WHERE ARCHITECTURE BUILDS PEACE

GAZA 2036

A Feasible Vision

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WHERE ARCHITECTURE BUILDS PEACE

The Gaza Strip stands at a historic crossroads, blessed with immense cultural, strategic, and commercial potential. For millennia, this land has been a cradle of civilization where diverse cultures flourished, before being scarred by warfare and uncontrolled urban development.

Our reconstruction strategy envisions Gaza's unique position as a meeting point between peoples not as a limitation, but as an opportunity to create a vibrant, innovative urban landscape. This vision embraces Gaza's historical role as a bridge between cultures, transforming it into a strength for future development.

By carefully balancing practical, logistical, and cultural considerations, our plan creates solutions that benefit all stakeholders. We propose a framework for peaceful coexistence between current and future Gazans, facilitated through constructive dialogue between the United States and neighboring nations.

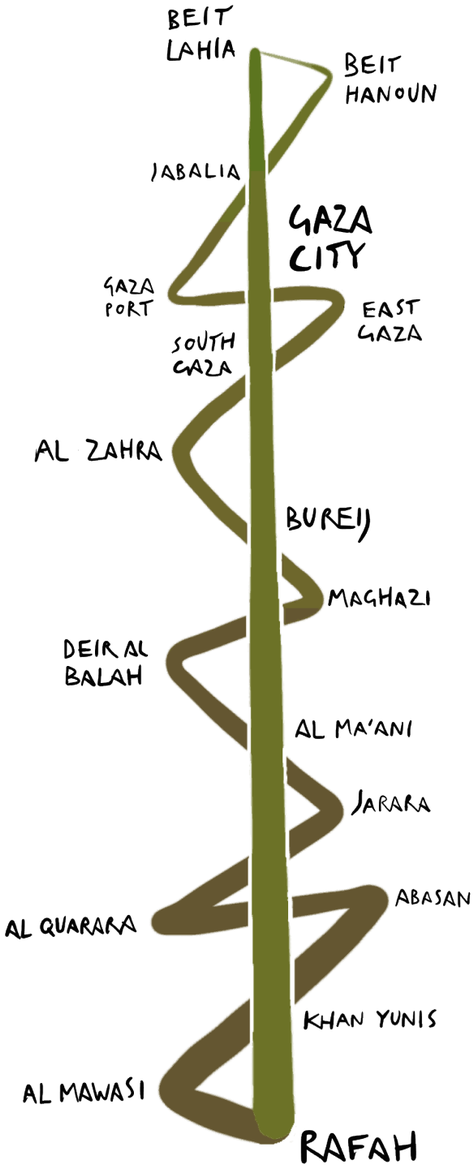
Perspective sketch of the new port of Gaza, centered on the facade of the headquarters of the ONU Protectorate.

OVERVIEW

A manifesto for future urban planning

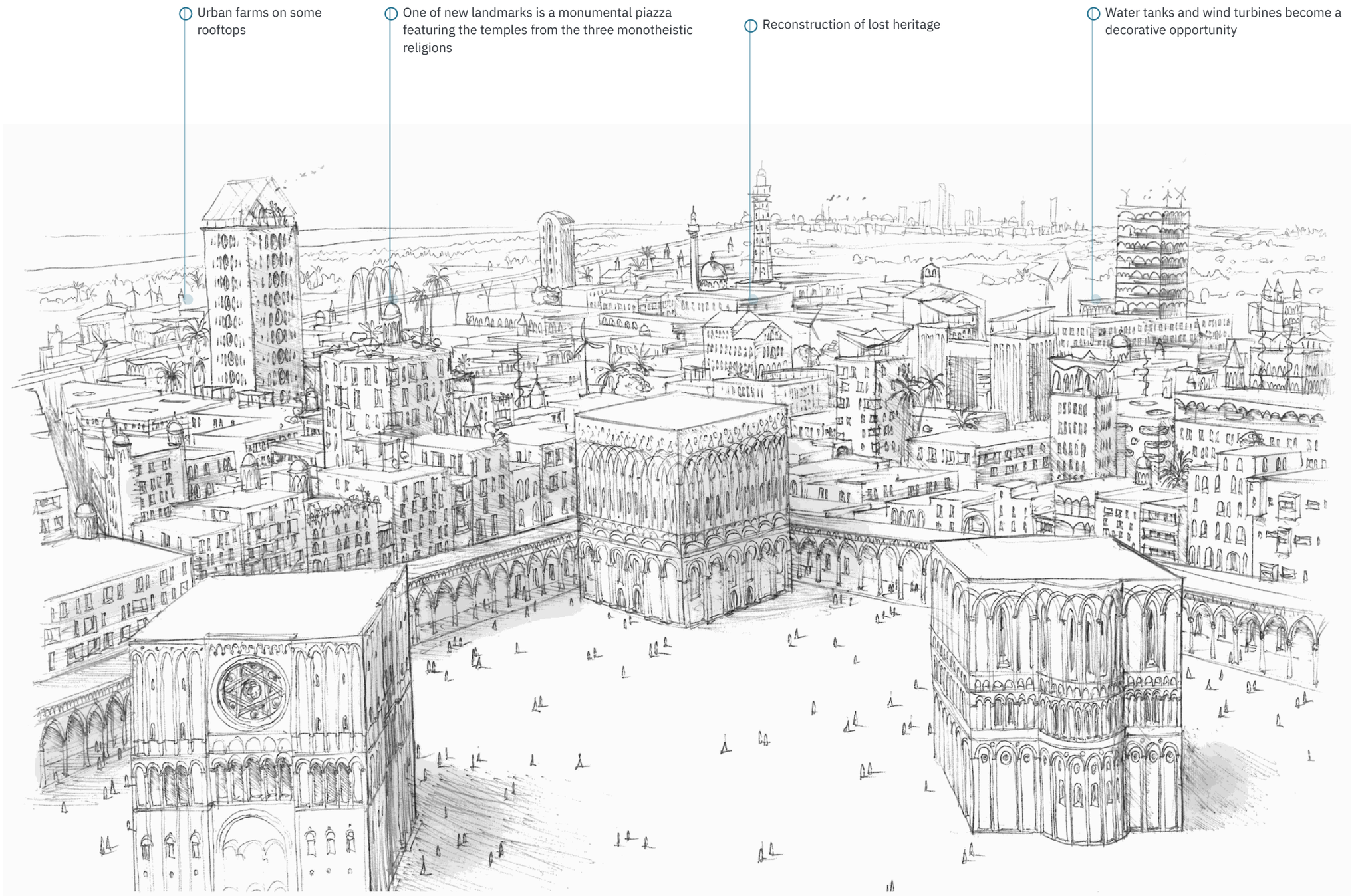
New Gaza is distinguished by the clear separation between built and natural environment. Sprawling areas have been eliminated and the landscape has been regenerated. The urban environment is easily walkable, and every area of the city is quickly accessible via a continuous elevated metro line.

Urban settlements are demarcated by ditches with both landscape and safety functions: each settlement can be easily isolated in case of emergency. The seafront is characterized by the alternation between charming coastal villages and unspoiled nature.



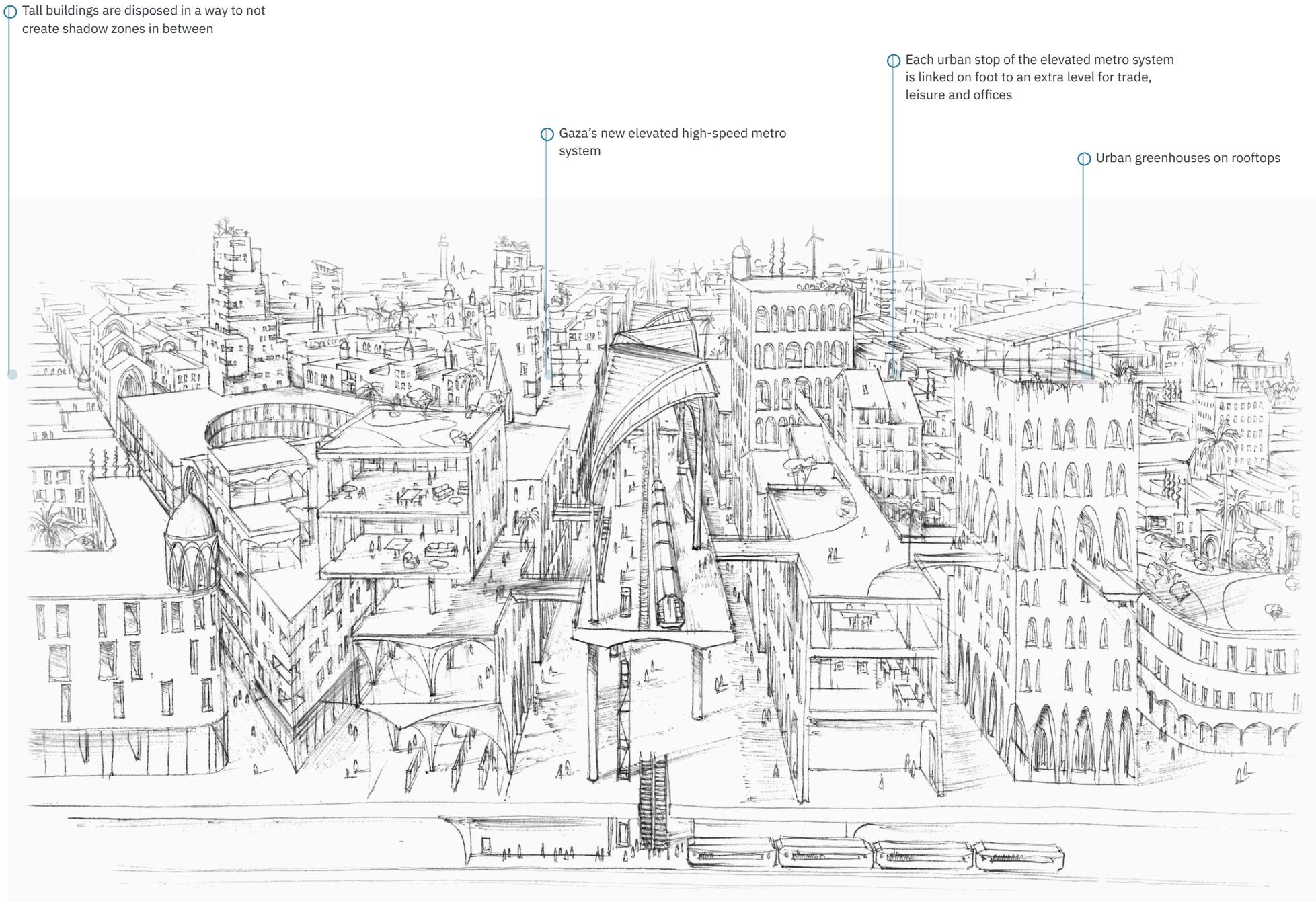
SPIRITUAL COEXISTENCE

Fostering social harmony by unifying urban landmarks



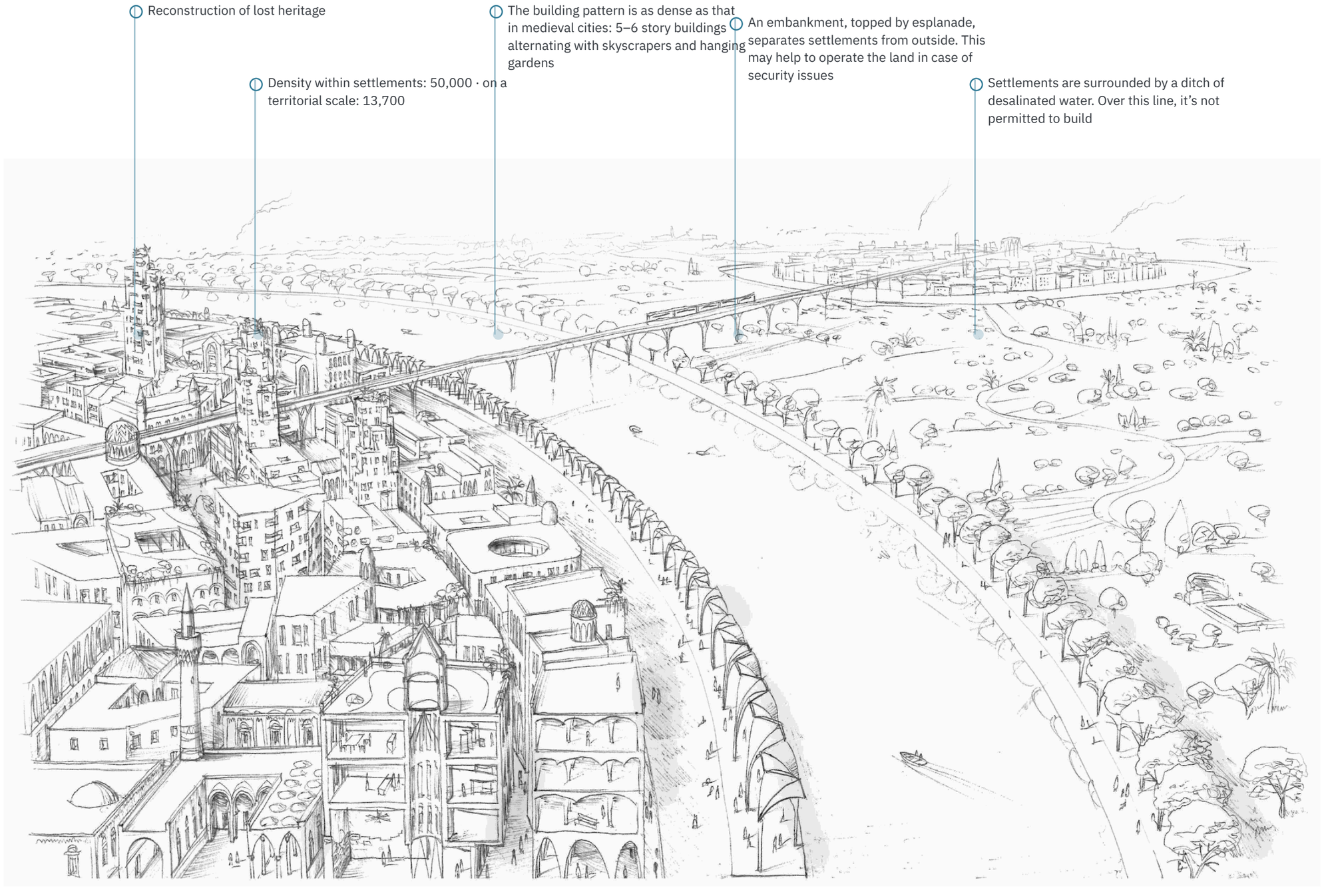
SUSTAINABLE MOBILITY

An elevated high-speed metro system connects cities and countryside



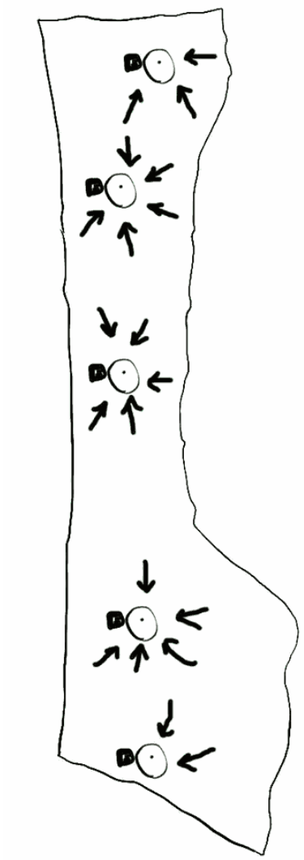
A NEW PATTERN

Regeneration of landscape



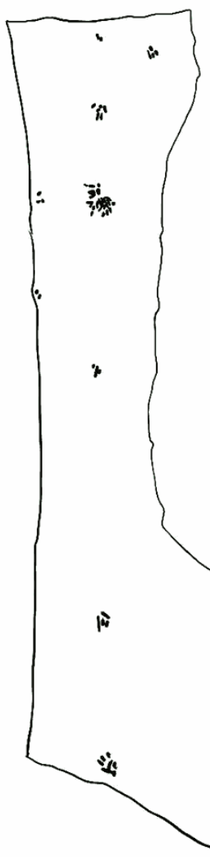
TIMETABLE

Incremental adaptive workflow



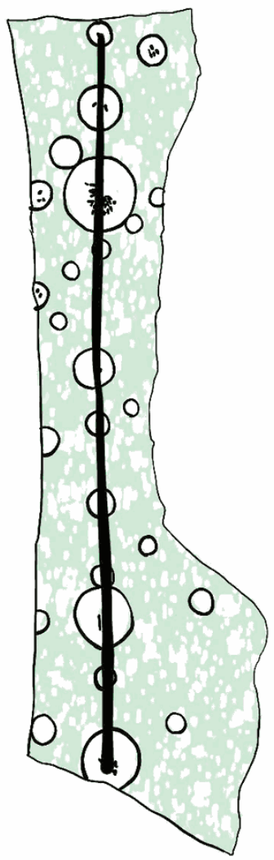
by 2026

Grinding of rubble in mobile crushing plants. Part will be converted into AAC, part into structural fills. The population is settled in temporary shelters in the largest cities. Training the local population in construction techniques, reducing labor costs.



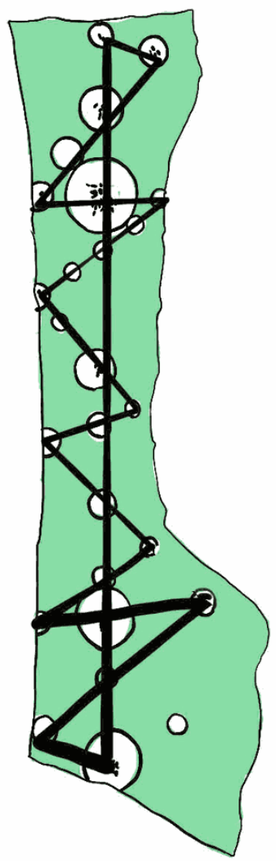
by 2028

Monuments and historical centers are rebuilt. Using ancient techniques already belonging to the genius loci, such as vaulted structures, it is possible to reconstruct the first buildings using polystyrene formwork and the filling obtained from crushed rubble.



by 2030

Using cutting-edge farming techniques invented by Israeli farmers, the villages of the new Gaza are being structured like kibbutzim.

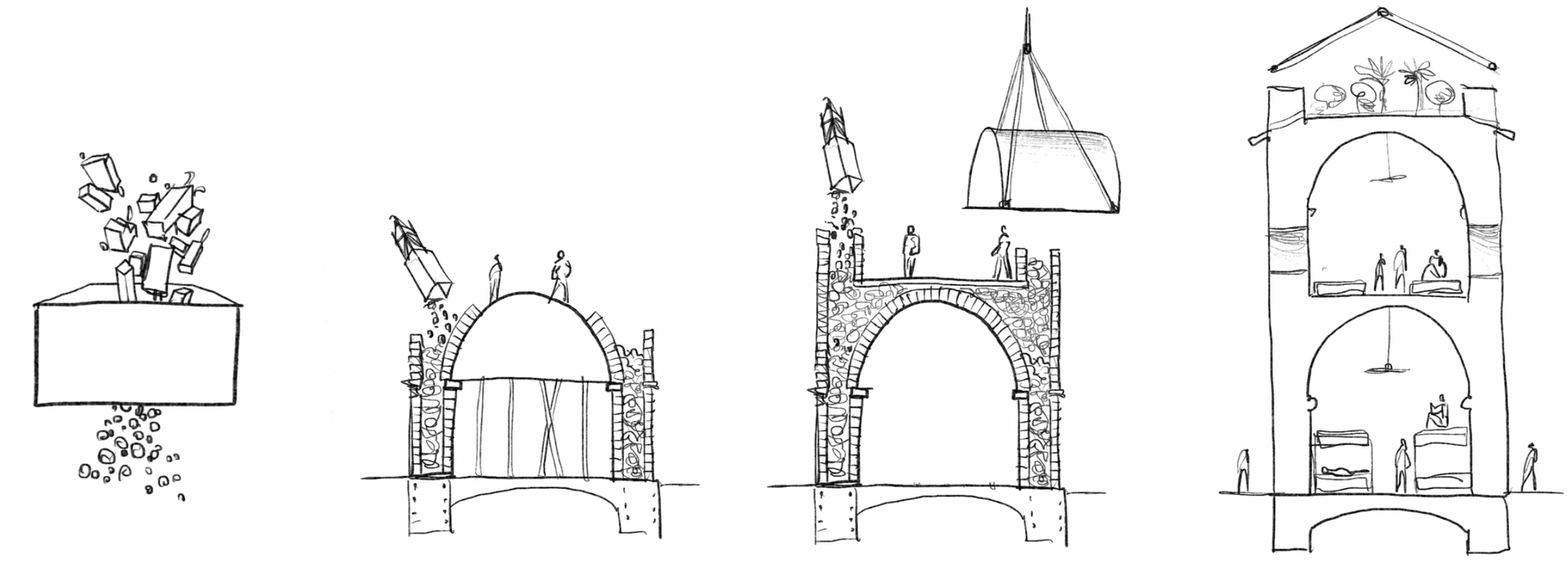


by 2035

The completion of the high-speed elevated metro line is the switching point, for the public perception of citizens and foreigners. It is a tangible parameter to measure the success of the entire project.

A PHOENIX RISEN FROM THE RUBBLE (1)

Reuse of existing building materials for vaulted traditional buildings



- The rubble is roughly crushed by mobile plants; it will become filler material
- Bricks and ashlars (some of them reused) are placed on the reusable polystyrene arching. The filler material is thrown by a machine over the vault and into the walls
- The same arching used for the lower vault is mounted on the upper floor, for a new series of vaults
- The vaulted buildings could be the first series of residential buildings in Gaza. The final effect is very similar to the buildings of the ancient Mediterranean tradition

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Material costs: Low (recycled rubble, minimal cement binder)
Labor: Less specialized, more labor-intensive
Time: Potentially faster (dry assembly, less curing time)
Energy costs: Significantly lower (on-site recycling)
Estimated total cost: €400–700/m² (scale dependent)
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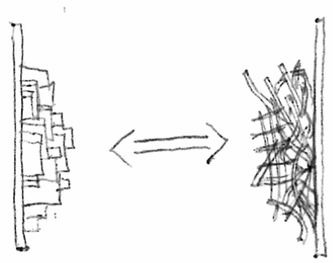
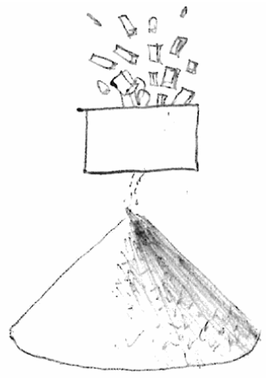
A PHOENIX RISEN FROM THE RUBBLE (2)

Reuse of existing building materials for precast A.A.C. elements

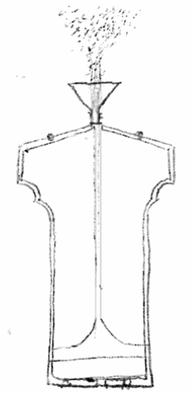
1. Rubble collection from the whole land to the factory



2. Separation of concrete and stone aggregates from metallic armours, which will be melted



3. Grinding of the aggregates, followed by mixing with additives, leavening agents and water

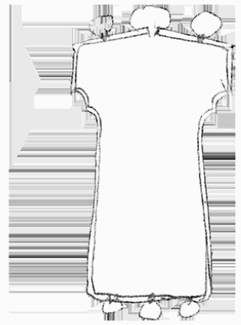


4. Mixture is poured into 3D-printed metal molds, and left to rise for hours inside a heated autoclave

8. Newly mounted elements won't need armoring, but the concrete foundations will be armed with the remelted armours of phase 2

7. Precast elements, numbered and catalogued, are brought to the building site

6. The precast elements are polished within the factory. Their diminished weight makes it possible to handle them easily



5. Once the leavening is finished, the volume of new Autoclaved Aerated Concrete will be 5 times greater than the volume of the initial rubble

COST ESTIMATION

The programme reconciled against world benchmarks

#	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.

SYNERGISTIC OPPORTUNITIES

International stakeholders

‘Gaza 2036: A Feasible Vision’ is designed in the case that Gaza becomes a free land, but under military and economic protectorate of the United States. Anyway, it is equally adaptable to different geopolitical scenarios.

The author of this concept genuinely hopes that families who have lived in the Gaza Strip for centuries may return to live there, in peaceful synergy with citizens from other countries, regardless of their religion / ethnicity.

It would be desirable if the economic and customs development of Gaza were agreed upon with neighboring countries, so as to favor the possibility of the Gaza Strip becoming a customs free zone.

If Israel, Egypt, Jordan, Lebanon, Turkey and Syria were to be involved, granting (for example) international facilities to companies located in the new Gaza Strip, this would favor a pacifying and stabilizing function for the new Gaza in the entire Middle East.

REGIONAL ECONOMIC BENEFITS

Creating a Gaza customs-free zone

Strategic Commercial Hub

Gateway connecting Europe–Middle East trade, boosting economies of Egypt, Jordan, and Israel

Energy Corridor

Shared gas and water infrastructure reducing resource tensions

Innovation Center

Research hub for desalination and arid agriculture, exporting regional expertise

Economic Stabilizer

Shared prosperity reducing unemployment and migration volatility

Trade Facilitation

Enabling Gaza-based companies to operate simultaneously in US and Middle East markets

Tourism Development

Promoting international cultural, beach, and culinary tourism

Educational Excellence

Enhanced Gaza University with residency programs attracting global scientific and artistic talent

Internal Supply Chain

Free trade zone ecosystem with integrated manufacturing facilities

THANK YOU FOR YOUR TIME AND CONSIDERATION

Best wishes for a better future