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לשכת חכמי מילון, מילון מילון
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תפ/ 146

בט וקנין מאולד ל צעיר אופו,

יט"ז 1987

לשכת תכנון מחוזית, מחוז חיפה

העתק משרדי

תפ/ 146

לט לנהיג במיק סס

2-16/35

A. LOCATION

North East of Palestine Railways Yard

B. BOUNDED

a.- On the North by the Mediterranean Sea.

b.- On the South by the Palestine & Hadjaz Railways.

c.- On the East by the Oil Area Scheme No. 13 and the Oil Area Bridge Access.

d.- On the West by the Reclaimed Area and the Palestine Railways.

C. CONDITIONS.

According to the conditions of the Haifa Outline Scheme and any published additions and amendments which may be made thereto and also the following:-

a.- Zone. Light Industrial (coloured purple and edged purple on the plan).

b.- Set-Backs.

Front. 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 three metres.

The minimum road width shall be not less than 10 metres.

All corners shall be cut as shown on the plan and in addition shall be so cut as to be on a minimum curve radius of 8 m.

Side. To comply with the Haifa Outline Regulations regarding light industrial zones.

Rear. Ditto.

c.- Percentage. Ditto, and not exceeding 10 % of the allowable floor area of an Industrial plot shall be utilised for Residential purposes.

d.- Curtilage. 1000 m² minimum.

e. Height of Buildings.

In accordance with the Haifa Outline Regulations for Light Industrial Zones. Maximum height not to exceed 18 metres.

Areas coloured brown and edged dark brown shall be reserved for Railway purposes, Government and Municipal buildings.

g.- Only one building exclusive of outstructures shall be allowed on each plot if plot is used for residential purposes.

h.- Open Spaces.

1. Private Open Spaces.

The areas coloured light green and edged green on the map shall not without the consent of the Central Commission be put to any other use other than their present use.

No development shall take place on these open spaces without the special approval of the Central Town Planning Commission.

2. Public Open Spaces.

All lands coloured dark green indicating existing open spaces and all lands coloured dark green and hatched dark green shall be public open spaces. All lands so coloured which have not yet been acquired by the Municipal Corporation of Haifa, shall, subject to the provisions of the Town Planning Ordinance 1921-1929, be subject to compulsory purchase provided always:-

- a) that this provision shall not preclude the acquisition of such land by agreement with affected owners or persons.
- b) All public open spaces shall after expropriation be maintained by the Municipal Corporation of Haifa.
- c) The cost of construction of these open spaces shall be born, as hereafter provided, by the owners of the land contained in the scheme, the Municipal Corporation of Haifa participating in the cost of construction to the extent of 85 % thereof. Provided that if the owners desire to carry out any such works before the Municipal Corporation is prepared to participate they shall obtain the prior authorisation in writing of the Municipal Corporation and shall bear the whole cost.
- d) The cost of these open spaces shall be apportioned between the owners of the land comprised in the scheme in proportion to the area owned by them, provided that the owner of land abutting on the open space shall pay a double share.
- e) 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.

D. AMENITIES

a.- Drainage

Towards the drains of the Municipal drainage system or 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 by the owners and disposed of to the satisfaction of the Public Health Department.

b.- Sewerage

Each house shall drain to an approved system of sewerage or to separate and properly constructed septic tanks and percolating pits.

Any plot within 100 metres of a Municipal sewer shall be connected thereto at the owner's expense.

All plots shall give free right of drainage and sewerage to all adjoining plots and to plots at a higher level.

c.- Water Supply

From a Municipal or an approved local piped supply.

d.- Shops

All shops and trade frontages shall have a clear unobstructed area at pavement level free from all structures or fences, between the shops or trade frontages and the road line to be constructed and maintained at the owner's expense and shall be at all times open to traffic and use by the public.

e.- Trades and Industries

Only those trades and industries shall be carried out within the borders of the scheme which are normally carried out in light industrial zones.

f.- Pavements

Pavements including kerbstones and an approved asphalt or concrete surfacing shall be provided by property owners on their complete frontages. Such work shall be carried out by the Municipality at the owner's expense.

g.- Roads

Owners of areas included in approved detailed schemes shall pay for the construction of all roads made in accordance with Standard Municipal Specifications and to a 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 to pay for the construction of roads whether their plots have been built upon or not.

h.- Development.

Betterment Tax 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, bridges, sewers and drains.

11-6-36-1

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 19.2.36

FOR ENACTMENT

SCHEME No. 146

J. R. A. Nelson
CITY ENGINEER

W. S. G. Waugh
CHAIRMAN L.T.P.C.

CENTRAL TOWN PLANNING COMMISSION

Scheme passed for publication at the 122nd meeting of the C.T.P.C. on

22.10.35

Date: 23.5.36

W. S. G. Waugh
Chairman, C. T. P. C.

CENTRAL TOWN PLANNING COMMISSION

Scheme finally approved and ordered to be published in the Gazette.

Date: 30.5.36

W. S. G. Waugh

High Commissioner.