

HAIFA TOWN PLANNING SCHEME NO. 285  
 CALLED SAADIA LAND SCHEME SUBMITTED  
 BY THE CITY ENGINEER, HAIFA.

DISTRICT BUILDING	TOWNSHIP
PLANNING	SECTION
NORTHERN DISTRICT	
District Serial No. of Scheme 189/54	
District File No. 271/290	

271/290

A. LOCATION

East of the Palestine Electric Corporation Power House and abutting on the Nazareth Road.

B. AREA.

87 Dunams.

C. OWNERS OF LAND INCLUDED IN THE SCHEME

Palestine Electric Corporation Ltd., Palestine and Hedjaz Railways, Azeez Khayat, Nachlat Ya'agov Committee, Palestine Land Development Company, S. Manur, H. Ben Tuvim, Avodat Yisrael, Moses Landmann, A.A. Kahane, David Hirshsohn, S. Sheinorok, A. Zelson, Zakai el Hadeff, H. & M. Gross, D. Sherman, A. Regul, Mr. M. Broslavsky, S. Bishka, Leibovicz, Dr. R. Stein, S. Novikova, A. Hirshevitz, L. Bar Oda, Z. Webster, M. Pazov, J. Abramson, H. Shulman & J. Abramson, A. & Z. Herling, Neve Sha'anani Committee, J. Kaplan, T. Lieberman, N. Cahan, R. Rinnenstein, I. Liadiful, D. Bahr, M.A. Bar, H. Ekstein, D.L. Puchovsky, I. Jacobson, A. Papa & A. Efron, and several other individual owners.

D. BOUNDED

On the North by the Palestine and Hedjaz Railway.

On the South by the lands of Mr. Azeez Khayat, M. Jallal Eff., Mr. Salim Nassah and Partners and a road of the enacted Town Planning Scheme No. 80, Nachlat Ya'agov.

On the East by the plots Nos. 45, 44, 43, 42, 56 & 57 of the Nachlat Ya'agov Scheme No. 80, and by a road.

On the West by the property of the Palestine Electric Corporation Power Station.

E. CONDITIONS

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

Zones.

Commercial Zone (coloured grey and edged dark grey)

Residential Zone "C" (coloured yellow).

Residential Zone "B" (coloured pale blue).

Set-Backs.

The minimum distances between road and building lines shall be as shown on the plan.

of the scheme, and before any building is allowed to be erected on abutting plots. The Responsible Authority may compel owners of land included in this scheme to pay for the construction of roads whether their plots have been built upon or not.

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 16-6-37

FOR ENACTMENT

SCHEME No. 285

*J. L. A. Watson*

CITY ENGINEER

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

NORTHERN DISTRICT T. P. G.

Meeting No. 114 Date 28.6.37

**FINALLY APPROVED SCHEME**

*[Signature]*

Chairman

*Austen B. B. Hamson*

Adviser

All road corners shall be cut so as to provide a curve of a minimum radius of not less than 8 metres.

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

#### Building Restrictions.

No building permit shall be issued on any of the plots hatched black on the plan, unless they will be combined with lands of the adjoining neighbours to form plots of requisite size and shape.

All plots fronting the Nazareth Road to the East of the Oil Area Bridge, hatched black on the plan shall be combined with the respective parts of the plots in the rear, and the plot thus combined shall be considered as one plot for Building Licensing purposes.

### F. AMENITIES

#### Drainage.

Towards, in all cases, the drains of the Municipal Drainage System, by natural drainage and to the catchment area to the North.

#### Sewerage.

All plots shall give free access for drainage and sewerage to plots at a higher level and to adjoining plots.

#### Shops.

In Residential Zones, shops may be allowed only on plots demarcated by a dark grey line on the plan.

#### Trades and Industries.

Only those trades and industries shall be carried out within the borders of the scheme which are normally allowed in a Commercial Zone and in Residential Zones "B" & "C" respectively.

#### Roads.

The owners of land included in this scheme shall pay for the construction of all roads which shall be constructed in accordance with the Standard Municipal Specifications and to a full width of carriageway, at any time after enactment