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HAIFA TOWN PLANNING SCHEME NO. 400
CALLED LANDSHUT & PARTNER'S LAND
PARCELLATION, SUBMITTED BY MESSRS.
LANDSHUT & PARTNERS THROUGH M. LANDSHUT
AND M. STEINBERG, CIVIL ENGINEERS,
HAIFA.

LOCATION

In the Haifa Bay Area, between Nakhliel Land and Kiryat Bialik Agricultural Suburb.

B. AREA OF THE LAND OF THE PROMOTERS INCLUDED IN SCHEME.

65,969.62 m².

C. NAME OF THE OWNERS OF THE LAND INCLUDED IN THE SCHEME.

M. Landshut & Partners, Haifa; N. Yoel; N. Ginsburg, Gruengard and Dr. Altshul.

D. BOUNDED

On the North by properties of Gruengard & Dr. Altshul.
On the South by properties of N. Yoel & N. Ginsburg.
On the East by properties of Haifa Bay Development Co. and American Zion Commonwealth.
On the West by property of Olga Glaser, Haifa Bay Development Co. Lidvi, Isaac & Palamba and Gategno.

E. CONDITIONS.

According to the terms of the Haifa Outline Regulations and any additions and amendments which were or may be made thereto and also the following:-

Zone. Residential Class "B" of the Haifa Outline Town Planning Scheme.

Road and Building Alignments.

The width of the roads and the minimum distance between the Road and Building Lines shall be as shown on the plan.

All building and road corners shall be cut off. Fences on road corners shall be on a minimum curve radius of 8 metres.

Building Restrictions.

Only one building exclusive of out-structures shall be erected on any of the plots included in this scheme.

Sites for Public Buildings.

Only public buildings may be erected on the plot marked "A" on plan, coloured yellow, hatched and edged brown.

Public Open Space.

The plot marked "B" shall be declared as a public open space and shall be expropriated by the Responsible Authority subject to the provisions of the Haifa Outline Town Planning Scheme and shall then be maintained by the Responsible Authority.

The Responsible Authority may declare the whole open space or part of it as a public garden or public square.

The cost of construction and planting of these squares and gardens shall be borne, as hereinafter provided, by the owners of the land contained in the scheme, the Responsible Authority participating in the cost of construction to the extent of 25 % thereof. Provided that if the owners desire to carry out any such works before the Responsible Authority is prepared to participate, they shall obtain, in writing, the prior authorization of the Responsible Authority, and shall bear the whole cost.

The cost 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 owner of land abutting on the open space shall pay a double share.

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 upon their plots, whichever shall first occur.

F. AMENITIES

Drainage.

By ground infiltration and by natural drainage channels to the West.

Sewerage.

Each house shall drain to an approved sewerage system or to separate and properly constructed septic tanks and percolating pits.

Any plot within 100 metres from a sewer of the Responsible Authority shall be connected thereto at the owner's expense.

All plots shall give free right of drainage and sewerage to adjoining plots and to plots at a higher level.

Water Supply.

From a supply of the Responsible Authority or a specifically approved piped supply.

Shops.

Shops shall be allowed only on the plots Nos. 25, 40, 27 & 48 and along the frontages indicated on the plan by a violet line. All shops shall have clear unobstructed areas at pavement level between the shop frontage and road line, to be constructed at the owner's expense.

Trades & Industries.

Only those trades and industries shall be carried out within the borders of the scheme which are normally allowed in a Residential District "B".

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Payments.

Payments including maintenance of approved surfacing shall be provided by each plot owner on his complete frontage. Such work shall be carried out by the Responsible Authority at the owner's expense.

Roads.

The Owners of the land included in this scheme shall pay for the construction of all roads, to be made in accordance with the Standard Specifications of the Responsible Authority, and to the full width of carriageway, at any time after completion of the scheme, before any building is allowed to be erected in the respective part of the scheme. Landowners shall be liable for payment of cost of construction of roads whether their plots have been built upon or not.

Floods Prevention.

Owing to the waterlogged nature of the ground covered by this scheme, no building will be allowed unless adequate arrangements, to the satisfaction of the "Surveyor", are provided to prevent dampness rising into the building.

HAIFA LOCAL TOWN PLANNING COMMISSION	
APPROVED ON 16-6-37	
FOR PROVISIONAL APPROVAL BY D.T.P.C.	
SCHEME No. 400	
<i>J.R.A. Nahas</i> CITY ENGINEER	<i>[Signature]</i> CHAIRMAN L.T.P.C.

MORTNEB DISTRICT TOWN PLANNING COMMISSION	
PROVISIONAL APPROVAL	
Scheme No. 400 Passed for Publication	
at the 11th meeting of the Commission	
held on 28.6.37	
<i>Austen B. Thomson</i> Advisor	<i>[Signature]</i> Chairman

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