

## Abstracts

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### ***On the Evaluation of District Plans: The Central District Plan (DOP 3/21)***

*Eran Feitelson, Daniel Felsenstein, Eran Razin and Eliahu Stern*

The role and effectiveness of district plans has been widely discussed in Israel in the past decade. The district prone to the strongest development pressures is the Central district. Prior analyses of district plans, including the central district, focused on the extent to which there were deviations from the plan. However, to evaluate the effects of a plan it is necessary to assess the extent to which it affects development. Hence it is necessary to compare it to the business as usual trends. In this paper we assess the effects of the central district plan on development within the district, using mixed methods. We interviewed multiple stakeholders in the development process, developers, planners, regulators, government officials and lawyers, in addition to an evaluation of the requests for variations from the plan. We also conducted a simulation of the district with the plan and without it using UrbanSim. Our analysis shows that the plan had substantial effects on development processes and outcomes, in directions that conform to the plan's intentions.

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## Special section: Planning and Reality in Israel - Policies, Plans and Evaluating their Impacts

### *The Hidden Hand of Planning: Assessing the Actual Impact of Comprehensive Land-Use Plans*

*Nurit Alfasi, Jonathan Almagor and Itzhak Benenson*

Planning practice and theory leans on a large body of knowledge dealing with legitimizing institutional planning and granting planning authorities the powers to put constraints on the use of land. At the same time, though, very little was written on the degree to which plans are actually implemented. The question, "what is the impact of planning on the actual development of urban and regional areas?" remained to a large extent unanswered. This is a central question, though. In addition to the substantial effort invested in plan making, once authorized these plans has a massive impact on land values. Should it be realized that their impact on development is negligible, it may impact on the use of this tool. It could also hint at the need to find other ways to advance spatial and to defend valuable common assets.

Like most EU and US planning systems, planning in Israel aims to promote certainty regarding future development by employing statutory land-use plans for stabilizing and binding the development of land use. In this research, our aim is to evaluate the actual performance of a district land-use plan, focusing particularly on aspects of land-use. Remote sensing and GIS-based Plan Implementation Evaluation (PIE) analysis was used to test the impact of a comprehensive outline plan for Israel's Central District on the actual development of the built environment. The results show fundamental gaps between the original land-use assignments of the district plan and actual development.

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