

SEA SHORE IMPROVEMENT SCHEME TEL-AVIV(Completion of Southern Section).Boundaries of the Scheme:-

**North:-** - Northern boundary of Parcel 157 in Block 6916.

**South:-** The Municipal Boundary.

**East:-** - Along the eastern Boundary of parcels 157, 242, 243, 142, 141, 140, 139, 134, 133, 132, 234, in Block 6916.

**West:-** - The Sea.

Object of the Scheme:-

The object of this Scheme is to complete the Improvement of the Sea-Shore in Tel-Aviv by joining the Jaffa Sea-Shore Improvement Scheme with the approved Tel-Aviv T.P.S. No. 60.

Details of the Scheme:-

The continuation of a promenade comprising a carriageway shall be constructed starting with Rehemia Street and going southwards down to Jaffa Tel-Aviv Boundary. The width of the footpaths and carriageway in this section shall be as marked on the plan. Stairs leading from the promenade to the beach shall be constructed at points marked on the plan. Planting of trees shall be carried out all along the promenade.

Building Regulations:-

**Zoning:-** The area included in this Scheme is covered by Residential Zone IIA, which is a Special Sea Shore Zone as per Approved Consolidated Zoning Scheme (Amendment 1938).

**New Buildings:-** No new buildings shall be erected unless conforming to the provisions of this scheme and no addition, alteration or improvement shall be made to any existing building unless such an existing building when so improved, altered or added to, shall conform with to the same provisions.

**Building Lines:-** Building lines shall be as marked on the plan.

The proportion of land within the curtilage of any plot on Herbert Sau-  
Esplanade shall not exceed 40 per cent.

Height of buildings shall be 3 storeys. Side Setbacks and rear setbacks and all other building regulations shall conform to the approved Consolidated Zoning Scheme (Amendment 1938).

Architectural Treatment:

Buildings with frontages to the promenade shall be subject to special architectural treatment as will be prescribed by the Local Commission.

Cost of Scheme:

The cost of the Scheme shall include the various structural and road works, plantations, bathing accommodations, and other incidental works.

Betterment Tax:

Betterment tax shall be levied on any property which has increased in value by this scheme as provided for under section 38 of the Town Planning Ordinance 1936 and subsequent amendments.

Responsible Authority:

The responsible authority for the execution of this scheme shall be the Tel-Aviv Local Building and Town Planning Commission.

הוועדה המקומית לבנין ובנין ערים  
תל-אביב  
LOCAL BUILDING AND TOWN PLANNING  
COMMISSION TEL AVIV

תכנית בנין ערים מס' 64 ותאשרה בישיבת הוועדה  
19.12.40

T. P. Scheme No. 64 Approved at the  
meeting of the Commission held on 19.12.40

*J. P. Kendall* CHAIRMAN

LYDDA DISTRICT  
TOWN PLANNING COMMISSION  
PROVISIONAL APPROVAL

Scheme No. 64 Passed for Publication  
at the 48<sup>th</sup> meeting of the Commission  
held on 24.4.41

*W. Kendall* (Sgd.) R. E. H. Cross  
Adviser Chairman

LYDDA DISTRICT T. P. C.

Meeting No. 53 Date 28.8.41

FINALLY APPROVED SCHEME

*W. Kendall* (Sgd.) R. E. H. Cross  
Adviser Chairman

מחלקת משנה לבנין ערים.

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