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DETAILED HAIFA TOWN PLANNING SCHEME NO. 535  
CALLED KISHON-SALMAN AREA, SUBMITTED BY THE  
LOCAL BUILDING AND TOWN PLANNING COMMISSION,  
HAIFA.

A. LOCATION.

In Bassatin el Ramel between the Kishon River and Wadi Salman and abutting the sea.

B. OWNERS OF THE LAND INCLUDED IN THE SCHEME.

Palestine Government (State Domain), Palestine Electric Corporation, Shalom Volovelsky, Jordan Investment Ltd., Yosef Nissim, Mantacheff Oil Co., Vacuum Oil Co., Iraq Petroleum Co., Joseph Loewy, Dr. Gustav Krojanker, Bernard Rosenblatt, Yacob Luria & Julius Shindler, Munisa Asphahan Toba, Munawar Ruha and Dia Abbas, and Imperial Chemical Industries.

C. AREA OF SCHEME.

630,800 m2.

D. BOUNDED.

On the North by the Mediterranean Sea and the cooling water basin of the P.E.C. Power Station.

On the South by the property of the Socony-Vacuum Oil Co. and Wady Salman.

On the East by the Western and Eastern banks of the Kishon River and I.P.C. land.

On the West by the properties of Palestine Electric Corporation, Ibrahim Totah, Road, Iraq Petroleum Co. Corridor and Wady Salman.

E. CONDITIONS.

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

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

Oil Area, coloured violet and hatched dark violet.

b. Road Alignments and Building Lines.

The minimum widths of the roads, the minimum distances between road and building lines, and the minimum distances between opposite building lines shall be as shown on the plan.

All corners shall be cut off both on building lines and plot boundaries.

Fences of plot boundaries shall be on a curve of a minimum radius of 8 metres.

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c. Government & Municipal Reserves.

The areas coloured light brown and bordered dark brown shall be reserved for Government and Municipal undertakings.

d. I.P.C. Corridors.

The areas coloured light green, bordered dark green and marked on the plan A1, A2, A3 and A4 shall be I.P.C. Corridors. The areas so marked shall be fenced in by a fence approved by the Local Building and Town Planning Commission and shall be properly maintained by the Iraq Petroleum Company.

e. I.P.C. Foreshore Corridor.

The line shown red on the plan along the seashore indicates the I.P.C. Foreshore Corridor and is subject to realignment at the Company's expense in accordance with the terms of the I.P.C. Concession.

f. Crossings over I.P.C. Corridor.

The areas coloured light vermillion, hatched green on the plan and marked E1, E2, E3 and E4, constitute provisional crossings over the I.P.C. Corridor and are subject to amendments in accordance with details to be determined by the Haifa City Engineer before the final construction of the affected roads.

g. Oil Companies' Wayleave.

The areas marked B1, B2 and B3 are State Domain and shall be wayleaves within which Oil Companies may lay their pipes. These wayleaves shall be maintained in good order to the satisfaction of the Local Building and Town Planning Commission by the Oil Companies whose pipes are laid therein.

Failure to maintain these wayleaves satisfactorily shall entitle the Municipal Corporation of Haifa to do the work on the Oil Companies' account after giving one month's notice.

h. Crossings over Oil Companies' Wayleaves.

The crossings over the Oil Companies' Wayleaves constitute existing accesses to the adjoining lands or accesses proposed under this scheme. Future accesses may be determined in connection with the approval of detailed schemes for the areas to the East of the wayleaves.

i. Public Open Spaces.

The areas coloured light green, hatched dark green and marked on the plan C1, C2, C3, C4, C5, C6, C7 and C8 shall be public open spaces and shall be vested with the Haifa Municipal Corporation in accordance with the conditions of the Haifa Outline Town Planning Scheme.

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 Haifa Municipal Corporation 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 Municipal Corporation is prepared to participate, they shall obtain the prior approval 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 areas 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.

**J. Green Belt.**

The areas coloured light green, hatched and bordered dark green and marked on the plan D1, D2 and D3 shall be Public Open Spaces. The boundaries of these Open Spaces are provisional until detailed scheme are submitted for the adjoining lands.

**F. AMENITIES.**

**a. Drainage.**

By ground infiltration and to any specifically approved system made for and at the expense of the owners of properties.

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

**b. Sewerage.**

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

**c. Trades and Industries.**

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

In addition to the trades allowed in the Light Industrial Zone, storage of oil may be allowed in the area coloured light violet and hatched dark violet.

d. Roads and Stormwater Drains.

The owners of properties included within the boundaries of this scheme shall pay for the construction of all stormwater drains and roads to be made in accordance with the Standard Specifications of the Haifa Municipal Corporation and to the full width of carriageway at any time after enactment of the scheme, before buildings are allowed to be erected in the respective part of the scheme.

Each of the two carriageways to both sides of the I.P.O. Corridor shall be considered as constituting one half of the full width of carriageway in that Corridor.

Landowners shall be liable for payment of cost of construction of stormwater drains and roads, whether their plots have been built upon or not.

e. Dampness Prevention.

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

f. Development.

Betterment Taxes 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. 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.

h. Affected Schemes.

This Scheme modifies the Haifa Outline

Town Planning Scheme and the Haifa Town Planning Scheme No.13, called Oil Area Scheme.

**HAIFA AND SAMARIA DISTRICT TOWN PLANNING COMMISSION**

PROVISIONAL APPROVAL

Scheme No. .... 535 ..... Passed for Publication at the ..... 19th ..... meeting of the Commission held on ..... 7.5.38 .....

(Cyt) H. Henshall  
Adviser

(Sgd) H. Bailey  
Chairman

HAIFA LOCAL AUTHORITY TOWN PLANNING COMMISSION

APPROVED ON 6-12-38

FOR ENACTMENT

SCHEME No. 535.

*J. R. Watson*  
CITY ENGINEER

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

*Gassan Shaker*

**HAIFA AND SAMARIA DISTRICT T. P. C.**

Meeting No. .... 24 ..... Date. .... 6.12.38 .....

**FINALLY APPROVED SCHEME**

*M. Bailey*  
Chairman

*[Signature]*  
Adviser

*M. Bailey*

*[Signature]*