

PHASED ROADMAP · BUDGETS · COST RECONCILIATION

# GAZA 2036

## Implementation



A proposal by Moumen Al-Natour and Gabriele Pettinau / drawings by Gabriele Pettinau

# PHASED ROADMAP & BUDGET

Six phases, from the beachhead to the city complete, reconciled against the UN reference

UN reconstruction reference



This plan, all in



| #                                    | PHASE                      | WINDOW    | DURATION | \$ BLN      |
|--------------------------------------|----------------------------|-----------|----------|-------------|
| P1                                   | The beachhead              | 2026      | 12 mo    | 4.6 – 6.0   |
| P2                                   | The modules and the trees  | 2026–2027 | 14–20 mo | 6.1 – 8.9   |
| P3                                   | The survey and the machine | 2027–2029 | 3 yrs    | 2.9 – 3.5   |
| P4                                   | The vaults                 | 2028–2033 | 5–6 yrs  | 15.0 – 18.8 |
| P5                                   | The return                 | 2029–2034 | 5–6 yrs  | 5.3 – 7.8   |
| P6                                   | The city complete          | 2030–2036 | 6 yrs    | 8.3 – 11.8  |
| Base CAPEX                           |                            | 2026–2036 | 10 yrs   | 42 – 57     |
| Food programme (OPEX)                |                            | 2026–2036 | 10 yrs   | 1.7 – 2.6   |
| Total programme                      |                            |           |          | 44 – 60     |
| Fees & programme management (+8–12%) |                            |           |          | 47 – 67     |
| UN reconstruction reference          |                            |           |          | ~70         |

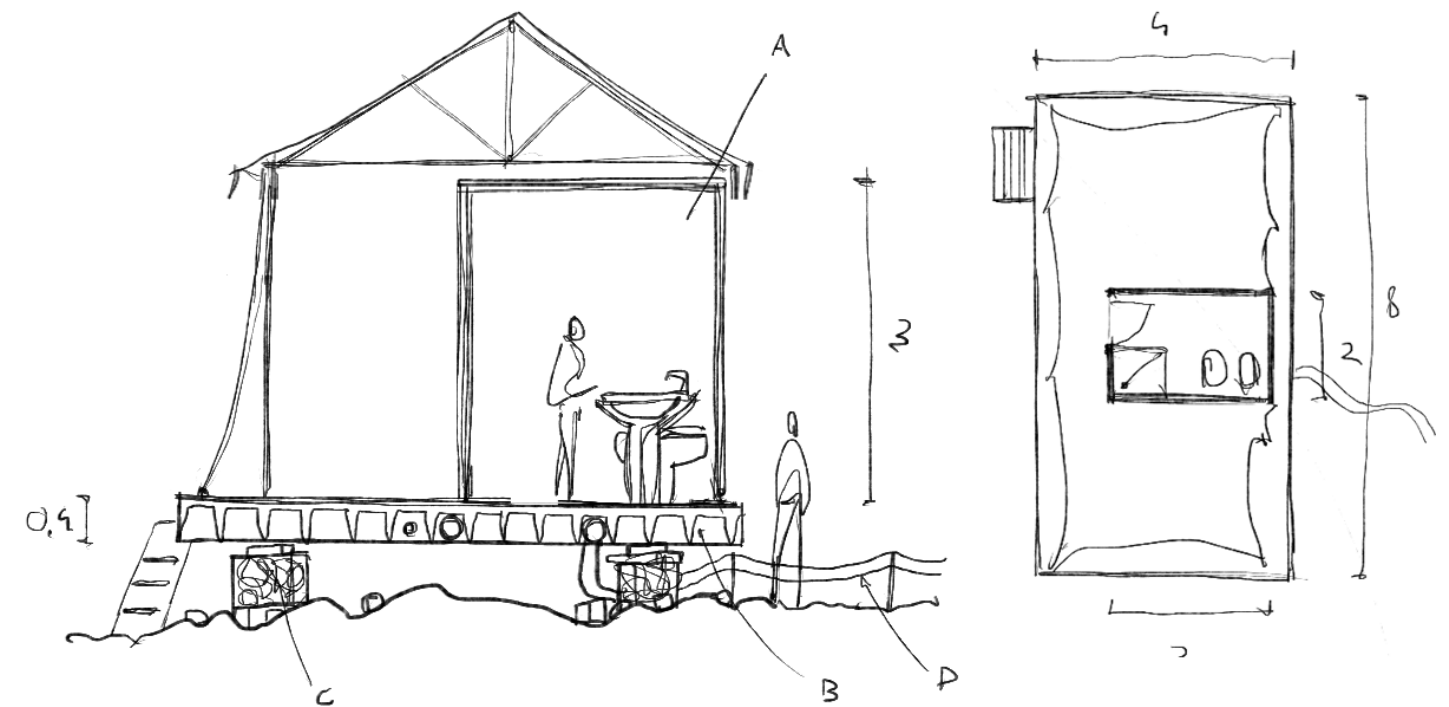
A city of 2.2 million, rebuilt from its own rubble, in ten years, for less than the reference cost of clearing and replacing it.

# THE BEACHHEAD

Phase 1 · Emergency response, from week one · \$4.6–6.0 bln · 12 months

2 piers · 40 field hospitals · 50 m<sup>2</sup> of panels / family · 2,100 kcal / person / day, from week one

- Two piers rise in the yellow zone: **Beit Lahiya** north and **al-Qarya as-Suweidiya** south, each with four facilities deployed together: desalination and potabilisation, wastewater treatment, a rubble-recycling yard and a hospital hub, supplied from ships fifty metres away.
- In week one the existing pipelines are reopened and boosted, and every family records the neighbourhood it lived in and the one it worked in: **a named address, held from the first day and honoured at the end.**
- **50 m<sup>2</sup> of panels per family**, floor deck and bathroom pod, mounted above the flood line: one third of the module, delivered first and never bought twice. Before the first November every tent has that raised insulated floor, drainage and a wind shell.
- **40 field hospitals** stand behind the two hubs, one for every 55,000 people, and a full ration lands at the piers from week one: 2,100 kcal per person per day.



Tent on deck, section and plan. Bathroom pod and insulated floor deck raised above the flood line; 4 × 8 m footprint, with water, drainage and power carried in the panel.

## THE MODULES AND THE TREES

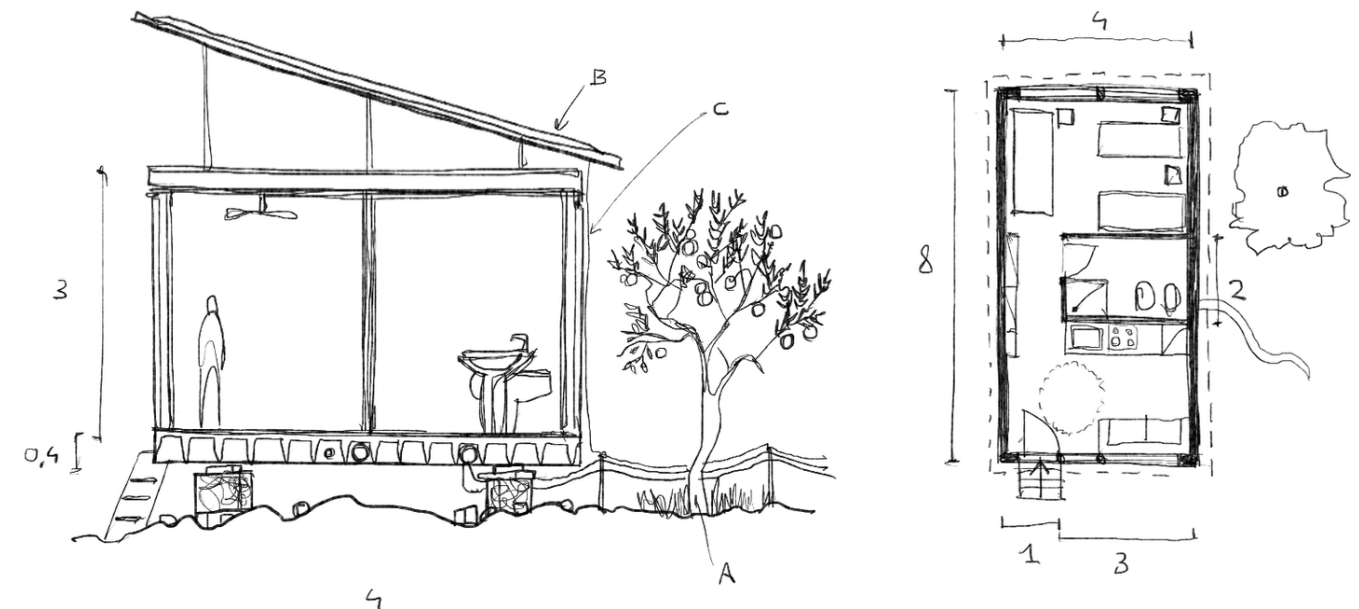
Phase 2 · \$6.1–8.9 bln · 14–20 months, from month 6

○ A **four-lane container road** is consolidated, linking the two piers in the yellow zone.

○ The remaining **102 m<sup>2</sup>** arrive: roof, walls, frame, for 152 m<sup>2</sup> of panel per household in all. 440,000 insulated modules come from Türkiye and China, flat-packed two to a container, bolted together by paid local crews in four days, 32 m<sup>2</sup> each. One structure runs in two lengths, 6 m and 8 m on a 4 m width, with ten types of cladding, colour, gallery and roof profile.

○ A photovoltaic canopy shades the roof, an **inverter heat-pump** cools in August and heats in January with no fuel and no convoy, and a bathroom pod carries the kitchen connections on its outer face. Food still comes from the same ships at full ration: nothing grows yet.

○ 440,000 fruit trees are planted, one per household and tended by it. Everything else here will be moved, reused or dismantled. **The trees stay.**



Module, section and plan: fruit tree, photovoltaic canopy over a ventilated gap, insulated panel wall;  
4 × 8 m, 32 m<sup>2</sup> for one household.

# THE SURVEY AND THE MACHINE

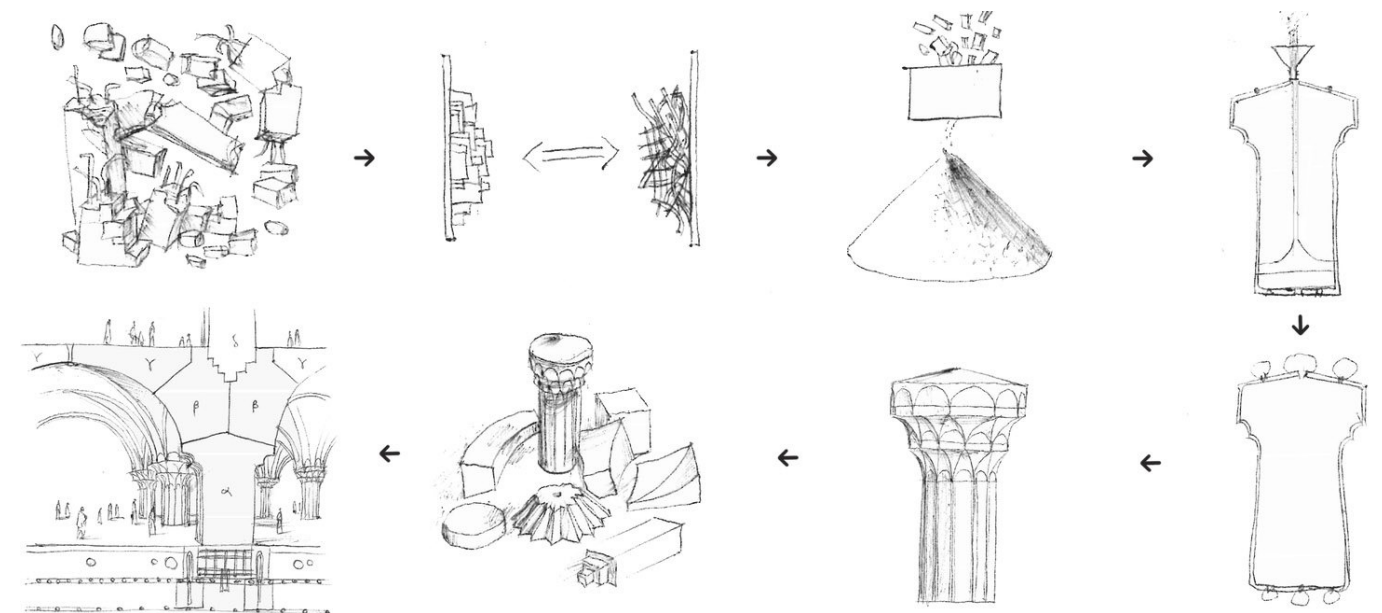
Phase 3 · \$2.9–3.5 bln · 3 years, from month 12

- Historians and archaeologists identify every building worth bringing back and every one for which drawings or photographs survive: **the documentation is the design brief**. Several hundred architects and engineers, Palestinian and international, draft the plan of the future city under one coordinated hierarchy.

- **50,000 people** are trained and paid to build at West Bank wages. The rubble is sorted: ashlar and cut stone to the monuments, reinforced concrete to the crushers, reinforcing bars to the foundry.

- Surviving buildings stay standing and shelter families, while those on the footprint of a documented lost monument are marked for later removal. Ten factories turn crushed rubble into **autoclaved aerated concrete at five times its original volume**.

- The first harvests come in, greenhouses and market gardens between the camps, and **the food-ration from abroad starts to fall**.



The AAC cycle: rubble collected and separated, ground and autoclaved to five times its volume, then catalogued, delivered and assembled with no reinforcement needed.

# FOOD PROGRAMME

Full ration from week one, declining as the land comes in · \$1.7–2.6 bln over ten years

Landed at the two piers. Donor produce: Italy, Spain, Egypt, Jordan, Türkiye. WFP logistics. The ration falls as the trees, greenhouses, rooftop gardens and countryside come in, that decline is the plan’s own metric. Food aid ending is what success looks like.

| YEAR    | RATION COVERED | US\$ / PERSON·DAY |
|---------|----------------|-------------------|
| 2026    | 100%           | 0.35 – 0.50       |
| 2027    | 100%           | 0.35 – 0.50       |
| 2028    | 70%            | 0.25 – 0.35       |
| 2029    | 70%            | 0.25 – 0.35       |
| 2030    | 45%            | 0.15 – 0.25       |
| 2031    | 45%            | 0.15 – 0.25       |
| 2032    | 25%            | 0.08 – 0.15       |
| 2033    | 25%            | 0.08 – 0.15       |
| 2034    | 10%            | 0.03 – 0.06       |
| 2035–36 | 0–10%          | 0.03 – 0.06       |
| Total   |                | 1.7 – 2.6 bln     |

# THE LINE IS THE MEASURE

The completion of the elevated metro is the visible, unfalsifiable measure of whether this worked. You can see it from a rooftop, or you cannot.

