



TEL AVIV

ISRAEL

KEY FEATURES OF THE CITY

Demographic Facts

- Around 400.000 inhabitants in the city
- Almost 1.400.000 inhabitants in the urban area
- More than 3.600.000 inhabitants in the metropolitan area

Urban figures

- Geddes' layout and the "super block"
- Modern Movement
- Additions

Heritage

- Registered heritage: White City of Tel-Aviv - the Modern Movement
- Inscription: World Heritage List
- Date of Inscription: 2003

EXISTING GOVERNANCE MECHANISMS

Development and Management Plans

National Master Plan TaMA 35

Regional Master Plan TMM 5

Responsible Authorities

- Tel Aviv Municipality
- Tel Aviv District Planning and Building Commission
- Urban Development and Renewal Company

Legislation for the protection and management

- Operational Guidelines Annex 3

MAIN ISSUES TO BE ADDRESSED

- Housing
- Gentrification

KEY ASPECTS OF THE CULTURE-BASED REGENERATION STRATEGIES

- Tel Aviv Port Public Space Regeneration Project
- Florentine: revitalization in the center of Tel Aviv metropolitan area
- Urban renewal project in the north Tel Aviv neighborhood of Neve Sharett



X.1 Tel Aviv

The city of Tel Aviv lies on the outskirts of the ancient port city of Jaffa, on the eastern shore of the Mediterranean Sea. Founded in 1909 by the Jewish community, the city was developed as a metropolitan city under the British Mandate in Palestine.

X.1 Key features of the city

Demographic facts

Tel Aviv is Israel's second largest city, with around 400.000 inhabitants in the city, and the most populated hub with almost 1.400.000 in the urban area, and more than 3.600.000 in the metropolitan area.

Urban figures

The urban image of the city roots its current structure in the “Geddes Plan for Tel Aviv”. Designed in 1925-1929 by Patrick Geddes as the first master plan for the city, the Plan was focused on the historical neighborhoods currently known as "Old North", and designed to be an extension of the ancient Arabic port town Jaffa - located to the south - with the main aim of housing the increasing Jew emigrants.

The key urban figure deriving by Geddes' layout is the “super block”: the creation of extensive blocks, each of them externally surrounded by the main roads, and internally articulated by narrow streets and a central public space as a garden or a building — as in the original designation — or commercial facilities.

This urban layout was then partially lost due to the decay of the area over the following decades, and to the subsequent rapid development of the 1950s — which also implied the demolition of some old buildings and alteration of the urban tissues — leading to the

Heritage

Listed in 2003, the “White City of Tel-Aviv - the Modern Movement” has been included in the World Heritage List as the paradigm of the modern organic planning principles deriving from the Geddes' master plan, characterized by the peculiar relation between the Modern ensemble of European footprint and the cultural context of the city makes.

X.1.2 Existing governance mechanisms

Development and management plans

Management is covered and incorporated in urban and territorial plans. These include the **National Master Plan TaMA 35**, with the relevant section 58 on the '**Urban Conservation Ensemble in Central Tel Aviv - Jaffa**', and the **Regional Master Plan TMM 5** providing the main planning instrument for the Tel Aviv conservation area. Management policies include programmes to encourage tourist activities, provide information, and placing an emphasis on conservation. It would be desirable to consider the possibility to provide legal protection at the national level to recent heritage.

Deposited in 2002, **Conservation Plan** (2650B) was approved in **2008**. As the majority of the approximately 1,000 historic buildings identified in this document, and other focused local plans, are privately owned, a strategy allowing the transfer of building rights has been implemented to compensate for the loss of those rights. This specifically includes the stringent conditions applying to 180 buildings to which no changes are allowed. Within defined limitations, the application of permitted additional floors to the other remaining protected buildings has been allowed.

Responsible authorities

A special process has been established for the evaluation, approval and supervision of building permits and construction within the inscribed area. This is managed and controlled by the **Municipality's Conservation Unit** that currently employs eight trained architects. With the intention of providing measures to improve the control of changes in existing fabric, in view of existing real estate pressures, development trends are continually monitored by the Municipality.

Legislation for the protection and management

With reference to the **Operational Guidelines Annex 3** — concerning New Towns of the 20th century — it is essential for the city of Tel Aviv to ensure moderated and controlled growth in the historic core area. Accordingly, height limits are to be proposed for the property and its buffer zone.

X.1.3 Main issues to be addressed

Urban renewal projects for the city of Tel Aviv find in the demand for housing one of the main issues to be addressed. In this perspective, a paradigmatic example can be found in the older southern part of Tel Aviv. This area undergone a massive process of gentrification — transforming the small parcels of land with single units that characterized its urban fabric into assembled large parcels — so that a socially efficient redevelopment finds a great obstacle in the subsequent higher prices. Thus the need to rethink the role of private entrepreneurship in the regeneration of these altered tissues constitutes a key aspect for the Municipality.

X.1.4 Key aspects of the culture-based regeneration strategies

Tel Aviv has been involved in regeneration initiatives from the 1990s, when the “Florentine” project for the revitalization of the central metropolitan area of the city took place. In the latter years, further strategies have been developed, finding the most representative initiative in the **Tel Aviv Port Public Space Regeneration Project**. The city’s harbor — left in a state of abandonment and neglect since the operational docking port was abandoned 1965 — has witnessed a public space redevelopment which turned it into a landmark for the city.