

3003722

PLANNING CO. LTD.  
NORTH DISTRICT  
District Serial No. of Scheme HA/61  
District File No. 271/292

**HAIFA TOWN PLANNING SCHEME NO. 584.  
CALLED EVER KAKISHON SCHEME. SUB-  
MITTED BY THE HAIFA BAY DEVELOPMENT  
COMPANY, THROUGH PROFESSOR ALEXANDER  
KLEIN, HAIFA.**

304- 324/00

**A. LOCATION.**

In the Haifa Bay Area, between the Kishon River and the Aerodrome.

**B. AREA OF THE SCHEME.**

552,645 Dunams.

**C. OWNERS OF THE LAND INCLUDED IN THE SCHEME.**

Haifa Bay Development Company Ltd., Shafferman & Machbits, Wolf Horowitz, Rachel Dimson, Israel Kestenbaum, Dr. Alexander Goldstein, Jacob Portnay, H. Sterling, S. & J. Teff, D. Mendel Spiro, Mrs. Sarah Epstein, I. Stalbow, S. Mani, Isaac & Benjamin Gaon, I. Kabil, Rezi Farhi, A. S. Cabasso, Mathilde Masal Mosseri, Daniel Anster, Rachel Mosseri, Vita Sconsino, Jacques Sconsino, Saki Bey Hagag & Aslan J. Cohen, César Setton, Maurice Raffoul, Haskel Cohen, & Joseph Hander.

**D. BOUNDARIES**

On the North by the lands of the Keren Kayemeth LeIsrael.

On the South by the Kishon River.

On the East by the lands of Mr. Siegmund Pach and Eikan Nathan Adler.

On the West by the Kishon River.

**E. CONDITIONS**

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

a. - ZONE Light Industrial Zone.

b. - Road and Building Alignments

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

All building and road junctions shall be rounded. On road line fence radius shall be 10 metres.

c. - Building Restrictions

No building shall be erected within 100 metres of the wells existing on plots 84, 85, 213, 214, 261 & 262, unless with the special consent of the Public Health Department.

d. - Private Open Spaces

The lands coloured light green, edged

dark green and marked A, C, D & E, on the plan, shall be private open spaces and shall not, without the consent of the District Building and Town Planning Commission, be put to any other use.

No portion of a private open space shall be added to the curtilage of any adjoining building plot to increase its area.

**e. - Public Open Spaces**

The areas coloured green on the plan, hatched dark green and marked 'B', 'F', 'G', 'H' shall be a public open space and shall be vested with the Responsible Authority and be maintained by them.

The cost of construction of this open space shall be borne, as hereafter provided, by the owners of plots contained in the scheme, the Responsible Authority participating in the cost of construction to the extent of 25% thereof. Provided that if the plot owners desire to carry out any such works before the Responsible Authority is prepared to participate, they shall obtain the prior authorisation in writing of the Responsible Authority, and shall bear the whole cost.

The cost of this open space shall be apportioned between the owners of the plots comprised in the scheme in proportion to the area owned by them provided that the owners of land abutting on the open space shall pay a double share.

No plot owner shall be called upon to pay his share before he has built upon his land or before the majority of the owners affected have built upon their plots, whichever shall first occur.

**F. AMENITIES.**

**a. - DRAINAGE**

By ground infiltration, to the drains of the local catchment area if and when constructed and towards the Kishon River.

Only purified water free from dust and mechanical matters may drain towards the Kishon River. Water from cesspits if any, or water bearing chemical products, shall not be allowed to drain towards the Kishon River or any trench leading to it, until after treatment approved by the Public Health Department.

**b. - SEWERAGE**

All buildings shall drain to an adequate sewage disposal plant which shall be constructed by the Promoters with the approval of the Public Health Department.

All plots shall give free right of drainage and sewerage to adjoining plots and to plots at higher levels.

**c. - Water Supply**

From a system of the Responsible Authority or a local piped supply to be approved by the Public Health Department.

**d. - Shops.**

All shops shall have a clear unobstructed area at pavement level between the shop and the road line to be constructed at the owner's expense.

**e. - Trades & Industries.**

In accordance with conditions of the Haifa Outline Scheme for Light Industrial Zone.

**f. - Roads.**

The owners of the area included in this scheme shall pay for the construction of all roads to be 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. Plot owners shall be liable to pay for the construction of roads whether their plots have been built upon or not.

**g. - Prevention of Dampness.**

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 City Engineer, Haifa, are provided to prevent dampness rising into the building.

HAIFA LOCAL TOWN PLANNING COMMISSION	
APPROVED ON <u>14.4.37</u>	
FOR ENACTMENT	
SCHEME No. <u>324</u>	
<i>J. Purland</i> CITY ENGINEER	<i>[Signature]</i> CHAIRMAN L.T.P.C.

NORTHERN DISTRICT T.P.C.	
Meeting No. <u>12th</u>	Date <u>9.11.37</u>
<b>FINALLY APPROVED SCHEME</b>	
<i>T.V. Saisand</i> Chairman	<i>[Signature]</i> Adviser