

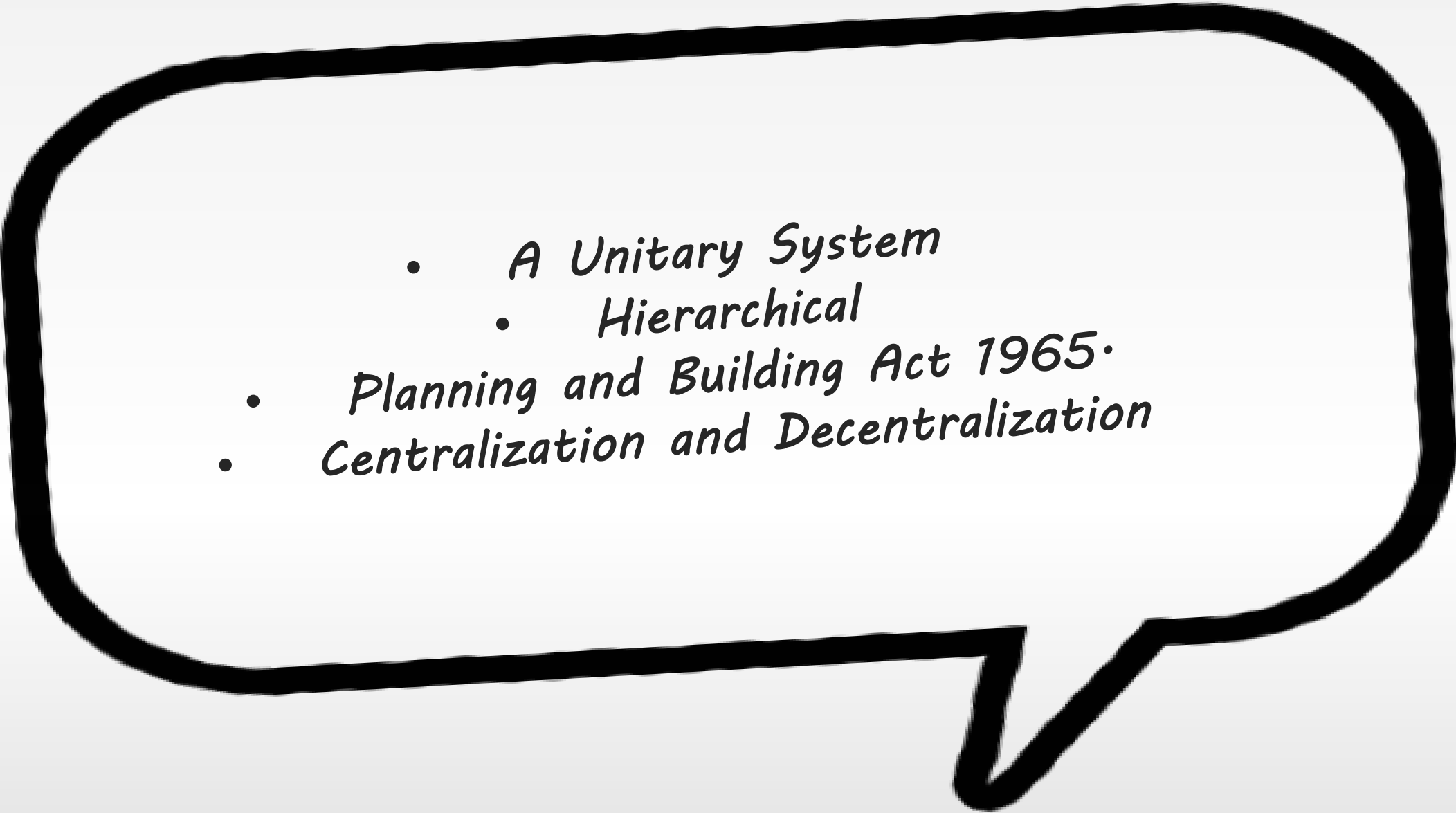


An Introduction to Planning in Israel

Dr. Nir Mualam

*Technion - Israel Institute of Technology
Planning Policy Research Lab*



- 
- A Unitary System
 - Hierarchical
 - Planning and Building Act 1965.
 - Centralization and Decentralization

1 National Planning Board

Controlled primarily by central government ministries

Prepares: National outline plans (for the approval of the Cabinet).

Approves: Regional plans.

6 District (Regional) Planning Commissions

Controlled primarily by central government ministries

Prepares: Regional and local plans.

Approves: Any Local plan.

Following the 2014 Reforms Districts gave up their exclusive power to approve certain local plans.

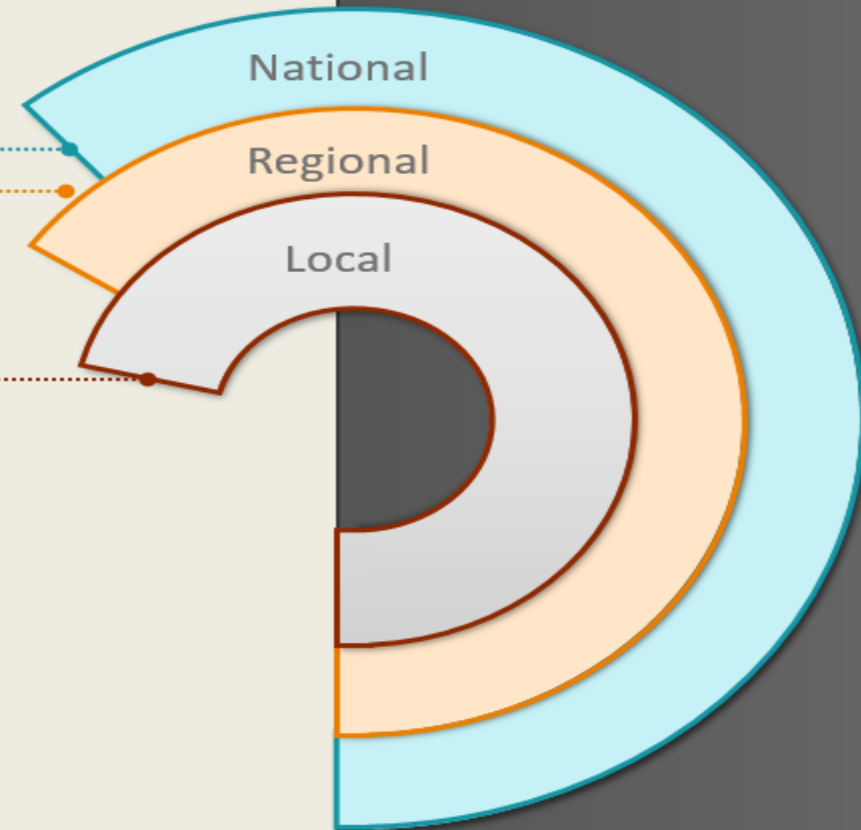
125 Local Planning Authorities

Controlled by local council members

Prepares: Some local plans that require regional approval.

Approves: Other types of local plans (those that do not require regional consent).

Following the 2014 Reforms localities can manage and approve a greater number of local plans.



A series of Housing Crises

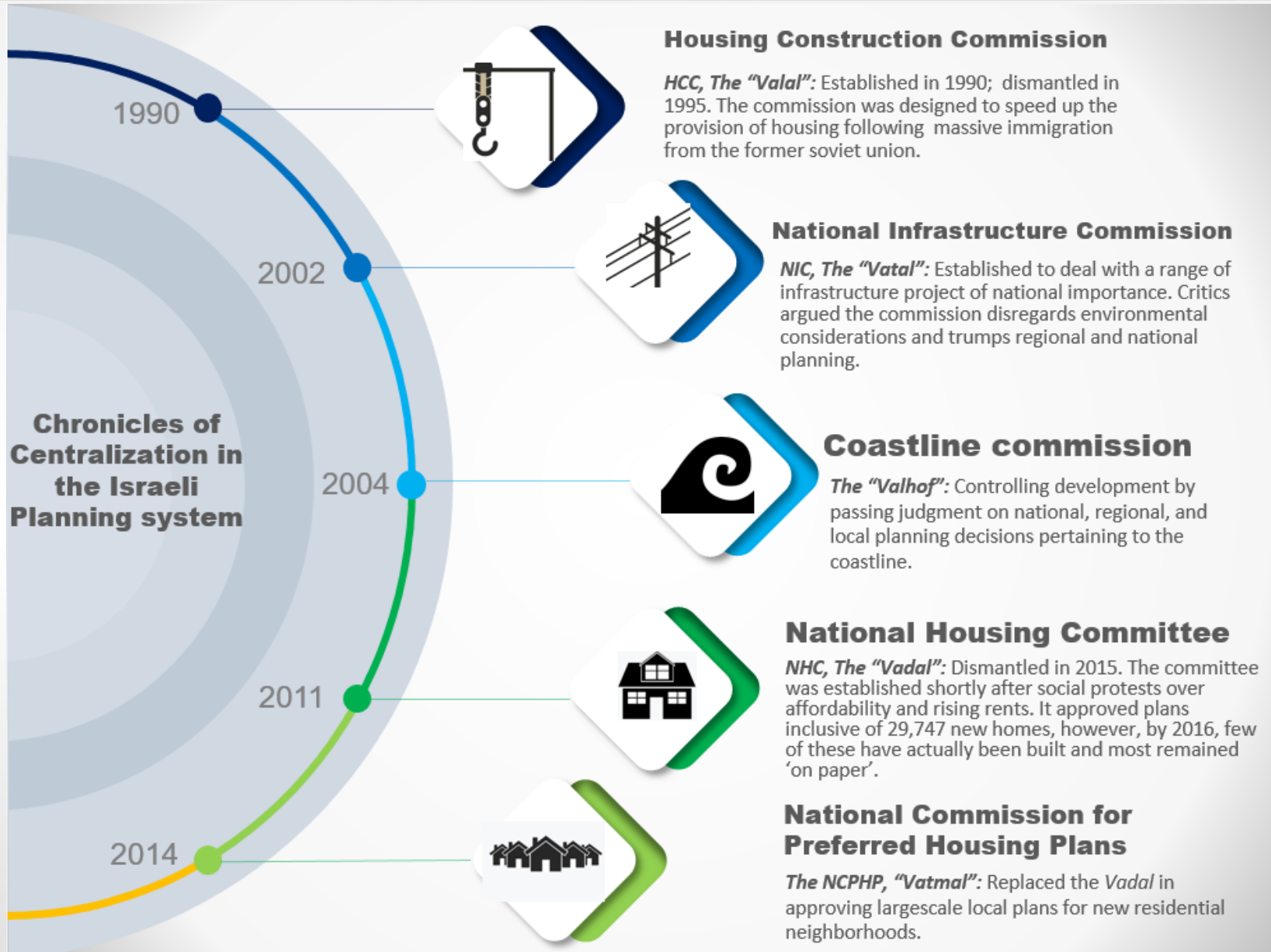




*What is the degree of
centralization in Israeli
Planning?*



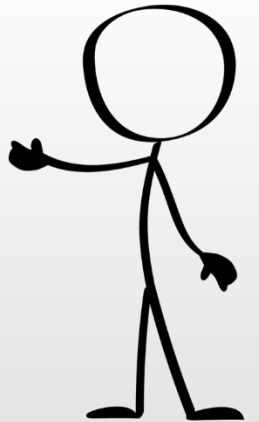
*Highly centralized.
Multiple
Commissions*



*Are there policies that
attempt to decentralize
planning?*

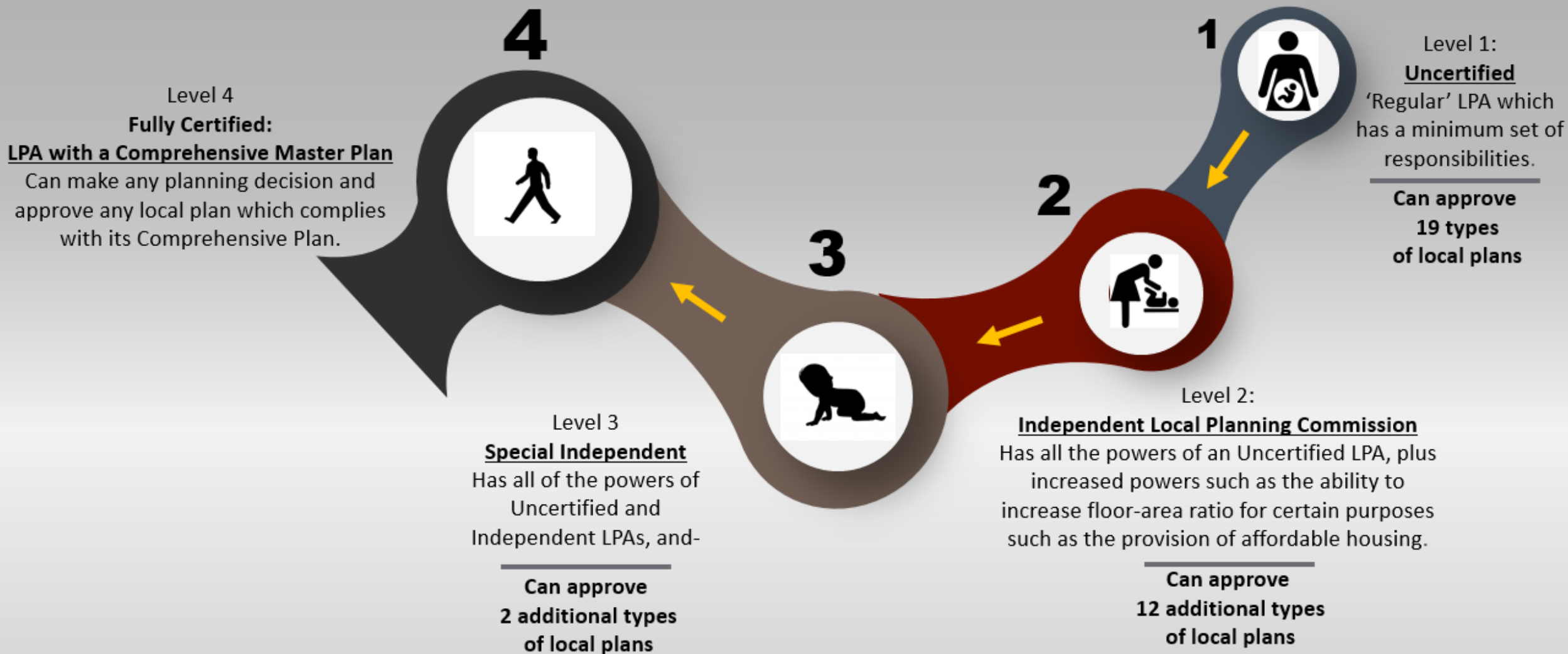


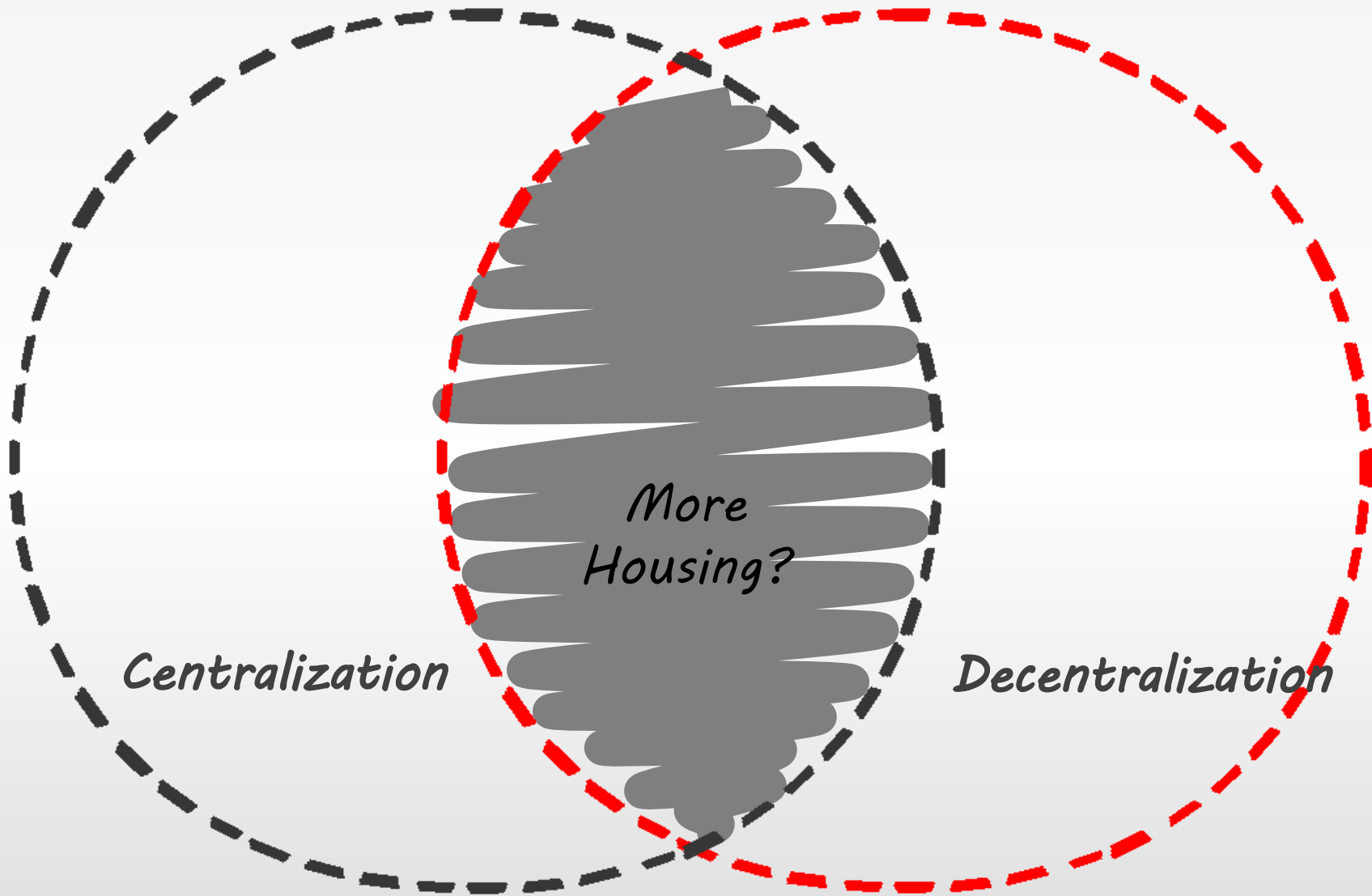
*2014 Reforms.
Certification*



Certification of Local Planning Commissions in Israel

4 levels of local planning bodies, 4 phases in certification





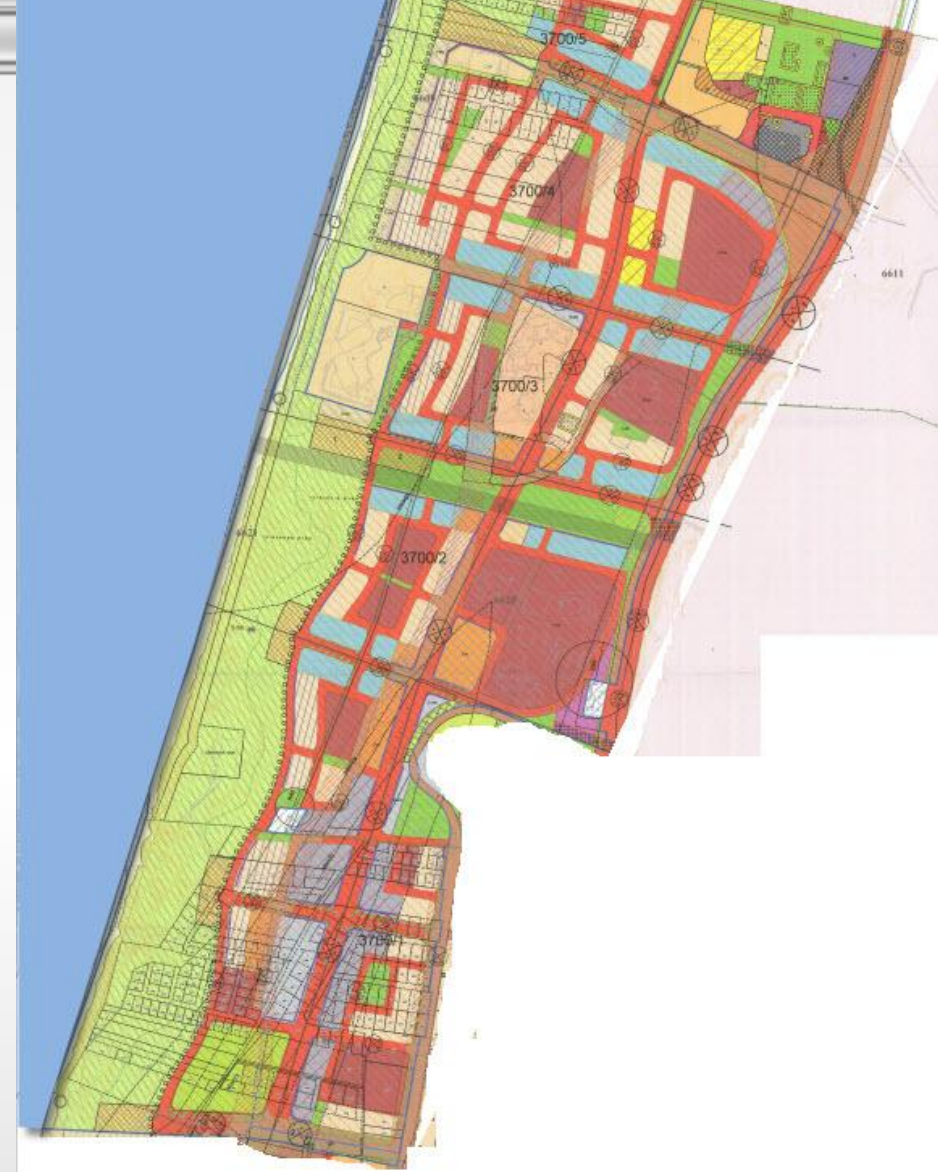
Planning for residential use

Zoning. Rational tools.

Land Readjustment if necessary.

*Ministerial Guidelines for allocation of land for different
uses*

Planning for residential use (1)



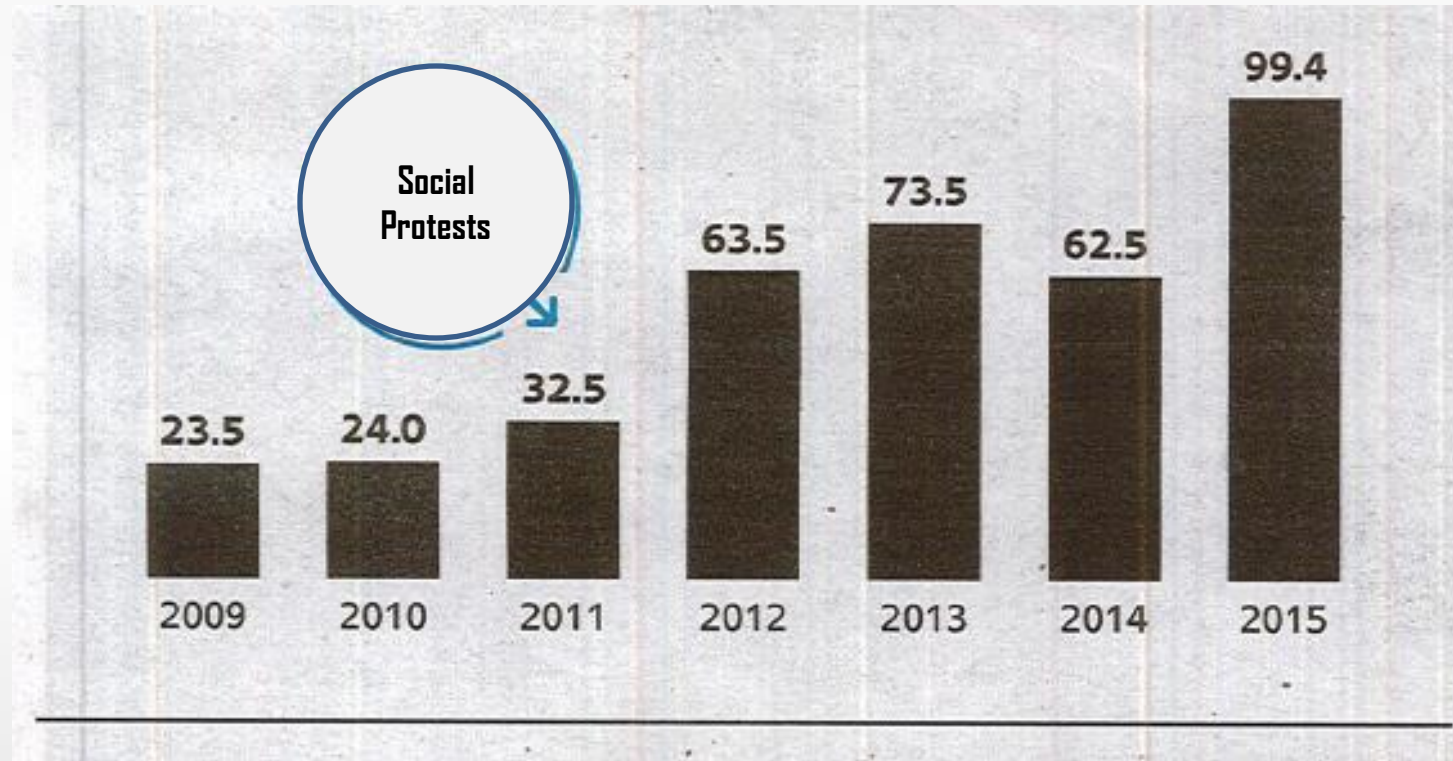
Ex. Plan No. 3700

Planning for residential use [2]



The Housing Crisis

Planning for residential use [3]

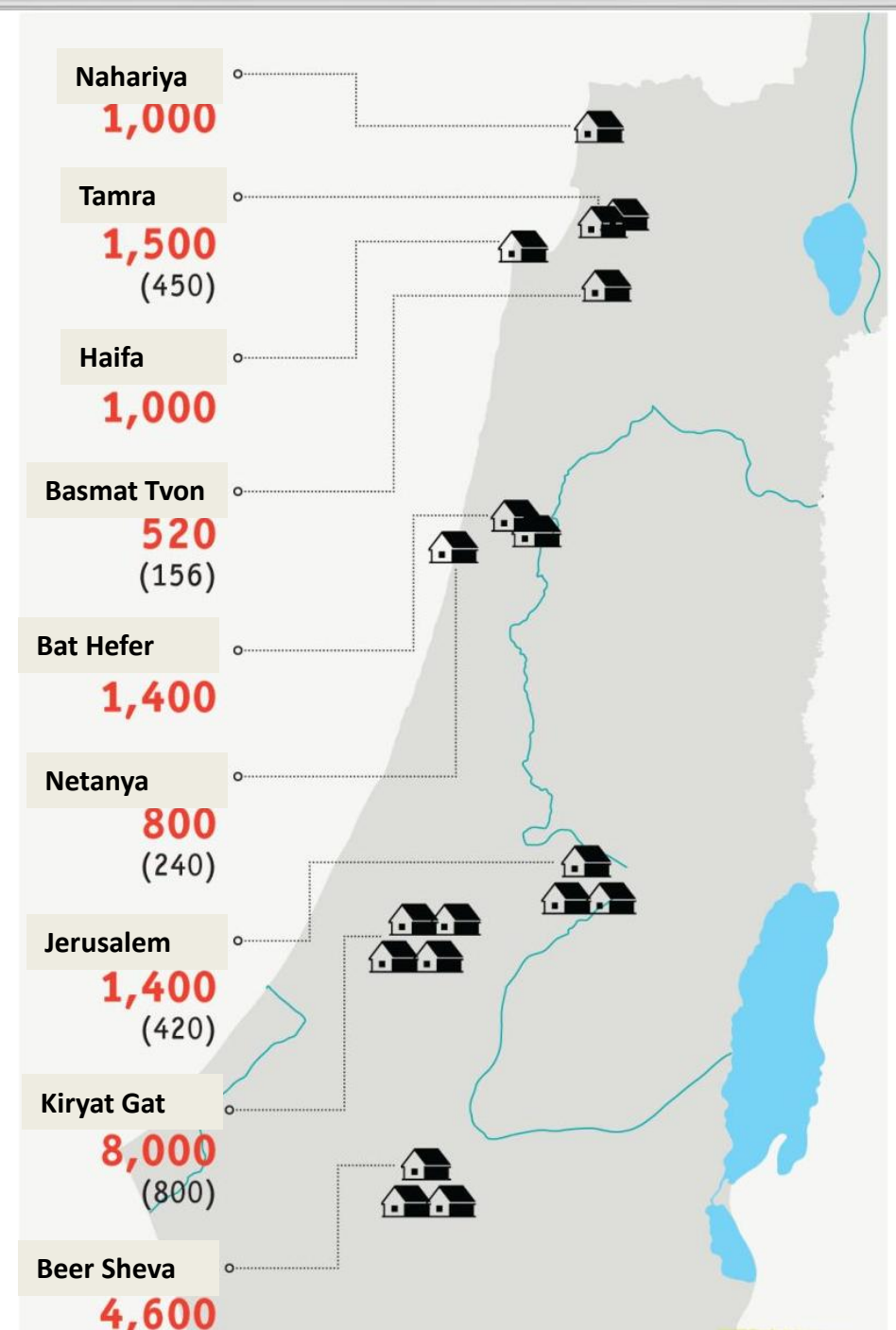


Speeding Up Planning

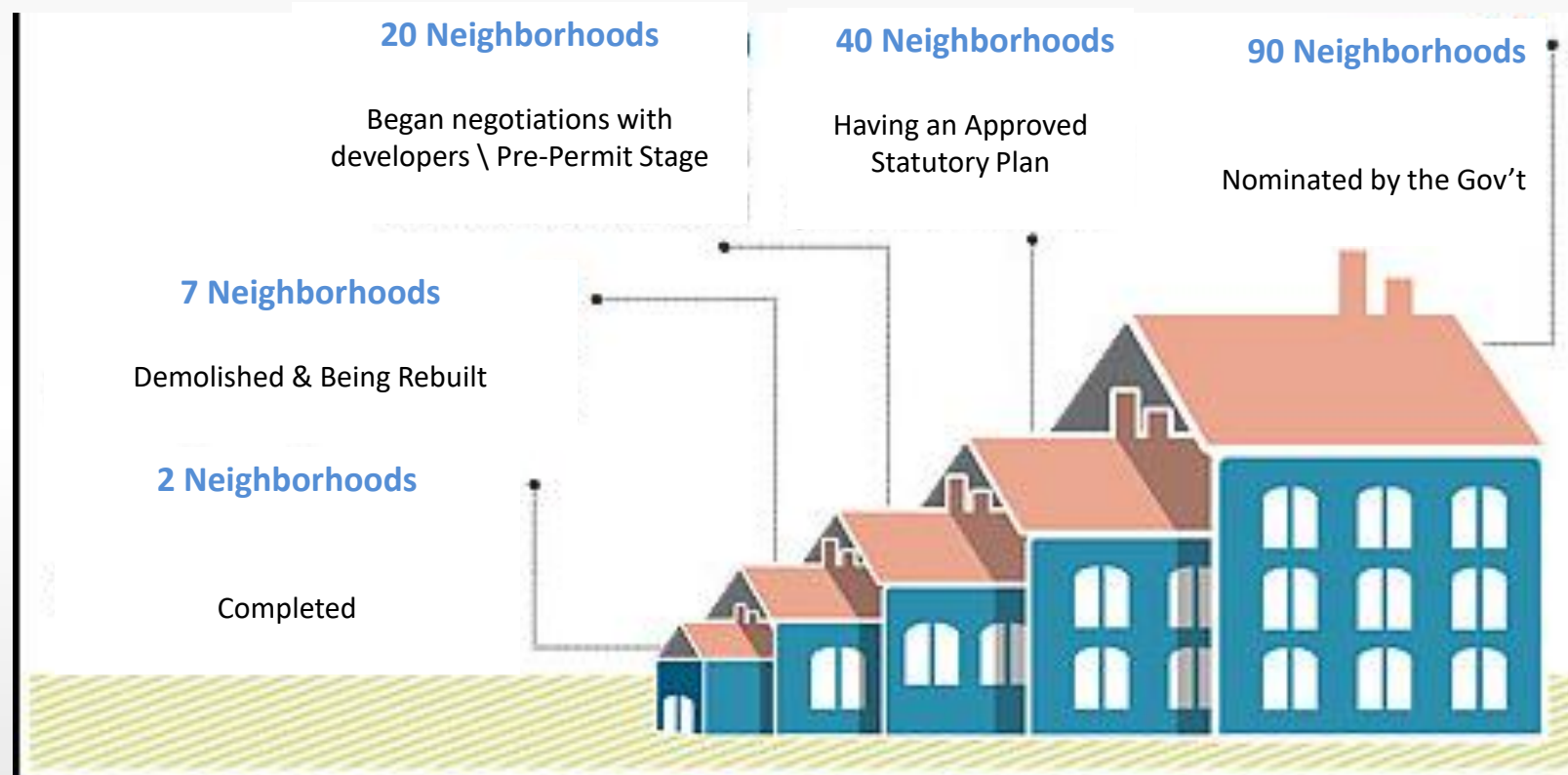
Planning for Rentals \ Apartments to Rent

Vatmal- The National Committee for Preferred Housing Plans

In red- Total No. of Units Planned.
(Brackets)- Total No. of Rentals



Planning for residential use - Evict and Build Policies



Speeding Up Planning

Planning for residential use - Evict and Build Policies



Neve-Sharet Tel Aviv

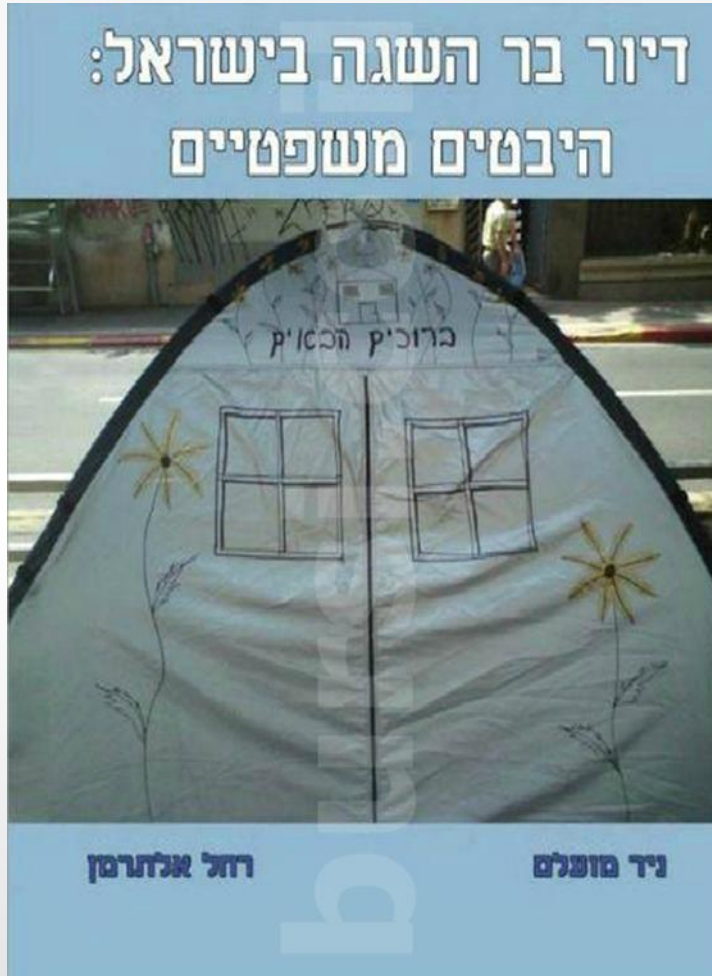
Planning for residential use - TMA 38



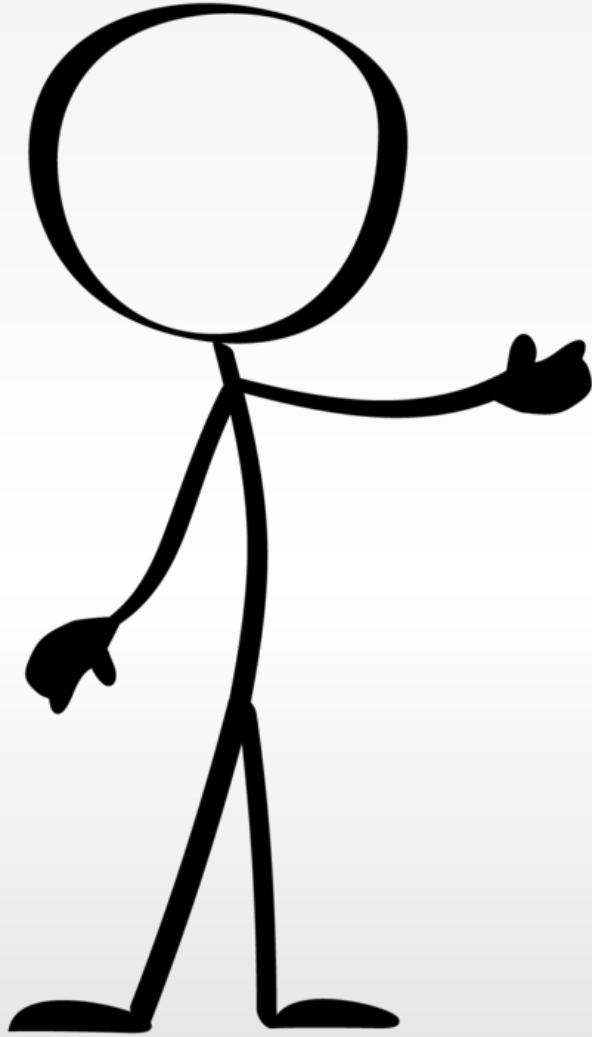
Planning for residential use - TMA 38



Planning for residential use - Other Trends



Local Trends: Affordable Housing



*Questions?
More
Information?*

*Nir Mualam
nirmualam@Hotmail.com*

*Technion· Planning Policy
Research Lab·*

