



## Chronological Overview of Gaza Reconstruction Plans

### Introduction

The ongoing humanitarian crisis in Gaza under the ongoing military aggression and strangling siege has necessitated extensive discussions about reconstruction strategies that address not only the immediate needs of the Gazan Palestinian population but also the long-term sustainability. Various plans have been proposed, each offering unique perspectives on economic recovery, governance reform, infrastructure rebuilding, and social development. This document critically examines several key proposals, including notable plans from political leaders, governments, institutions, and independent professionals and academics, with the aim of presenting the plans descriptively, identifying gaps, challenges, and opportunities that exist within the proposed frameworks.





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# 1.Gaza Recovery and Reconstruction Plan (GRRP) – 2025

(Palestinian Authority, World Bank, UN, EU)

The Gaza Recovery and Reconstruction Plan (GRRP), introduced in 2025, is developed by the Palestinian Authority, in partnership with the EU, World Bank, and United Nations. This plan assesses \$52.5 billion in total reconstruction needs following the 2024 “genocidal intent” in Gaza as framed by the ICJ. The GRRP is structured into three phases:

- Immediate Humanitarian Relief (0-6 months) – Urgent aid and basic service restoration (\$3.5 billion).
- Short-Term Recovery (1-3 years) – Infrastructure repairs, housing reconstruction, and economic stabilisation (\$20 billion).
- Long-Term Development (5-10 years) – Sustainable economic rebuilding and governance reform.

The plan emphasises a private-sector-driven economic recovery, investing heavily in housing, infrastructure, healthcare, and education, with a projected economic recovery timeline extending into the 2030s. Challenges include uncertain donor funding, continued political instability, and the need for transparent governance mechanisms to oversee aid disbursement.

## REFERENCES

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State of Palestine. (2025). Gaza recovery and reconstruction plan (Vol. 1 & 2). State of Palestine.

# 2. Roadmap for Rebuilding the Health System in Gaza – 2025

(Alkhaldi & Alrubaie, International Journal of Health Policy & Management)

This sector-specific reconstruction plan focuses exclusively on healthcare infrastructure in Gaza. Given the collapse of Gaza’s healthcare system due to continuous numerous aggressions, and economic restrictions, the roadmap outlines strategies to restore medical services, reconstruct hospitals, and secure a sustainable health supply chain. The plan includes:

- Emergency medical response units for immediate care.
- Long-term public health policies, including mental health support for the traumatised population.
- A Marshall Plan-style financial mechanism to fund health sector reconstruction.

A major limitation of this proposal is that it does not address systemic political barriers, such as import restrictions on medical equipment, or the human capital drain caused by the displacement and huge loss of healthcare professionals; a main target of the Israeli occupation offence forces.

## REFERENCES

Alkhaldi, M., & Alrubaie, M. (2024). Roadmap for rebuilding the health system and scenarios of crisis path in Gaza. *The International Journal of Health Planning and Management*, 40(1), 241-253. <https://doi.org/10.1002/hpm.3861>





### 3. Arab Proposal for Gaza – 2025

(Egypt, Jordan, Gulf States)

The Arab Proposal for Gaza (2025) is a regional initiative led by Egypt, Jordan, and Gulf states aimed at achieving sustainable development through multi-phased integrated planning of an economic and governance framework. The plan emphasises economic revitalisation and governance reforms under international supervision, positioning regional Arab powers as key mediators while avoiding direct political entanglements. The proposal envisions a phased transition:

- Immediate Stabilisation (0-6 months) – Humanitarian aid, emergency infrastructure repairs, and temporary governance oversight.
- Interim Governance (1-3 years) – The establishment of a transitional administration backed by regional and international actors.
- Long-Term Development (5+ years) – A fully functioning local government overseeing economic growth, security, and trade.

Throughout the three phases the General Plan aims at:

- Providing a comprehensive urban environment based on sustainability principles, optimal land use, and a balanced distribution of urban and economic activities.
- Enhancing the economic capacity of the region by developing industrial, logistical, and tourism zones that support economic growth and create sustainable job opportunities.
- Improving quality of life by developing well-equipped residential areas and strengthening health, educational, and cultural services.
- Protecting natural resources and the environment through the establishment of green corridors, adoption of renewable energy strategies, and ensuring the sustainability of agricultural and rural activities.
- Strengthening local and international connectivity by developing the transportation network, expanding ports, and improving logistical infrastructure to support trade and investment.

The plan prioritises economic recovery over political restoration, raising concerns about local legitimacy and governance during the transition period. Its lack of enforcement mechanisms for donor accountability further risks delays in funding and reconstruction. By focusing solely on economic aspirations, it overlooks Gaza’s social fabric, property laws, and Palestinian refugee camps, leading to potential social fragmentation. Additionally, the proposal includes dumping 10 million cubic meters of rubble into the sea without assessing pollution risks, which could devastate marine life and undermine Gaza’s fishing industry, contradicting its economic development goals.

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Egyptian Republic Government. (2025). Early recovery, reconstruction, and development of Gaza. Egyptian Republic Government. <https://static-cdn.toi-media.com/www/uploads/2025/03/Arab-Proposal-.pdf>



## 4. An Economic Plan for Rebuilding Gaza (BOT Model) – 2024

(Pelzman, Global Economy Journal (CEESMENA))

This economic-based model proposes using a Build-Operate-Transfer (BOT) model to manage and finance large-scale reconstruction projects in Gaza. Presented as a “continuation of innovative thinking which was manifest when [at the time] former President Trump [Administration] perused the groundbreaking and successful “Abraham Accords” in complete rejection of the outdated and unsuccessful “Washington Consensus.” Under this model:

- Private investors fund and operate major infrastructure projects under a 50-year lease before transferring ownership to PA; Delaying sovereignty discussions until the 50-year lease expires.
- Establish civil administration based on private provision of public services, incorporating common law principles (rule of law, contract law, and property rights).
- Develop a three-sector economy focused on tourism, agriculture, and high-tech using a computable general equilibrium (CGE) model to track development.
- Implement an educational system based on reformed UAE, Bahrain, and Saudi Arabia curricula.

The BOT model resonates with a premium top-down approach of high dependency on foreign investors treating “the Gaza Problem” as a “post-bankruptcy situation,” which may not align with local governance preferences. For it reduces reliance on international aid but completely takes away any Palestinian ownership as any Palestinian representation is excluded with no clear political representation within the economic framework. Moreover, it faces political feasibility issues, as the occupying state of Israel and regional actors are requested to approve trade and financial transactions for the model to work, which is uncertain.

## REFERENCES

Pelzman, J. (2024). An economic plan for rebuilding Gaza: A BOT approach. Global Economy Journal, 24(1), Article 04. <https://doi.org/10.1142/S219456592450009X>

## 5. Gaza: Leadership and Reconstruction for the “Day After” – 2024

(Humanitarian Studies Center)

Published by the Humanitarian Studies Centre, this report emphasises the need for institutional reforms and leadership transition as prerequisites for sustainable reconstruction in Gaza. It proposes the creation of an independent Palestinian-led reconstruction authority. This paper:

- Provides a governance-based reconstruction framework for “post-war” Gaza.
- Emphasises leadership transition, governance reform, and administrative capacity-building.
- Suggests creating an independent Palestinian-led reconstruction authority.

The geopolitical context surrounding Gaza’s reconstruction reflects a divide among key actors, with Western donors and the Palestinian Authority (PA) emphasising governance reforms as a prerequisite for financial support. However, the plan faces feasibility challenges, as it fails to specify who will govern Gaza during the transition period, leaving uncertainty over administrative control. Additionally, it specifies the exclusion of Hamas from governance discussion. Finally, the lack of



enforcement mechanisms to ensure international accountability for pledged reconstruction funds raises concerns about financial mismanagement and delays in rebuilding efforts.

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Barakat, S., & Porteous, P. (2024). Gaza: Leadership and reconstruction for the “day after”. Geneva Centre of Humanitarian Studies. <https://humanitarianstudies.ch/wp-content/uploads/2024/09/Gaza-Leadership-and-Reconstruction-for-the-Day-After-sept.pdf>

### 6. The Gaza Phoenix Plan – 2024

*(Independent Palestinian professionals and academics)*

The Gaza Phoenix Plan is a locally-driven initiative designed to rebuild Gaza. Its framework is “developed and promoted by a multidisciplinary consortium of professionals and academics from Gaza and the West Bank.” It emphasises sustainable development, community participation, and resilience building through a comprehensive approach “deeply rooted within the Palestinian context.” This Palestinian proposal holds the principles of being:

- **Locally Rooted & Life-Quality Focused:** Developed by an indigenous Palestinian team, ensuring Palestinian-led development and cultural consistency while reducing reliance on foreign aid. It prioritises social relations, family structures, and gender issues within a context-sensitive framework.
- **Circular Economy & Immediate Stabilisation:** Aims to establish a self-sustaining circular economy while addressing humanitarian relief, emergency response, and long-term stabilisation through an integrated reconstruction strategy.
- **Resilient & Context-Tailored Approach:** Focuses on adaptive mechanisms that protect local communities, the environment, and living spaces, ensuring the plan is responsive to Gaza’s unique socio-political and ecological conditions.
- **Property Rights & Social Fabric Protection:** Recognises land rights as fundamental to Palestinian survival, social stability, and long-term resilience, integrating legal and technical frameworks to uphold property laws.
- **Multidisciplinary, Consultative, & Integrated Planning:** Utilises a multi-scale approach (regional to neighborhood level), synchronising short-term emergency responses with long-term reconstruction efforts, ensuring a cohesive, sustainable development vision for Gaza.

The Gaza Phoenix Plan faces challenges similar to previous reconstruction efforts, particularly in funding uncertainties and overreliance on external aid, which often lacks clear international commitments. Additionally, political instability and the absence of a defined governance structure continue to hinder sustainable recovery. Like other plans, it requires coordinated efforts between local, national, and international bodies, but regional cooperation has been inconsistent, limiting long-term feasibility. However, unlike other proposals, the Phoenix Plan uniquely addresses the needs of Gaza’s displaced and traumatised population, emphasising social rehabilitation and community rebuilding, providing a contextual Palestinian perspective, a gap largely ignored by previous economic-centric initiatives. Furthermore, while most plans focus solely on economic revival, the Phoenix Plan integrates socio-economic recovery with stability, ensuring a holistic, Palestinian-led development approach.

## REFERENCES

Union of Gaza Strip Municipalities, & PROG. (2024). Phoenix of Gaza [Flip book]. Powered by Heyzine. <https://heyzine.com/-flip-book/256d5db3d5.html#page/1>



## 7. Trump's Deal of the Century – 2020

*(Trump's Administration of the United States of America)*

The Deal of the Century, formally titled Peace to Prosperity: A Vision to Improve the Lives of the Palestinian and Israeli People, was a US-sponsored proposal by the Trump administration aimed at “resolving the Israeli-Palestinian conflict.” It sought to outline a framework for peace that included significant territorial and governance changes. Including economic development by prioritising economic incentives over political solutions, proposing a \$50 billion investment plan across Palestine. However, the plan was widely rejected by Palestinian leadership, who viewed it as an attempt to legitimise Israeli control while sidelining Palestinian sovereignty. The Gaza reconstruction component of the plan was framed around economic revitalisation, aiming to:

- Allocate \$13.38 billion for Gaza's development, including infrastructure, trade, and job creation.
- Create a regional investment fund, financed by Gulf states, private investors, and international donors.
- Establish economic corridors between Gaza, Egypt, and Jordan to facilitate trade and movement.
- Develop an industrial zone and expand the Rafah border crossing for increased economic activity.
- Improve essential infrastructure by investing in water desalination, electricity networks, and healthcare facilities.

The "Deal of the Century" faced significant political opposition, particularly from Palestinian leadership, who rejected the proposal as being heavily biased in favor of the occupying state of Israel and detrimental to their aspirations for statehood. Central to this opposition were the plan's controversial provisions regarding Israeli settlements and land annexation, which raised serious legal and ethical concerns that complicated potential negotiations. The lack of international consensus further hindered the plan's acceptance; many countries and organizations criticised it for deviating from established international resolutions concerning the Palestinian struggle against the Israeli occupation.

Moreover, the proposal highlighted considerable gaps in its execution, as it lacked clear mechanisms for implementing crucial aspects, such as security arrangements and the equitable distribution of economic aid. These ambiguities made it challenging to envision a viable path toward sustainable peace in the region.

As of 2025, statements from the Trump administration regarding Gaza's reconstruction have primarily focused on the need for international cooperation to provide humanitarian aid to Gaza, with an emphasis that any such aid must ensure security for the occupying state of Israel. Proposals have been renewed for extensive investments in Gaza's infrastructure, highlighting the importance of rebuilding after conflicts and fostering economic development to stabilise the region. Additionally, the administration has called for increased involvement from regional partners to facilitate reconstruction efforts and ensure a sustainable peace process.

## REFERENCES

The White House. (2020). Peace to prosperity: A vision to improve the lives of the Palestinian and Israeli people [PDF]. <https://trumpwhitehouse.archives.gov/wp-content/uploads/2020/01/Peace-to-Prosperity-0120.pdf>



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## 8. The Crisis of the Gaza Strip: A Way Out – 2018

(Institute for National Security Studies (INSS))

This report by the Institute for National Security Studies (INSS) presents a security-first approach to Gaza’s reconstruction, arguing that economic recovery must be tied to demilitarisation and governance reforms. It reflects the Israeli occupying security perspective, proposing economic incentives and infrastructure rebuilding but facing feasibility challenges due to Hamas’ opposition and ongoing blockade restrictions. The report:

- Proposes a multi-phase stabilisation and reconstruction approach for Gaza.
- Focuses on security guarantees, economic investments, and governance structuring.
- Aims to create a stable and demilitarised Gaza under an intentionally supervised agreement.

The INSS report focuses on Israeli security claims, supporting limited economic relief but opposing full reconstruction without a full demilitarisation of only the Gaza strip. This security-first approach conflicts with efforts of moving past the status-quo and into an era of Palestinian independence, on the contrary, it cycles right back to the old patterns of the Israeli occupying state. Resulting in not meeting any of the needs of Gaza and losing focus on the reconstruction of Gaza. This report suggests a one-sided militarisation stand and reinforces a continuous military control over the Gaza strip, especially with the continuation of the blockade by Egypt and the Israeli occupying state.

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Ben-Meir, A. (2018). The Gaza crisis: A comprehensive strategy for its resolution [PDF]. Institute for National Security Studies (INSS). [https://www.inss.org.il/wp-content/uploads/2018/01/GazaCrisis\\_ENG-1-190.pdf](https://www.inss.org.il/wp-content/uploads/2018/01/GazaCrisis_ENG-1-190.pdf)

## 8. The Crisis of the Gaza Strip: A Way Out – 2018

(A Palestinian Private Sector Initiative)

The Connected Gaza plan presents a long-term spatial vision for transforming Gaza into a modern, sustainable urban hub through regional integration and infrastructure development. It includes:

- Urban development: Maximising accessibility to facilities, services, and employment while preserving Gaza’s environmental and agricultural land.
- Proposals for sea and air connectivity between Gaza and the West Bank to boost economic activity and national connectivity.
- Desalination and solar energy projects to create sustainable utility networks.
- Environment and open space: to protect, restore and enhance principal natural systems in the Gaza strip.

While Connected Gaza presents an ambitious long-term vision, its success depends entirely on political negotiations with the occupying state of Israel and neighboring countries. Without clear legal and diplomatic guarantees, many of its proposed infrastructure projects may remain hypothetical rather than actionable.

### REFERENCES

Connected Gaza. (n.d.). Connected Gaza. Retrieved March 20, 2025, from <https://www.connectedgaza.com/>





## Conclusion

In conclusion, the compilation of reconstruction and development plans for Gaza reflects a comprehensive understanding of the multifaceted challenges the region faces. While each plan offers valuable insights and strategies, critical engagement with the underlying assumptions and proposed methodologies is essential for developing a more responsive and integrated reconstruction framework. As we move forward, it is imperative to ask: Where is the role that local voices and experiences must play in the reconstruction process? How can we ensure that international aid effectively aligns with the needs and aspirations of Gaza’s population? Are existing governance structures capable of facilitating the required reforms for sustainable development?

