

City Development in Israel

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ABSTRACT

City can be defined as an inhabited place (from Latin: civitas), with multipurpose defined areas, many buildings, a large net of infrastructure and a huge net of roads. The most significant contemporary function is city planning. The planning of cities has outgrown the limits of the jurisdiction of all municipal authorities.

The new "Law for planning and construction" in Israel dates from 1965 and reached 53 amendments.

In Israel there are 3 levels of "Commissions for planning and construction":

- The national commission
- 6 regional commissions
- The local commissions, some 300.

Ad hoc commissions are approved by the parliament in special cases for defined issues.

The jurisdiction of the commissions is defined and limited. Planning a new city is of national interest and approved by the government.

Choosing the preferred alternative

The process of choosing a preferred alternative is rather complex in the overall planning. To reach a decision regarding the preferred alternative, different alternatives are drafted.

Matrices Origin and Destination (Matrix for every alternative)

The matrices provided on one hand information on the exact spread of work places, and on the other hand information on the housing of employees.

Residential area and engineering infrastructure

The planning included checking the supply of housing in the core of the metropolitan, size of apartments, future demands suited to the characteristics and composition of the population, and projected income levels.

Quality of life and open spaces

The plan classified all the areas suitable for the well-being of the population, their leisure and past-times, dividing spaces between residential blocks and so on.

Transport system.

A comprehensive study of the transport system is carried out.

Computerized Assessment Model

The planning utilized an assessment model with multi-variables which enables the classification of factual data which we wish to address and using Multi criteria Analysis of Land Use Alternatives method.

The Preferred Alternative

We can sum up that the plan rationalizes the development of the District within the framework of the metropolitan to ensure efficiency in utilization of land and existing and planned infrastructure and it ensures the quality of life worthy of the future population.

Development of the Preferred Alternative (The Plan) is determined

Principles of Open Space Policy **are defined.**

Local Master Plans and Detail Master Plan fulfills the requirements of the

District Plan.

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