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DISTRICT BUILDING
AND
TOWN PLANNING COMMISSION
HAIFA AND SAMARIA DISTRICT
District Serial No. of Scheme 14/124
District File No. 271/402.....

DETAILED HAIFA TOWN PLANNING SCHEME NO. 563
CALLED DR. B. BERGER & PARTNERS (PART V)
FALLING WITHIN THE ENACTED ROAD SCHEMES
KNOWN AS HAIFA TOWN PLANNING SCHEMES NOS.
319 AND 319B, SUBMITTED BY A. VILENSKY, C.E.
LICENSED SURVEYOR, HAIFA, AND ADOPTED BY THE
HAIFA LOCAL BUILDING AND TOWN PLANNING COM-
MISSION.

A. LOCATION.

In the South Kishon lands and lying to both sides of the Haifa - Acre Railway line.

B. OWNERS OF THE LAND INCLUDED IN THE SCHEME.

Dr. B. Berger and Partners, F.E. Ungar, Heirs of Hassan Zerir, Neve Ganim Committee, State Domain, Nahlat Yacov Co., Palestine Land Development Co., M. Kalwarisky and Palestine Railways.

C. AREA OF PROMOTERS' LAND INCLUDED IN THE SCHEME.

a. 44,382 m2.

AREA INCLUDED WITHIN THE BOUNDARIES OF THE SCHEME.

b. 122,500 m2.

D. BOUNDED.

On the North-West by the property of M. Kalwarisky, enacted Town Planning Scheme No. 320.

On the South by the land of Nachlat-Yaacov Co.

On the East by State Domain, land of Neve-Ganim Committee, properties of heirs of Hassan Zerir and Dr. B. Berger and Partners.

On the South-West by State Domain.

E. CONDITIONS.

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

a. Zone. Light Industrial Zone coloured violet and bordered dark violet on the plan.

b. Road and Building Alignments.

The minimum distance between building lines shall be as shown on the plan and shall in no case be less than 15 metres.

The minimum setback from road line to building line shall be 5 metres.

The minimum road width shall be 10 metres with the exception of stairways which shall be 5 metres only.

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

c. Building Restrictions.

No building shall be allowed to be erected on any of the plots numbered 1, 2, 3, 13, 14, 15, 18, 19, 20, 21, 22, 23, 26, 27, 28, 29, 33, 1276, 1277, 1278B, 1279, 1280, 1281, 1282A, 1282B, 1310, 1314B, 1317 and 1319 hatched black on the plan until these plots will be combined with adjacent lands to form plots of adequate size and shape.

d. Public Open Spaces.

The areas marked A, B, C, D, E and F coloured light green and hatched dark green shall be public open spaces.

This scheme is subject to the conditions regarding public open spaces laid down in the South Kishon Combined Schemes Nos. 319 and 319B, of which this scheme constitutes a part.

F. AMENITIES.

a. Drainage.

By ground infiltration to the Southern Kishon catchment area and to any specifically approved system made 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 metres 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 trade wastes or other liquids shall be adequately treated and disposed of by the owners to the satisfaction of the Public Health Department.

c. Trades & 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 the land 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 Haifa Municipal Specifications and to full carriageway widths, 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 waterlogged nature of the ground covered by this scheme, no building will be allowed unless adequate arrangements to the satisfaction of the Haifa Local Building and 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.

g. Preservation of Government Drainage Channels.

No building shall be erected so that any part thereof is at a distance of less than 3 (three) metres from the centre of any existing Government channel.

h. Palestine Electric Corporation Overhead Lines.

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

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 12-10-38
FOR PROVISIONAL APPROVAL BY D.T.P.C.
SCHEME No. 563

J.S. J. K. Abulataw
CITY ENGINEER

[Signature]
CHAIRMAN, D.T.P.C.

BETTERMENT TAX MAY BE RECOVERED IN RESPECT OF THIS SCHEME IN ACCORDANCE WITH THE PROVISIONS OF SECTION 32 OF THE TOWN PLANNING ORDINANCE 1936

[Handwritten initials]

HAIFA AND SAMARIA DISTRICT
TOWN PLANNING COMMISSION

PROVISIONAL APPROVAL

Scheme No. 563.....Passed for Publication at the 23rd.....meeting of the Commission held on 1.11.38.....

[Signature] Adviser [Signature] Chairman