

307708  
HAIFA COMPOSITE TOWN PLANNING SCHEME NO. 438  
SHEET NO. 145 - PLAN NO. 11

422/01

DISTRICT ENGINEER
PLANNING SECTION
HAIFA DISTRICT
DATE: _____
SCALE: _____

LOCATION.

All that land included in Sheet 145-245, Plan 18, drawn and printed in Survey Office, Jaffa, September 1933, and headed District Northern, Sub District Haifa.

BOUNDARIES

On the North by the lands comprised in Survey Plan No. 145-245. 8

On the South by the lands comprised in Survey Plan No. 145-245. 10

On the East by the lands comprised in Survey Plan No. 145-245. 9

On the West by the lands comprised in Survey Plan No. 145-245. 11

CONDITIONS

According to the conditions of the Haifa Out-Line Town Planning Scheme, enacted by His Excellency the High Commissioner, in Gazette No. 438 of 15th February, 1934, and any published alterations, additions and amendments which may from time to time be made thereto, and in accordance with any enacted detail or parcellation schemes comprised within the area of this scheme.

AMENDMENTS

a. - Drainage.

Towards the drains of the Municipal drainage system.

b. - Sewerage.

Each house shall drain to an approved system of sewerage or to separate and properly constructed septic tanks and percolating pits.

Any plot within 100 metres from a Municipal Sewer shall be connected thereto at the owner's expense.

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

c. - Water Supply.

From Municipal or approved local piped supplies.

d. - Shops.

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

All shops shall abut on public roads.

**e.- Trades and Industries.**

Only those trades and industries shall be carried out within the borders of the scheme which are allowed in the respective zones under the Haifa Outline Scheme.

**f.- Roads.**

The Promoters of detailed parcellation schemes included within the boundaries of this scheme shall construct all roads, included within the area of their respective parcellation schemes to full formation width and to an asphalted width of not exceeding 7 1/2 m. (seven and one half metres) in accordance with Standard Municipal Specifications, before any building development is allowed on abutting plots.

Notwithstanding the above, where building development has already commenced prior to the enactment of this composite scheme or where no parcellation scheme exists the Haifa Municipal Corporation shall be at liberty to enforce Part II (Roads) of the Haifa Outline Town Planning Scheme.

**g.- Development.**

Betterment Taxes may be collected from all owners within and without the whole or part of the scheme who will benefit either directly or indirectly by the construction of roads, sewers and drains.

**NORTHERN DISTRICT T. P. C.**

Meeting No. 1116 Date 28.6.37

**FINALLY APPROVED SCHEME**

*W. K. K. K.*  
Chairman

*A. B. B.*  
Adviser

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 16-6-37

FOR ENACTMENT

SCHEME No. 422

*J. L. A. Wilson*  
CITY ENGINEER

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

Original has been deposited with Barclays Bank

30.9.37