



THE STATE OF NATIONAL URBAN POLICY IN ISRAEL¹

Name of national urban policy	<i>Comprehensive National Master Plan for Construction, Development and Conservation (National Master Plan 35, or Tama 35)</i>
Date of national urban policy	2005, amended 2016
Explicit or partial	Partial
Legal status (e.g. act of the legislature, executive order, administrative guidance, etc.)	National statutory spatial plan
Previous/secondary policies ²	Governmental housing programmes, including urban renewal programmes, approval of plans by the National Committee for the Promotion of Construction in Priority Housing Areas (CPHA), the national urban board, and others
Stage of development	Implementation
How developed (e.g. through a participatory/stakeholder process, or act of parliament, etc.)	Recommended by the National Planning Board (after a review process including comments from the six District Planning Commissions, which, in turn, solicit and receive comments from their constituent municipalities) and approved by the government. As of 2013, the approving body is the “Housing Cabinet” (a ministerial committee for planning, construction, real estate and housing)
Implementing body	Ministry of Finance - Israel Planning Administration (IPA)
Government system	Centralised
Type of national urban agency	National Planning Administration – a professional unit appended to the Ministry of Finance
Implementation mechanism (e.g. committee, involvement of multiple agencies, national-local co-ordination)	No information available

Current national urban policy

Israel is currently in a process aimed at consolidating a national urban policy (see further).

Since 2005 its national spatial plan, the *Comprehensive National Outline Plan for Construction, Development and Conservation* (also referred to as NOP 35, National Master Plan 35, NMP 35 or *Tama 35*) influences urban development (OECD, 2015; Assif, n.d.; Reut Institute, 2009).

The NMP 35

The NMP 35 is based on three principles:

1. **concentrated dispersion**, which aims to disperse the population at the national level but concentrate them into urbanised areas at the regional level;
2. **metropolitan structure**, which identifies four metropolitan regions: Tel Aviv, Haifa, Jerusalem and Beersheba; and
3. **spatial structuring of open space**, which promotes a national “green spine” running from north to south and green buffers in metropolitan areas (Assif, n.d., Reut Institute, 2009).

The NMP 35 sets the rules by which development takes place. It creates categories of “textures” or “patterns” to distinguish between development-oriented and preservation-oriented areas. It also promotes public transportation, integration of infrastructure corridors, the reduction of social inequality and environmental sustainability (OECD, 2015).

Other policies relevant to urban development

The main other policies and tools affecting urban development are as follows:

- The National Urban Board, launched by the Ministry of Construction and Housing (a co-operation between several ministries and other stakeholders such as civil society, local authorities, academia etc.). The National Urban Board aims at producing a *National Urban Strategy* alongside tools to promote it. Alongside broader aims, key policy principles were defined in the framework of this process – the city as “an opportunity”, multi-dimensional governance, encompassing all cities, walkability, public spaces, diversity and mutuality, regeneration and sustainability.
- *Governmental Housing Strategic Plan* (in preparation, led by the National Economic Council and Israel Planning Administration).
- Preferential programmes including a variety of marketing mechanisms for state owned land, subsidies and incentives for housing acquisition/rental.
- Frame agreements between the central government and local municipalities supporting provision of housing at the local level.
- Urban renewal programmes, including the *Clearance and Construction Programme*, the *Taxation Programme* and the *Increased Building Rights Programme*. In addition, a bill has been proposed to promote urban renewal through an Urban Renewal Authority under the Ministry of Construction and Housing.
- Establishment of the CPHA (National Committee for the Promotion of Construction in Priority Housing Areas) to increase the number of housing units built in Israel through a fast track process.
- National Master Plan 38 – strengthening of structures against earthquake damage, serves also as urban renewal and development means.
- The reform – Amendment 101 to the Planning and Building Law (2014) – decentralisation of planning power to local authorities.
- Promotion and preparation of Local Comprehensive Plans throughout the country, addressing city and citizens’ needs and giving a framework for the future development and growth of cities.
- Manuals, guidelines and strategies such as – an update guide for usage and allocation of public areas (both land and facilities), (Planning Administration, July 2016), *The City Works* – a strategy for sustainable urbanism (Ministry of Environmental Protection, 2015), a strategic plan for public transport development (Ministry of Transportation and Ministry of Finance, 2012), guidelines for planning streets in cities (Ministry of Construction and Housing, 2009).
- The *Wake up city project*, a competition, open to professionals and the general public, initiated by the Planning Administration in 2016, aiming to identify innovative tools and ideas to address the main urban challenges in Israel.

Areas covered by current urban policy

Sector	Sectoral representation in <i>NMP 35</i>
Economic development	Low
Spatial structure	Extensive
Human development	Moderate
Environmental sustainability	Moderate
Climate resilience	Low

Specific issues covered by current national urban policy

The *NMP 35* includes the following characteristics:

Criteria for national urban policies	Appears in the policy
Responds to population dynamics	X
Promotes a territorial approach (in particular urban-rural linkages)	X
Addresses the urban systems (from large to medium and small cities) and the connectivity among cities	X
Prepares for infrastructure and services in cities (including public space)	
Promotes urban land-use efficiency	X
Enhances environmental sustainability and resilience to climate change	X
Develops effective urban governance systems (horizontal co-ordination and vertical alignment)	
Promotes effective municipal finance systems	
Supports partnership and co-operation between urban actors	
Safeguards inclusiveness and participation in the process and outcomes (inequity, segregation, safety, etc.)	X
Ensures robust and comparable urban scale data	

NOTES

1. The statistical data for Israel are supplied by and under the responsibility of the relevant Israeli authorities. The use of such data by the OECD is without prejudice to the status of the Golan Heights, East Jerusalem and Israeli settlements in the West Bank under the terms of international law.
2. Those policies are not specifically derived from *NMP 35* but rather they should be considered together with the *NMP* as constituents of the national urban policy.

BIBLIOGRAPHY

Assif, S. (n.d.), "Principles of Israel's Comprehensive National Outline Plan for Construction, Development and Conservation (NOP 35)," Israel Ministry of Interior website, www.moin.gov.il/SubjectDocuments/Tma35_PrinciplesDocument.pdf (accessed 8 June 2016).

OECD (2015), "Regional Outlook Survey Results: Israel", unpublished.

Reut Institute (2009), "Tama 35 - Integrated National Master Plan for Construction, Development and Preservation", The Reut Institute website, 2 February 2009, Tel Aviv, <http://reut-institute.org/en/Publication.aspx?PublicationId=3744> (accessed 8 June 2016).