

Transferable Development Rights as a tool for conservation of buildings in a demonstration of Tel Aviv's conservation plan

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ABSTRACT

Transferable Development Rights" (TDRs) is a planning tool that relies" on market action. A local plan transfers building rights from properties where construction is limited, to a properties in areas allowing increased construction. Purchasers' payments for the rights compensate owners for the harm caused by the restriction, without funding from the public budget. The article presents TDRs in the Israeli context, reviewing recent international literature and prominent test cases. Finally we examine the first TDRs implemented in Israel, as part of the Tel Aviv conservation plan: tlv/2650/b (2008). The TDRs apply to 188 buildings defined in the plan "for conservation with strict restrictions". The scope of conservation is estimated through TDRs granted through the conservation plan in the 15 years since its approval. The literature shows much effort invested in identifying TDRs success factors, and in designing them to facilitate market responsiveness. Enacting TDRs and implementing them involve the planning establishment in different ways. Regarding the Israeli program, we found that the transfer of rights resulted in the preservation of 65 out of 188 buildings (about 35%) through 85 transfers. It is reasonable to expect that preservation of buildings initiated by owners and under their responsibility through TDRs will last many years. However, the degree of conservation achieved raises questions: is active municipal involvement required? Do the enacted conditions encourage mobility? Is there a need for a body that provides information and assistance, professional and financial, in dealing with the problems and complexities facing the owners?

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