

ENGLISH ABSTRACTS

OF INTEREST: Scientific (refereed) articles: Theory and research

Changes in Land-Use Designations During a Transitional Period: Legal and Planning Challenges in Converting Industrial Areas to Modern Employment Areas

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ABSTRACT

This article explores the management of land-use transitions between traditional industrial zones and modern employment areas, focusing on a case study of a planning committee's decision on the development of the Kiryat Aryeh employment area in Petah Tikva. As part of a broader review, the article discusses the need for planned land-use changes driven by the growing demand for employment areas in the Tel Aviv metropolitan area and global urban trends of densification and intensification.

The article identifies key legal and planning challenges arising during this process, including balancing the protection of private property rights with the promotion of broader public interests. It proposes practical solutions for the effective governance of the transitional period between plan approval and implementation from 2020 to 2035. These include temporary regulatory frameworks for building permits, phased development based on defined milestones, and the use of quantitative indicators such as the Street Vitality Index to assess pedestrian activity etc., and the Urban Walkability Index to evaluate connectivity and accessibility.

The article highlights the importance of oversight and transparency to give stakeholders planning certainty. It emphasizes the need for an integrated, strategic, and dynamic planning approach that combines public transportation systems with sustainable urban development, while safeguarding landowners' rights.

Keywords: Urban renewal, Industrial intensification, Densification, Transitional period, Industrial zones, Transit-oriented development (TOD)

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