

הפ' / 141

לא יצא מן האולם (מקרא)

לשכת חכונן מחוזית, מחוז חיפה
העתק משרדי
ת.ל. / 141
לא להוציא מחיק מס'

2/10/34

REPORT UPON THE TOWN PLANNING SCHEME NO. 141
EAST KISHON AREA SCHEME - SUBMITTED BY THE
PROMOTERS THE PALESTINE LAND DEVELOPMENT
COMPANY.

LOCATION.

Kishon Area.

Bounded.

- a.- On the North by the Acre Road.
- b.- On the South by the Old Railway line to Acre.
- c.- On the East by the land of Dr. Reiger and Co.
- d.- On the West by the Railway Line to Semakh.

CONDITIONS.

According to the conditions of the Haifa Outline Scheme and any published additions and amendments which may be made thereto, and also the following:-

a.- Zone. Light Industrial with Residential buildings allowed only in specified plots shown on the plan in pink.

b.- Set-Backs.

Front. The minimum distance between Building lines shall be as shown on the plan and shall in all cases be not less than 20 metres.

The minimum set-back from the road line shall be not less than 5 metres. The minimum road width shall be not less than 10 metres except for pathways leading to not more than four plots. All corners shall be cut as shown on the plan and so as to provide a minimum curb radius of not less than 6 metres.

The distance between road and building lines unless otherwise shown shall be 3 metres.

Side. Not less than 4 metres.

Rear. Half the height of the building with a minimum of 6.50 metres.

c.- Outillage.

33 1/3% of the area of the Residential plots and 75 % of the area of the Industrial plots.

Not exceeding 10 % of the Floor area of an industrial plot shall be utilised for Residential purposes.

Size of plot.

Not less than 1000 m². unless otherwise specially approved.

d.- Height of Residential Buildings.

Two storeys only.

- e.- Only one building exclusive of out-structures shall be allowed on each plot unless specially approved.
- f.- Plots marked in brown on the plan shall be used exclusively for public buildings.
- g.- Areas coloured light green on the plan shall remain as open spaces or private gardens.
- h.- Only first and second class domestic buildings shall be allowed on the Residential plots marked pink.
- i.- Areas coloured dark green shall be declared public open spaces.

SPECIAL CONDITIONS.

Right of way for rail access shall be given where required within 5 metres width at the rear of each plot.

AMENITIES.

a.- Drainage.

Towards, in all cases, the drains of the Municipal system and to the catchment area of the Kishon River.

b.- Sewerage.

Each plot shall drain to an approved sewerage system or to separate and properly constructed septic tanks and percolating pits. Any plot within 100 metres of a Municipal sewer shall be connected thereto at the owner's expense.

All works shall be to the approval and full control of the Health Department.

All owners of plots shall give free right of way for drainage and sewerage from adjoining plots and from plots at a higher level.

c.- Water supply.

From a Municipal or a specifically approved local piped supply.

d.- Shops.

Shops shall only be allowed on plots indicated on the plan by a red line. All shops shall have clear unobstructed area at pavement level, between the shops and road line, to be constructed at the owners' expense.

e.- Trades and Industries.

Only those 1st. class trades and Industries shall be carried out within the borders of the scheme which are normally allowed in a Light Industrial area or in a Residential District Class C.

f.- Pavements.

Pavements including Kerb stones and an 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.

MUNICIPAL PLANNING COMMISSION
 لجنة تخطيط المدينة
 SCHEME N° 473
 20/12/34
 APPROVED LEGALLY FOR ENACTMENT
 DATE 30 JULY 1934
 J. K. A. Watson
 MUNICIPAL ENGINEER
 Chairman of Commission

CENTRAL TOWN PLANNING COMMISSION
 Scheme passed for publication
 at the 101st meeting of the C. T. P. C. on
16th January 1934
 Date: 5/10/34
 J. H. H. H. H.
 Chairman, C. T. P. C.

CENTRAL TOWN PLANNING COMMISSION
 Scheme finally approved and ordered to be published in the Gazette.
 Date: 9. 10. 34
 (Secy) J. Hathorn Hall
 High Commissioner
 OFFICER ADMINISTERING THE GOVERNMENT

25-10-1934 - 473 - H-2 J.K.A. Watson