Atarot Settlement
The Industrial Key in Israel’s Plan to Permanently Erase Palestine
The author and contributors would like to extend sincere gratitude to the communities residing in what is now the Atarot industrial settlement for sharing their invaluable time, experiences and knowledge throughout the research process. The information and testimonies they shared were integral to the development of this report. The author and contributors would also like to thank Pamela Gogo and Omran Risheq for their significant contribution in preparing this report. Appreciation also goes to Hamza Dado and Suha Jarrar for their support in completing this document.
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Since 1967, the start of Israel’s military occupation of the West Bank, including East Jerusalem, and the Gaza Strip, comprising the Occupied Palestinian Territory (OPT), Israel, the Occupying Power, has systematically and unlawfully appropriated Palestinian public and privately owned land, exploiting Palestinian natural resources, while forcing the transfer of and creating coercive environments to forcibly displace, the protected Palestinian population. Such measures have enabled and enhanced the Israeli national and settler economy, at the expense of the Palestinian economy and the rights of Palestinians.

The following report examines the extent of Israel’s discriminatory measures against Palestinians, exemplified in the case of the Atarot industrial settlement in occupied East Jerusalem, built on Palestinian land of Beit Hanina, Al-Ram and Dahiyat al Bareed, and its adverse impacts on the lives of Palestinians residing therein as well as Palestinians in general. This case study must be viewed with the context of Israel’s escalating measures and policies targeting East Jerusalem and Palestinians therein, particularly its intensified efforts to eliminate any remaining strands of a Palestinian economy, deeply entrench the annexation of the city, and create a coercive environment resulting in the forcible transfer of Palestinians from Jerusalem. The Atarot industrial settlement, like other Israeli settlements, is illegal under international law. In this vein, a 2004 Advisory Opinion by the International Court of Justice concluded that, “the Israeli settlements in the Occupied Palestinian Territory (including East Jerusalem) have been established in breach of international law”. Further, United Nations (UN) Security Council resolution 2334, clearly outlines “that the establishment by Israel of settlements in the Palestinian territory occupied since 1967, including East Jerusalem, has no legal validity and constitutes a flagrant violation under international law”.

Interviews conducted by Al-Haq with Palestinian families, women and men residing in what is now known as the Atarot industrial settlement highlight the devastating consequences of the industrial settlement on individuals, communities and the environment. The interviews shed light on Israel’s discriminatory planning and zoning regime which systematically denies Palestinian communities building permits and creates an uninhabitable environment that does not meet the minimum standards for the right to adequate housing. As such, Israel, the Occupying Power and the main duty bearer, is failing to meet its obligations under provisions of international humanitarian law and international human rights law, including under the International Covenant on Economic, Social, and Cultural Rights (ICESCR) and the International Covenant on Civil and Political Rights (ICCPR).
Israel’s settlement enterprise constitutes residential settlements, industrial zones and agricultural areas, among others – all of which are illegally established in the West Bank of the OPT. Israeli industrial settlements in the West Bank are distinguished by the presence of factories, run by Israeli and multinational corporations, dedicated to, *inter alia*, the processing of raw materials and/or the production of goods. Industrial settlements are typically either entirely industrial or partially industrial, with the former located outside of a residential settlement and the latter within a residential settlement. Al-Haq’s preliminary desk research and mapping of industrial settlements in the West Bank, including in East Jerusalem, identified 24 industrial settlements or compounds within and/or in the zone of an already existing settlement. Al-Haq further identified five Israeli plans to construct new industrial settlements. Meanwhile, according to *Who Profits*, there are 19 Israeli administered industrial zones in the OPT, which host numerous “export-oriented Israeli manufacturers and a smaller number of international corporations”. The Israeli official figure, however, is lower. The Israeli Ministry of Economy and Industry lists 14 industrial settlements in the West Bank, including in East Jerusalem, identified two in East Jerusalem.10

Al-Haq’s latest research illustrates that Israel has continued to advance planning to expand its settlement enterprise in the West Bank, including in East Jerusalem, on Palestinian private and public land. On 27 January 2020, the Trump Administration announced the so-called “Deal of the Century” which sets forth a plan for further annexation of the OPT in violation of international law standards. The plan outlines how:

“The State of Israel will benefit from having secure and recognized borders. It will not have to uproot any settlements, and will incorporate the vast majority of Israeli settlements into contiguous Israeli territory. Israeli enclaves located inside contiguous Palestinian territory will become part of the State of Israel and be connected to it through an effective transportation system”.11

Subsequently, the Israeli Prime Minister, Benjamin Netanyahu, vowed once again, to annex the occupied Jordan Valley. Nonetheless, such policies and plans to consolidate Israel’s territorial control have long been envisaged and enforced since the start of Israel’s military occupation of the Palestinian territory in 1967.13

In the first half of 2019, Israel continued to rapidly advance the planning and construction of settlement housing units.14 Settlement expansion continued

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6 This report uses the terms industrial zones and industrial settlements interchangeably.

7 Human Rights Watch, Occupation, Inc.: How Settlement Businesses Contribute to Israel’s Violations of Palestinian Rights (2016) (hereinafter Occupation Inc.), S.

8 According to Al-Haq’s desk research, there are Israeli plans to construct industrial settlements in Avnei Hefetz, Elkana-Oranit, Talmon, Tene Omari, and Maccabim settlements.


12 Netanyahu states: “If we win, when we win, we’ll continue to make history. As soon as we win, we’ll apply Israeli law to all of the Jewish communities in the Jordan Valley and in Judea and Samaria,” in “Netanyahu suggests he’ll move annexation forward only after elections”, The Times of Israel (5 February 2020), available at: https://www.timesofisrael.com/netanyahu-suggests-hell-move-annexation-forward-only-after-elections/ See also: Lahav Harkov, “Israel begins mapping out West Bank land for annexation after election” The Jerusalem Post (8 February 2020), available at: https://www.jpost.com/Israel-News/Israel-begins-mapping-out-West-Bank-land-for-annexation-after-election-616961


throughout 2019 and in late July 2019, Israel approved the construction of 6,000 new houses in illegal Israeli settlements. Such expansion has also included and benefited Israeli industrial settlements. In 2018, the Israeli government announced the approvals for plans to establish new industrial settlements near the Beita Illit and Anei Hefetz residential settlements. Moreover, in late June 2019, Likud lawmaker and former Jerusalem Mayor Nir Barkat proposed a plan to establish 12 industrial settlements in the occupied West Bank. It should be noted that while the Israeli government rapidly advances approvals for illegal settlement expansion, Israel applies a discriminatory planning process systematically denying the issuing of permits for Palestinian residential and commercial infrastructures, in Area C and East Jerusalem in the occupied West Bank.

Industrial settlements are seen by the Israeli authorities as an integral component of its broader settlement enterprise and annexation strategy. Israeli Prime Minister Netanyahu, an advocate for the Greater Jerusalem Bill, which is designed to substantively change the borders and demographics of Jerusalem and to further annex parts of the occupied West Bank, remarked on the importance of industrial settlements to Israel’s annexation strategy. In relation to ensuring the sustainability of Ma’ale Adumim residential settlement, he stated: “we will add the industrial zone needed and the expansion needed to allow for the advanced development of this place [Ma’ale Adumim settlement]… This place will be part of the State of Israel.” Clearly, industrial zones and businesses operating in settlements are critical to providing employment thereby incentivising the transfer in of new settlers and ensuring the continued presence of pre-existing residential settlements. As reported by Human Rights Watch, as of 2013, there were 126,600 settlers employed within the West Bank, of which 42 percent (53,300 employees)

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19 P/20/4158, Proposed Greater Jerusalem Law, 2017 – 5777. Submitted to the Knesset Chairman and deputies and presented to the Knesset’s table on the date of 22 March 2017 [24th of Adar, 5777]. The Explanatory Note to the Bill states, “[T]he position of Jerusalem as the leading and most vital city in Israel was undermined, and its strong and leading population has been moving to the Shfela (Lowland) cities. The proposed bill will enable the changing of this trend and will help Jerusalem reclaim its position as the symbolic and heart of the Jewish people, and will gather up the finest forces of Israel and world Jewry for the purpose of strengthening the city of Jerusalem”, Explanatory Note, P/20/4158, Proposed Greater Jerusalem Law, 2017 – 5777. Submitted to the Knesset Chairman and deputies and presented to the Knesset’s table on the date of 22 March 2017 [24th of Adar, 5777].

worked in settlement industries.\textsuperscript{21}

Legal justifications posited by the State of Israel for continuing its colonial settlement expansion illustrate the economic interdependence between residential and industrial settlements. For example, in submissions made by the State of Israel on the Settlements Regularization Law, Israel argued that settlements are necessitated by the “values of Zionism”; that it is the “natural right” of settlers to live in the West Bank; and that settlers constitute a local civilian population for the purposes of international law, and thus must have their needs, including economic needs, addressed.\textsuperscript{22} Although opposing the introduction of the Law, the Attorney General in his parallel submission largely agreed with the justifications for the presence of settlements given by the State. He argued that settlements built on private Palestinian land are justified by virtue of “good faith”, and that vindicating the needs of settlers as a civilian population justifies the expropriation of private land for “public purposes”.\textsuperscript{23}

Politically, in justifying such settlements to the international community, Israel emphasizes their industrial and economic nature. Israel frames the proliferation of such settlements as altruistic “capacity building” of the Palestinian economy, which it purports is due to Israeli economic initiatives.\textsuperscript{24} Emphasis is placed on the employment of Palestinians by Israeli settlers and companies.\textsuperscript{25} Businesses operating in the settlements follow similar lines in their justifications, portraying their activities as contributing factors towards peace and promoting “coexistence” through equitable employment.\textsuperscript{26} However, a striking disparity between these assurances and the reality on the ground remains. Industrial settlements, as part of the illegal Israeli settlement enterprise, prevents Palestinians from accessing and utilising their land. The repercussions are not only specific to land confiscations, but more broadly to Israel’s systemic restrictions on movement of people and goods throughout the occupied West Bank; restrictions on trade; and limited access to water resources, thereby hold Palestinian resources and the Palestinian economy, captive.\textsuperscript{27}

Furthermore, besides appropriating Palestinian land and natural resources, Israeli and international industrialists in illegal settlements exploit Palestinian labour. Palestinian workers are often the immediate descendants of the rightful property owners of unlawfully appropriated land on which Israeli industrial settlements are established.\textsuperscript{28} However, due to economic de-development stemming from the presence of the settlements, they have no other employment options but to work in Israeli settlements under exploitative circumstances, where they are subject to an array of human rights violations.\textsuperscript{29} For example, Palestinian labourers face difficult labour conditions as well as discriminatory policies that make their employment exploitative, including lower wages than their Israeli counterparts, the absence of healthcare and workplace safety measures and other basic job entitlements.\textsuperscript{30}

3.1 How Israel Encourages the Establishment of Industrial Settlements and Facilitates Business Presence

The Israeli government provides an extensive suite of benefits to businesses who operate in settlements in the occupied West Bank, including East Jerusalem, encouraging them to operate therein, including in industrial settlements. This is

\begin{itemize}
\item \textsuperscript{28} Information o file with Al-Haq, obtained on 15 January 2018, “The settlement of Muswa Al-Jathima was constructed on lands belonging to Palestinians from the village of Al-Jiftlik. This means that I work the land owned by my uncles and relatives prior to the 1967 Israeli occupation of the West Bank.”
\item \textsuperscript{29} See Occupation Inc. (N.7), 87-100; also, Who Profits, Industrial Zones (N.9).
\item \textsuperscript{30} Al-Haq, Occupied Livelihoods: Palestinians Striving for their Right to Work, (1 May 2012), available at: http://www.alhaq.org/advocacy/6891.html
\end{itemize}
facilitated by an intricate set of laws and classifications, ostensibly in place to assist areas hindered by low socio-economic prosperity, as well as the selective non-enforcement of specific Israeli laws upon these companies.

Most settlements, including all settlement industrial zones, are classified under Israeli law as National Priority Areas (NPAs). NPAs are qualified for a number of financial benefits and support under the Law for the Encouragement of Capital Investment (Investment Law) 1956, and are designated as such under the Economic Efficiency Law for 2009-2010, in accordance with Resolution No. 3292, passed by the Israeli government in 1998. The NPAs framework is purported to be based on four fundamental aims:

“(1) to alleviate housing shortages affecting many residents of Israel;
(2) to encourage positive migration to these communities;
(3) to encourage development in these communities; and
(4) to improve the economic resilience of these communities”.32

Designations are based on a number of factors, including socio-economic status, geographical location and distance from Israeli trading hubs and borders, and security threats; thus, all settlements granted NPA status are done so under the aegis of security, whereas Palestinian communities within Israel are largely excluded from NPA status, despite being, on average, the poorest communities socio-economically.34

In practice, the benefits to businesses operating in illegal settlements are substantial. As reported by Who Profits, a month’s rent per square meter in Barkan settlement’s industrial zone is about 16 – 24 NIS (approximately USD 4.6 – 6.9), whereas the same space in Beit Shemesh, West of Jerusalem, is 35 NIS (approximately USD 10.15), including an 8 NIS (approximately USD 2.3) management fee. In the case of the Atarot industrial settlement, examined below, which is located in occupied East Jerusalem, the municipal tax is approximately 74 NIS per square meter (approximately USD 21.4), whereas in West Jerusalem, the fee is approximately 92 – 123 NIS (approximately USD 26.6 – 35.6). This disparity is in addition to grants which settlement businesses qualify for, as well as a 50 percent reduction in the corporate tax rate – all of which serves to incentivise the unlawful transfer in of the civilian industrialists of the Occupying Power into the OPT.35

3.2 Industrial Settlements: Integral to Israel’s Occupation and Illegal Settlement Enterprise

Industrial settlements contribute to Israel’s broader settlement enterprise in several ways. Notably, the construction of industrial settlements are facilitated by Israel’s illegal confiscation of Palestinian land, whether public or private, thus consolidating more territorial control in the OPT. According to a 2018 Report by the World Bank, the removal of such restrictions and provision for Palestinian access to critical agriculture, mining and quarrying, and tourism resources in Area C, “could raise real GDP [gross domestic profit] by some 36 percent in the West Bank” by 2025.36

To maintain the illegal industrial settlement enterprise, Israel operates a two-tier legal system in the West Bank - applying Israeli civil law to settlers, whereas the protected Palestinian population is subject to Israeli military law.37 This policy of duality is a violation of international humanitarian law; as military law should govern the occupied territories regardless of the citizenship of the subjects. Hence, the established dual-legal system results in judiciary bias that obstructs

31 Who Profits, Industrial Zones (N.9).
32 Occupation Inc. (N.7), 32.
33 Who Profits, Industrial Zones (N.9); Adalah, On the Israeli Government’s New Decision Classifying Communities as National Priority Areas” (February 2010), 8.
34 In 1998, the Israeli government designated 553 NPAs, which included 104 settlements but only four Palestinian communities; which is both arbitrary and discriminatory. See Adalah, “On the Israeli Government's New Decision Classifying Communities as National Priority Areas”, (February 2010), 7-8, Adalah, “The Inequality Report: The Palestinian Arab Minority in Israel” (2011), 23, and Human Rights Watch, Occupation Inc. (N.7), 32-33.
35 Who Profits, Industrial Zones (N.9); Prohibition on the transfer in of civilians of the Occupying Power, Article 49, Fourth Geneva Convention (1949).
Palestinian access to justice and remedy.\textsuperscript{38} Industrial settlements benefit from and exacerbate this discrimination.\textsuperscript{39} Their existence, in accordance with the dual legal system, is yet another example of the preferential treatment Israeli settlers are provided with, while Palestinians are exposed to various human rights violations and unbearable living conditions.\textsuperscript{40}

Further, Israeli and multinational corporations operating in industrial settlements may be involved in providing the Israeli occupying authorities with products and services used to perpetuate the occupation, as well as in directly and indirectly contributing to the proliferation of settlements.\textsuperscript{41} This may be observed in, \textit{inter alia}: the supply of construction equipment and materials; the supply of surveillance equipment; the supply of demolition equipment; the supply of security services; the provision of transport services; the provision of banking and financial services; the exploitation of natural resources and; the pollution of Palestinian land and villages, and surrounding areas.\textsuperscript{42} By providing such products and services, Israeli and multinational business enterprises stand to directly profit from the construction, existence, and maintenance of illegal settlements,\textsuperscript{43} while contributing to systemic violations of human rights and grave breaches of international law.

As previously mentioned, there are 24 industrial settlements in the West Bank, including occupied East Jerusalem. For the purpose of this report, the \textit{Atarot} industrial settlement, constructed on confiscated land of the Palestinian villages of Beit Hanina, Al-Ram and Dahiyat al Bareed,\textsuperscript{44} will be examined within the context of Israel’s accelerated and intensified measures and policies targeting East Jerusalem as a whole, notably to destroy the remaining strands of the Palestinian economy, entrench the annexation of the city, and coerce the forcible transfer of Palestinians residing therein.\textsuperscript{45}

In 1967, following Israel’s occupation of the West Bank, including East Jerusalem, Israel started to expand the municipal boundaries of Jerusalem almost immediately, as part of its plan to annex the city and unilaterally, and unlawfully, declare it as its undivided capital (See Figure 1 below).\textsuperscript{46} This annexation was condemned as illegal by the United Nations in Security Council


42 UN Human Rights Council, “Report of the independent fact-finding mission to investigate the implications of the Israeli settlements on the civil, political, economic, social and cultural rights of the Palestinian people throughout the Occupied Palestinian Territory, including East Jerusalem” A/HRC/22/63 (7 February 2013), para. 96.

43 For a non-exhaustive list of 60 businesses which profit in this way, see ARU, “The Israeli Settlement Enterprise: Grave Breaches of International Law”, (January 2016), 69-75.


Resolution 267 (1969). Despite condemnation and the international call for non-recognition of Israel’s annexationist measures, in 1970, Israel established the Atarot industrial settlement in occupied East Jerusalem, providing a detailed outline plan for development. This included some 1,530 dunums (378 acres), from the Palestinian lands of Beit Hanina and 56 dunums (14 acres) from the villages of Al-Ram and Dahiyat al Bareed.

Today, Atarot is being presented by Israel as an entire neighbourhood in East Jerusalem, effectively separating and erasing all traces of Beit Hanina, Al-Ram and Dahiyat al Bareed village lands and Palestinian presence from the map (see Figure 2 below).

In 2002, Israel constructed the Annexation Wall which encircles the area designated for the Atarot industrial zone, and completely separates it from Al-Ram and Qalandia, thereby fragmenting the area and breaking up the contiguity of the West Bank. Prior to this, Palestinians could travel unimpeded across the West Bank and from Al-Ram to Jerusalem on the main road. Today the Annexation Wall severs and de facto expands the Jerusalem Municipal boundaries, appropriating Al-Ram and Beit Hanina lands, and has been found by the International Court of Justice in the Wall Advisory Opinion as tantamount to a “de facto annexation”.

There the Court concluded:

“Whilst the Court notes the assurance given by Israel that the construction of the wall does not amount to annexation and that the wall is of a temporary nature (see paragraph 116 above), it nevertheless cannot remain indifferent to, certain fears expressed to it that the route of the wall will prejudge the future frontier between Israel and Palestine, and the fear that Israel may integrate the settlements and their means of access. The Court considers that the construction of the wall and its associated régime create a “fait accompli” on the ground that could well become permanent, in which case, and notwithstanding the formal characterization of the wall by Israel, it would be tantamount to a de facto annexation.”

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49 Nadav Shragai, “A Jerusalem Solution: One Sovereignty, Multiple Local Authorities (including for the Arab Neighborhoods)”, Jerusalem Center for Public Affairs, available at: https://jcpa.org/a-jerusalem-solution-one-soverignty-multiple-local-authorities-including-for-the-arab-neighborhoods/
52 Ibid.
Today, the entire perimeter of the Atarot industrial settlement, is flanked by the Annexation Wall and security checkpoints guard the entrance. Businesses operating in Atarot can clearly view the Wall from within the settlement and the Palestinian communities of Beit Hanina and Al-Ram remain cut off on the other side.

Meanwhile, the Jerusalem Airport, at Qalandia, established in 1920, should be a vital transit artery for the State of Palestine, but has been de-developed, dismantled and completely closed since 2000 by the Israeli Occupying Forces. Israel has re-named the area where the airport once stood as Atarot airport, however the civilian airport never operated under this name, underscoring Israel’s attempts to erase Palestinian names and presence and replace them with Israeli names and presence – a hallmark of the colonisation. The area, is considered “part of the area of the Atarot industrial zone” by Israel, and has been planned for the residential development of 11,000 apartments.55

According to Israeli Ministry of Economy and Industry, the “Jerusalem-Atarot Industrial Area”, located in the northern part of East Jerusalem, hosts a wide variety of companies in different industrial fields. It maintains that the industrial settlement is located on 924 dunums56 of land, with only two dunums vacant, and 913 dunums of land considered as “area in use” for industry and commerce, workshops and public areas.57 Although Israeli human rights organization, Bimkom, asserts that the Atarot industrial settlement comprises a somewhat larger area of 1,462 dunums of land, most of which is zoned for industry and roads, or otherwise designated as private and open public areas.58

54 Nahed Awwad, “In search of Jerusalem Airport”, 35, Jerusalem Quarterly 51, available at: https://www.palestine-studies.org/sites/default/files/jq-articles/35_airport_0_0.pdf
55 Dov Benovadi, “Huge Housing Project Set for Atarot Airport Area” Hamodia (2 December 2019) available at: https://hamodia.com/2019/12/02/huge-housing-project-set-atarot-airport-area/
56 A dunum is a unit of land used to measure land areas in the Palestine since the British Mandate. One dunum is equivalent to 1,000 square meters.
Atarot Settlement Business Enterprises

The Atarot industrial settlement is managed by the Jerusalem Development Authority (JDA), a joint agency between the Jerusalem Municipality and the Israeli government established “to initiate, plan and encourage actions for the economic development of Jerusalem.”60 The current CEO of the JDA has been affiliated with the Israeli government, including the Prime Minister’s Office, and previously served as advisor to the Transportation and Road Safety Minister, the Housing and Construction Minister and the Mayor of Jerusalem.61 According to the Israeli Ministry of Economy and Industry, there are currently 2,056 employees in the Atarot industrial settlement as of 2020, with a future plan to hire 1,201 additional employees.62

Similar to the majority of settlements, the Atarot industrial settlement receives financial benefits as part of the NPA scheme. Accordingly, the JDA offers businesses and factories in the Atarot industrial settlement a wide range of incentives, including, but not limited to, benefits on property, taxes, and grants.63 Additionally, the Israeli government, Jerusalem Municipality and the JDA offer relocation and expansion grants to companies and factories in hi-tech, bio-med and life science industries looking to relocate to Jerusalem.64

Approximately 160 businesses and factories operate in the Atarot industrial zone, including food factories, automobile repair shops, warehouses, woodworking shops, laundry service shops, construction tool shops, chemical detergent manufacturers, cosmetics manufacturers, textile manufacturers, metal product factories, glass factories, steel factories, and others. Companies operating in the Atarot industrial settlement include G1 Secure Solutions, Oppenheimer Manufacturing and Marketing, Abadi Bakery, Israel Electric Corporation, the Central Bottling Company (Coca Cola Israel), and Readymix Industries.

G1 Secure Solutions, previously known as G4S, located in the Atarot Industrial settlement, has directly contributed to sustaining Israel’s illegal settlement enterprise,65 providing security services to businesses established in the Modi’in Illit, Ma’ale Adumim, and Ka’ala settlements.66 It has also provided integrated management systems to Ofer, Megiddo, Al-Naqab, and Shatta Israeli prisons,67 where a large number of Palestinian political prisoners are imprisoned.68

Among the numerous businesses operating illegally in the Atarot industrial settlement, most of which are Israeli, there are also multinational businesses headquartered in Sweden, Mexico and the United States.69 Three multinational corporations established in the Atarot industrial settlement are Cemex, General Mills (Pillsbury) and Volvo Group (AB Volvo).70

Cemex – Mexico

Cemex, a Mexican multinational company, produces and distributes cement, ready-mix concrete, aggregates and clinker. As of 31 December 2016, Cemex owned at least 159 subsidiaries worldwide, including six in Israel: Readymix Industries, Cemex Holdings Ltd, Chemocrete Ltd, Israel America Aggregates Ltd, Kadmani Readymix Concrete Ltd, and Lime & Stone Production Company.71 Readymix Industries operates plants in the occupied West Bank, specifically in Mevo Horon, Atarot, and

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66 Who Profits, G1 Secure Solutions (formerly G4S Israel), available at: https://whoprofits.org/company/g4s-israel-hashemira/
67 Ibid.
68 Megiddo, Al-Naqab and Shatta prisons are located within the Green Line. Israel’s practice of detaining Palestinian political prisoners in Israeli proper constitutes a violation of international law. Article 76 of the Fourth Geneva Convention provides that an Occupying Power must detain residents of occupied territory in prisons inside the occupied territory. See Article 76, Fourth Geneva Convention. Further, the Fourth Geneva Convention provides that an Occupying Power must detain residents of occupied territory in prisons inside the occupied territory. See Article 76, Fourth Geneva Convention.
69 Who Profits, Atarot Industrial Zone, available at: https://whoprofits.org/industrial-zones/atarot-i-z/
70 Ibid.
71 According to Cemex’s list of subsidiaries, as of 31 December 2016.
and Mishor Adumim industrial settlements. Further, the company has been a supplier of concrete used for the construction of the Annexation Wall, multiple military checkpoints within the occupied West Bank, and the Jerusalem Light Rail, which aims to connect Jerusalem with illegal Israeli settlements by cutting through the OPT. Readymix Industries has also provided materials for the construction of illegal Israeli settlement infrastructure.

General Mills (Pillsbury) – United States

General Mills (Pillsbury) is an American multinational manufacturer and marketer of branded foods, specifically frozen dough products. Shalgal, located in the Atarot industrial settlement, is a company that produces brand products for General Mills (Pillsbury). Shalgal is a large company that deploys approximately 200 employees and is privately owned by Avraham Elbaz and Maimon Ben David. In addition to violating principles of international law as a company operating within an illegal settlement, General Mills (Pillsbury) directly and adversely impacts the lives of the Palestinian residents who live in close proximity to the factory. According to one of the residents, whose house is located south of the factory:

“when they pour the flour [into the mixers which are outdoors], the flour comes into our house. Sometimes the bags of flour overflow into the house.”

Notably, General Mills Israel and General Mills Inc. (which acquired Pillsbury in 2001) have been included among corporations screened for illegal settlement activity, and as a result, featured on the United Nations Database of Businesses involved in activities in the illegal settlements and in breach of the UN Guiding Principles on Business and Human Rights.

Volvo Group (AB Volvo) – Sweden

Volvo Group, a Swedish multinational company, manufactures trucks, buses, and construction equipment. Volvo Group’s heavy machinery have been used in numerous house demolitions of Palestinians in the occupied West Bank, including East Jerusalem. Between 11 and 13 June 2019, Al-Haq documented the use of a Volvo bulldozer by the IOF, to raze and excavate Palestinian agricultural land in Sinjel, for the laying of a water pipeline to service settlements and outposts unlawfully built on Sinjel lands. The company’s equipment was further used for the establishment of illegal Israeli settlements, the construction of Huwarah Israeli military checkpoints, and parts of the Annexation Wall. Two of the company’s certified automobile repair shops operate in illegal Israeli settlements in the occupied West Bank, one of which operates inside the Mishor Adumim industrial settlement, and the other is located inside the Atarot industrial settlement.

72 For map, see: http://www.readymix.co.il/BuildaGate5/general2/company_search_tree.php?mc=73~All~readymix
74 Ibid.
76 Interview on 21 September 2019, on file with Al-Haq.
78 A/HRC/43/71, Database of all business enterprises involved in the activities detailed in paragraph 96 of the independent international fact-finding mission to investigate the implications of the Israeli settlements on the civil, political, economic, social and cultural rights of the Palestinian people throughout the Occupied Palestinian Territory, including East Jerusalem (12 February 2020) p. 6, paras. 27 and p. 8, available at: https://www.ohchr.org/EN/NewsEvents/Pages/DisplayNews.aspx?NewsID=25542&LangID=E
4.1 The Jerusalem Local Outline Plan 2000 and the Atarot Industrial Settlement

The proposal of the so-called “Jerusalem Local Outline Plan 2000” (hereafter ‘the Jerusalem Master Plan’) was first announced by (West) Jerusalem Mayor Uri Lupolianski in September 2004. The plan explicitly aims to achieve a “demographic balance” of 70 percent Jews and 30 percent “Arabs” of the overall population of Jerusalem by the year 2020.82 The plan also proposed the construction of 65,000 additional housing units, both in illegal Israeli settlements inside East Jerusalem and alongside the eastern city’s outskirts by the year 2020.83

More specifically, the Jerusalem Master Plan recommends the Atarot industrial settlement as the primary area for industry.84 It further encourages and calls for the relocation of various industries to the Atarot industrial settlement, specifically calling for the transfer of automobile repair shops from the “Trade and Services Centre” in Wadi Al-Joz to the Atarot industrial settlement.85 As the plan emphasises, over the years, the industrial settlement of Atarot has been connected to major roads and highways in order to ensure ease of access and fast movement of goods to and from the area.86 This includes the construction of an Israeli-use only apartheid road, the six kilometre (km) long ‘404 Begin North’ road (renamed Route 50, in 2012), connecting Atarot CP (checkpoint) to Har Hotzvim industrial park in Jerusalem.87 Additionally, the Israeli authorities have provided security and protection for the Atarot industrial settlement, including by building the Annexation Wall and the continued presence of its military and “border police”.88 The aforementioned factors, and in particular, the developed infrastructure within the settlement, have created a conducive environment for businesses and for industrial development. According to the JDA, this has resulted in an increase in the demand for land therein.89

While there are still no visible signs regarding the establishment of residential buildings for settlers inside the Atarot industrial settlement, Israeli officials have announced, on multiple occasions, future plans to establish new housing units there.90 In May 2017, the Israeli government introduced plans to establish a new neighbourhood in the Atarot industrial settlement, including 10,000 housing units.91 Accordingly, in December 2017, the Israeli Minister of Housing and Construction advanced a plan to construct 6,000 units in East Jerusalem, including 5,000 units in the Atarot industrial settlement.92 Most recently, in early February 2020, the Israeli Ministry of Housing submitted a building plan to the Israeli Jerusalem municipality for the construction of 9,000 new housing units for Israeli settlers in the Atarot industrial settlement.93

Israeli officials have further stressed the importance of Atarot as a way to further entrench the annexation of East Jerusalem, linking it to the Jerusalem Master Plan. In 2018, the Israeli Construction and Housing Minister stated that: “public and educational institutions will also be established, and will include synagogues, schools, parks, community centres and sports arenas. We must continue to establish [our] hold on the Jerusalem area, from Maaleh Adumin in the east to Ma’an Development Center, “Apartheid Roads: Promoting Settlements, Punishing Palestinians” (2008) 31; POICA, “Israel inaugurates the third phase of bypass road No. 50 in occupied East Jerusalem” Applied Research Institute Jerusalem (2012) available at: http://poica.org/2016/04/israel-inaugurates-the-third-phase-of-bypass-road-no-50-in-occupied-east-jerusalem/

83 Ibid.
84 Ibid.
86 David Kretzmer, The Occupation of Justice: The Supreme Court of Israel and the Occupied Territories (State University of New York Press, 2002), 96.
Givat Zeev in the west, from Atarot in the north to the area of Bethlehem and Rachel’s Tomb to Efrat and Gush Etzion. The Jerusalem Master Plan underpinning the expansion of the Atarot industrial settlement, is yet another example of the institutionalised Israeli policy that aims to permanently annex the OPT, including occupied East Jerusalem.

4.2 The ‘5800 Jerusalem 2050’ Plan to Develop Atarot Settlement - an industrial key to erase Palestine

The Jerusalem 5800 plan provides a “futuristic vision for metropolitan Jerusalem” penned by a lay committee of experts and sanctioned by the Israeli Ministry of Jerusalem and Heritage and the Ministry of Tourism. The plan provides an outline for a radical overhaul of Jerusalem, expanding the Jerusalem Metropolitan area to absorb as suburbs, the Palestinian cities and towns of Ramallah and Bethlehem. Atarot takes centre stage in the development plans and is intended “to take in tens of thousands of employees from all areas of the metropolitan Jerusalem region and from other parts of the country”. The plan envisions the employment of some 400,000 people in a “gigantic center of employment” at Atarot. Supporting infrastructure will be upgraded with Jerusalem’s intercity train system developing.
The plan proposes that a:

“third train line coming from the Tel Aviv region will have to be established, serving the employment center that is to be built in Atarot. This line – which will be built along route 443 – will allow people who live outside metropolitan Jerusalem to work in Atarot, and will ease their travel between jobs in Atarot and business centers in Tel Aviv. Further, this train line will enable transportation of raw materials from the Ashdod port to the Atarot employment center and export goods from Atarot to Ashdod”.  

Given the large number of employees expected in the Atarot settlement, the plan further recommends the development of an additional subway line, once the worker population exceeds 160,000 people. As such, Atarot is intended to function as a massive commercial hub for Jerusalem and Tel Aviv, with supporting rail infrastructure connecting Atarot to Israel to entrench the colonisation. Atarot is designed to be built upwards with skyscrapers, and similar to Tel Aviv, will both geographically and architecturally alter and erase all Palestinian village and agricultural presence.

4.3 Crippling the Economy by Creating Coercive Environments in East Jerusalem

The Atarot industrial settlement and commercial activities therein, are reflective of Israel’s systematic policy to sustain its prolonged occupation and institutionalised regime of oppression against Palestinians through isolation, fragmentation and land appropriation. Within this context, Israel’s discriminatory practices targeting occupied East Jerusalem aim to drive Palestinians out of the city all the while continuing to unlawfully acquire more Palestinian land and property for the benefit of Israel’s settlement enterprise. These measures include inter alia, the appropriation and confiscation of land, the transfer of Israeli settlers into occupied territory, the targeted de-development of the Palestinian economy, house demolitions, and discriminatory planning and zoning policies. For example, in 2015 the Applied Research Institute - Jerusalem documented the demolition of a “Palestinian commercial building consisting of three floor (each floor 100 square meters) in the Industrial area of Atarot, north of Jerusalem city. The targeted building was owned by Abu Diyab family”. While Palestinians are systematically denied essential services, and as they continue to suffer the consequences of such discriminatory measures, Israeli settlers benefit substantially from the NPA system.

Further, Israel’s restrictions on Palestinian movement within the OPT, including access to East Jerusalem, has intensified over the past few years, most notably due to, inter alia, the construction of new settlements and the expansion of existing ones, the construction of the Annexation Wall, military checkpoints and settler-only roads, and the designation of land as closed military zones. Palestinian’s are subject to a discriminatory administrative permit regime which severely curtails Palestinian movement into the settlements, East Jerusalem, the Gaza

99 Ibid, 75.
100 Ibid, 79.
101 Ibid, 78.
102 Ibid, 27.
105 Ibid.
The Industrial Key in Israel’s Plan to Permanently Erase Palestine

Strip and Israel. Hence, Palestinian territorial contiguity has been deliberately undermined, divided and fragmented, with most of the occupied Palestinian population unable to freely access East Jerusalem, both negatively impacting and limiting employment opportunities.

In this vein, and consequent to Israel’s capture of the Palestinian economy, land and resources, Palestinians have had to adapt by seeking job opportunities and means of livelihood elsewhere, including in Israeli settlements. As of today, thousands of Palestinians continue to seek employment on land unlawfully appropriated from them, including in the Atarot industrial settlement, due to the absence of viable alternatives.

Similarly, Palestinian business owners in Jerusalem have been affected by Israel’s illegal practices of appropriation and annexation of Palestinian land and natural resources, movement restrictions, as well as isolation and fragmentation. The absence of land accessible to Palestinians in East Jerusalem, for both the expansion of pre-existing businesses or the establishment of new ones, is one of the main factors driving Palestinians to relocate their businesses to the Atarot industrial settlement. Further, due to Israel’s discriminatory policy and disproportionate provision of public services to the residents of East and West Jerusalem, Palestinians in East Jerusalem are not directly connected to the electric grid, which is necessary for operating their factories.

Moreover, since the “centre of life” policy was introduced by the Israeli Ministry of Interior in December 1995, applicable to Palestinians residents of East Jerusalem, Palestinians are at continuous risk of having their Jerusalem residency status revoked, should they decide to relocate to other parts of the OPT. Palestinian Jerusalem ID holders must consistently prove that they permanently reside in East Jerusalem or Israel and that they have not moved their “centre of life” outside of Israel or East Jerusalem, including anywhere else in the OPT. This policy feeds into Israel’s broader strategy to force the transfer of Palestinian holders of Jerusalem IDs and increase the ratio of Jews to Palestinians in Jerusalem.

Despite claims within Israeli media that Israeli settlements provide a platform for “coexistence” between Palestinians and Israelis, the relocation of Palestinian businesses to Atarot and the employment of Palestinian workers in Israeli settlements are in fact products of Israel’s creation of coercive environments and unliveable conditions for Palestinian residents of East Jerusalem. While Palestinian areas are de-developed, Palestinian workers from Jerusalem, constrained by the “centre of life” policy in Jerusalem are forced to work in the Atarot industrial settlement under difficult and unsafe labour conditions, deprived of basic job entitlements.

109 Who Profits, Industrial Zones (N.9).
115 Ibid.
4.4 Atarot Industrial Settlement: Human and Environmental Rights Impacts

In addition to Israel’s systematic policy of forcible transfer and permanent annexation of occupied territory through the construction of illegal settlements, whether residential, industrial or agricultural, the construction of the Atarot industrial settlement has had specific negative impacts on the environment and the human rights of Palestinians residing therein.

4.4.1 The “Rami Levy” Mall

Since the establishment of “Rami Levy” Mall in the Atarot industrial settlement in 2019, Palestinians living and working nearby are frequently harassed by the Israeli Jerusalem municipality and are subjected to Jerusalem Municipality’s discriminatory planning and zoning practices. A Palestinian homeowner, living across the street from the new “Rami Levy” Mall, explained to Al-Haq how the Israeli Jerusalem municipality systematically refuses Palestinian’s planning permissions. This left her with no other option than to build without the permit, whereupon the Jerusalem Municipality ordered her to partially self-demolish her home. She stated:

“My husband began to renovate the house into two sections, one for me and my kids, and another for his father and his wife... He began to build two new rooms... Each room was about 20 [square] meters, and cost about 100,000 NIS [28,575 USD]. I didn’t apply for a building permit with the Jerusalem municipality because I know they do not grant permits anyway... I was also pregnant with triplets and very excited, although fatigued and in pain.

Almost a year ago, with the start of the “Rami Levy” project, the Jerusalem municipality began to increasingly monitor us, and issued demolition orders for the two rooms for building without a permit. Although we hired an attorney which cost nearly 10,000 NIS [2,860 USD], the court issued a demolition order on 12 January 2016 giving us until 12 April 2016 to demolish... On 4 April 2016 I heard noise outside, but I thought it was part of the construction work at Rami Levy. When I opened the door, I saw Israeli Special Forces with a huge bulldozer. They came to demolish the two rooms, and said they would issue a 70,000 NIS fine [20,000 USD]... I called two Palestinians who work nearby and asked them to help me demolish [to avoid the fine]... Thousands of [square] meters can be built for the new Rami Levy project in the settlement, but I, as a Palestinian, can’t build two rooms in my house”.  

The “Rami Levy” Mall represents an example of Palestinian economic and corporate capture by the Israeli settlement economy. Small Palestinian businesses in the locality have been competitively undercut by the “Rami Levy” Mall. For example, a local Palestinian woman, who resides near Shu’fat, a Palestinian neighbourhood near Beit Hanina where the “Rami Levy” Mall is located, explained: “it’s not about supporting an Israeli trader over a Palestinian one. For me it’s about saving money... one kilo[gram] of tomatoes would cost me 8 NIS [2.20 USD] in Arab areas... at Rami Levy, I pay 3.00 NIS [0.80 USD]. I have a big family, so I shop at the cheaper places, especially with the bad economic situation we are going through.” The construction of the Mall, coupled with the discriminatory policies imposed by Israeli such as restrictions on building and the “centre of life” policy, have turned Palestinians into “captive clients”.


4.4.2 An Unseen Community

Prior to the establishment of the Atarot industrial settlement, the area comprised of agricultural lands belonging mostly to Beit Hanina, and was home to a number of families. Today, approximately 20 Palestinian families still live in the Atarot industrial settlement, some of whom have been living there even prior to the establishment of the industrial zone, for 40 to 50 years.

In 1966, one of the residents, who prefers to remain anonymous, moved to Wa’ar Abu Hirmaz - the area currently known as Atarot. According to the resident, her husband’s family has lived in the area since 1956. The resident is the mother of 12. Her eight daughters have moved to either the village Beit Hanina or to the United States. Two of her sons still live with her and her husband in their home in what is now Atarot, and two others have migrated to the United States. She has about 50 grandchildren, four of whom reside in the same building. She recalled how life has changed since the establishment of the Atarot industrial settlement, stating that:

“It was an empty distanced area, planted with trees and vineyards... We used to see mountains and breathe fresh air from our house. Now we see factories and an animal shelter. We used to wake up to the sound of birds chirping, now we wake up to the sound of mixers and police”.

The resident further emphasized that the residents of Beit Hanina Al-Balad, (since cut off from the annexed village of Beit Hanina), would get married and move to the outskirts of the village. She also stated how her children used to play outside because it was safe and empty. She further stated:

“The house used to be a getaway but now we are looking for a way to escape... It is unsafe to be outside because of the factories, the [Israeli] military and the settlers”.

a. Services Denied

Some of the Palestinian houses in the Atarot industrial settlement are covered with dust and surrounded by garbage disposed of from the surrounding factories and businesses. Other houses are not connected to paved roads or trails. Instead, dirt roads must be used for access. In general, maintenance and municipal services are almost non-existent in the residential areas, while factories have a well-established infrastructure and are granted regular access to municipal services. Within this context, one resident stated:

“I pay around 5,700 NIS [1,629 USD] in taxes to the Israeli Jerusalem municipality, but without receiving any services. We dispose of our garbage in the bin that belongs to the animal shelter. The house is not connected to sewage networks. I pay about 600-700 NIS [171.8 - 200 USD] every month for the sewage... Meanwhile, the factories around us have a well-established infrastructure, including sewage, electricity and water.”

Another resident told Al-Haq that they pay municipal taxes, yet they still have to “throw [their] garbage in the bins designated for the nearby Pillsbury factory because there are no other bins designated for [them]”.

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123 Interview on 21 September 2019, on file with Al-Haq.
124 Ibid.
125 Interview on 21 September 2019, on file with Al-Haq.
126 Interview on 21 September 2019, on file with Al-Haq.
b. Isolation

Another resident stressed how the Israeli Jerusalem municipality impedes the construction of roads for Palestinian residents’ use:

“The entrance to our house is a dirt road because the Israeli Jerusalem municipality claims that they are still in the planning phase of the area. We know that they want the land and therefore want our entrance to be located on the other side”.

Due to this policy, Palestinians who live in or close to the Atarot industrial settlement are isolated from other parts of East Jerusalem. One resident clarified:

“We have been isolated from Bir Nabala and Al-Ram by virtue of the Wall, while the factories and the industrial settlement have isolated us from Beit Hanina and the rest of Jerusalem. Changes made to the roads have also contributed to our isolation... people stopped visiting us in our home because we have been blocked from the main road that used to connect us to our home. They [visitors] now have to use a bypass road which is longer, and they do not know the way”.

Another resident, who has been living in the same house for the past 57 years, also explained how they feel isolated and separated from other Palestinians, and the burden they endure when they leave their houses. The resident stated:

“Transportation to and from Atarot is difficult. Children in the morning would have to go to the main road and often pass by Israeli soldiers on their way to school. I have six children between the ages of 12 and 27. My youngest, 12, when she goes to school in the morning, she would have to leave at 6:00 am because there is no direct way from Atarot to her school in Beit Hanina. Transportation would go from Atarot to Qalandia, and then to Beit Hanina, making the trip longer. Usually, she does not leave on her own in the morning because it is too early. It is best if someone accompanies her from the house because the roads are empty that early [in the day] and are not safe. It is also not easy for me to go anywhere from my house. I usually ask one of my children who drives to take me in the car. We receive less visitors now as there is no transportation to our house, and it takes a long time to get here”.

127 Interview on 21 September 2019, on file with Al-Haq.
128 Interview on 21 September 2019, on file with Al-Haq.
129 Interview on 21 September 2019, on file with Al-Haq.

c. Land Confiscation

Al-Haq interviewed residents who also highlighted the impacts of Israel’s policy of land appropriation. One resident stated:

“In the early 1970s, [the Israeli government] sent us papers declaring their intent to confiscate the land in the area. They prevented us from planting the land, and now the land has turned into roads and a roundabout that was constructed two years ago”.

Similarly, another resident recalled how the Israeli Jerusalem municipality notified them, twice within the past year, that the five dunums that they own, including the land on which their house is situated, have been previously declared as State land, and that the municipality intends to construct a road on it. The resident confirmed that the land is planted with fig, olive, lemon and peach trees.

130 Interview on 21 September 2019, on file with Al-Haq.
d. Prohibited Construction and Expansion

Palestinian residents in Atarot are also severely restricted when requesting building permits from the Israeli authorities, as is the case in the rest of East Jerusalem.131 Palestinians in East Jerusalem are only allowed to build on 13 percent of the East Jerusalem area, the majority of which already overcrowded with pre-existing constructions.132 Israeli settlements, on the other hand, have been allocated 35 percent of East Jerusalem land for their construction and expansion.133 Further, the Israeli Jerusalem municipality grants only 50 to 100 building permits per year for Palestinians134, who are further subjected to a long and complex process involving overcomplicated requirements to prove landownership, in addition to having to pay significant related expenses.135 Thus, the cost of applying for permits and the required legal aid usually exceeds the financial capabilities of the average East Jerusalem Palestinian resident. In relation to the discriminatory policies of obtaining building permits, one resident told Al-Haq:

“We are not allowed to build on the land surrounding our house, even though we own it”.136

Another resident stated:

“We applied for a permit to build a new house here, but they [the Jerusalem municipality] refused and requested over a million NIS [285,715 USD]… Seven years ago, they demolished an extended structure above the house because it was not licensed”.137

4.4.3 Noise, Pollution and the Atarot Landfill

Industrial factories are major contributors to environmental degradation and to the escalation of levels of air and other forms of pollution. Factories operating in the Atarot industrial settlement are no exception. Some of the factories operate up to 24 hours a day, consistently emitting various forms of toxic pollutants into the air. Being one of the largest industrial settlements in Jerusalem,138 the ecological footprint of the Atarot industrial settlement undoubtedly leaves a detrimental impact on the wellbeing of the surrounding land and population.

a. Noise

Palestinians who reside in the Atarot industrial settlement are constantly exposed to noise nuisance from the surrounding factories throughout the day, and sometimes even at night. One resident stated:

“The noise from motors is loud and they work 24 hours”.140


132 OCHA, “Record number of demolitions, including self-demolitions, in East Jerusalem in April 2019” (14 May 2019), available at: https://www.ochaopt.org/content/record-number-demolitions-including-self-demolitions-east-jerusalem-april-2019

133 Ibid.


135 OCHA, Record number of demolitions, including self-demolitions, in East Jerusalem in April 2019 (14 May 2019), available at: https://www.ochaopt.org/content/record-number-demolitions-including-self-demolitions-east-jerusalem-april-2019

136 Interview on 21 September 2019, on file with Al-Haq.

137 Interview on 21 September 2019, on file with Al-Haq.


140 Interview on 21 September 2019, on file with Al-Haq.
Another resident pointed to the noise nuisance from the animal shelter located next to his house, which hosts a large number of dogs and cats:

“The noise is not normal. It gets worse at night... The noise comes from heavy machines and motors which are often functioning 24 hours a day, and [from] the loading of goods. There are also about 700 dogs at the animal shelter which is right next to our home and they are always barking.” 141

b. Pollution

A recent study shows that air pollution levels in the Atarot industrial settlement exceed permissible limits most days. 142 The factories operating therein emit large quantities of small particles which can agitate the respiratory system and are particularly dangerous for children, those with respiratory diseases, heart conditions, the elderly, and pregnant women. 143 Further, some residents are directly affected by the operation of certain factories. The Pillsbury factory, for example, is located to the north of one interviewed family’s residence. According to one of the residents, the family also suffers from “the trash from the factory which is left in open air” near their home. The resident stated that they have complained to the Jerusalem municipality several times, which sometimes resulted in the factories getting fined. They added:

“There are also chicken slaughterhouses and factories about 100-150 metres away from the house, which usually emit foul smells”. 144

Chronic inhalation of industrial fumes, gases, and products such as flour puts the health of residents at risk of various diseases, particularly respiratory diseases. 145

c. Atarot Landfill

In addition to the waste generated by the Atarot industrial settlement, the Jerusalem municipality also dumps much of its waste in the Atarot landfill. The city of Jerusalem produces about 1,500 tons of waste every day, and its waste production has grown at a rate of 4 percent per year. 146 Those most affected by the landfill, besides the Palestinian residents in Atarot, are residents in the rest of Beit Hanina, particularly those residing in Al-Hijra neighbourhood, Al-Ram and Dahiyet al-Barid. Meanwhile, the closest settlement to the landfill, Navi Ya’akov, is about six kilometres away, and thus, is rarely affected by the smell and other adverse impacts of the landfill. 147

Palestinian residents of the Atarot industrial settlement have been severely affected by the landfill. One woman, whose house is east of the landfill, stated:

“The landfill has been there for about 10 years now. It gathers all sorts of garbage. The smell emanating from the landfill is unbearable and is there all year round, sometimes during the day and other times at night. When there is heavy wind or when it is hot, it gets worse... We have to close the windows and turn on the air conditioning which results in high electricity bills and more expenses... Sometimes, my 70-year-old husband throws up from the smell”. 148

Another woman, who lives at the end of the street, also complained about the landfill and the strong smell it emits. She further explained that they have to shut down the windows, and buy “additional fans and [install] air conditioning units”, 149 which ultimately results in higher electricity bills.

141 Interview on 21 September 2019, on file with Al-Haq.
143 Ibid.
144 Interview on 21 September 2019, on file with Al-Haq.
148 Interview on 21 September 2019, on file with Al-Haq.
149 Interview on 21 September 2019, on file with Al-Haq.
5.1 Illegality of Settlements

Since the beginning of Israel’s occupation of the West Bank, including East Jerusalem, and the Gaza Strip in 1967, Israel has constructed, maintained and expanded illegal settlements. Numerous United Nations (UN) resolutions have affirmed the illegality of Israeli settlements in the OPT under international law, including UN General Assembly resolutions\textsuperscript{152} UN Security Council Resolutions\textsuperscript{153} and UN human rights treaty bodies.\textsuperscript{154} UN Security Council resolution 446 (1979) for example, clearly condemned “the policy and practices of Israel in establishing settlements in the Palestinian and other Arab territories occupied since 1967 have no legal validity”.\textsuperscript{155} More recently, the 2019 Concluding Observations of the Committee on the Elimination of Racial Discrimination (CERD) to Israel, criticized Israel’s failure to apply the Convention to the OPT with the Committee concluding “that the Israeli settlements in the Occupied Palestinian Territory, in particular the West Bank, including East Jerusalem, are not only illegal under international law but are an obstacle to the enjoyment of human rights by the whole population, without distinction as to national or ethnic origin”.\textsuperscript{156}

Israel’s widespread and systematic practices of transferring its own citizens into Israeli settlements in the occupied West Bank, including East Jerusalem, violates numerous provisions of international humanitarian law, amounting to grave breaches of the Geneva Conventions, war crimes and crimes against humanity.\textsuperscript{157}

For example, the permanency of the settlement regime offends against the

\textsuperscript{150} UN Human Rights Committee, General Comment 12: The Right to Self-Determination of Peoples (Art. 1) (13 March 1984) UN Doc. CCPR/C/21/Rev.1.

\textsuperscript{151} UNGA Res 3175 (XXVIII) (17 December 1973) UN Doc. A/RES/3175(XXVIII); UNGA Res 1803 (XVII) (14 December 1962) UN Doc. A/ RES/1803(XVII); Armed Activities Congo/Uganda (n 192) paragraph 244-245.
temporary nature of belligerent occupation and the conservationist principle underpinning the occupant’s administration of occupied territory inherent in Article 43 of the Hague Regulations and Article 64 of the Fourth Geneva Convention.\textsuperscript{158} Israel’s sweeping appropriations of Palestinian private agricultural lands and reclassification of Palestinian publicly owned land as Israeli State land, violates provisions on the protection of private property under Article 46 of the Hague Regulations, the abuse of requisition provided for under Articles 52 and 53 of the Hague Regulations, and the breach of usufructuary privilege under Article 55 of the Hague Regulations.\textsuperscript{159}

Particular prohibitions pertain to the forcible transfer of the protected population and the transfer in of the civilians of the Occupying Power, for the purposes of colonising the occupied territory. The coercive environment created in occupied East Jerusalem, and other parts of the OPT, may result in the forcible transfer of the protected Palestinian population. Article 49(1) of the Fourth Geneva Convention prohibits the “individual or mass forcible transfers, as well as deportations of protected persons from occupied territory”.\textsuperscript{160} Further, Article 49(6) of the Fourth Geneva Convention stipulates that “the Occupying Power shall not deport or transfer parts of its own civilian population into the territory it occupies.”\textsuperscript{161} Such practices may amount to the crime of forcible transfer, as both a war crime and crime against humanity, under the jurisdiction of the International Criminal Court (ICC).\textsuperscript{162}

In December 2019, the Prosecutor of the ICC concluded a five-year preliminary examination of her Office into the Situation in Palestine, finding:


\textsuperscript{159} Article 55 of the Hague Regulations preventing the occupant from “commit[ting] waste or strip[ing] off the property involved, nor it is conceivable that the administrator or usufructuary [the Occupying Power] may with impunity so use the property as to ruin or destroy the economy of the occupied territory, or to deprive its inhabitants of [...] coal, oil, iron, steel [...]” as this would amount to unlawful spoliation. United States of America v E. Von Weizsaeker et al., US Military Tribunal at Nuremburg (Judgment, 14 April 1949), in Trials of War Criminals before the Nuremberg Military Tribunals, Vol. XIV, 747.

\textsuperscript{160} Article 49 (1), Fourth Geneva Convention.

\textsuperscript{161} Article 49 (6), Fourth Geneva Convention.


“The Prosecutor is satisfied that there is a reasonable basis to initiate an investigation into the situation in Palestine, pursuant to article 53(1) of the Statute. There is a reasonable basis to believe that war crimes have been or are being committed in the West Bank, including East Jerusalem, and the Gaza Strip (“Gaza” or “Gaza Strip”), and the Prosecution has identified potential cases arising from the situation which would be admissible.”\textsuperscript{163}

Following a Pre Trial Chamber examination into territorial jurisdiction, the question will then turn to individual criminal accountability for crimes committed in the occupied Palestinian territory, including those crimes underpinning Israel’s illegal settlement enterprise such as, for example, the establishment of the Atarot industrial settlement.

5.2 The Right to Self-Determination and Permanent Sovereignty

The Atarot industrial settlement exemplifies the de facto annexation of the OPT, particularly East Jerusalem, in violation of the inalienable rights of Palestinians, namely the right to self-determination, including the principle of permanent sovereignty over natural resources.\textsuperscript{164} The principle of self-determination is a core tenet of the UN Charter, as emphasised in Article 1(2) and restated in common Articles 1 to the International Covenant on Civil and Political Rights (ICCPR) and the international Covenant on Economic, Social and Cultural Rights (ICESCR).\textsuperscript{165}

Further, the right to self-determination as a peremptory norm of international law, includes the right of peoples to “freely dispose of their natural wealth and resources” and to “freely determine their political status and freely pursue their

\textsuperscript{163} No. ICC-01/18, Situation in the State of Palestine, Prosecution request pursuant to article 19(3) for a ruling on the Court’s territorial jurisdiction in Palestine, (22 January 2020) para. 2.

\textsuperscript{164} Declaration on Principles of International Law Concerning Friendly Relations and Co-operation among States in Accordance with the Charter of the United Nations (Declaration on Friendly Relations), UNGA Res 2625 (XXV) (24 October 1970) UN Doc A/RES/2625(XXV).

economic, social and cultural development”. In this vein, the International Court of Justice in its Advisory Opinion on the Wall case, considered that the construction of the Wall in the OPT, its associated regime of movement restrictions, land confiscation and property destruction, and the Israeli settlements, breach peremptory jus cogens norms of international law, which give rise to obligations erga omnes. As such, the Israeli settlement infrastructure in Atarot, along with the surrounding Annexation Wall and military checkpoints there and at Qalandia, impose restrictions on Palestinian freedom of movement violating the basic human rights, including, inter alia, the right to self-determination, sovereignty over land and natural resources, the rights to work, and housing.

5.3 The Right to Adequate Housing

Israeli settlements, along with their infrastructures, have been constructed on appropriated Palestinian land, causing the widespread and systematic forcible displacement of the Palestinian people. For example, the 2012 UN Fact-Finding Mission noted the “large number of demolitions, demolition orders, forced evictions and ‘relocation’ plans in zones identified for the consolidation of settlements”. Article 53 of the Fourth Geneva Convention prohibits any destruction by the Occupying Power of any private or public property, except where such destruction is rendered absolutely necessary by military operations. Further, Article 147 of the Fourth Geneva Convention prohibits as a grave breach of the Convention extensive destruction and appropriation of property. Accordingly, Israel’s systematic policy of appropriating and permanently annexing the land resources of the OPT may amount to a grave breach of the Fourth Geneva Convention and a war crime under the Rome Statute of the ICC.

The discriminatory measures imposed by the Israeli authorities further violate Palestinians’ right to adequate housing in Atarot. The right to adequate housing necessarily entails having available and appropriate services, materials, facilities and infrastructure for everyday life.

As highlighted by the testimonies of Palestinians residing in the Atarot industrial settlement, such services are not provided for the protected Palestinian population. The testimonies further illustrate the adverse human rights impacts of Israel’s discriminatory urban planning and zoning system. Despite the fact that they pay municipal taxes, Palestinians living in Atarot are deprived of basic municipal services, their houses are not connected to sewage networks and proper roads, nor are they provided with municipal waste services. Thus, Israel has failed to respect the right to adequate housing, as provided by Article 11(1) of the ICESCR, as well as Article 2(2) of the Covenant, which stipulates that guaranteed rights shall be exercised without discrimination.

5.4 The Right to Freedom of Movement

Israeli settlements and their associated regime including checkpoints, settler-only roads, and physical obstacles, such as the Annexation Wall and gates, have significantly restricted Palestinians’ ability to freely move within the occupied West Bank, including East Jerusalem. Although the Occupying Power may implement certain movement restrictions under the considerations of military necessity and “to restore and ensure… public order and safety”, the imposition of an architecture of social control, redolent with movement restrictions, for the purposes of advancing a 72-year colonisation, do not reach the threshold of...
permitted security exceptions under the Hague Regulations.\(^{177}\)

Article 12(1) of the ICCPR states that “everyone lawfully in the State shall, within the territory, have the right to liberty of movement and freedom to choose his residence”.\(^{178}\) The right is further enshrined in Article 13 of the Universal Declaration of Human Rights.\(^{179}\) Any restrictions on this right must be “provided by law... necessary to protect national security, public order (ordre public), public health or morals or the rights and freedoms of others, and are consistent with the other rights recognized in the present Covenant”.\(^{180}\)

Harsh discriminatory restrictions on Palestinian movement are imposed through the establishment and expansion of settlements and their accompanying infrastructure networks. The settlements have ensured that Palestinian communities are physically and geographically divided, as illustrated by the separation of Al-Ram by the Atarot settlement and Wall. In addition, Palestinians residing inside the Atarot industrial settlement face restrictions on their freedom of movement, which has resulted in their isolation from neighbouring Palestinian communities in their vicinity, as well as impacting access to education.\(^{181}\)

5.5 The Right to Health

By permitting the planning and zoning of heavy industry in close proximity to Palestinian residential houses, Israel is violating its obligations as Occupying Power, to respect, protect, and fulfill the right to the highest attainable standard of health for the protected Palestinian population.\(^{182}\) Article 12(2)(d) of the ICESCR, requires Israel, as a State party, to create conditions which would assure to all medical service... including the provision of equal and timely access to basic preventive, curative, and rehabilitative health services.\(^{183}\) Additionally, the Convention on the Rights of the Child (CRC), ratified in 1991 by Israel, provides detailed requirements to eliminate environmental risks associated with air pollution.\(^{184}\) In his most recent annual report to the UN Human Rights Council, the Special Rapporteur on human rights and the environment focused on the right to breathe clean air as one of the core components of the right to health, describing the negative impacts of air pollution on the enjoyment of several human rights, in particular the right to life and the right to health, particularly for vulnerable groups.\(^{185}\)

Testimonies of residents near the Atarot industrial settlement, highlight the environmental health impacts of chronic inhalation from industrial fumes, gases, and products such as flour which has placed the health of Palestinians located therein at risk.\(^{186}\) Furthermore, Israel has positive obligations to provide Palestinian labourers with adequate healthcare and workplace safety measures in a non-discriminatory manner.\(^{187}\)

5.6 Business and Human Rights

Under the UN Guiding Principles on Business and Human Rights, both the Occupying Power and third States have obligations to regulate the activities of businesses within their jurisdiction and in their operations abroad.\(^{188}\) Accordingly, States have obligations to enforce laws and policies in order to ‘meet their duty to protect’ in addition to providing effective guidance to corporations under their obligations.

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\(^{177}\) Article 43 of the Hague Regulations

\(^{178}\) Article 12(1), International Covenant on Civil and Political Rights.

\(^{179}\) Article 13, Universal Declaration of Human Rights.

\(^{180}\) Article 12(3) of the International Covenant on Civil and Political Rights (ICCPR). Israel ratified the ICCPR in 1991.


\(^{184}\) Israel ratified the: International Convention on the Elimination of All Forms of Racial Discrimination; the International Covenant on Civil and Political Rights; the International Covenant on Economic, Social and Cultural Rights; Convention on the Elimination of All Forms of Discrimination against Women; Convention against Torture and Other Cruel, Inhuman or Degrading Treatment or Punishment; Convention on the Rights of the Child; and the Convention on the Rights of Persons with Disabilities.


\(^{188}\) UN Guiding Principles, Principle 2.
In this vein, States should ensure that businesses operating within the context of protracted armed conflicts and prolonged occupations are not complicit in human rights violations. As a first step, third States can ensure that corporations are carrying out enhanced due diligence when operating in the OPT, and “provide adequate assistance to business enterprises to assess and address the heightened risks of abuses” and “deny access to public support and services for businesses that are involved in gross human rights violations; and ensure that the State’s policies, legislation, regulations and enforcement measures are effective to counter business involvement in human rights abuses”. Corporations engaged in illegal settlement activity, such as presence in Atarot, risk exposure on the UN Database on Businesses active in the illegal settlements, while individual corporate actors who are complicit in acting with knowledge to aid and abet the commission of war crimes and crimes against humanity, may face individual criminal liability, before an international criminal mechanism such as the ICC, or through universal jurisdiction.

189 UN Guiding Principles, Principle 3.
191 A/HRC/43/71, Database of all business enterprises involved in the activities detailed in paragraph 96 of the independent international fact-finding mission to investigate the implications of the Israeli settlements on the civil, political, economic, social and cultural rights of the Palestinian people throughout the Occupied Palestinian Territory, including East Jerusalem (12 February 2020).

The Atarot industrial settlement is constructed on layers of human rights abuses. This is evidenced in Israel’s deliberated disregard of the presence of Palestinian residents and appropriation of their land where the Atarot industrial settlement has been established. Moreover, it is continued through the imposition of unacceptable living conditions for Palestinian residents therein. In addition, the case of the Atarot industrial settlement reflects Israel’s wider discriminatory planning and zoning regime. The regime entails the confiscation and appropriation of Palestinian land, the systematic denial of building permits, and creates an uninhabitable environment for Palestinians.

Currently, the Atarot industrial settlement highlights the immediate and long-term environmental impacts of the existence of similar industrial settlements in the OPT, directly affecting the health of the Palestinian communities. While the deepest impacts of the Atarot industrial settlement are contained in Israel’s long term plan to accelerate economic development there, as a key to economically supporting a radical and all-consuming colonisation of Palestine and erasure of Palestinian presence.

In light of the above, Al-Haq calls on Israel, as Occupying Power, to:

- Immediately cease the unlawful appropriation and exploitation of Palestinian land and natural resources;
- Abide by its obligations under international human rights and international humanitarian law;
- Immediately dismantle the Annexation Wall and all illegal Israeli settlements within the OPT, including industrial zones built unlawfully on
occupied Palestinian land;
• Provide effective legal remedy and reparations to all natural or legal persons who suffered damage due to the existence and operations of the Atarot industrial settlement, and Israel’s settlement enterprise as a whole; and
• Cease its policies with regards to its aim to annex the OPT, and end its otherwise prolonged occupation.

While Israel bears the main responsibility to protect and respect the rights of the protected Palestinian population in the OPT, third states also have obligations under international law. States have the responsibility to not recognise as lawful breaches of peremptory norms of international law. Further, States must actively cooperate to bring to an end the wrongful acts and unlawful situation, as mandated by the Draft Articles on Responsibility of States for Internationally Wrongful Acts. Article 1 of the Fourth Geneva Convention further specifics that States must respect and ensure respect for the Conventions. Accordingly, for example, the legal obligation not to provide aid or assistance in maintaining the unlawful situation is violated where States, directly or based on bilateral or multilateral agreements with the State of Israel, cooperate with or support the settlement activities.

In 2016, UN Security Council Resolution 2334 called upon all States to “distinguish, in their relevant dealings, between the territory of the State of Israel and the territories occupied since 1967” in light of the flagrant violation of international law constituted by Israel’s settlements. Hence, in continuing to allow the import of Israeli settler products produced in illegal Israeli settlements, third states are in breach of their duties and obligations under international law.

Al-Haq calls on Third States to:
• Immediately comply with their obligation to ensure respect for the Geneva Conventions, as stipulated under Common Article 1, through adopting effective and functional measures to corroborate Israel’s fulfilment of its obligations under international humanitarian and human rights laws;
• Uphold their obligations under Articles 146 and 147 of the Fourth Geneva Convention to prosecute those responsible for grave breaches of the Fourth Geneva Convention;
• Comply with their obligations under international law to ensure the end of Israel’s extensive appropriation of Palestinian property, and the implementation of the Palestinian right to self-determination;
• Take positive and effective steps to bring the illegal situation in the OPT to an end, in line with their obligations erga omnes, as stressed by the International Court of Justice;
• Implement the recommendations of the report of the Fact-Finding Mission on Israeli Settlements, and adopt measures banning the import of products produced in the Israeli settlements in the OPT;
• Implement the United Nations Guiding Principles on Business and Human Rights, and ensure corporations registered in their jurisdictions are compliant with international human rights and humanitarian law;
• Utilize the UN database of companies involved in business activities with Israeli settlements in the OPT, and take appropriated and effective measure to ensure that business enterprises that work in their territory or under their jurisdiction refrain from participating in violations of international law; and
• Fully cooperate with the Office of the Prosecutor of the International Criminal Court, and support the immediate opening of an investigation into war crimes and crimes against humanity committed in the OPT.

Further, international law provides for responsibilities for non-state actors, including business enterprises. International humanitarian law specifically extends to bind “all actors whose activities are closely linked to an armed conflict”. Hence, business enterprises in the Atarot industrial settlement should respect international humanitarian law and human rights standards. The UN Guiding Principles on Business and Human Rights, as well as the UN database of companies involved in business activities with Israeli settlements in the OPT, should be utilized to ensure that business enterprises that work in their territory or under their jurisdiction refrain from participating in violations of international law.

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193 Article 1, Fourth Geneva Convention.
194 UN Security Council Resolution 2334 (23 December 2016) UN Doc S/RES/2334, para. 5.
195 Resolution A/HRC/19/L.35 mandated a fact-finding mission to investigate the implications of the Israeli settlements on the civil, political, economic, social and cultural rights of the Palestinian people throughout the OPT. Full recommendations can be found at UN Human Rights Council Resolution 19/L.35 (19 March 2012) UN Doc A/HRC/19/L.35. at
Principles on Business and Human Rights provide that business enterprises must avoid causing or contributing to any human rights violations, as they must respect international human rights and humanitarian law in situations of armed conflict. Accordingly, corporations that exploit the situation of occupation and repression of the Palestinian people for commercial profit are complicit in serious human rights violations, and potentially the commission of international crimes.

Al-Haq calls on business enterprises operating in the Atarot industrial settlement, particularly multinational corporations to:

• Immediately cease all corporate activities within illegal Israeli settlements built on appropriated Palestinian land in the OPT;
• Recognise, and act upon, the requirement to responsibly disengage from business relationships giving rise to adverse human rights impacts, as outlined in the UN Guiding Principles on Business and Human Rights, particularly in situations wherein such impacts cannot be mitigated;
• Immediately cease all other business relationships with other companies still operating within illegal Israeli settlements;
• Implement human rights-based enhanced due diligence in line with the UN Guiding Principles on Business and Human Rights, so as to avoid future complicity in human rights violations, and potential commission of international crimes in occupied territories and situations of conflict;
• Undertake to make meaningful and effective reparations to Palestinians, including those whose land they have, in conjunction with the Israeli occupying forces and colonial settler machinery, appropriated and otherwise unlawfully exploited.

Al-Haq also calls on the Palestinian Authority to:

• Provide effective alternatives for Palestinian labourers and businesses to decrease the number of Palestinians relying for their livelihoods on Israeli settlements and associated businesses;
• Strengthen support for Palestinians in Jerusalem and its periphery, including those whose rights have been systematically violated due to land confiscation and Israel’s illegal settlement enterprise, including by safeguarding the right to work, adequate standard of living, and access to remedy where possible. In this regard, Al-Haq reiterates its call on the Palestinian Authority to devise and implement a sufficient budget and plan to support Palestinian livelihood and existence in Jerusalem;
• Put in place restrictive and monitoring measures, in line with its domestic laws and international standards, to ban business relations and activities between Palestinian businesses and businesses associated with the settlement enterprise;
• Continue its efforts to push the Office of the Prosecutor of the ICC to open an investigation into the situation of Palestine, and to include, where relevant, investigations into corporate involvement in war crimes and crimes against humanity committed in the OPT;
• Urge home States of multinational companies to issue and implement competent guidelines and measures for corporations within their jurisdiction that operate in or are linked with Israel’s settlement enterprise, as part of their enhanced human rights due diligence under international human rights and humanitarian law;
• Continue to uphold the status of Jerusalem under international law.
Occupying Jerusalem’s Old City
Israeli Policies of Isolation, Intimidation and Transformation

The Annexation Wall and its Associated Regime

East Jerusalem
Exploiting Instability to Deepen the Occupation

Annexing a City
Israel’s Illegal Measures to Annex Palestine’s Capital Jerusalem Since 1948

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