

151429

2/9

B. AREA OF SCHEME:**C. OWNERS of the land included in the Scheme:**

EH-2

The Jewish National Fund Ltd., Jerusalem.

D. PROMOTERS: Eveh Oved Ltd.,**E. BOUNDARIES:**

On the North - Havatzelet Hasharon Settlement.
 On the East - Avihail.
 On the South - HATHANYA TOWN Planning Area.
 On the West - The Sea.

F. CONDITIONS:

According to the Eneq Hafer Outline Town Planning Scheme.

ZONES - Residential Zone A. —

Minimum curtilage of all plots shall be 1000 sq. metres.

Zone for apartment buildings Parcel No. 232.

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 a minimum radius of 8 metres on the roads-to fence of the plot. The cost of construction of the roads to be borne by the settlers.

BUILDING LINES: Minimum front set-back shall not be less than indicated in the plans. Minimum side distance between the buildings shall be not less than 6.00 metres.

PERCENTAGE OF BUILT-UP AREA: The total built up area of the plot shall not exceed 15% + 5% for outbuildings.

HEIGHT OF BUILDINGS: The height of any building to be erected shall not exceed 2 storeys.

BUILDING RESTRICTIONS: Only the buildings exclusive of out-buildings shall be erected on any one plot included in the scheme.
 Only public buildings shall be erected on the plots coloured yellow, edged and hatched brown.

G. OPEN SPACES: All lands coloured green and edged dark green on the plan shall be kept as Open Spaces in the ownership of the Keren Kayemeth LeIsrael, Ltd. Jerusalem. On the area of these plots only buildings of approved type shall be allowed subject to the consent of the District Commission.

SPECIAL REMARK:

On the incomplete plots, hatched grey, no building shall be erected until the plan is approved.



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 Authorities.

Trades and Industries: No other trades and industries shall be carried out within the area of this scheme than those normally allowed in a residential zone "A". Shops shall be allowed only along the frontage of plots Nos 1 and 75.

Water Supply: From a local water supply system approved by the Public Health Department.

General Health: The promoters undertake to comply with the requirements of the Health Authorities as to carrying out anti-malaria measures that may be necessary on these lands.

SPECIAL PROVISIONS:

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

5/25/46
KEREN TOWN PLANNING AREA

EMEK HEFER LOCAL TOWN PLANNING COMMISSION
Scheme passed to District Commission for provisional approval at the third meeting held on 10-1-46
24/9/46 R. Judd Chairman

TOWN PLANNING ORDINANCE, 1936.
EMEK HEFER TOWN PLANNING AREA
Scheme No. EH/2
The District Commission, at its 3022 meeting held on the 22.11.46

TOWN PLANNING ORDINANCE, 1936.
EMEK HEFER TOWN PLANNING AREA
Details... SCHEME No. EH/2/45
The District Commission, at its 27th meeting held on the 4th day of July, 1945 resolved to deposit the above scheme.
P. P. Chairman