

3004946
REPORT UPON THE HAIFA TOWN PLANNING
SCHEME NO.174, CALLED J.N.F. INDUS-
TRIAL ZONE - FUWARA SCHEME, SUBMIT-
TED BY THE KEREN KAYEMETH LEISRAEL
Ltd. AND BAYSIDE LAND CORPORATION

DISTRICT BUILDING AND TOWN
PLANNING COMMISSION
NORTHERN DISTRICT
District Serial No. of Scheme 107/10
District File No. 27/245

- A. LOCATION. In Emek Zebulun, East to Shafa Amr Road.
- B. AREA. 69.4 Dunam.
- C. OWNERS. Keren Kayemeth Leisrael Ltd. and Bayside Land Corporation Ltd.
- D. BOUNDED.
- a.- On the North by Mr. H. Sigler's land
 - b.- On the East by the Keren Kayemeth Leisrael Ltd.
 - c.- On the South by the Fuwara Channel.
 - d.- On the West by the Shafa Amr Road.

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. 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-backs from the road line shall be not less than 4 metres. The minimum road width shall be not less than 10 metres.

All corners shall be cut off both buildings and plot boundaries so as to provide a minimum curve on a radius not less than 8 metres.

Side. Three metres or none.

Rear. Five metres.

c.- Curtilage. Unrestricted for light industrial purposes, but for new residences minimum of 1000 m².

d.- Percentage.

25 % for light industrial
and 33 1/3 for new residences.

e.- Height of building.

Not exceeding 1 1/2 times of the distance between Building Lines. Maximum height not exceeding 15 metres.

- f.- The areas coloured green on the plan shall remain as open spaces.

F. AMENITIES.

a.- Drainage.

By ground infiltration, to the Local catchment system and towards the Fuwarah Channel.

Only purified water and clean from dust and mechanical matters may drain towards the open trenches and Fuwarah Channel. Water from cesspit or water bearing chemical products shall not be allowed to drain towards the Fuwarah Channel or any trench leading to it.

A space of 2 metres in widths, at least shall be left free and unfenced along the whole drain and on both sides of it to facilitate control by the authorities.

b.- Sewerage.

The design and construction of all sewerage works shall be carried out with approval and under full control of the P.H.D.

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

d.- Water Supply.

From the Municipal or an approved local supply.

e.- Trades and Industries.

Only those trades and Industries shall be carried out within the borders of the scheme which are normally allowed in a Light Industrial Zone.

f.- Pavements.

Including kerbstones and an approved surfacing shall be provided by each plot holder on his complete frontage.

g.- Roads.

All roads shall be constructed to full formation width, in accordance with Municipal or Responsible Authority's specifications and under their supervision, before any building will be allowed.

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.

HAIFA LOCAL TOWN PLANNING COMMISSION
APPROVED ON 12.11.35
FOR PROVISIONAL APPROVAL BY C.T.P.C.
SCHEME No. 174

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J. K. A. Nelson
CITY ENGINEER
Chairman L.T.P.C.

CENTRAL TOWN PLANNING COMMISSION
Scheme passed for publication at
at the 125th meeting of the C. T. P. C. on
4/2/36.
Date 21/2/36
Chairman, C. T. P. C.