

HAIFA ZONE PLANNING SCHEME NO. 207,
CALLED HOCHFELD LAND PARCELLATION
SUBMITTED BY PROMOTER AND PROP.
ALEXANDER ALKIN, HAIFA.

3005487

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A. LOCATION

In the Haifa Bay Area, between Kufretta and Kiryat Bialik.

B. AREA

91,200 metres square

C. OWNER

Mr. A. Hochfeld, Haifa.

D. BOUNDARIES

On the North by the lands of the Keren
Kayemeth LeIsrael and Bay-
side Land Corporation.

On the South by the land of Mr. Abramsky.

On the East by a road.

On the West by the lands of Keren Kayemeth
LeIsrael and Bayside Land Cor-
poration.

E. CONDITIONS

According to the terms of the Haifa Out-
line Scheme and any published additions,
and amendments which may be made thereto
and also the following :-

a. - Zone Class B Residential

b. - Set-Backs.

Front: The minimum distance between
the road line and the building line shall
be as indicated on plan and shall be not
less than 8.5 metres. The minimum road
width shall be not less than 9 metres.
All road corners shall be cut off. The
minimum radius of plot boundaries on cor-
ners to be not less than 8 metres.

Side and Rear: The minimum set-backs
from the boundaries, towards North, South,
East and West, shall be as laid down in
the Appendix No.1, attached to this scheme.

c. - Carriageway.

Not less than 600 square metres.

d. - Percentage

30% of the area of the plot.

e. - Height of Buildings.

i) Not to exceed two storeys on any elevation, excluding a tower for a stair-room which should be set back one and a half metres from any external wall

ii) The height of each dwelling room shall be 2.25 metres, neither greater nor less.

iii) The upper level of the floor of the ground storey shall be no higher than 60 cm. above adjoining public pavement level.

iv) The internal height of each shop room shall be 4.25 metres, neither greater nor less.

v) The level of the shop floor shall be 15 cm. above pavement level.

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

g. - Public Buildings.

Only public buildings shall be erected on plots marked A, B and C, indicated on the plan in yellow and hatched brown.

Any building erected thereon shall be in accordance with a special design submitted by the promoter and approved by the Local Town Planning Commission.

h. - Private Open Spaces.

i) Plots marked D, E, F and G, coloured light green and edged dark green on the plan, shall be private open spaces, and no development shall take place thereon without the special approval of the District Town Planning Commission.

ii) No portion of the private open space shall be added to the curtilage of any building adjoining the open space, in order to increase the percentage of the built-up area.

i. - Public Open Spaces & Squares.

i) All plots coloured light green, edged and hatched green, shall be public open spaces.

ii) 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 Local 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 Local Authority is prepared to participate, they shall obtain the prior authorization in writing, of the Local Authority and shall bear the whole cost.

iii) 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 owner of land abutting on the open space shall pay a double share.

iv) 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.

J. - Outstructures.

i) The area allowed for outstructures shall not exceed 3.2% of the plot area, including the area of any private garage.

ii) The total height of the outstructures, including the roof, shall not exceed 3.38 m. above foundation. The height of any foundation for outstructures shall not exceed 16 cm. above pavement level.

iii) Every outstructure shall be erected in accordance with a special design to be approved by the Local Town Planning Commission.

P. AMENITIES

a. - Drainage.

By ground infiltration, towards the drains of the Haifa Municipal Drainage system or any other system approved by the Local Authority, and to the natural drainage channels.

b. - Sewerage.

Each house or each set of two buildings shall drain to separate and properly constructed septic tanks and percolating pits, or to a system proposed by the promoter and approved by the Local Authority and the Public Health Department.

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

d.- Shops

Shops shall only be allowed on plots indicated on the plan by a dark grey line. All shops shall have a clear unobstructed area at pavement level between the shops and the road line, to be constructed at the owner's expense.

The same conditions shall apply to the garages to be erected on the plots marked on plans B & C.

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 Residential district "B".

f.- Pavements

Pavements including kerbstones and an approved asphalt or concrete surfacing shall be provided by property owners on their complete frontages. Such work shall be carried out by the Municipal Corporation at the owner's expense.

g.- Roads

Owners of areas included in this scheme shall pay for the construction of all roads, to be made in accordance with the Standard Municipal Specifications, 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 to pay for the construction of roads whether their plots have been built upon or not.

h.- All houses created within the boundaries of this scheme shall be painted externally in light colours only.

i.- All fences shall be erected in accordance with a special design to be submitted by the promoter and approved by the Local Town Planning Commission.

3. - Prevention of Dampness

Notwithstanding the restriction with regard to height of floor level, stated in para. 2/c, the Surveyor may fix another height of the ground floor level and may also specify the type of floor construction to be adopted, should the water-logged nature of the ground require that adequate arrangements be made to prevent dampness of construction.

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 14.10.36.

FOR ENACTMENT

SCHEME No. 207

J. L. A. Wilson
CITY ENGINEER

Sabbag
CHAIRMAN L. T. P. COMMISSION

NORTHERN DISTRICT
TOWN PLANNING COMMISSION
FINAL APPROVAL

Scheme No. 207 Finally approved
and ordered to be published
in the gazette.

Date 17/11/36

Chairman
Chairman

DISTRICT BUILDING and TOWN
PLANNING COMMISSION
NORTHERN DISTRICT

District Serial No. of Plan HA/25

District File No. _____

