

3003773

DISTRICT BUILDING
TOWN PLANNING COMMISSION
HAIFA AND SABA
Serial No. of Scheme..... J
District File No.

**HAIFA DETAILED TOWN PLANNING SCHEME NO. 524
CALLED EVER HAKISHON EXPANSION, SUBMITTED
BY THE HAIFA BAY DEVELOPMENT COMPANY THROUGH
MR. Y. LEV, LICENSED SURVEYOR AND ADOPTED
BY THE HAIFA LOCAL BUILDING AND TOWN PLANNING
COMMISSION.**

A. LOCATION

In the Haifa Bay Area, between the Kishon River and the Aerodrome.

B. AREA OF THE SCHEME. 86.118 Dunams.

C. OWNERS OF THE LAND INCLUDED IN THIS SCHEME.

S. Pach, Adelfang, Zalberg & Many, M. Zaehs, J & M. Antebi, A. Joles, L. Shwager, S. Gershman, S. Teacher and Jewish National Fund Ltd.

D. BOUNDED

On the North by the land of the Keren Kayemeth Leisrael Ltd.

On the South by the Kishon River.

On the East by the land of the Keren Kayemeth Leisrael Ltd.

On the West by the approved Town Planning Scheme No. 524 called "Ever Hakishon Scheme".

E. CONDITIONS

According to 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 light violet and bordered dark violet.

b. - Road and Building Alignments.

The width of the roads, the minimum distance between the building lines and the minimum front set-back shall be as shown on the plan.

All buildings and road junctions shall be rounded off. On road line fence radius shall be 10 metres.

c. - Building Restrictions.

No building, septic tank, percolating pit or similar construction shall be erected within 100 metres of the wells existing on plots Nos. 84, 85, 813, 814, 861 & 868 shown on the enacted Haifa Town Planning Scheme No. 524, called "Ever Hakishon" unless with the special consent of the Public Health Department.

d. - Public Open Spaces.

The areas coloured green on the plan and hatched dark green shall be public open spaces, and shall be vested with the Responsible Authority and be maintained by them.

The cost of construction of these open spaces shall be borne, as hereafter provided, by the owners of plots contained in the scheme, the Responsible Authority participating in the cost of construction to the extent of 85 % thereof. Provided that if the plot owners desire to carry out any such works before the Responsible Authority is prepared to participate, they shall obtain the prior authorization in writing of the Responsible Authority, and shall bear the whole cost.

The cost of these open spaces shall be apportioned between the owners of the plots comprised in the scheme in proportion to the area owned by them provided that the owners of land abutting on the open space shall pay a double share.

No plot 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.

F. AMENITIES

a.- Drainage.

By ground infiltration, the drains of the Local Catchment area if and when constructed and towards the Kishon River.

Only purified water free from dust and mechanical matters may drain towards the Kishon River. Water from cesspits if any, or water bearing chemical products, shall not be allowed to drain towards the Kishon River or any trench leading to it, until after treatment approved by the Public Health Department.

b.- Sewerage.

All buildings shall drain to an adequate sewage disposal plant which shall be constructed by the Promoters with the approval of the Public Health Department.

All plots shall give free right of drainage and sewerage to adjoining plots and to plots at higher levels.

c.- Water Supply

From a system of the Responsible Authority or a local piped supply to be approved by the Public Health Department.

d. - Shops

All shops shall have a clear unobstructed area at pavement level between the shop and the road line to be constructed at the owner's expense.

e.- Trades & Industries


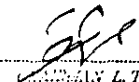
In accordance with conditions of the Haifa Outline Town Planning Scheme for Light Industrial Zone.


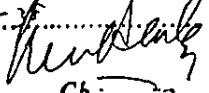
f.- Roads and Stormwater Drains.

The Owners of the area included in this scheme shall pay for the construction of all storm-water drains and roads to be made in accordance with standard specifications of the Responsible Authority and to the full width of carriageway at any time after enactment of this scheme before any building is allowed to be erected in the respective part of the scheme. Plot owners shall be liable to pay for the construction of the stormwater drains and roads whether their plots have been built upon or not.

g.- PREVENTION of Dampness.

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 City Engineer, Haifa, are provided to prevent dampness rising into the building.

HAIFA LOCAL TOWN PLANNING COMMISSION	
APPROVED ON <u>14-4-38</u> FOR PROVISIONAL APPROVAL BY <u>L.T.P.C.</u>	
SCHEME No. <u>536</u>	
 J. L. A. Watson CITY ENGINEER	 CHAIRMAN L.T.P.C.

HAIFA AND SAMARIA DISTRICT TOWN PLANNING COMMISSION	
PROVISIONAL APPROVAL	
Scheme No. <u>536</u> Passed for Publication at the <u>19th</u> meeting of the Commission held on <u>3-5-38</u>	
 Advertiser	 Ch.