

302897

DISTRICT BUILDING AND TOWN PLANNING COMMISSION HAIFA AND SAMARIA DISTRICT District Serial No. of Scheme 199/194 District File No. 21/234

DETAILED HAIFA TOWN PLANNING SCHEME NO.199, CALLED WESTERN BAT GALIM EXTENSION, SUBMITTED BY MESSRS. SUPRASKY & COMPANY, THROUGH MR. SHAPIROVSKY, HAIFA, AND ADOPTED BY THE LOCAL BUILDING AND TOWN PLANNING COMMISSION, HAIFA.

271/234

A. LOCATION.

On the Carmel point, to the South-West of Bat Galim Suburb and abutting on the Palestine Railway Line.

B. AREA.

19,000 m2.

C. OWNERS.

Mr. Suprasky and Partners, Z.A. Tchechek, E. Auërbach, A. Inlander & D. Windman, J. Altoresko, W. Schleim, E. Katz, G. Reich, J. Rokach & State Domain.

D. BOUNDED.

On the North by a road and the properties of Z.A. Tchechek, E. Auerbach, Road, A. Inlander & D. Windman, J. Altoresko, W. Shleim, E. Katz, G. Reich, J. Rokach, Road and State Domain.

On the South by Palestine Railways.

On the East by State Domain (Immigrants' Hostel).

On the West by State Domain.

E. CONDITIONS.

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

a. Zone. Residential Class 'B' coloured blue on the plan.

b. Set-Backs.

Front. The minimum set-back from the road line to the building line shall be as shown on the map and shall in no case be less than 4 (four) metres.

The minimum road width shall be not less than 10 metres.

Fences and buildings on corner plots shall be rounded or cut off as shown on the plan.

Side. To conform with the provisions of the Haifa Outline Town Planning Scheme for Residential Zone 'B'.

Rear. Ditto.

c. Percentage. Ditto.

d. Size of Plot. Ditto.

e. Height of Buildings. Ditto.

f. Number of Buildings.

Only one building exclusive of out-structures shall be allowed on each plot.

g. Government Reserves.

The area coloured light brown and bordered dark brown shall be Government Reserves.

h. Private Open Space.

The area coloured light green, bordered dark green and marked No.20 on the plan, shall be a private open space and no development shall take place thereon without the special approval of the District Building and Town Planning Commission.

F. AMENITIES.

a. Drainage.

Towards, in all cases, the drains of the Municipal Drainage System and natural drainage channels.

b. Sewerage.

Each house shall drain to separate and properly constructed septic tanks and percolating pits. Any plots within 100 metres from a Municipal Sewer 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.

c. Water Supply.

From a Municipal or a specifically approved piped supply.

d. Shops.

Shops shall be allowed only on the ground floor of main buildings on Plots Nos. 5 and 11 in rooms fronting the road and only along such parts of the frontages as are indicated on the plan by a dark violet line. All shops shall have a clear unobstructed area at pavement level between the shop frontage and road line, to be constructed at the owner's expense.

e. Trades and Industries.

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

f. Pavements.

Pavements including kerbstones of approved surfacing shall be provided by each plot owner on his complete frontage. Such work shall be carried out by the Haifa Municipal Corporation at the owner's expense.

g. Roads and Stormwater Drains.

The promoters as owners of the land included in this scheme shall pay for the construction of all stormwater drains and roads which shall be carried out in accordance with the Standard Haifa Municipal Specifications and to full carriageway widths, at any time after enactment of the scheme and before any building is allowed to be erected on abutting plots. The Municipal Corporation of Haifa may compel landowners to pay for the construction of roads and stormwater drains whether their plots have been built upon or not.

h. Betterment Tax.

Betterment Tax may be recovered in respect of this scheme in accordance with the provisions of Section 32 of the Town Planning Ordinance, 1936, as amended by Town Planning (Amendment) Ordinance No. 5 of 1939.

<p style="text-align: center;">HAIFA AND SAMARIA DISTRICT CENTRAL TOWN PLANNING COMMISSION</p> <p style="text-align: center;">PROVISIONAL APPROVAL</p> <p>Scheme No.199.....Passed for Publication at the12.9.39.....meeting of the Commission held on3.6.36.....</p> <p><i>Sever. Shulimov</i> Adviser</p> <p><i>[Signature]</i> Chairman</p>	<p style="text-align: center;">HAIFA LOCAL TOWN PLANNING COMMISSION</p> <p style="text-align: center;">APPROVED ON <u>14-6-39</u></p> <p style="text-align: center;">FOR ENACTMENT</p> <p style="text-align: center;">SCHEME No. <u>199</u></p> <p><i>J. R. W. [Signature]</i> CITY ENGINEER</p> <p><i>[Signature]</i> CHAIRMAN L.T.P.C.</p>
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<p style="writing-mode: vertical-rl; transform: rotate(180deg);"> משרד המב. והת. ע"מ תל אביב 199/661 </p>	<p style="text-align: center;">HAIFA AND SAMARIA DISTRICT TOWN PLANNING COMMISSION</p> <p>Meeting No.31.....Date.....4.7.39.....</p> <p style="text-align: center;">FINALLY APPROVED SCHEME</p> <p>Betterment Tax may be recovered in respect of this scheme in accordance with the provisions of section 32 of the Town Planning Ordinance, 1936.</p> <p><i>Sever. Shulimov</i> Adviser</p> <p><i>[Signature]</i> Chairman</p>
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