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לשכת תכנון מחוזית, מחוז חיפה

העתק משרדי

286 / חפ

לא לשלוח חזרה

**HAIFA TOWN PLANNING SCHEME NO. 266,
CALLED WITTELS HAVASSA LAND SCHEME
SUBMITTED BY CITY ENGINEER, HAIFA.**

A. LOCATION

Between the Hijaz Railway and the Nazareth Road, to the East of the intersection of the Haifa-Acre Road with the Nazareth Road.

B. OWNERS OF THE LAND INCLUDED IN THE SCHEME

Shell Company, Karim George, Boutagy, Yehuda Shal (Nigdali), M. Ronson, Saluvetchick, M. Kiryati, Efraim, Kransov, Z. Dov Eisenberg and Partners, P.L.D.C., Sheinson and Sons, Shmuel Margolin e/o P.L.D.C., Abraham Ginsburg, Z. Wittels and Max Feldman.

C. AREA OF SCHEME

205 Dunams.

D. BOUNDARY

On the North by the Hijaz Railway.

On the South by the Nazareth Road.

On the East by Belad Bah Sheikh Land.

On the West by the Haifa-Acre Road.

E. CONDITIONS

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

Zone- Commercial Zone, coloured grey and edged dark violet on the plan.

Light Industrial Zone, coloured violet and edged dark violet.

Road and Building Alignments

The width of roads and the distances between road lines and between building lines shall be as shown on the plan.

Road lines and building lines at corner plots shall be cut 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 trades 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 be at all times open to traffic and use by the public.

e. - Roads

Promoters of detailed schemes included in this combined scheme shall pay for the construction of all roads made in accordance with Standard Specifications of the Responsible Authority and to a full width of carriageway at any time after enactment of the scheme before any building is allowed to be erected in the respective part of the scheme. Landowners shall be liable to pay for the construction of roads 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.

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", are provided to prevent dampness rising into the building.

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

NORTHERN DISTRICT T. P. C.

Meeting No. 13th Date 9-11-37

FINALLY APPROVED SCHEME

T. v. Lewis
Chairman

H. Kendall
Adviser

LEIPA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 25-10-37

FOR ENACTMENT

SCHEME No. 286

P. P. P. P.
CITY ENGINEER

[Signature]
CHAIRMAN L.T.P.C.