

LOCATION.

Haifa Bay Lands.

Bounded:

- a. - On the North by a road.
- b. - On the South by Fouwara channel.
- c. - On the East by a road to Shefa Amer.
- d. - On the West by Iraq Petroleum Co.'s wayleave.

CONDITIONS.

- a. - 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.

- 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 metres. The minimum road width shall be not less than 10 metres except for pathways leading to not more than four plots. All corners shall be cut as shown on the plan and so as to provide a minimum Curb radius of not less than 8 metres.

The distance between road and building lines unless otherwise shown shall be 8 metres.

Side. Not less than 4 metres.

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

- c. - Curtillage.

75% of the area of the plots.

Not exceeding 10% of the allowable floor area of an Industrial plot shall be utilised for Residential purposes.

Size of plot. Not less than 1000 m<sup>2</sup>. unless otherwise specially approved.

- d. - Height of Buildings. 1½ times the width of abutting roads. Maximum height not exceeding 15 metres.

- e. - Only one building exclusive of outstructures shall be allowed on each plot unless specially approved.



- f.- Plots marked in brown on the plan shall be used exclusively for public buildings.
- g.- Areas coloured light green on the plan shall remain as open spaces or private gardens.
- h.- Areas coloured dark green shall be declared public open spaces.

SPECIAL CONDITIONS.

Right of way for rail access shall be given where required within 5 metres width at the rear of each plot.

AMENITIES.

a.- Drainage.

Towards, in all cases, the drains of the Municipal System and to the catchment area of the Kishon River.

b.- Sewerage.

Each plot shall drain to an approved sewerage system 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 works shall be to the approval and full control of the Health Department.

All owners of plots shall give free right of way for drainage and sewerage from adjoining plots and from plots at a higher level.

c.- Water Supply.

From a Municipal or a specifically approved local piped supply.

d.- Shops.

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

e.- Trades and Industries.

Only those first class trades and Industries shall be carried out within the borders of the scheme which are normally allowed in a light Industrial area.

f.- Pavements.

Pavements, including kerb stones 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 owner's expense.

g. - Roads of approved type and construction shall be made by the promoters before any building development is allowed on abutting plots.

لجنة تخطيط المدينة  
CENTRAL TOWN PLANNING COMMISSION  
لجنة تخطيط المدينة المحلية

SCHEME NO 140  
مشروع رقم  
تصميم كس

APPROVED LOCALLY  
FOR ENACTMENT  
DATE 10.7.34

*J. R. A. Watson*  
MUNICIPAL ENGINEER

*Wm. G. G. G.*  
CHAIRMAN OF COMMISSION

CENTRAL TOWN PLANNING COMMISSION

Scheme passed for publication  
at the 104<sup>th</sup> meeting of the C. T. P. C. on  
27<sup>th</sup> March 1934

Date: 20/11/34. *[Signature]*

Chairman, C. T. P. C.

CENTRAL TOWN PLANNING COMMISSION

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

(Sd) A. G. WAUCHOPE

Date: 4.12.34

High Commissioner.