

205484

A. LOCATION

Neve Sha'anana Slopes between Neve Sha'anana Quarter and Nazareth Road.

B. AREA OF PROMOTERS' LAND INCLUDED IN THE SCHEME.

319,600 m<sup>2</sup>

C. OWNERS OF LAND INCLUDED IN THE SCHEME.

Aziz Khayat, Kassab-Abyad & Part., P.L.D.C., M. Jallal Eff., Palestine Electric Corp. Ltd., Mohamed Fares el Kott, Gustav Shrouf & Asael Vinacour, Saadia Hornez, Israel & Haya Liberman, Haim Cohen, Yentte Katz, Abraham Gorfinkel & Parts., Michail Nissenbaum, Alexander & Zvy Usha, Pessah Shabory & Lea Pashovnick, Leizer Pass, Sara Green, L.A. Volovelsky, Arieh Levit, Maurice Rubin, Israel Sapir, Hanna Liberman & Dr. Abraham Steinrat, Asher Caspi, Asher Caspi & Partners, Zalman Jacobson, Frida Roznikovsky, Abraham Shtrelzor, Alter Bronstein, Moritz Haiman, Dina Raba Greenberg, Lotte Liphshitz, Israel Nahoum Fried, Nahoum Fried & Dov Kabakoff, Menashe Rapaport, Abraham Gershnik, Fruma Ben Tikva, Abraham Ben Yakar, Jacob Babayoff, Eliahu Ben Abraham and Ben Zion Grossfeld & Partners.

D. BOUNDED

On the North by the land of Fares el Kott, Haifa Eastern Approach Road, Palestine Electric Corp. Power Station and P.L.D.C.

On the South by the approved Neve Sha'anana Scheme No. 81

On the East by the Nahlat Ya'aqov Scheme No. 80, State Domain, lands of Abyad & Kassab and Neve Sha'anana lands.

On the West by the enacted Palestine Land Development Company Scheme No. 7 and the enacted Scheme No. 81

E. CONDITIONS

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

- A.- Zone. Residential Class "B" coloured blue on plan.  
Commercial Zone coloured grey and edged violet on plan.  
Light Industrial Zone coloured violet and edged dark violet on plan.

b.- Road and Building Alignments.

The minimum distance between building lines shall be as shown on the plan and shall in all cases be not less than 18 metres.

The minimum set-back from the road line shall be not less than 3 metres. The minimum road width shall be not less than 10 metres.

All corners shall be cut so as to provide a curve of a minimum radius of 8 metres.

c.- Curtilage.

Not less than 600 m<sup>2</sup> for Residential Class "B".

In Commercial Area not less than 500 m<sup>2</sup> for new residence, and unrestricted for commercial uses.

The plots Nos.66-75 shall be considered as one plot and only tobacco factory may be erected thereon.

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

e.- Only public buildings shall be erected on the plots coloured yellow, edged and hatched brown.

F. OPEN SPACES

Private Open Space

All lands coloured light green & edged dark green on the plan shall not without the consent of the District Building and Town Planning Commission be put to any other use other than their present use.

No portion of Wady or other private space shall be added to the curtilage of any building plot to increase the area of such plot to the required curtilage.

Public Open Spaces.

All lands coloured green & hatched dark green on the plan shall be public open spaces. All lands so coloured and numbered 1, 2, 11, 12, 13, 14, 15, 17, 20, 23, 26, 28, 29, 30, 41, <sup>39</sup>B, C & D on the plan but which were not yet vested with the Municipal Corporation of Haifa in pursuance of enacted parcellation schemes comprised within the boundaries of this scheme shall be vested with the Municipal Corporation of Haifa and shall after expropriation be maintained by the Municipal Corporation of Haifa.

Public Squares and Gardens.

All lands hatched & coloured green on the plan shall be Public Squares and Gardens.

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 Municipal Corporation of Haifa 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 Municipal Corporation of Haifa is prepared to participate they shall obtain the prior authorization in writing of the Municipal Corporation of Haifa 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 area 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.

G. AMENITIES

a.- Drainage

Towards, in all cases, the drains of the Municipal drainage system.

b.- Sewerage

Each plot shall drain to the sewerage system of the Municipality or to separate and properly constructed septic tanks or percolating pits.

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

All owners of plots shall give free right of way for drainage and sewerage from adjoining plots and from plots at a higher level.

c.- Water Supply

From a Municipal or a specifically local piped supply approved by the Health Authorities.

d.- Shops.

Shops in Residential Zone shall be allowed only on plots indicated on the plan by a violet line. All shops shall have a clear unobstructed areas at pavement levels between the shop frontage and road line, to be constructed at owner's expense.

e.- Trades and Industries

Only those trades and industries shall be allowed to be carried on in the different zones which are normally allowed in the Residential Class "B" and the Commercial Area.

Only a tobacco factory may be allowed on plots Nos.66-75.

f.- Roads

The owners of the land included in this scheme, shall pay for the construction of all roads and staircases, which shall be carried out in accordance with the Standard Municipal Specifications and to a full width of carriageway, at any time after enactment of the scheme, and before any building is allowed to be erected on abutting plots. The Haifa Municipal Corporation may compel landowners to pay for the construction of roads whether their plots have been built upon or not.

g.- Precautions against high tensions from P.E.C. Cables.

No part of any building should be at a distance less than 3 metres from a vertical line drawn to the ground from the nearest extremity of an electric power line and the external side of the building.

**HAIFA AND SAMARIA DISTRICT  
TOWN PLANNING COMMISSION**

**PROVISIONAL APPROVAL**

Scheme No. .... Passed for Publication  
at the ..... meeting of the  
Commission held on .....

Adviser

Chairman

**HAIFA LOCAL TOWN PLANNING COMMISSION**

APPROVED ON .....

FOR ENACTMENT

SCHEME No. 214

*J. R. ...*  
CITY ENGINEER

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

**CENTRAL TOWN PLANNING COMMISSION**

Scheme passed for publication ...  
at the 127<sup>th</sup> meeting of the C. T. P. C. on

24.3.38 *Gaf. 588 of 30/4/36*

24.2.38

*[Signature]*  
Chairman, C. T. P. C.

**HAIFA & SAMARIA  
NORTHERN DISTRICT T. P. C.**

Meeting No. 15 Date 4.1.38.

**FINALLY APPROVED SCHEME**

*[Signature]*  
Chairman

*[Signature]*  
Adviser