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HAIFA TOWN PLANNING SCHEME NO. 236  
CALLED KIRYATH MOTZKIN "B" SUBMIT-  
TED BY THE KEREN KAYEMETH LEISRAEL

A. LOCATION

In the Haifa Bay Land, to the West of the Haifa-Acre Road, between Kiryath Bialik and Kiryat Motzkin.

B. AREA

Area of Scheme 115 dunams.

C. OWNERS

Jewish National Fund Ltd. (Keren Kayemeth Leisrael) and Haifa Bay Development Co.

D. BOUNDED

a. - On the North by the Haifa Bay Development Company.

b. - On the South by the Kiryath Motzkin Suburb No.129/A.

c. - On the East by Haifa-Acre Main Road.

d. - On the West by the Kiryath Motzkin Suburb Scheme No.129/A.

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. - Zone Class "B" Residential.

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

Side. Not less than 3 metres.

Rear. Half the height of the building with a minimum of 6.50 metres.

c. - Percentage.

25% of the area of the plot.

d. - Curtilage.

Not less than 600 m<sup>2</sup>.

e. - Height of Buildings.

Two storeys including any basement, but exclusive of roof towers.

f. - Only one building exclusive of outstructures shall be allowed on each plot.



g. - Plots Nos. 38, 58 & 90 coloured brown and edged dark brown on the plan shall be used exclusively as sites for public buildings.

h. - No buildings shall be erected on the plots A, B, C & D, until they will become of requisite shape and size.

1. - Public Open Spaces.

All lands hatched and coloured dark green on the map shall be Public Open Spaces. All lands so coloured which have not yet been acquired by the Responsible Authority, shall, subject to the provisions of the Town Planning Ordinance 1921-1922, be subject to compulsory purchase provided always :-

1) All public open spaces shall after expropriation be vested with, and maintained by the Responsible Authority.

2) That this provision shall not preclude the acquisition of such land by agreement with affected owners or persons.

3) The cost of construction of these open spaces shall be borne, as hereafter provided, by the holders of plots contained in the scheme, the Responsible Authority participating in the cost of construction to the extent of 25% hereof. Provided that if the plot holders desire to carry out any such works before the Responsible Authority is prepared to participate they shall obtain the prior authorisation in writing of the Responsible Authority, and shall bear the whole cost.

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

5) No plot holder shall be called upon to pay his share before he has built upon his land or before the majority of the holders affected have built upon their plots, whichever shall first occur.

7. AMENITIES

a. - Drainage

By ground infiltration and by drainage to the West.

b. - Sewerage

Each set of two buildings adjoining shall drain to a septic tank and percolating pit. The design and construction of all sewerage works shall be carried out with the approval and under full control of the Public Health Department.

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



c. - Water Supply

From the Haifa Municipal or a system approved by the promoters and the Public Health Department.

d. - Shops

Shops shall be allowed only on plots indicated on the plan by a grey edging.

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

e. - Pavements

Including kerbstones and an approved surfacing shall be provided by each plot owner on his complete frontage. Such work shall be carried out by the Responsible Authority at the holder's expense.

f. - Trades & Industries

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

g. - Roads

Promoters of area included in approved schemes shall pay for the construction of all roads made in accordance with Standard Municipal Specifications and to a full width of carriage-way 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. - Prevention of dampness

Ground floor levels shall be at a height to be fixed by the Surveyor, who may also specify the type of the floor construction to be adopted.

NORTHERN DISTRICT  
TOWN PLANNING COMMISSION  
FINAL APPROVAL

Scheme No. 236 Finally approved  
and ordered to be published  
in the gazette.

Date 17/11/36 *W. B. ...*  
Chairman

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 14.10.36  
FOR ENACTMENT  
SCHEME No. 236

*J. R. A. Water*  
CITY ENGINEER

*...*  
CHAIRMAN L. T. P. C.

DISTRICT BUILDING and TOWN  
PLANNING COMMISSION  
NORTHERN DISTRICT

District Serial No. of Plan HA/26

