

HAIFA TOWN PLANNING SCHEME NO. 320  
CALLED KALVARISKY LAND PARCELLATION  
SCHEME, SUBMITTED BY MR. KALVARISKY  
TEL-AVIV

A. LOCATION

In the Haifa Bay Area to the East of the Oil Area Scheme, between the Hadjaz Railway Line and the Kishon River.

B. OWNERS

Mr. M. Kalvarisky, the Palestine Government, Messrs. Yoseph Levy & Partners, Messrs. Spilner Loewy and Partners and Messrs. Dr. Burger and Partners.

C. AREA OF THE LAND OF PROMOTERS INCLUDED IN THE SCHEME.

65,928 m<sup>2</sup>

D. BOUNDED

- a.- On the North by the property of the Shell Company.
- b.- On the South by the lands of Dr. Burger & Company.
- c.- On the East by State Domains and lands of Joseph Loewy & Partners.
- d.- On the West by lands of Messrs. Spilner Loewy and Partners.

E. CONDITIONS

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

a.- Road and Buildings Lines.

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

All corners shall be cut off both buildings and fences, as shown on the plan and in addition shall be so cut as to provide on corners a road curve of a minimum radius of 8 metres.

b.- Plots restricted from building

No building permit shall be granted on the areas hatched black on the plan and numbered 1-2, 1A-2A, 13, 8-12, 27-29, 44-45, 55-59, 63-65, 71, 93 & A, until detailed parcellation schemes will be approved for these areas.

The plot number 72 shall be a private open space and no development shall take place thereon without the consent of the Northern District Building and Town Planning Commission.

F. AMENITIES

- a) Drainage By ground infiltration, to the channels of the Southern Kishon catchment area and to any specifically approved system made for and at the expense of the owners of properties.

b) Sewerage All owners of plots shall give free right of way to all drainage and sewerage lines leading from neighbouring plots and from plots at a higher level.

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

c) Trades & Industries

Only those trades and industries shall be carried out within the boundary of the scheme which are normally allowed in a light industrial zone.

d) Roads The Promoters as owners of areas included in this scheme, shall pay for the construction of all roads which will be carried out in accordance with the Standard Specifications of the Responsible Authority, and to a full carriageway width, at any time after enactment of the scheme, and before any building is allowed to be erected on abutting plots. The Responsible Authority may compel landowners to pay for the construction of roads whether their plots have been built upon or not.

e) 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.

f) Preservation of Govt. Drainage Channels. No building or structure, except boundary fences, shall be erected at distances less than 3 metres from the bank of the Government Drainage Channel. The channel crossing the road shall be covered.

NORTHERN DISTRICT T. P. C.

Meeting No. 13th Date 1.11.37

**FINALLY APPROVED SCHEME**

*T. V. Peinemund*  
Chairman

*H. Kendall*  
Adviser

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 9-12-36

FOR ENACTMENT

SCHEME No. 320

*J. L. A. Nelson*  
CITY ENGINEER

*[Signature]*  
CHAIRMAN T.P.C.

Original has been deposited with Barclays Bank

1.7.38