

114/55

20/3/14

NATHANYA TOWN PLANNING AREA

DETAILED SCHEME NO. 114.

"Nathanya Central"

CONDITIONS:-

Scheme submitted in accordance with the Town Planning Ordinance 1936
and the Nathanya Outline Town Planning Scheme 1936.

A. Area of the scheme. The area included within the boundaries of the scheme is approximately 400 dunams and shall be known under the name of "Nathanya Central".

B. Limits of the scheme.

North:- Road No. 22 and 8.

East :- Road No. 6 and Road No. 57.

South:- Road No. 32.

West :- Road No. 37 and 11.

C. Object of the scheme. The object of this scheme is to make provision for the allotment of the land for roads, open spaces, market places, sites for public buildings and other public purposes, and the demarcation of areas subject to restrictive conditions, and the zoning for use of the area shown in the Nathanya Outline Scheme under Modified Control. The scheme further makes provision for the reconstruction of plots by the alteration of their boundaries and for the special powers to be vested in the Local Commission for the purpose of carrying out the general objects of the scheme.

D. ZONING.

1. Use. The predominant use for which each of the several zones coloured on the map and referred to in the legend and the 1st column of Table I (Use) of the Outline Scheme, is intended to be reserved, shall be as set out in the 2nd column of that Table and Section I of Part I of the Outline Scheme, (Interpretation of Terms). No building shall be erected in any zone which is destined for any other.

2. Density and Space about buildings. The curtilage, percentage to be built upon and height of buildings for the different zones shall be as laid down in Part III - Zoning, Sections B,C,D,E,F of the Outline Scheme.

3. Shopping Centres. The sites marked as shopping fronts shall be reserved for the uses as set out in Table I and Table II, Appendix D (I and II) of the Outline Scheme and according to the following Table:

No.	Road No.	Uses allowed.	Height Restrictions	Density.
1.	Road No. 1 from Sq. II to Road No. 0	Commercial, classes 1 and 2, Domestic buildings.	3 floors.	25%, and 30% on corner sites.
2.	Road No. 1 from road No. 8 and including Bau Bauchope Sq.	Trades allowed in Residential Zone, as per Appendix A and B, Table II of Outline Scheme, Domestic buildings.	2 floors	25%.
3.	Road No. 1A and 1B from Road No. 1 to Market site.	Commercial, Classes 1 and 2.	2 floors	25%, and 30% on corner sites.
4.	Corner of roads 6 and 7.	Commercial, classes 1 and 2.	2 floors	25%, and 30% on corner sites.
5.	Market place, Sq. No. XIII.	Commercial, Classes 1 and 2.	2 floors	30%.
6.	Corner of Road No. 6 and 55	Commercial, classes 1 and 2.	3 floors	50%.

4. Apartment Houses.

The erection of apartment houses as defined in draft conditions submitted to the Central Town Planning Commission at its 115th meeting will be allowed.

The apartment house is a building constructed or adapted to be used as a multiple dwelling containing more than four separate apartments and not being a terrace as permitted in residential district. It shall be used for domestic dwellings only and no shop, trade, industry or storage use shall be permitted except home occupations.

The sites for such apartment houses requires the special consent and approval of the Local Commission who will treat each application for the erection of such a building on its own merits.

The height of such buildings shall be restricted to 3 storeys.

5. Public Open Spaces.

All lands coloured dark green and cross hatched green are hereby declared public open spaces. All such lands shall be vested in the Local Town Planning Commission and expropriated for the specific purpose for which it is destined to be expropriated in the schedule hereto, provided that,

a- This shall not preclude the acquisition of such land by agreement with the owner.

b- By way of gift.

c- All public open spaces shall be maintained after acquisition by the Local Authority.

6. Private Open Spaces.

All lands shown green on the plan and edged green and assigned to be used as sports, play, rest and recreation grounds are declared as private open spaces and shall not without the consent of the Local Town Planning Commission ...

be put to any other use than the present one. The private open spaces shall be maintained by the owner of the land affected in good and proper order.

7. Squares, Gardens and Roads.

When a parcelation scheme is submitted to the Local Commission for approval, it shall be competent for the Commission to expropriate without compensation any land included within its limits which is required for the purpose of constructing, diverting or widening any road, street, playground or recreation ground, provided that not more than one quarter part of the area of the plot of any owner is so expropriated and it shall be lawful for the commission to enter into immediate possession of such land not exceeding any quarter part as aforesaid for the purpose aforesaid. If more than one quarter part of such area is taken, compensation should be paid to the owner for the land taken in excess of such quarter part. Where betterment tax is imposed under the provisions of the Town Planning Ordinances 1936, the value of the land taken gratuitously shall be set off against the betterment tax due.

8. Nature reserves.

All lands coloured green and cross hatched on the map are hereby declared natural reservations and no building shall be erected thereon except buildings incidental to the use of the land for agriculture or recreation.

9. Parking places.

All land coloured green and denoted as parking places shall be considered as public open spaces and shall be vested in the Local Town Planning Commission. Parking places shall be maintained by the local authority.

10. Width of roads and distances between boundary lines.

All roads shown on the plan shall form part of and in all respects, shall be subject to the provisions of the scheme and shall have the width and distances between the boundary lines as set out in the plan.

11. Lands destined for expropriation.

All lands destined for expropriation and referred to in the schedule hereto in column 1 and 2 shall be expropriated for the purpose indicated in the 3rd column of the same schedule.

12. Reconstruction of plots.

It shall be competent for the Local Committee when recommending a parcellation to be approved, to require from the owner of the land for which a parcellation scheme is submitted for approval, to alter and reconstruct certain of his plots by adjusting the boundaries between his land and his neighbour's or to combine with the consent of the owners, two or more original plots held in separate ownership, in common.

It shall be competent for the Local Committee to allocate plots of part of an existing road that has been stopped up to any owner who has been dispossessed of land in furtherance of the scheme.

13. Recovery of Betterment Tax.

The cost of the scheme shall be met by a contribution to be known as betterment tax which shall be levied on owners of property which, whether included in the scheme or not, shall have increased in value by reason of the preparation, making or execution of the scheme and such contribution shall be assessed and recovered in accordance with the provision of the Town Planning Ordinance, 1926, or any statutory modification or re-enactment thereof for the time being in force.

14. Drainage and Water Supply.

1. Every building shall drain to separate properly constructed septic tanks and percolating pits of a design and pattern approved by the Department of Health.

2. Water shall be supplied by means of mains laid under the footways and connect to every individual house. The source of supply shall be deep wells constructed where shown on the map.

THE LOCAL TOWN PLANNING COMMITTEE OF NATHANYA	ועדת תכנון ערים מקומית נחטניה
SCHEME PROVISIONALLY APPROVED AND SUBMITTED TO CENTRAL TOWN PLANNING COMMISSION ON Jan. 20, 1937	
התכנית אושרה באופן ארעי והוגשה לוועדת תכנון ערים מרכזית ביום 20.1.37	
CHAIRMAN L.T.P.C. NATHANYA	20.1.37 י"ר ד.ב.ס. - נחטניה

NORTHERN DISTRICT T.P.C.	
Meeting No. 9	Date 16.5.37
FINALLY APPROVED SCHEME	
Chairman	Adviser

NORTHERN DISTRICT TOWN PLANNING COMMISSION PROVISIONAL APPROVAL	
Scheme No. 114	Passed for Publication
at the 6th	meeting of the Commission
held on 2.2.37	
Adviser	Chairman

NATHANYA TOWN PLANNING COMMISSION	
WITH EFFECT FROM 1937	
APPROVED 16.4.37	CHAIRMAN