

**HAIFA TOWN PLANNING SCHEME NO. 295  
CALLED SOUTH KISHON INDUSTRIAL AREA  
SUBMITTED BY PROMOTERS.**

**A. LOCATION**

In the Haifa Bay Area, between the Kishon and the Haifa Acre Railway.

**B. OWNERS.**

Dr. Burger & Co.

**C. AREA**

530 Dunams.

**D. BOUNDED**

On the North by the Kishon River

On the South by the Haifa-Acre Railway, State Domain and Haifa-Acre Railway.

On the East by the properties of Dr. G. Abyad and P.L.D.C. and Partners.

On the West by the land of Neveh Ganim Suburb, the property of the heirs of Hassan Saghir, approved Town Planning Scheme No. 266 of Dr. Burger and Partners, approved Town Planning Scheme No. 185 of Dr. Neuman, and the lands of Dr. Khamra, Haifa.

**E. CONDITIONS**

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.

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

The minimum road width shall be not less than 10 metres.

All corners shall be cut off both buildings and fences as shown on the plan and in addition shall be so cut as to provide on corners a fence of a minimum radius of not less than 8 metres.

Side and Rear Set-Backs.

Shall conform to the Outline Regulations for Industrial Zones.

**a. - Percentage**

75% of the area of plot. Not exceeding 10% of the allowable floor area of an Industrial plot shall be utilised for Residential purposes.

**c. - Cartilage**

Industrial - 1000 m<sup>2</sup> minimum.

**e. - Height of Buildings**

Industrial - maximum height not to exceed 18 metres.

**B. 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.

**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 an approved local piped supply.

**d. - Shops**

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 first class light Industrial Zone.

**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 Municipality at the owner's expense.

**g. - Roads.**

The promoters as owners of areas included in this scheme, shall pay for the construction of all roads which shall be carried out in accordance with the Standard Municipal Specifications and to a full carriageway width, 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.

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

**h. - 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 City Engineer, are provided to prevent dampness rising into the building.

**i. - Open Spaces**

Private Open Spaces.

All lands coloured light green and edged green on the plan shall be private open spaces and no development shall take place thereon without the special approval of the Central Commission.

Public Open Spaces.

The area coloured and hatched green shall be a public open space and shall be vested with the Haifa Municipal Corporation.

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 work before the Haifa Municipality is prepared to participate they shall obtain the prior authorisation in writing of the Haifa Municipal Corporation 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.

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 6. VII 1936

FOR ENACTMENT

SCHEME No. 295

*J. K. A. Williams*  
CITY ENGINEER

*W. G. G. G. G.*  
CHAIRMAN L.T.P.C.

NORTHERN DISTRICT  
TOWN PLANNING COMMISSION  
FINAL APPROVAL

Scheme No. 295 Finally approved  
and ordered to be published  
in the gazette.

Date 11. VII - 36

*W. G. G. G. G.*  
Chairman

DISTRICT BUILDING and TOWN  
PLANNING COMMISSION  
NORTHERN DISTRICT

District Serial No. of Plan

District File No.