

HAIFA TOWN PLANNING SCHEME NO. 312,
CALLED KIRYAT BIALIK EXTENSION, SUB-
MITTED BY THE KEREN KAYEMETH LEISRAEL
LTD.

A. LOCATION

In the Haifa Bay Area, between Acre Road and the Fuwara Channel, and to the South of the Kiryat Bialik Suburb.

B. OWNERS OF THE LAND INCLUDED IN THE SCHEME

Keren Kayemeth Leisrael (Jewish National Fund) Ltd.

C. AREA

183,850 metres square.

D. BOUNDED

On the North by the Kiryat Bialik Suburb (approved scheme No.129/B).

On the South by the lands of Keren Kayemeth Leisrael Ltd.

On the East by the Fuwara Channel

On the West by lands of the Keren Kayemeth Leisrael Ltd.

E. CONDITIONS

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

a) Set-Backs

Front: The minimum distance between the road line and building line shall be as indicated on the plan and shall not be less than 4 metres.

The minimum road width shall be 10 metres, with exception of the pathways Nos. 11, 12 and 13, which shall be of 3 metre width only. All corners shall be cut off as shown on the plan.

Side and Rear: The minimum set-backs from the boundaries shall be as shown on the plan in dotted red lines. No part of any main building on any of the plots shall project beyond the squares indicated on the plan by dotted red lines.

b) Outillage & Percentage

To conform with the Outline Regulations for Residential District "B".

80/7

2.3.32/202
 20/1/14

c) Height of Buildings.

To conform with the amended Haifa Outline regulations for Zone "B".

d) Only one building exclusive of outstructures shall be allowed on each plot.

e) Public Buildings.

Only public buildings shall be erected on plots marked a, b and c, indicated on the plan in yellow and hatched brown.

Any building erected thereon shall be in accordance with a special design submitted by the Promoters and approved by the Local Town Planning Commission.

f) Public Open Spaces and Squares.

i) Plots marked d, e, f and g, coloured light green and hatched dark green, shall be public open spaces.

ii) 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 authorization in writing of the Responsible Authority and shall bear the whole cost.

iii) 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.

iv) 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) Outstructures

The area allowed for outstructures shall not exceed 4% of the plot area, including the area of any private garage.

Every outstructure shall be erected in accordance with a special design to be approved by the Local Town Planning Commission.

F. AMENITIES.

a) Drainage.

By ground infiltration, towards the drains of the Haifa Municipal Drainage System or any other system approved by the Responsible Authority, and to the natural drainage channels.

b) Sewerage.

Each house or each set of two buildings shall drain to separate and properly constructed septic tanks and percolating pits, or to a system proposed by the promoters and approved by the Responsible Authority and the Public Health Department.

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

c) Water Supply.

The water supply shall be either of the Local Authority or a system proposed by the promoters and approved by the Public Health Department.

d) Shops.

Shops shall only be allowed on plots indicated on the plan by a dark grey line. All shops shall have clear unobstructed area at pavement level between the shop and the road line, to be constructed at the owner's expense.

e) Trades and Industries.

Only those trades and industries shall be carried out within the borders of the scheme which are normally allowed in a Residential District "B".

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.

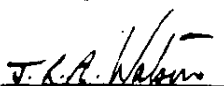
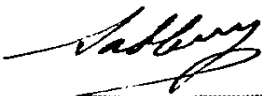
g) Roads.

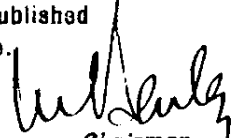
Promoters of the area included in this scheme shall pay for the construction of all roads made in accordance with the standard specification of the responsible authority to full width of carriageway, at any time after enactment of the scheme before any building is allowed to be erected in the respective part of the scheme. Plot-holders shall be liable to pay for the construction of roads whether their plots have been built upon or not.

h) All fences shall be erected in accordance with a special design to be submitted by the promoters and approved by the Local Town Planning Commission.

1) Dampness Prevention

Owing to the water-logged nature of the ground covered by this scheme, no building will be allowed unless adequate arrangements, to the satisfaction of the City Engineer, are provided to prevent dampness rising into the building.

HAIFA LOCAL TOWN PLANNING COMMISSION	
APPROVED ON <u>14.10.36</u>	
FOR ENACTMENT	
SCHEME No. <u>312</u>	
 J. L. A. Watson CITY ENGINEER	 CHAIRMAN L.T.P.C.

NORTHERN DISTRICT TOWN PLANNING COMMISSION FINAL APPROVAL	
Scheme No. <u>312</u>	Finally approved and ordered to be published in the gazette.
Date <u>17/11/36</u>	 Chairman

