as shown in the original table according to the Plan . There are many mistakes in the data.

Number of Existing Housing Units

The Plan takes into account 38,226 existing units and recognizes 15,000 units that were defined by the Jerusalem municipality as units built without licences. The Plan however ignores this 35% of the existing units.

Increase of Units

The Plan discusses the possibility of adding 43,540 units by 2020. Since there are 15,000 existing units, then the actual addition for the Arab neighborhoods by 2020 is going to be 28,548 units only.

39% of the units for the addition are according to current Plans, which means that there should be capacity in the current Plans (before adding the building percentages) to absorb 39% of the needed units by 2020. 19% of the units offered to be added will be through expanding existing neighborhoods (a Plan concerning them is expected to be prepared).

42% of the units offered for addition will be through increasing the building by adding floors and increasing the building percentages. Compared to the Jewish sector, 21% of the units will be provided through increasing of new building.

Percentage of usage

The Plan estimates that a high amount of the building opportunities it provides will be implemented and it will reach 100% of its potential for new building, and 80% through additions according to the current Plans and the expansion Plans. The average of the building percentage that is expected to be implemented in the expected addition is 76% in the Arab sector and 42% in the Jewish sector. This is an unrealistic and improbable number despite the residency problems. The reasons are land ownership problems, the rural economy and the limited market in land among the residents.

The Accuracy of the facts basing the Plan

As mentioned above, there is a lot of imprecise data, and the suggested table has many mistakes that show sloppy work, especially in the information in the last tables that

discuss the number of the existing and planned units that the Plan provides for the destination year.

For example, in Atarot there are 290 existing units and it is suggested to add 111, the implemented number should be 401 while according to the table it is 259 units only. Hence, the number of units in the destination year is lower than the number of current units. In the Old City, the Plan discusses 5211 units, and here it can be assumed that by 2020 there will be 4530 units only. Therefore, there are 592 units that simply disappeared. Even though the Plan's policy discusses decreasing the number of units by combining between two units, this has not been taken into account in this table and it is left for the detailed Plan to finalize it. The same example applies to A- Tur, where the final number should be 4125 units while the table shows 3481 apartments only. Thus 644 units are unaccounted for.

Concerning Silwan, there are 5961 units, and 5293 units will be added to them by 2020. Hence, the final number should be 11254 units and not 12681. In Sur Baher, the actual number of units until 2020 should be 5844 according to the Plan, not 5424.

Therefore, the table is not consistent and the numbers do not correspond with the units that can be provided by 2020.

The conformity of the Plans to the facts

In order to examine to what extent the data in the table matches the current Plans, some Plans were checked. A short example of the A- Tur Plan in East Jerusalem is hereby given .

There are three Plans for A- Tur: Plan 2733, Plan 2733(a) and Plan 3085. The area for residential use in the three Plans is up to 540 dunams.

The number of the current units according to the Plan is 3151. The number of estimated units (in addition to the ones not licensed) might reach 4800. Based on that, there will be nine units in one dunam. If one assumes that the average area of each unit is 120 square meters, then the used building percentage in the current situation is 110%. If we add the units that can be added according to the current Plans, which are 413 units, then the density according to the current Plans is ten units per dunam, which demand a percentage

between 120- 150. Hence, the suggested building percentage according to this Plan will be used completely which means that there is no space for adding the density that the Plan offers according to which there will be 561 additional units which form 42% of the number of new units that are suggested in the Plan.

The measurements taken in determining the percentage of usage

The Plan does not specify the measure it uses in determining the utility level in the Arab neighborhoods. It does not differentiate between the urban neighborhoods and the rural ones, especially concerning adding units through increasing building densities, which is the most important indication that differentiates between the rural and the urban areas.

The planners have taken advantage of the dire housing problem, but instead of providing the necessary units for development according to professional measures and standards, they depend on 100% utility level concerning the increase of population in all the neighborhoods. These percentages, upon which housing should be provided by 2020, were used in most of the current buildings, as indicated previously.

The planners ignored professional measures in planning the usage of land in the Arab sector, while they used these measures to justify a low utility percentage in rural Jewish neighborhoods. Whereas the private land ownership in the Jewish sector was used to justify having low utility percentages, justifying the provision of a higher number of the necessary units, the planners ignored the fact that there is a higher level of private land ownership in the Arab sector than in the Jewish ones, and they estimated an almost 100% utility level and ignored the nature of common ownership which reduces the building rate and leaves unused areas.

The planners ignored the large household sizes of families in the Arab neighborhoods which on average is 60% higher than the households in the Jewish neighborhoods (5.21 vs. 3.34), which calls for perhaps building a lower number of units, but larger in size. This measure was not taken into consideration when deciding the number of planned units.

The Actual housing units that the Plan realizes.

In light of the inaccurate given data, it is difficult to decide the actual number of units that the Plan provides. In spite this fact and judging by what was mentioned previously, this Plan certainly does not provide the necessary number of units to solve the housing problem.

In view of the fact that this is a structural and general plan, the high utility number that the Plan sets for the Arab neighborhoods, contradicts the standards followed in long term structural plans and it depends on a utility level that does not exceed 70%. This means that the Plan should provide housing units that provide more than the actual need with a level lower than 25-30%.

This is in addition to the building percentages that have already been used, and the Plan depends on in adding the units until 2020; the real number of housing units until 2020 will decrease in a level no less than 30% at the best case.

Accordingly, the actual housing units that the Plan provides is not more than 60000 that will absorb about 270000 people, even though the estimated number of residents will be almost 380000.

Not providing housing and the housing units needed for the Arab population by 2020 is one of the methods that the Plan uses in order to limit the development of the Arab citizens in the city and to maintain the 30% Arab and 70% Jewish ratio mentioned in the Plan's goals following government decisions.

The Old City

Following is some data about the Old City as provided in the Plan. One should keep in mind that a detailed Plan was prepared for the Old City according to the structural one.

This area:

- Was declared an architectural site by the UNESCO in 1981
- The law of architecture applies to it according to the Israeli law
- Has 35000 residents, 100 organizations, 2000 businesses.
- Has a high population density of 119.5 people per dunam, while in the rest of Jerusalem, density is between 5.2- 26.3

- The average house size is 45.1 square meters and in the Muslim quarter it only reaches 40.7 square meters.
- Plan 9/م ٤ is also in force, especially in relation to the isolated area.
- The Master Plan of Jerusalem 2000 recognizes that the existing Plan for east Jerusalem (A'm/9) did not consider the needs of the residents.
- There are no detailed Plans for the Old City, except for the Jewish quarter.
- More than 60 site Plans were approved for development in the Jewish quarter.
- Building is forbidden in the surrounding of the Old City
- There is a policy of expanding the green areas and developing religious tourism in them.
- The Plan works toward reducing the population density in the Old City and calls for official governmental and municipal intervention to encourage out migration.
- Reducing the population density through combining housing units is also encouraged.
- The Plan suggests that at the level of the neighborhoods, services should remain within the city.
- It is suggested that high schools and middle schools and other services will be taken out of the Old City
- The Plan calls for enforcing the law concerning building without permits.

1.4 Green Areas

Green Areas

Introduction

In the Plan, green areas are not only environmentally friendly areas, but also ones that have religious and historical value.

The planners, in cooperation with the people responsible for the public parks and malls authority, tried to turn the allocation of green areas into a tool for consolidating Jewish presence in the area while using the excuse of preserving the environment and nature. They also tried to emphasize the historical and religious presence of the Jewish people only, while ignoring the history and religion of the Palestinian people.

The Jerusalem 2000 Plan grants great significance to the green areas. These areas form the main structure upon which the rest of the uses of the ground were specified.

The green areas are divided to three:

- Open areas around the old city
- Areas of religious importance
- Public parks of cultural nature

The green areas and the public parks within the Old City

The green areas around the Old City have been given historical and religious significance, especially when they relate to the traditions of the Jewish people.

Among the most important green areas around the Old City Basin are:

- Public park surrounding the Old City and al- Masdaq since the 1970's including Silwan
- Public parks on the slopes of the Matla'a Mount
- A Plan by the parks authorities to turn the area between at- Tur neighborhood and Isawiya into a public park

The following table shows the current and suggested green areas in the Old City Basin and the uses allowed for them.

Table 9- The green areas in the Old City Basin

Suggested policy	The Status Quo	Usage of suggested Lands	The Location	Number
<ul style="list-style-type: none"> - Maintaining the existing Plan as a green area (despite having more than 100 house) - Not allowing building an additional housing unit - Continuing with the construction 	Housing constructions	Public Park	Silwan (David city?)	1
- Following the Plan: public park (despite having housing units)	Housing	Public Park	Wadi Hilwa	2
- Keeping the open space, and open public park	Open space	Public Park	Wadi A-Nar	3
- Preparing a detailed Plan. Height of buildings 6-8 floors	Industries, Hotels, Housing	Industries, Hotels, Housing	City Center in east north of Old City	4
- Taking the storage rooms from the area. Housing up to 4 floors	Storage rooms, housing	Housing, and an open space	Wadi Joz	5
- Keeping the current style of the area	Open space, public park, housing	Open space, suggested public park	Jabal al-Mutali'- western slopes	6
- Housing up to 3 floors	Housing and institutions	Building for institutions, and suggested public park	A-Sawana	7
- Prohibiting the building process	Housing and institutions	Open space	Kadron Valley	8
- Keeping the style of the area	Open space, institutions	Open space, institutions	Mount of Olives-	9

	and religious institutions		Western slopes	
- up to 4 floors for the housing units	Open space and institutions	Housing + institutions	Mount of Olives	10
-4 floors	Housing	Housing	Silwan, Ras al Amoud, Jabal al Mukaber, Abu Tor	11
- prohibiting the building process	Open space, housing	Open space	Northern slopes, Jabal al Mokaber	12

Public Parks in the city

The Plan places great importance on the city's public parks.

The area specified as 'public parks' in the city reaches 4300 dunams, 1070 among which are in East Jerusalem, not including the national park surrounding the Old city.

Concerning the parks in East Jerusalem, this Plan shows that it is a complicated issue because of land ownership. The Plan recommends reconsidering the issue of public parks and specifying their location after preparing a detailed Plan.

The following table shows the suggested parks and the existing ones according to the Plan in East Jerusalem areas.

Table 10- the suggested parks and the existing ones in the East Jerusalem area

No.	Garden Name	Area in Dunams	Comments
1	Isawiya	157	
2	Jabal al- Matla'a	260	
3	Jabal al- Mukabber	154	
4	Bet Safafa	70	
5	Al- Salam Forest	135	In the Abu Tur and other neighborhoods area
6	Sur Baher	55	
7	Bet Hanina	190	North Bet Hanina
8	Shu'fat	340	
	Total area for parks in Arab neighborhoods	1070	
	Total area for parks in Jewish neighborhoods	4300	

- These parks are declared by means of an Outline Plan and they differ from the parks in the previous table that are declared by the Minister of Environment.

1.5 Public Services

Public Services

This issue has not been dealt with sufficiently and with enough detail in the master Plan of Jerusalem 2000.

The most important points with regard to East Jerusalem are:

1.5.1 Cultural Services: There is a great lack of such services. The Plan recommends considering a new structure for the educational services.

1.5.2 Sports: There is a great lack of sports services and in providing them in the centers and some of the public parks that are planned.

1.5.3 Services Center: There is need for a services center for East Jerusalem residents which combines educational, cultural, social and sports services.

1.5.4 Educational Services: according to the Plan, there are no classrooms that meet the criteria for children aged 3-4. The Plan recommends building 367 classrooms by 2015.

- The number of classrooms that meet the criteria: 758 from the total of 985, meaning 80% of the classrooms meet the criteria (primary and middle schools).
- 45% of the pupils study in governmental schools.
- 24% of the pupils study in private schools.
- 31% are not registered in schools.
- Higher education services at university level for the Arab population are inadequate.

This data shows a great deficit in services.

1.6 Economical Services

1.6.1 Industrial zones

1.6.1.1 Plan policy

The general policy in developing industrial zones is as follows:

- Increasing technological and scientific industries.
- Increasing production in branches of the city's expert labor force such as university schooling, health, tourism and hotels.
- Decreasing the public services section,(officials in governmental offices).
- Decreasing the number of traditional industries.

The Plan shows that the only industrial branch that was mentioned in the context of East Jerusalem is the one of traditional industries. Development of the other industries was not discussed in the context of East Jerusalem, but only of West Jerusalem.

1.6.1.2 Traditional industries

The Plan proposes expanding the Atarot industrial zone, and relocating traditional industries like garages from other areas of West Jerusalem neighborhoods and East Jerusalem areas. Concerning the industries in East Jerusalem, the Plan recommends moving the industries from the region named 'The Trade and Services Center in East Jerusalem' southern Wadi al- Joz (this area is within the 'Old City' in the Old City's basin that has a great significance for Jews), in addition to transferring the garages from Wadi al- Joz to the industrial zone in Atarot.

It also appears in the Plan that decreasing the traditional industries in the city is a result of the many zones for traditional industries that are allocated in the near surroundings of Jerusalem, among which is the industrial zone for traditional branches in Ma'ale Adumim on the border of the city of Jerusalem, and in the far surroundings as in Beit Shemesh.

1.6.1.3 Service and trade center in East Jerusalem

This area is unique for its many mixed uses for land: trade, hotels, institutions, offices and crafts. The area is unique for its great potential for tourist development.

The Plan recommends building new hotels and adding them to the current ones. It also recommends adding the number of floors to reach 6- 8.