

304-553/20

HAIFA TOWN PLANNING SCHEME NO. 559, CALLED DR. BERGER & PARTNERS LAND PARCELLATION (PART I) FALLING WITHIN THE ENACTED ROAD SCHEME KNOWN AS HAIFA TOWN PLANNING SCHEME NO. 119, SUBMITTED BY A. VALENSKY, LICENSED SURVEYOR, HAIFA, AND ADOPTED BY THE HAIFA LOCAL BUILDING AND TOWN PLANNING COMMISSION.

27/1/398 Ha/17

304-559/20

A. LOCATION.

In the Haifa ^Hay Area, between "Neve Ganim" Land enacted Town Planning Scheme No.148 and Haifa-Acre Road.

B. OWNERS OF THE LAND INCLUDED IN THE SCHEME.

Dr. B. Berger & Partners.

C. AREA OF THE SCHEME: 174,516 m².

D. BOUNDARIES.

- On the North East by State Domain.
- On the South East by the property of Dr. B. Berger and Partners -approved T.P.Scheme No.186
- On the South West by the properties of Dr.B.Berger & Partners and Sheukralla, Arisalia, Levy enacted T.P.Scheme No.808.
- On the North West by the enacted T.P.Scheme No.148 called East Kishon "Neve Ganim".

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

b. Road Alignments and Building Lines.

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 set-back 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 fence on a curve of a radius of not less than 8 metres.

c. Site for Public Building.

No building other than a public building shall be erected on the plot coloured yellow, hatched and edged brown and marked "E" on plan.

d. Building Restrictions.

No building shall be allowed to be erected on any of the plots numbered 110, 112, 113, 114, 115, 120, 121, 122, 124, 126, 127, 128, 1240B, 1241A, 1242, 1243, 1245A, 1245B, 1259, 1260, A, C, E, F, G, H, I, & J, hatched black on the plan, until these plots will be combined with adjacent lands to form plots of adequate size and shape.

e. Open Spaces.

i. Public Open Spaces.

The area marked "D" coloured light green and hatched dark green shall be a public open space.

This scheme is subject to the conditions regarding public open spaces laid down in para E (f), of the South Kishon Combined Scheme No. 519, of which this scheme constitutes a part.

ii. Private Open Spaces.

The area marked "B" coloured light green and edged dark green on the plan shall be private open space and no development shall take place thereon without the consent of the District Building and 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 created 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 & Town Planning Commission.

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 the properties.

b. Sewerage.

No building permit will be issued for any building within the area of this scheme unless provision is made for the adequate treatment of the sewage to produce an effluent acceptable to the Public Health Authority. A purification scheme to that end must be shown in detail on the plans accompanying the building permit. The building will not be permitted to be occupied until the treatment scheme has been constructed in accordance with such details and the occupation certificate will not be issued unless certificate is produced from the Public Health Authority that the treatment scheme has been so constructed to their satisfaction.

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

Treatment proposals for trade wastes and other liquids shall likewise be shown on and carried out according to plans, and the effluent disposed of by owners in accordance with requirements and to the certified satisfaction of the Public Health Authority.

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 Specification 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 & 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 38, of the Town Planning Ordinance 1956, as amended by Town Planning (Amendment) Ordinance No. 5, of 1959.

g. Palestine Electric Corporation Overhead Lines.

No building shall be erected in the vicinity of any high or low tension overhead line of the Palestine Electric Corporation, so that any part of such building falls within three metres from the extreme edge of such line.

HAIFA AND SAMARIA DISTRICT
TOWN PLANNING COMMISSION

PROVISIONAL APPROVAL

Scheme No. 559.....Passed for Publication
at the 23rd.....meeting of the
Commission held on 1.11.58.....

(Sgd.) H. KENDALL

(Sgd.) MORRIS BAILEY

15-2-39

559.

J. R. A. [Signature]

[Signature]

HAIFA AND SAMARIA DISTRICT T.P.C.

Meeting No. 27.....Date 2.3.59.....

FINALLY APPROVED SCHEME

(Sgd.) MORRIS BAILEY (Sgd.) H. KENDALL
Chairman Adviser