

3003870

HAIFA TOWN PLANNING SCHEME NO. 547,
CALLED SONSINO LAND PARCELLATION, SUBMITTED
BY THE OWNER OF THE LAND THROUGH MR. J. LEV,
LICENSED SURVEYOR, AND ADOPTED BY THE HAIFA
LOCAL BUILDING AND TOWN PLANNING COMMISSION.

A. LOCATION

In the Haifa Bay to the North of Kiryat Motzkin and abutting on the Haifa-Acre Road.

B. AREA OF PROMOTER'S LAND INCLUDED IN THE SCHEME.

32,129 m2.

C. OWNERS OF THE LAND INCLUDED IN THE SCHEME.

Mr. J. Sonsino, Rachel Sheinberg and Keren Kayemet Leisrael.

D. BOUNDED.

On the North by the property of Rachel Sheinberg

On the South by the land of "Shivat Zion".

On the East by the eastern edge of Haifa-Acre Road.

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

E. CONDITIONS.

According to the Haifa Outline Town Planning Scheme and any enacted additions or amendments which have been or may be made thereto and also the following :

a. Zone. Residential District 'B'.

b. Road Alignments and Building Lines.

The width of the roads and the minimum distance between the road and building line shall be as shown on the plan.

All building and road corners shall be cut as shown on the plan.

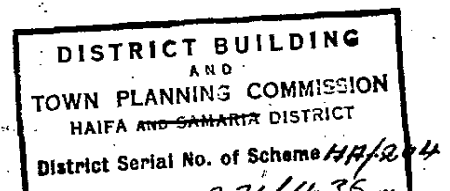
c. Building Restrictions

No building shall be allowed to be erected on any of the incomplete plots numbered 29, 31A, 32A, 33A and 34A hatched black on the plan, until these shall be combined with adjacent lands to form plots of adequate size and shape.

Only one building exclusive of outstructures shall be permitted on any of the building plots included in this scheme.

d. Sites for Public Buildings.

The area coloured yellow, bordered and hatched dark brown and numbered 16 on the plan shall be a site for a public building.



e. Private Open Spaces.

The areas coloured light green, bordered dark green and marked A and B on the plan shall be private open spaces and no development shall take place thereon without the special approval of the District Building & Town Planning Commission.

No portion of a private open space shall be added to the curtilage of any building plot to increase its area.

F. AMENITIES.

a. Drainage.

By ground infiltration and by natural drainage channels towards the Fuwara Channel.

b. Sewerage.

No building permit will^{be} issued for any building within the area of this scheme unless provision is made for the adequate treatment of the sewage to produce an effluent acceptable to the Public Health Authority. A purification scheme to that end must be shown in detail on the plans accompanying the building permit. The building will not be permitted to be occupied until the treatment scheme has been constructed in accordance with such details and the occupation certificate will not be issued unless certificate is produced from the Public Health Authority that the treatment scheme has been so constructed to their satisfaction.

Owners of plots shall give free right of way to all drainage and sewerage lines leading from neighbouring plots and plots at a higher level.

Treatment proposals for trade-wastes and other liquids shall likewise be shown on and carried out according to plans and the effluent disposed of by owners in accordance with the requirements and to the certified satisfaction of the Public Health Authority.

c. Water Supply.

From the Responsible Authority's water supply system or a specifically approved piped supply.

d. Trades and Industries.

Only those trades and industries shall be carried on within the boundaries of this scheme which are normally allowed in a Residential District 'B' under the Haifa Outline Town Planning Scheme.

e. Shops.

No shops shall be allowed on any of the plots included in this scheme.

f. Roads and Stormwater Drains.



The Promoters as owners of the land included within the area of this scheme shall pay for the construction of all stormwater drains and roads to be made in accordance with 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 on any of the plots included in this 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.

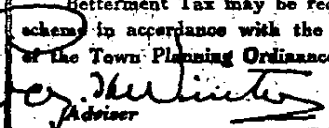
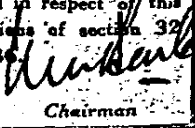
g. Dampness Prevention.

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" Local Building and Town Planning Commission are provided to prevent dampness rising into the building.

h. Betterment Tax.

Betterment Tax may be recovered in respect of this scheme in accordance with the provisions of Section 32 of the Town Planning Ordinance 1936, as amended by Town Planning (Amendment) Ordinance No. 5 of 1939.

HAIFA LOCAL TOWN PLANNING COMMISSION	
APPROVED ON 14-6-39	
FOR PROVISIONAL APPROVAL BY D.T.P.C.	
SCHEME No. 547	
 CITY ENGINEER	 CHAIRMAN L.T.P.C.

HAIFA AND SAMARIA DISTRICT TOWN PLANNING COMMISSION	
PROVISIONAL APPROVAL	
Scheme No. 547	Passed for Publication
at the 31 st	meeting of the
Commission held on 4.7.39	
Betterment Tax may be recovered in respect of this scheme in accordance with the provisions of section 32 of the Town Planning Ordinance, 1936.	
 Adviser	 Chairman

