

186/10
CALLED DR. BERGER & PARTNERS, EAST HAIFA
SUBMITTED BY THE PROMOTERS THROUGH B. DE. TRICHI AND
VLETERY, REGISTERED ARCHITECT, HAIFA, AND
ADOPTED BY THE HAIFA LOCAL BUILDING & TOWN
PLANNING COMMISSION.

District Council of Haifa
Resolution No. 221/321
11/7/43

A. LOCATION.

3-3779

In the South Kishon lands, and abutting on the Eastern side of the Haifa-Acre Road.

B. OWNERS OF THE LAND INCLUDED IN THE SCHEME.

Dr. B. Berger & Partners, Mr. Zin, Simaan Abyad, Palestine Railways (Old Haifa-Acre line), State Domain.

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

897,375 m².

D. BOUNDED

On the North by the River Kishon and the Palestine Railways.

On the South by the approved Town Planning Scheme No.141, called East Kishon Areas.

On the East by the Ballad Es Shoikh land and the approved Town Planning Scheme No.141, called East Kishon Areas.

On the West by the Palestine Railway Haifa-Acre Line, State Domain and Haifa-Acre Road.

E. CONDITIONS

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

a.- Zone The area included in this scheme is classified as Light Industrial Zone.

b.- Road & Building Lines.

The minimum distance between building lines shall be as shown on the plan and shall in all cases be not less than 20 metres.

The minimum set-back from the road line shall be not less than 5 metres.

All corners shall be cut off both buildings and plots boundaries. Fences of plot boundaries shall be on curves of a minimum radius of 8 metres.

c.- Site for Public Buildings.

The plot coloured yellow, hatched and bordered brown shall be a site for a public building.

d.- Building Restrictions.

No building permits shall be issued on any of the lands hatched black on the plan until detailed parcellation schemes are submitted by the owners of these areas and approved by the Local Building and Town Planning Commission.

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The areas cross hatched black and marked X1 & X2 are lands under dispute with Government and no building permit shall be issued for these areas and the adjacent areas hatched black until the ownership problem will be settled and plots of adequate size and shape will be laid out.

e.- Private Open Spaces.

The areas coloured light green, bordered dark green and marked A, B, C, D, E, F, G, H, I, J, K & L, on the plan shall be private open spaces 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 erected on such lands save:

- 1) Buildings incidental to the horticultural use of the land.
- 2) Buildings incidental to the use of the land for recreation and pleasure.
- 3) Such buildings as may be approved by the District Building & Town Planning Commission.

f.- Public Open Spaces.

The areas coloured light green, hatched dark green and marked on the plan by M, N, O, P, Q & R, shall be public open spaces. All lands so coloured and marked on the plan which have not yet been acquired by the Responsible Authority shall be vested with them 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 Responsible Authority 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 Responsible Authority is prepared to participate, they shall obtain the prior approval in writing of the said Authority 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.

G.- The area coloured light green, hatched and bordered dark green and marked 'S' on the plan shall be considered as a public open space in private ownership.

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 trades wastes or other liquids shall be adequately treated and disposed of by the owners to the satisfaction of the Public Health Department.

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 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 out within the borders of the scheme which are normally allowed in the Light Industrial Zone.

d.- Roads and Stormwater Drains.

The Promoters of this scheme and 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 Responsible Authority and to full width of carriageway at any time after enactment of the scheme, before any building is allowed to be erected in the respective part of the scheme. 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.- The crossing over the Haifa - Acro Railway Line shall be by overbridge.

f.- 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 "Surveyor" Haifa Local Building and Town Planning Commission, are provided to prevent dampness rising into the building.

g. - 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.

h. - 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.

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 12 JUL 1938

FOR ENACTMENT

SCHEME No. 186A

J. A. Waters
CITY ENGINEER

Chairman
P.E.C.

HAIFA AND SAMARIA DISTRICT
TOWN PLANNING COMMISSION

PROVISIONAL APPROVAL

Scheme No. 186A.....Passed for Publication
at the 18th.....meeting of the
Commission held on 5.7.38.....

Chairman

Advisor

HAIFA AND SAMARIA DISTRICT P.E.C.

Meeting No. 22.....Date 37.8.38.....

FINALLY APPROVED SCHEME

Chairman

13.10.38 for plan