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REPORT UPON THE HAIFA PARCELLATION SCHEME NO.146 (a)
(ARD EL RAMEL) SUBMITTED BY THE P.L.D.C. AND MR.AFNAN

LOCATION.

Ard el RameL Area.

Bounded.

- a.- On the North by the existing Road to Municipal Incinerator and Stables.
b.- On the South by Mr.Pollack.
c.- On the East by Vacuum Oil Company.
d.- On the West by Mr.Pollack.

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 (coloured purple on the plan)

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 in the Industrial and 12 metres in the Commercial District.

The minimum set-back from the road line shall be not less than three meters in Industrial Area.

The The minimum road width shall be not less than 10 metres. The distance between the road line and building lines in Industrial Areas shall be made up to road level and shall be clean, unfenced and kept in good order at the owner's expense.

All corners shall be cut as shown on the plan and in addition shall be so cut as to provide a minimum curb radius of not less than 8 meters.

Side. In Industrial Area not less than 4 meters.

Rear. In Industrial Area half the height of the building with a minimum of 6.50

- c.- Curtilage. In Industrial Area 40 % of the area of the plot. Not exceeding 10 % of the allowable floor area of an Industrial plot shall be utilised for Residential purposes.

Size of plot. In Industrial Area 1000 m2.minimum.

- d.- Height of Buildings. Maximum height not to exceed 15 meters.

Only one building exclusive of outstructures shall be allowed on each plot.

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AMENITIES.

a.- Drainage.

Towards the drains of the Municipal Drainage system or to any specifically approved system made for and at the expense of the owners of properties.

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

The existing stormwater drain crossing plot No. 6 and 10 is to be kept open and no building can be allowed thereon so that it will close, cover or interfere with the attendance to or maintenance of this stormwater drain.

The responsible authority is entitled at all times to have free access to plots No. 6 and 10 for purpose of maintenance of the drain.

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 meters 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 an approved local piped supply.

d.- Shops.

Shops shall only be allowed in the Industrial area on plots indicated on the plan by a red line.

All shops and commercial frontages shall have a clear unobstructed area at pavement level free from all structures or fences, between the shops or commercial frontages and the road line to be constructed and maintained at the owner's expense and shall be at all times open to traffic and use by the public.

e.- Trades and Industries.

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

f.- Pavements.

Pavements including kerbstones and an approved subgrade or concrete surface shall be provided by each plot owner on his complete

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Such work shall be carried out by the Municipality at the owner's expense.

g.- Roads. Roads of approved construction and type shall be provided by property owners throughout the scheme before building shall be allowed upon abutting plots.

h.- Light Green.

Areas shown on the plan in light green shall remain as private open spaces and set-backs which shall be kept in a clean and cultivated condition by the owners.

HAIFA
LOCAL TOWN PLANNING COMMISSION
مجلس تخطيط المدينة
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SCHEME No. 1462
رقم المخطط 1462

APPROVED LOCALLY
14 MAY 1934
DATE

J. K. A. Walton
MUNICIPAL ENGINEER
H. S. S. S.
CHAIRMAN OF COMMISSION

CENTRAL TOWN PLANNING COMMISSION

Scheme passed for publication
at the 10th meeting of the C.T.P.C. on
14 August 1934

Date: 24/8/34

for H. S. S. S.
Chairman, C. T. P. C.