

HAIFA COMPOSITE TOWN PLANNING SCHEME,
PLAN 16.

LOCATION

All that land included in Sheet 145-245, Plan 16, drawn and printed in Survey Office, Jaffa, September 1938, and headed District Northern, Sub District, Haifa.

BOUNDARIES

On the North by the lands comprised in Survey Plan No.145-245. 18

On the South by the lands comprised in Survey Plan No.145-240. 4

On the East by the lands comprised in Survey Plan No.145-245. 15

On the West by the lands comprised in Survey Plan No.150-245. 18

CONDITIONS

According to the conditions of the Haifa Outline Town Planning Scheme, enacted by His Excellency the High Commissioner, in Gazette No.423 of 18th February, 1934, and any published alterations, additions and amendments which may, from time to time, be made thereto.

AMENITIES

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 of a Municipal sewer shall be connected thereto at the owner's expense.

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

c.- Water Supply

From a Municipal or approved Local piped supplies.

d.- Shops Shops shall only be allowed on plots indicated on the plan by a dark grey line. All shops shall have 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 & Industries

Only those trades and industries shall be carried out within the borders of the scheme which are normally allowed in Residential Districts "A", "B" & "C" respectively.

F.- Roads

The promoters of parcelation schemes included within the boundaries of this scheme shall construct all roads, included within the area of their respective parcelation 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 Specification, 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 parcelation scheme exists the Responsible Authority 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.

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HAIFA LOCAL TOWN PLANNING COMMISSION
APPROVED ON 6-8-36
FOR ENACTMENT
COMPOSITE PLAN SHEET 145-245-16
<i>J. A. Wilson</i> CITY ENGINEER
<i>Cherubor</i> CHAIRMAN L.T.A.C.

NORTHERN DISTRICT TOWN PLANNING COMMISSION FINAL APPROVAL
COMPOSITE PLAN SHEET 145-245-16
Scheme No. Finally approved and ordered to be published in the gazette.
<i>Cherubor</i> Chairman
Date 11-8-36