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Articles on theory, research and practice

"You Want to Maximize your Financial Gain. What about Mine?" Analysis of National Outline Plan No. 38 as a Planning Deal

Noa Praver and Meirav Aharon Gutman

In 2005, the government approved the National Master Plan for strengthening existing buildings against earthquakes (NOP 38). Besides preparation for earthquake situations, the programs enabled, as a side effect, urban renewal and development solutions. Consequently, a broad development coalition evolved around NOP 38 that included the State, municipalities, entrepreneurs and home owners. Up to today, only 4% of the inventory of potential buildings was approved for strengthening under the NOP 38 plan. Efforts to promote projects under the NOP 38 focused on increasing its economic profitability. The impact of these dynamics among home owners and other partners in the process – has barely been examined.

This study focused on individuals and the nature of their actions within the framework of the plan. It is based on a combination of urban research that included social, economic and spatial aspects with the ethnography of homeowners' organization for the purpose of executing projects under the NOP. The chosen research area was three projects under NOP 38 in the city of Tel Aviv-Jaffa.

Research findings teach us that the motivating logic behind NOP 38, strengthening existing buildings against earthquakes, is not an imperative common interest of homeowners, for which they are ready to unite. Thus, the basic logic behind the collaboration between homeowners and developers is mainly associated with the NOP being a "planning deal" – an ongoing negotiation which is mostly based on financial profit, in which the public interest is barely brought up. The "planning deal" is basically an economic transaction, dictating actions in terms of competitiveness, interests, profits and conflict.

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Integration of Archaeological Gardens into the Urban Environment -An Evaluation of the Relationship between the Site and its Environment

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Small archaeological sites in Israeli cities are designated for conservation. Their small sizes, as well as, their relatively modest character means that their only possible use is as open public space. The aim of the research is to develop an evaluation tool to examine the success of the integration of these archaeological "gardens" into their urban environment. The research reveals the site-environment relationship within a framework that sees the local population as an integral part of the management of the conservation processes over time.

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