

DETAILED HAIFA TOWN PLANNING SCHEME No. 548
CALLED EAST HAIFA DEVELOPMENT CO. - HAWASSA
LAND, SUBMITTED BY THE EAST HAIFA DEVELOP-
MENT CO. THROUGH MR. M. KIRYATI, LICENSED
SURVEYOR AND ADOPTED BY THE LOCAL BUILDING
AND TOWN PLANNING COMMISSION OF HAIFA.

A. LOCATION

In the Hawassa Land, between the Hedjaz Railway and the Nazareth Road.

B. OWNERS OF THE LAND INCLUDED IN THE SCHEME.

East Haifa Development Co., Wadia Boutagy and M. Ronson.

C. AREA OF PROMOTERS' LAND INCLUDED IN THIS SCHEME.

55,270 m2.

D. BOUNDED.

On the North by the Hedjaz Railway and property of Wadia Boutagy.

On the South by the Nazareth Road and properties of J. Sheinson, Soloveitchuk and Witeles.

On the East by the property of Mr. Ronson and Nazareth Road.

On the West by the property of J. Migdali and J. Sheinson and Nazareth Road.

E. CONDITIONS.

According to the conditions of the Haifa Outline Town Planning Scheme Regulations and any published additions and amendments which were or may be made thereto and also the following :-

Zones :- Commercial zone, coloured grey and bordered dark violet on the plan.

Light industrial zone, coloured violet and bordered dark violet.

Road and Building Alignments.

The width of the roads, the distances between the Building Lines and the minimum front set backs shall be as shown on the plan.

F. AMENITIES.

a. Drainage.

Towards the drains of the drainage system of the Responsible Authority or to any specifically approved system made for and at the expense of the owners of properties.

All trade wastes or other liquids shall be adequately treated and disposed of by the owners to the satisfaction of the Public Health Department.

b. Sewerage.

Each house shall drain to an approved system of sewerage or to any specifically approved system made for and at the expense of the owners of properties, 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 all adjoining plots and to plots at a higher level.

c. Water Supply

From a supply of the Responsible Authority or an approved local piped supply.

d. Shops.

All commercial frontages and shops in the Industrial Zone shall have a clear unobstructed area at pavement level, between the shops or commercial frontages and the road line. Such area shall be free from all obstructions or fences and shall be constructed and maintained at the owner's expense, and shall at all times be open to traffic and use by the public.

e. Roads and Stormwater Drains.

The Owner of the lands included within the area of this scheme shall pay for the construction of all stormwater drains and roads to be made in accordance with standard specifications of the Responsible Authority, and to full width of carriageway, at any time after enactment of the scheme, before any building is allowed to be erected on any of the plots included in this scheme. Landowners shall be liable for payment of cost of construction of roads and stormwater drains whether their plots have been built upon or not.

f. Development.

Betterment Tax may be collected from all owners within and without the whole or part of the scheme who will benefit either directly or indirectly by the construction of roads, sewers and drains included in this scheme.

g. Dampness 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" of the Local Building and Town Planning Commission, are provided to prevent dampness rising into the building.

h. No building permit shall be issued on any plot fronting the Nazareth Road until after the High Tension Electric Line is moved to the approved kerbline.

HAIFA AND SAMARIA DISTRICT T.P.C. COMMISSION

APPROVED ON 9-11-38

FOR ENACTMENT

SCHEME No. 542

J.S. J. H. Williams
CITY ENGINEER

[Signature]
CHAIRMAN T.P.C.

HAIFA AND SAMARIA DISTRICT TOWN PLANNING COMMISSION

PROVISIONAL APPROVAL

Scheme No. 542.....Passed for Publication at the.....22.11.....meeting of the Commission held on.....7.6.38.....

[Signature]
Adviser

[Signature]
Chairman

Original signature on report produced at the meeting

HAIFA AND SAMARIA DISTRICT T.P.C.

Meeting No. 24.....Date 6.12.38

Meeting No. 23.....Date 1.11.38

FINALLY APPROVED SCHEME

[Signature] MORRIS BAILEY
Chairman

[Signature]
Adviser

HAIFA AND SAMARIA DISTRICT TOWN PLANNING COMMISSION

FINAL APPROVAL

Scheme No. 542.....finally approved and ordered to be published in the gazette.

Date.....10.1.39.....
District Commissioner