

EDITORIAL

Two articles on the integrated National Outline Scheme for construction, development and immigrant absorption open the present issue - by Professor Elisha Efrat and architect Dina Rachewsky respectively.

NOS 31, which will have a fateful effect on the country's development in the near decade, has been a fascinating subject of discussion at the Institute's land-policy circle. Drafted by a top planning team, NOS 31 is uniquely in touch with Israel's dynamic reality. It provides for unknowns in the development process, taking into account geopolitical conditions. A built-in mechanism of close monitoring and constant control allows for changes to be instituted in the course of implementation, if need be.

The nature of the subject is such that **Karka** will continue to discuss the scheme and its attendant changes also in future issues.

As the title indicates, in **Immigrant Absorption, Population Distribution and Employment in a New Planning Concept**, Tel Aviv University's **Prof. Elisha Efrat** discusses the scheme basic concepts and chief facets, such as metropolitan growth centers planned in accordance with need, as well as direct immigrant absorption versus problems of population distribution and employment. The author also refers to accepted Government programs and provides a general assessment of the tasks and importance of NOS 31.

Architect **Dina Rachewsky**, Division Director for National and Regional Outline Schemes and chairman of NOS 31's planning team, supplies the background and principles behind the drafting of the scheme, as well as its composition, structure and methodology in **The Role and Goal of NOS 31 - an Integrated Outline Scheme for Construction, Development and Immigrant Absorption**.

The Tel Aviv University's **Dr. Eliyahu Borochoy** notes that of the lands administered by the Israel Lands Administration during the period reviewed, the available supply of building land was greater in development areas than in the central region and, as a result, the Ministry of Construction and Housing built a considerable amount of residential units in these areas. In **Construction in the Past Two Years and Land-Policy Implications**, the author takes a critical view of the rezoning of agricultural land.

Architect **Dan Raz**, planner for the Tel Aviv area, raises the important issue of **Expanding Land Uses and Planning Repercussions**. He demands that planners delimit an agreed-upon "critical land mass," which, if exceeded, may disturb the balance and harmony of a planning region.

The Hebrew University's **Prof. Ruth Kark** enriches the issue with the initial findings of her long-term research on planning in the early years of statehood. In **Glimmers of**