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HADERA DETAILED TOWN PLANNING SCHEME

No. 33 CALLED (NORTH EASTERN AREA SCHEME).

H-19

27/546

A. LOCATION. HADERA.

B. AREA OF THE SCHEME.

C. OWNERS OF THE LAND INCLUDED IN THE SCHEME.

Registered owners within the boundaries of this scheme.

D. BOUNDED.

- Southern
On the North - Boundaries of Block 10015 Arab el Fugara.
On the East - Western Boundaries of Block 10027
On the South - Northern Boundaries of Block 10045, 10032, 10038, and Road on Northern boundaries of Blocks 10037, 10036.
On the West - Eastern Boundaries of Block 10049

E. CONDITIONS.

According to the regulations of the Hadera outline Town Planning Scheme and any amendment and additions which have been made thereto and subject to the following.

1. Roads. All roads coloured brown and red on the plan form part of and in all respects be subject to the provisions of this scheme and shall have the widths and building lines shown on the plan.
2. Cost of Roads. Roads especially declared by the Local Commission shall be constructed at Public cost, but it shall be lawful for the Responsible Authority eventually to charge the cost of the road or part thereof of the abutting owners and frontagers provided that.

(a) The cost be equitably apportioned among the abutting owners and frontagers half in proportion to the length of their frontages and the remaining half in proportion to the area of their plots. Provided that unless specially declared, no land more than fifty metres distant from the public way shall be taken into account for the purpose of calculating the area.

(b) No abutting owners or frontagers shall be called upon to pay his share before the road abutting of his property has been completed and

the properties liable for fifty-one percentum of the total cost have been built upon.

(c) No abutting owner or frontager shall be called upon to pay any expenses in excess of the cost of constructing a road to a total width of twelve metres in accordance with standard specifications. Where a road exceeds twelve metres in width, the portion over and above twelve metres shall be deemed to be in the interests of the inhabitants at large and shall be constructed at public cost. For the purpose of assessing that cost of the portion of the road recoverable from abutting owners and frontagers a road of twelve metres width shall be considered to be composed of a seven and a half metre carriage way inclusive of channels and two footways of two and a quarter metres in width each inclusive of kerbs together with the necessary sewerage and drainage lines.

(d) No abutting owner or frontager shall be called upon to share in the cost of any work executed by the Responsible Authority and required for constructing a bridge or culvert over or under a railway or a Wadi.

(e) If any road is widened, reconstructed or completed to its full width, the owners or frontagers of the abutting land shall pay the expenses of such widenings, provided that the total amount paid by the owners of frontagers in respect of the original construction and subsequent widenings do not exceed the sum they would have had to pay if the road had been constructed to its full width under sub-para (c).

(f) In making an apportionment against any abutting owner or frontager of the cost of constructing the roads, and of works executed upon or in connection with the road, account shall be taken of any apportionment previously made against the abutting owner or frontager and of the amount and value of any works other than temporary works previously done by any abutting owner or frontager upon or in connection with the road.

(g) On the completion of a road the majority of owners and frontagers may apply to the Responsible Authority to take over the road and the Responsible Authority may declare such a road a public road maintained by the inhabitants at large.

(h) The Responsible Authority may sue owners in case of default of payment of the sum recoverable in respect of road works.

(i) The Responsible Authority may postpone the date on which any payments to which they are entitled under sub-para (b) become due.

3. Set-backs. Continuous buildings may be permitted on plots having a shop frontage provided the design, external appearance, size and height of such buildings is approved by the Local Commission.
4. Curtilage.
(a) The minimum curtilage of any one plots in the agricultural zone shall be 5000 sq. metres.
(b) ~~No minimum curtilage of plots having a~~ is fixed for plots to be used only for the erection of water reservoirs or buildings and installations for electricity.
(c) The minimum curtilage of plots having a shop frontage shall be 500 sq. metres.
- 11/11/52
12/6/52
5. Percentage. The percentage of the built on area of plots having a shop frontage shall be 40%.
6. Zones. All lands coloured orange on the plan indicate the Residential Zone "A", those coloured blue - residential zone "B", those edged and hatched dark green - the Agricultural Zone, Shop frontages are indicated by a purple edge.

F. OPEN SPACES & NATURE RESERVES.

1. Public Open Spaces.

(a) All lands coloured green and hatched dark green on the plan are hereby declared to be public open spaces and should be used as sites of playgrounds or recreation grounds or squares or gardens.

These lands may be vested in the name of the owners for the time being but shall be handed over to the Responsible Authority for the area concerned at the request of the District Building and Town Planning Commission when so required. No building whatever shall be erected on these lands.

(B) The cost of construction of such squares and gardens shall be apportioned between the owners of the land comprised in the scheme in proportion to the area owned by them provided that the owners of land abutting on the square or garden shall pay a double share.

(c) No owner shall be called upon to pay his share before he has built upon his land or before the majority of the owners affected have built up - on their plots which ever shall first occur.

2. Private Open Spaces. All lands coloured light

green and edged dark green on the plan are hereby declared to be private open spaces and no development shall take place thereon without the special approval of the District Commission.

G. MISCELLANEOUS.

1. General Health. The owners of the lands included in this scheme shall comply with the requirements of the Public Health Authority as to the carrying out of antimalaria measures that may be necessary on their lands in accordance with the Public Health Ordinance, 1940.
2. Water supply. From the local piped water supply approved by the Public Health Authorities.
3. Preservation of trees. If at any time the Responsible Authority having regard to the amenity of any part of the Town Planning Area, is of the opinion that any growing trees or group of trees ought to be preserved, the Responsible Authority may register the tree or group of trees, and shall thereupon notify the owner and occupier of the land upon which the tree or group of trees is growing that the tree or group of trees has been registered and the register of trees so made shall be open to inspection by persons interested at all reasonable times. No person shall cut down or wilfully destroy any tree registered by the Responsible Authority under the preceding paragraph except with the consent of the Responsible Authority or upon the grant of an appeal against refusal of the Responsible Authority to give their consent, or where the tree has become dangerous.
4. Sites for Public Buildings. Only public buildings may be erected on plots coloured yellow edged and hatched brown on the plan.
5. Subdivision Plans. The Local Commission may approve subdivision plans, in conformity with the provisions of this scheme, in respect of any lands included within the boundaries of this detailed scheme.
6. Electric Transmission Lines. All Electric Transmission lines should be located, where possible, within the road lines, and in consultation with the local authorities. No building will be permitted by the Local Commission within a reasonable distance from any electric transmission line if the building owner will not undertake the necessary measures for the safety ~~for~~ of all concerned.

H. BETTERMENT TAX.

Betterment Tax may be collected in accordance with sections 32 and 33 of the amended Town

Planning Ordinance, 1936, from all owners within the area of the scheme who will benefit directly or indirectly by the opening of new roads, widening or construction of roads, sewers or drains, and the construction of the open spaces and public gardens by the Responsible Authority.

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.

LOCAL TOWN PLANNING COMMISSION
HADERA

Scheme No. 33 passed to District Town Planning Commission, for provisional approval at the 10th meeting held on 2.3.42

(Sgd) B.C. Gibbs
CHAIRMAN

LOCAL TOWN PLANNING COMMISSION
HADERA

Scheme No. 33 passed to District Town Planning Commission, for provisional approval at the 8th meeting held on 26.8.41

[Signature]
CHAIRMAN

HAIFA DISTRICT TOWN PLANNING COMMISSION

Meeting No. 58 Date 4.4.42

FINALLY APPROVED SCHEME

Betterment Tax may be recovered in respect of this scheme in accordance with the provisions of section 32 of the Town Planning Ordinance, 1936.

[Signature] Adviser
[Signature] Chairman

HAIFA DISTRICT TOWN PLANNING COMMISSION

PROVISIONAL APPROVAL

Scheme No. 33 from the Publication at the 5th meeting of the Commission held on 11.11.41

Betterment Tax may be recovered in respect of this scheme in accordance with the provisions of section 32 of the Town Planning Ordinance, 1936.

[Signature] Adviser
[Signature] Chairman