

HAIFA TOWN PLANNING SCHEME NO. 519
CALLED SOUTH KISHON COMBINED SCHEME
SUBMITTED BY CITY ENGINEER, HAIFA.

A. LOCATION

Between Nazareth Road, Kishon River and to the west of the Haifa-Acre Road.

B. OWNERS OF THE LANDS INCLUDED IN THE SCHEME.

P.L.D.C. & Partner - Messars. Yoseph Loevy and Co. - Rosenblatt & Partners - Palestine Government - Palestine Railways - Mr. H. Kalvarisky - Spilner Loevy and Partners - Dr. B. Berger & Partners - Dr. Osman Khanra - Dr. M. Neuman - Heirs of Hassan Saghir - Yoseph Hirsch - Neve Ganin Society - Nachlat Ya'acov Co. - Shoukralla Azizalla Levy - Dr. Gabriel Abyad - Hassan el Atshan - Hassan Khanra & Mr. Boutagy.

C. AREA OF SCHEME

2200 dunams.

D. BOUNDED

On the North-East by the Oil Area Bridge, Oil Area Road, Shell Co. Ltd. and Kishon River.

On the South-west by the Hedjaz Railway Line and the Haifa-Acre Road.

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:-

a. - Road and Building Lines.

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 with the exception of the southern front set-back of road No. 15 which shall be 3 metres.

The minimum road width shall be 10 metres with the exception of stair way which shall be 4 metres only.

All corners shall be cut as shown on plan and shall in addition be so as to provide a minimum curve radius of 3 metres.

The area included in this scheme is classified as light industrial zone.

No building other than a public building shall be erected on the plots coloured yellow and edged brown.

b. Private Open Spaces

The areas marked A,B,C,D,E,F & R, coloured light green and edged dark green shall be private open spaces and no development shall take place thereon without the consent of the Central Town Planning Commission.

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

No building shall be erected on such lands save:-

- i. buildings incidental to the horticultural use of the land.
- ii. buildings incidental to the use of the land for recreation and pleasure.
- iii. such buildings as may be approved by the District Building and Town Planning Commission.

c. Public Open Spaces

The areas marked G,H,J,K,L,M,N,O,P,Q,S,T & U, coloured light green and hatched dark green shall be public open spaces. All lands so coloured and marked on the plan which have not yet been acquired by the Responsible Authority, shall be vested with the Responsible Authority provided that the land taken from the Promoter of a detailed parcellation scheme for roads and public open spaces does not exceed 25 % of the total area included in his scheme. Areas exceeding 25 % of the total area included in a scheme, shall, subject to the provisions of the Town Planning Ordinances 1981-1989, be subject to compulsory purchase provided always:-

- a. that this provision shall not preclude the acquisition of such land by agreement with affected owners.
- b. no portion of a public open space shall be added to the curtilage of any building plot to increase the area of such a plot.

The cost of construction of these open spaces shall be borne, as hereafter provided, by the owners of the land contained in the scheme, the Municipal Corporation of Haifa participating in the cost of construction to the extent of 25 % thereof. Provided that if the owners desire to carry out any such works before the Haifa Municipality is prepared to participate, they shall obtain the prior authority in writing of the said Corporation and shall bear the whole cost.

The cost of these open spaces shall be apportioned between the owners of the land 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 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.

P. AMENITIES

a. - Drainage

By ground infiltration and 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. - Preservation of Govt. drainage channels.

No building or structure, except a boundary fence, shall be erected at a distance less than 3 metres from the bank of the Government concrete drainage channels.

c. - Sewerage.

All buildings shall drain to separate and properly constructed septic tanks and percolating pits. Any plot within 100 m. 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.

d. - Trades and Industries

Only those trades and industries shall be carried out within the borders of the scheme which are normally allowed in the Light Industrial Zone.

e. - Roads

The Promoters of detailed schemes for areas included in this combined scheme shall pay for the construction of all roads to be made in accordance with standard Municipal specifications and to 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 for payment of cost of construction of roads whether their plots have been built upon or not.

f. - The crossings over the Half-a-Acre Railway Line shall be by overbridges.

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

h. - 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.

Palestine Electric Corporation Overhead Lines.

No building shall be erected so that any part of such building falls beneath any high or low tension overhead line of the Palestine Electric Corporation.

DISTRICT BUILDING and TOWN
PLANNING COMMISSION
NORTHERN DISTRICT
District Serial No. of Plan HR/12
District File No. 231/275

HAIFA LOCAL TOWN PLANNING COMMISSION
APPROVED ON 12.XI.36
FOR ENACTMENT
SCHEME No. 319
J. R. A. W. L. A. H.
CITY ENGINEER
[Signature]
CHAIRMAN L.T.P.C.

Jk

NORTHERN DISTRICT
TOWN PLANNING COMMISSION
FINAL APPROVAL
Scheme No. 319 finally approved
and ordered to be published
in the gazette.
High Commissioner

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Duta Chairman