

304- 327/00 1

3003737

TOWN PLANNING COMMISSION
HAIFA AND SANARIA DISTRICT
District Serial No. of Scheme HA/24
District File No. 271/283

DETAILED HAIFA TOWN PLANNING SCHEME NO. 327
CALLED P.L.D.C. & PARTNERS, SOUTH KISHON
PARCELLATION SCHEME, SUBMITTED BY A. VILENSKY,
LICENSED SURVEYOR, HAIFA, AND ADOPTED BY THE
HAIFA LOCAL BUILDING & TOWN PLANNING COMMISSION.

A. LOCATION.

In the Haifa Bay Area, between the Kishon and the Haifa-Acre Railway Line.

B. OWNERS OF THE LAND INCLUDED IN THE SCHEME.

Messrs. Palestine Land Development Company, Eva Aronovsky, E. Witman, D. Goldman and Dr. B. Berger & Partners.

C. AREA

64 Dunams.

D. BOUNDED

On the North by the Kishon River, Dr. H. Mucheshen and the land of Mr. J.M. Shloush.

On the South by the property of Dr. G. Abyad.

On the East by the Haifa-Acre Railway Line.

On the West by the property of Dr. B. Berger & Partners.

E. CONDITIONS.

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

a. Zone. Light Industrial Zone coloured violet and bordered dark violet.

b. Building Lines and Road 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 setback from the road line shall be not less than 5 metres.

The minimum road width shall be not less than 10 metres.

All corners shall be cut as shown on the plan and in addition shall be so cut as to provide a minimum curve radius of not less than 8 metres.

c. Building Restrictions.

No building shall be allowed to be erected on any of the plots numbered 15, 31, 32 and 34 hatched black on the plan until these plots will be combined with those of the adjoining schemes to form plots of adequate size and shape.

d. Open Spaces.

1. Public Open Spaces

This scheme is subject to the conditions, regarding public open spaces, laid down in the South Kishon Combined Scheme No. 319 of which this scheme constitutes a part.

ii. Private Open Spaces.

All lands coloured light green and edged green on the plan shall be private open spaces and no development shall take place thereon without the special approval of the D.B.&T.E Commission.

F. AMENITIES.

a. Drainage.

By ground infiltration, to the Southern Kishon catchment area and to any specifically approved system made for and at the expense of the owners of properties.

- b. Sewerage. All buildings shall drain to separate and properly constructed septic tanks and percolating pits. Any plot within 100 m. from a sewer of the Responsible Authority shall be connected thereto at the owner's expense.

All owners of plots shall give free right of way to all drainage and sewerage lines leading from neighbouring plots and from plots at a higher level.

All trades wastes or other liquids shall be adequately treated and disposed of by the owners to the satisfaction of the Public Health Department.

c. Trades and Industries.

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

d. Roads and Stormwater Drains.

The Promoters as owners of areas included in this scheme shall pay for the construction of all stormwater drains and roads which shall be carried out in accordance with the Standard Municipal Specifications and to full carriageway width, at any time after enactment of the scheme and before any building is allowed to be erected on abutting plots. The Responsible Authority may compel landowners to pay for the construction of roads and stormwater drains whether their plots have been built upon or not.

e. Dampness Prevention.

Owing to the water-logged nature of the ground covered by this scheme, no building will be allowed unless adequate arrangements, to the satisfaction of the "Surveyor" to the Haifa Local Building & Town Planning Commission, are provided to prevent dampness rising into the building.

f. Betterment Tax.

Betterment tax may be recovered in respect of this scheme in accordance with the provisions of section 32 of the Town Planning Ordinance 1936.

HAIFA LOCAL TOWN PLANNING COMMISSION	
APPROVED ON <u>15-6-38</u>	
FOR ENACTMENT	
SCHEME No. <u>327</u>	
<i>J. R. Akhbar</i> CITY ENGINEER	<i>E. J. J.</i> HAIFA L.T.P.C.

HAIFA AND SAMARIA DISTRICT TOWN PLANNING COMMISSION	
PROVISIONAL APPROVAL	
Scheme No. <u>327</u> Passed for Publication	
at the <u>1st</u> meeting of the	
Commission held on <u>11-8-1936</u>	
<i>W. Kendall</i> Adviser	<i>W. S. ...</i> Chairman

HAIFA AND SAMARIA DISTRICT T.P.C.	
Meeting No. <u>41</u>	Date <u>12-7-1938</u>
FINALLY APPROVED SCHEME	
<i>W. S. ...</i> Chairman	<i>W. Kendall</i> Adviser