

300 5445
HAIFA TOWN PLANNING SCHEME NO. 519 B
CALLED SOUTH KISHON COMBINED SCHEME
SUBMITTED BY CITY ENGINEER, HAIFA.

300 5445
LOCAL AUTHORITY
MAY/62
271/275

A. LOCATION

Between Kishon River and Haifa Acre Road.

B. OWNERS OF THE LANDS INCLUDED IN THE SCHEME.

P.L.D.C. & Partners - Messrs. Joseph Loewy and Co. -
Rosenblatt & Partners - Palestine Government -
Palestine Railways - Mr. M. Kalvarisky - Dr. B.
Berger & Partners - Dr. Osmán Khamra - Dr. H.
Neuman - Heirs of Hassan Saghir - Neve Ganim
Society - Nachlat Ya'aqov Co. - Shoukrella Azizalla
Levy - Dr. Gabriel Alyal.

C. AREA OF SCHEME

1800 dunams.

D. BONDED

On the North by the Kishon River.

On the West by lands of Rosenblatt & Partners,
B. Berger & Partners, F. Ungar,
Nachlat Ya'aqov Co., Shoukrella
Azizalla Levy and Kalvarisky and
Partners.

On the South-East by the Haifa - Acre Road.

E. CONDITIONS

According to the conditions of the Haifa Outline
Scheme and any published additions and amendments
which were or may be made thereto and also the
following:-

a.- Road and Building Lines.

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 10 m.
with the exception of stairways which shall
be 4 metres only.

All corners shall be cut as shown on
plan and shall in addition be so as to provide
a curve on a minimum radius of 8 metres.

b.- Zone.

The area included in this scheme is
classified as Light Industrial Zone.

c.- No building other than a public build-
ing shall be erected on the plots coloured
yellow, hatched and edged brown.

d.- Building Restrictions.

No building permits shall be issued on
any of the lands hatched black on the plan
until detailed parcellation schemes are submitted
by the owners of these areas and approved by
the Local Building and Town Planning Commission.

e.- Private Open Spaces.

The areas marked A, B, C, R, Z1 & Z3 coloured light green and edged dark green shall be private open spaces and no development shall take place thereon without the consent of the District Building and Town Planning Commission.

No portion of a private open space shall be added to the curtilage of any building plot to increase the area of such plot.

No building shall be erected on such lands save:-

- i. Buildings incidental to the horticultural use of the land,
- ii. Buildings incidental to the use of the land for recreation and pleasure.
- iii. Such buildings as may be approved by the District Building and Town Planning Commission.

f.- Public Open Spaces.

The areas marked G, H, J, K, L, M, N, O, P, Q, S & U, coloured light green and hatched dark green shall be public open spaces. All lands so coloured and marked on the plan which have not yet been acquired by the Responsible Authority shall be vested with the Responsible Authority in accordance with the conditions of the Haifa Outline Town Planning Scheme.

The cost of construction of these open spaces shall be borne, as hereafter provided, by the owners of the land contained in the scheme, the Responsible Authority participating in the cost of construction to the extent of 25 % thereof. Provided that if the owners desire to carry out any such works before the Responsible Authority is prepared to participate, they shall obtain the prior approval in writing of the said Authority and shall bear the whole cost.

The cost of these open spaces shall be apportioned between the owners of the land comprised in the scheme in proportion to the areas owned by them provided that the owners of land abutting on the open space shall pay a double share.

No owner shall be called upon to pay his share before he has built upon his land or before the majority of the owners affected have built upon their plots whichever shall first occur.

F. AMENITIES

a.- Drainage

By ground infiltration and 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 by the owners to the satisfaction of the Public Health Department.

b.- Sewerage

All buildings shall drain to separate and properly constructed septic tanks and percolating pits. Any plot within 100 m. from a Municipal Sewer, shall be connected thereto at the owner's expense.

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

c.- Trades and Industries

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

d.- Roads

Promoters of detailed schemes for areas included in this combined scheme shall pay for the construction of all roads to be made in accordance with Standard Specifications of the Responsible Authority and to full width of carriageway at any time after enactment of the scheme before any building is allowed to be erected in the respective part of the scheme. Landowners shall be liable for payment of cost of construction of roads whether their plots have been built upon or not.

e.- The crossings over the Haifa-Acre Railway Line shall be by overbridge.

f.- Dampness Prevention.

Owing to the waterlogged nature of the ground covered by this scheme, no building will be allowed unless adequate arrangements, to the satisfaction of the "Surveyor" Haifa Local Building and Town Planning Commission, are provided to prevent dampness rising into the building.

g.- Development.

Betterment Tax 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.

h.- Palestine Electric Corporation Overhead Lines.

No building shall be erected so that any part of such building falls beneath any high or low tension overhead line of the Palestine Electric Corporation.

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 12. XI. 36
FOR ENACTMENT
SCHEME No. 312^B

J. L. A. Watson
CITY ENGINEER

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

Ju,

NORTHERN DISTRICT T. P. C.

Meeting No. 9H Date 10. 5. 37

FINALLY APPROVED SCHEME

[Signature] *[Signature]*
Chairman Adviser