

Development Scheme of Tel Aviv Port Area.

3099-1
96
Citation.

This Scheme may be cited as Scheme No. 96, Development Scheme of Tel-Aviv Port Area shall form part of the Tel Aviv Town Planning Scheme, 1927, (Amendment) 1938, hereinafter referred to as the principal scheme.

Object of the Scheme

2. The object of this Scheme is

- a) the alignment of new roads,
- b) the allotment of land for open spaces and public sites
- c) limitation of zones and uses.

Area of the Scheme.

3. The area of this Scheme is shown on the attached map, bounded by a thick blue line.

Zoning.

4. The area of this Scheme is divided into the following Zones:

Special Zone, coloured grey and edged blue.

Residential Zone I, coloured orange.

The uses and trades allowed in these zones shall be limited to those specified in Schedule "A" to this Scheme.

Curtilage

5. The minimum area of a plot within the boundaries of this Scheme shall be not less than 500 sq.m.

Existing

Parcellations.

6. No parcellation of lands within the area of this Scheme, other than those parcellated and registered in the Land Registry Office prior to the passing of this Scheme shall be allowed otherwise than in conformity with the provisions of this scheme.

Built up Area.

7. Building percentage in the Special Zone shall not exceed 50%.

Building percentage in the Residential Zone I shall not exceed 35%.

Height of Buildings

8. a. Height of buildings in the Special Zone shall not exceed 80% of the horizontal distance measured between the face of the building and the building line on the opposite side of the road on which the building abuts.

b. Height of buildings in the Residential Zone I shall be as set out in the principle scheme.

c. Height of buildings erected on a corner plot and abutting on more than one road shall be regulated by the wider of such roads, and the height of the building on the narrower of such roads may to a distance not exceeding 14 metres from the wider road, be equal to that of the wider road.

96

d. Height of Buildings in the Special Zone in relation to the open space in the rear thereof, shall not be of a greater height above the mean level of the ground abutting on the rear of the building than three times the distance measured from such building to the rear boundary of the plot on which the building is erected.

Building Lines

9. Front Building lines on plots other than corner plots shall be as shown on the map. Where not shown on the map, the front building lines shall be as prescribed by the provisions of the principal scheme. Front Building lines of all corner plots shall conform to the special provisions as may be laid down from time to time by the Local Building and Town Planning Commission.

The side set-back shall be not less than 3 metres.
The rear set-back shall be not less than 5 metres.

Loading
Platforms

10. The Local Building and Town Planning Commission shall be competent to require by notice any owner of any building in the Special Zone to provide accommodation for loading in front of the warehouse as prescribed by the Local Building and Town Planning Commission. Storage materials must on no account be dumped or kept on the pavement.

Continuous
Building

11. The Local Building and Town Planning Commission may be competent to allow continuous building over two or more plots in the Special Zone. The side set-back at the end of such continuous or semi-detached building shall be not less than the side set-back laid down in the principal scheme, or such larger side-set-back as may be prescribed from time to time by the Local Building and Town Planning Commission.

Architectural
Design

12. It shall be lawful for the Local Building and Town Planning Commission to determine that the layout, elevation, material and colour of buildings shall be subject to a unified architectural design adopted by the Local Building and Town Planning Commission. For the purpose of meeting the cost of preparing and controlling the enforcement of the architectural design as aforesaid, the Local Building and Town Planning Commission may levy a fee in addition to other building fees, provided by law of an amount not exceeding 12/- per lineal metre of frontage in respect of each storey or the proposed building. The said fee of 12/- per lineal metre or frontage as aforesaid shall be in respect of the whole building as completed in accordance with the unified architectural design notwithstanding that a permit for erecting only a part of the building may be applied for.

Maximum period
of nonconformity

13. Any building, erected prior to the coming into force of this Scheme and being put to a non-conforming use or is a non-conforming building by reason of the coming into force of this Scheme, may continue to be put to such non-conforming use or to be a non-conforming building for a maximum period of not more than 10 years from the coming into force of the Scheme.

After the expiration of the maximum period of non-conformity of any building the non-conforming use of such building shall be discontinued or the nonconforming building shall be so altered that the building ceases to be a non-conforming building or shall be pulled down or removed and no compensation shall be payable to the owner of such building in respect of such discontinuance, alteration, pulling down or removal, as the case may be.

Fences

14. It shall be lawful for the Local Building and Town Planning Commission to require by notice any owner to erect fences along the frontage of any plot abutting on any street within the time specified in the notice. If the person on whom such notice is served fails to comply with the notice within the period stated therein, the Local Building and Town Planning Commission shall be competent to carry out the necessary works and recover the expenses so incurred from the defaulter.

Planting of
Trees.

15. It shall be competent for the Local Building and Town Planning Commission to require by notice any owner to plant trees on the footpaths and boulevards in front of his property to the satisfaction of the Local Building and Town Planning Commission within thirty days from the date of serving such a notice.

If the person on whom the notice is served fails to comply with the notice within the period stated therein, the Local Building and Town Planning Commission shall be competent to carry out such planting and all other works incidental thereto and recover the expenses so incurred from the defaulter.

Responsible
Authority

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

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**Regulations of
this Scheme**

17. The provisions of this Scheme shall be in addition to and not in derogation of the provisions of the principal Scheme, provided that in the case of any contradiction or inconsistency between the provisions of this Scheme and the provisions of the principal Scheme, the provisions of this Scheme shall prevail.

**Special
Features.**

18. No permit in respect to any land or building within the area of this Scheme shall be granted unless the Local Building and Town Planning Commission shall be convinced that the contemplated work in respect to which the permit is sought, is in accordance with and fulfils the requirements of the development of the port area.

SCHEDULE "A"

Trades and uses allowed in:

a) Special Zone:

Ware-houses

Port administration buildings

Restaurants

Coffee houses

Clubs

**Industrial plant with the special consent of the
Local Building and Town Planning Commission only.**

Plots for caretakers only, the area of which shall not exceed 40 m².

b) Residential Zone I:

In accordance with the provisions of the principle scheme.

TOWN PLANNING ORDINANCE 1936
TOWN PLANNING AREA

LOCAL BUILDING

DETAILED
P. Schem.

Approved at the
on 8.1.47

TOWN PLANNING AREA

SPECIAL APPROVAL

FINAL APPROVAL

H. Marshall

J. Marshall

SCHEDULE

Trades and uses allowed in:

(a) Special Zone:

Ware-houses

Port administration buildings

Restaurants

Coffee houses

Clubs

Industrial plant with the special consent of the Local Building and Town Planning Commission only.

Plots for carmakers only, the area of which shall not exceed 40 ms.

(b) Residential Zone I:

In accordance with the provisions of the principle scheme.

TOWN PLANNING ORDINANCE, 1936.
TOWN PLANNING AREA.
Det. Scheme No. 96
 The District Commission at its *107th* meeting held on the *28th* day of *March 1946* resolved to deposit the above scheme.
(Sgd) H. Kendall *(Sgd) R. L. H. Greig*
 Town Planning Adviser Chairman
 Lydda District Building and Town Planning Commission.

TOWN PLANNING ORDINANCE, 1936.
TOWN PLANNING AREA.
Det. Scheme No. 96
 The District Commission at its *119th* meeting held on the *29th* day of *Nov 1947* resolved to grant authority to put the above scheme into force.
(Sgd) H. Kendall *W. V. Fuller*
 Town Planning Adviser Chairman
 Lydda District Building and Town Planning Commission.