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304-561/20

DISTRICT BUILDING  
AND  
TOWN PLANNING COMMISSION  
HAIFA AND SAMARIA DISTRICT  
District Serial No. of Scheme 19/177  
District File No. 27/401

DETAILED HAIFA TOWN PLANNING SCHEME NO. 561  
CALLED DR. BERGER & PARTNERS (PART III)  
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 between Nazareth Road and Haifa - Acre Railway Line.

B. OWNERS OF THE LANDS INCLUDED IN THE SCHEME.

Dr. B. Berger and Partners, Shoukralla, Azizolla, Levy, H. Taha, Dr. G. Abyad and Nahlat Yacov Co.

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

42,110 m<sup>2</sup>.

AREA INCLUDED WITHIN THE BOUNDARIES OF THE SCHEME.

75,500 m<sup>2</sup>.

D. BOUNDED.

On the North-East by the properties of Dr. B. Berger and Partners and Nahlat Yacov Co.

On the South-East by the enacted Town Planning Scheme No. 203, called Shoukralla, Azizolla, Levy Town Planning Scheme.

On the South-West by the properties of H. Taha & Nahlat Yacov Co.

On the West by the land of Nahlat Yacov Co.

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 20 metres.

The minimum setback from the road lines shall be 5 metres.

The minimum road width shall be 10 metres. All corners shall be cut as shown on the plan and in addition shall be rounded off 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 included in this scheme with the exception of plots Nos. 3, 1269B, 1272, 1274D, 1275 and A until after these plots are combined with adjacent lands to form plots of adequate size and shape.

d. Transfer of Land.

The area marked "B" cross-hatched in black on the plan is to be transferred by Dr. Berger and Partners to the owners of the adjacent land, known as Dr. Abyad property, in compensation for the road being taken entirely from that property.

e. Public Open Spaces.

The areas marked C, D and E, coloured light 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 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 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 land-owners 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. 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.

h. Preservation of Government Drainage Channels.

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

HAIFA LOCAL TOWN PLANNING COMMISSION	
APPROVED ON <u>12-10-38</u>	
FOR PROVISIONAL APPROVAL BY D.T.P.C.	
SCHEME No. <u>561</u>	
<i>J.S.</i> <u>J. A. Watson</u> CITY ENGINEER	<u>Sabbag</u> CHAIRMAN D.T.P.C.

HAIFA AND SAMARIA DISTRICT TOWN PLANNING COMMISSION	
PROVISIONAL APPROVAL	
Scheme No. <u>561</u> .....Passed for Publication	
at the <u>23rd</u> .....meeting of the	
Commission held on <u>1-11-38</u> .....	
<u>Muddell</u> Adviser	<u>W. S. Suley</u> Chairman

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