

Shopping malls and underground streets: The plan to solve the problem of overcrowding

The national target, which requires 1.5 million new apartments by 2040, will require urgent measures. ■ The state will appoint a team to examine economic and bureaucratic incentives for developers to develop the subsoil. ■ Objective: Optimizing the limited space for cinemas, sports halls and even commercial streets

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RENAULT Philippe / hemis.fr / AF Underground mall in Montreal, Canada

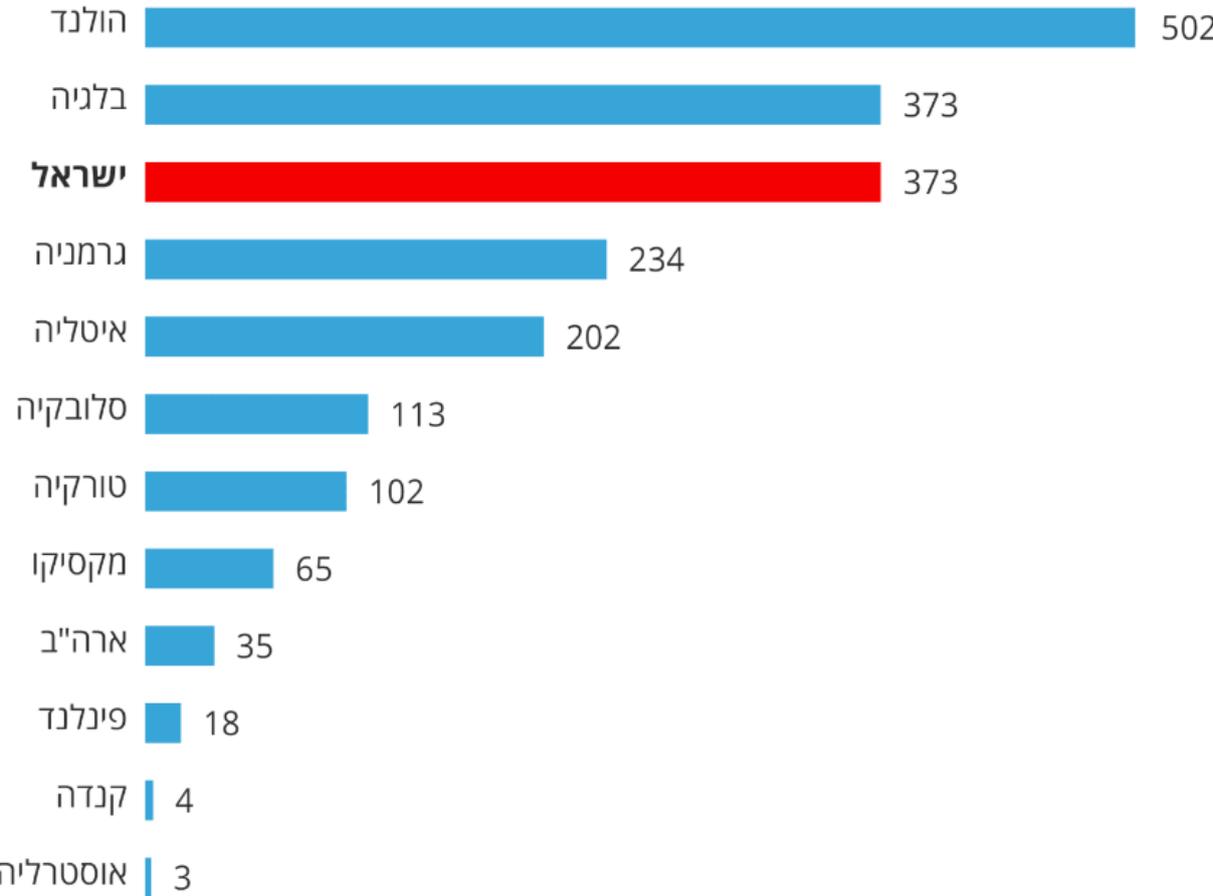
Last month, the National Planning and Building Council decided to update the National Master Plan for the Protection and Development of Space (National Outline Plan 40), in a way that will allow the near future to give incentives to entrepreneurs who will open the subterranean land, TheMarker learned.

As part of this process, the Planning Administration recently published a first tender of its kind for the establishment of a professional team that will formulate the new planning principles on the subject and will recommend changes in legislation. These changes will allow, inter alia, the granting of building rights to developers who promote sub-land construction - a subject that is currently not developed in Israel due to lack of economic feasibility. Moreover, due to the urgency identified by the Planning Administration to advance the issue, for the first time TAMA 40 is expected to enable the issuance of building permits in certain cases, in a manner that will allow entrepreneurs to skip the detailed plans stage, and will also serve as a bureaucratic incentive.

"The main barrier to the development of the underground in Israel lies in the economic lack of these projects for the entrepreneurs," says Ronit Mazar, senior director of planning at the Planning Administration. For example, instead of initiating a shopping mall on the ground, because this is the cheaper option, we will encourage granting rights on the ground to an entrepreneur who will build the mall in a sub-area the ground".

The professional team will be required to submit to the government the revised version of NOP 40 in 2020. This will be accompanied by a complementary policy document, in which planning and legal recommendations will be formulated for the implementation of the plan and details of complementary measures that will enable economic incentives for entrepreneurs to carry out projects in the subsoil. And will include representatives from the Ministry of Construction and Housing, the Ministry of Environmental Protection, the Israel Lands Authority, the Home Front Command, the Ministry of Defense and the Ministry of Justice.

Israel – one of world most crowded countries. Population crowding in Israel, 2017
ישראל – מהצפופות בעולם צפיפות אוכלוסין בישראל, 2017



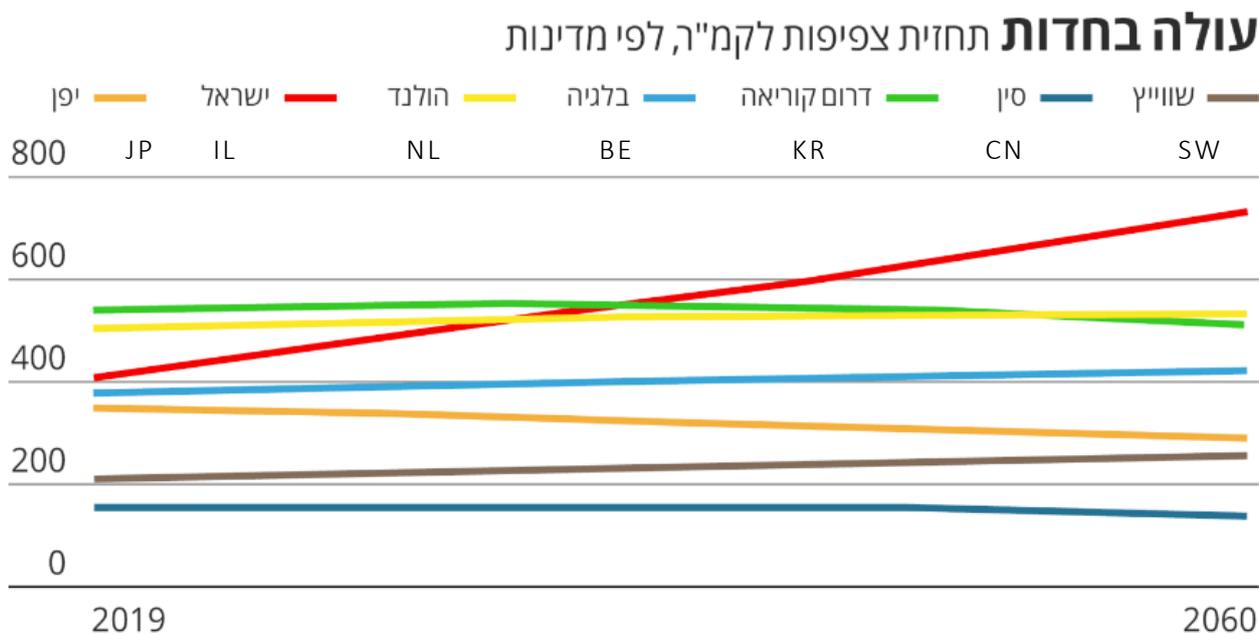
מקור: דו"ח "עתיד צפוף - ישראל 2050" של צפוף - הפורום לאוכלוסייה, סביבה וחברה (2018)

Plan in three dimensions

This preliminary and significant move is not the only one being promoted at the forefront of underground construction these days. TheMarker has learned that similar work has begun in the past few months to examine the feasibility of underground projects in the Israel Lands Administration (ILA) as part of the process being formulated by the Israel Land Authority. This type.

The immediate legal background for these actions stems, inter alia, from the amendment to the Land Law of last December, in which the "three-dimensional plot" was first defined. According to the new law, which was led by the Ministry of Justice, it is possible for the first time to divide land costs in a three-dimensional, three-dimensional manner, allowing for multi-layered planning derived from the development of the underground level.

The National Council's decision indicates that the intention is to encourage the development of underground land for all public and commercial uses that are not obligated to be above ground level. At present, it seems that the possibility of developing housing in Israel in the sub-land is not yet being promoted, but senior officials in the Planning Administration have indicated that they do not rule out such a possibility in the future. However, the uses that were discussed in the past as having potential for underground construction include various storage and maintenance structures, cinemas and theaters, malls and commercial centers, command and control facilities, sports halls, hospitals and other commercial and public functions.



מקור: דו"ח "עתיד צפוף - ישראל 2050" של צפוף - הפורום לאוכלוסייה, סביבה וחברה (2018)

Source: Report "A crowded future - Israel 2050" - The Forum for Population, Environment and Society (2018).

In addition, the Planning Administration is expected to demand that NOP 40 establish principles and guidelines for the first time in order to reduce the existing protection gaps, especially in city centers. The issue of issuing building permits. This means that NOP 40 may make it possible to exclude building permits by bypassing the issuance of a detailed plan, which may also serve as an incentive for entrepreneurs by shortening the licensing process.

"In the hierarchy of master plans, there are national master plans that set guidelines for the whole country, followed by a detailed plan in which the building rights and the specific rules are determined, and it is possible to issue building permits through the local planning and building committees," Mazar says. "NOP 40 sets out rules and guidelines for the detailed plans that followed and certain issues that the National Council will recommend - it will be possible to skip a detailed plan and remove building permits."

"Created a huge waste of land resource"

The decision to update National Outline Plan 40 and the state's moves to realize the development of the underground resource in Israel reflects, to a certain extent, the trend of planning zeal prevailing today in the national planning committees to find creative solutions to the land shortage in which the State of Israel is located. , But never fully realized, but was incorporated as part of Amendment 4 to NOP 38 (NOP 38/4). Recently, however, the Planning Administration decided to stop advancing the Fourth Amendment.

"Renewal of NOP 40 and its separation from NOP 38/4 is only a technical move, but the essence of this is the importance that the National Council sees in the more efficient use of the land, including the exploitation of the subterranean space," says Mazar. Mazar relates to the strategic housing plan, which sets the goal of building about 1.5 million apartments in Israel by 2040, which is expected to exacerbate the existing land shortage and force the state to actively encourage creative solutions for development.

A significant part of the planning team's work is to formulate a survey of various uses of the underground space - based on what is happening in the world, as opposed to the basic underground development taking place in Israel. As part of the engineering complexity of subterranean projects, one of the main issues that the team will be required to address is the environmental level within its boundaries - ground water, air quality, toxic gases, various ecological systems and more.

Yigal Govrin, chairman of the Association of Engineers for Construction and Infrastructure, also referred to the barrier that is currently being used for the non-economic use of underground projects, which is the subject of infrastructure burial. "Companies claim that it is not economical for them to build underground today, And as a result there is a tremendous waste of the land resource, "says Govrin." Although the technology for development already exists, the companies are not working in this direction, because no one is forcing them to do so. Regulators in the fields of transportation, water and infrastructure of all kinds should establish a uniform and clear policy regarding the use of land as a resource in short supply, and such a shortage will be even more severe within a few years. It may be that today it is not economic, but you have to look at things in the dimension of long-term vision - and the state has to decide what is economic for it. "