

REGIONAL BUILDING AND TOWN PLANNING COMMISSION SAMARIA DISTRICT

REPORT OF REGIONAL TOWN PLANNING DETAILED SCHEME No.3

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- A. LOCATION: "Ein Hachelet" Emek Hefer, Block No. 8322.
- B. AREA OF THE SCHEME: Plots No. 1 - No. 62: 1350 - 1600 m² each
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|---|---|----|----|---------------------|---|
| " | " | 63 | 70 | 1101 m ² | " |
| " | " | 71 | | 5383 m ² | " |

C. OWNERS OF THE LAND INCLUDED IN THE SCHEME:

The Keron Kayemet Leisrael Ltd., Jerusalem.

D. PROMOTORS: Agricultural Workers Organisation and NIR Ltd.
Architect: Arie SharonE. BOUNDARIES:

On the North: Havazeleth Hasharon Settlement.
 On the East: Aviha'il.
 On the South: Nathanya Town Planning Area.
 On the West: The sea.

F. CONDITIONS

According to the regulations of the Samaria District Outline Regional Town Planning Scheme, and any additions and amendments which have been made thereto.

Zones: Residential Zone A.

Curtilage: Minimum curtilage of all plots shall be 1,000 square metres.

Roads: The width of all the roads and the proposed building lines shall be as indicated on the plan. Corners of road junctions shall be constructed in such a manner as to obtain a curve with minimum radius of 8 metres on the fence of the plot.

In the main road forming an extension of the road leading to Nathanya the distance between the houses is 36 metres to enable the widening of this road in the future to 20 m.

The building line fixed in road 3 is 20 metres and includes a strip of 5 metres for the future widening of the road to 20 m.

Setbacks. Front : minimum 8 metres
 Side : minimum 8 metres
 Rear : minimum 6.50 metres.

Percentage on built up area: The total built up area of the plot including outbuildings shall not exceed 15%.

Heights of Buildings: The height of any building to be erected shall not exceed 2-storeys.

Building Restrictions: Only one building exclusive of outbuildings shall be erected on any one plot included in the scheme.

Only public buildings shall be erected on the plots coloured light brown and hatched brown.

G. OPEN SPACES

Public Open Spaces.

All lands coloured green and hatched dark green on the plan shall be public open spaces. All lands so coloured on the plan shall be vested in the name of the owners for the time being but shall be handed over to the responsible authority for this area at the request of the District Commission when so required. No building whatsoever shall be erected on these plots.

EXISTING WATER RESERVOIR on parcel 71 was erected at the same time at which the other buildings were erected as shown on the plan as already existing. The reservoir serves for supply of water to Ein-Hatcholet.

The cost of construction of gardens and squares shall be borne by the owners or lessees of the land contained in the scheme and the work shall not be carried out prior to the authorisation in writing of the Regional Commission,

The cost of these open spaces shall be apportioned between the owners or lessees of the land comprised in the scheme in proportion to the area owned by them provided that the owners of land abutting on the open spaces shall pay a double share.

H. AMENITIES.

Drainage. By ground infiltration and by natural drainage channels.

Sewerage. Each house shall drain to separate and properly constructed septic tanks and percolating pits subject to the approval of the Public Health Authority.

Water supply. From the well situated at the Pardess Hagdud by a 6" pipe leading to the Settlement, through the existing water reservoir on parcel 71.

Trades and Industries. No other trades and industries shall be carried out within the area of this scheme other than those normally allowed in a residential zone 'A'.

Shops. Shops shall be allowed only along the frontage of the Plot No. 48.

Roads and Pavements. The owners or lessees of the land included within the area of this scheme shall pay for the construction of all roads, to be made in accordance with the standard specifications of the Responsible Authority and to the full width of carriage way at any time after enactment of the scheme, before any building is allowed to be erected on any of the plots included in this scheme.

Landowners or lessees shall be liable for the payment of the cost of construction of roads whether their plots have been built upon or not.

Dampness Prevented. Owing to the water logged nature of the ground covered by this scheme, no building will be allowed unless adequate arrangements, to the satisfaction of the Health Authority, are provided to prevent dampness rising into the building.

General Health. The promoters undertake to comply with the requirements of the Health Authority as to carrying out antimalaria measures that may be necessary on these lands.

I. SPECIAL PROVISIONS.

No amendment to the conditions and regulations of this scheme shall be legal unless authorised in writing by the District Town Planning Commission.

SAMARIA
DISTRICT TOWN PLANNING
COMMISSION

PROVISIONAL

Scheme No. 3 Part 1 of the
at the 4th of the
Commission held on 23.5.42

(Sgd.) H. KENDALL (Sgd.) R. CHURCH
Adviser Chairman



SAMARIA
DISTRICT TOWN PLANNING
COMMISSION

Meeting No. 8 14.2.42

FINALLY APPROVED SCHEME

(Sgd.) H. KENDALL (Sgd.) R. CHURCH
Adviser