

305498

REPORT UPON THE HAIFA TOWN PLANNING
SCHEME NO. 261, EASTERN BIN EL KAZAK
LAND, SUBMITTED BY THE PROMOTERS &
CITY ENGINEER

A. LOCATION

Mt. Carmel Slopes, on the Eastern side of the Eastern Branch of the Wadi Kazak.

B. AREA

19,200 m².

C. OWNERS

Mrs. Salomon & Partners.

D. BOUNDARY

a.- On the North by the Wadi Bin Kazak

b.- On the South by the land of Messrs. Yoseph Leewy & Co. approved under Town Planning Scheme No. 157, called Ramat Hadar Land.

c.- On the East by the land of Mirza Hadi Shirazi.

d.- On the West by the lands of Shlopper and Partners, approved under Scheme No. 88/A.

E. CONDITIONS

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

a.- Zone. Class "A" Residential.

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 30 metres.

The minimum set-back from the road line shall be not less than 5 metres. The minimum road width shall be not less than 10 metres except for pathways leading to not more than 2 houses or plots.

All corners shall be cut off both buildings and plot boundaries. Minimum radius of plot boundaries to be not less than 6 metres.

Side. Not less than 4 metres.

Rear. Half the height of the building with a minimum of 6.50 metres.

c.- Percentage

30 % of the area of the plot.

d.- Carriageway

Not less than 1000 m².

Two storeys excluding any basement and roof tower, provided that no basement shall have a floor area in excess of 50 % of the ground floor area.

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

g.- Open Spaces

All lands hatched & coloured green on the map shall be public open spaces and shall be vested with the Responsible Authority; they shall be developed as squares and gardens and shall be maintained by the Haifa Municipal Corporation.

The cost of construction of the open spaces to be used by the public at large 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 is prepared to participate they shall obtain in writing the prior authorisation of the 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 owner 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.

Towards the drains of the Municipal Drainage system and to the natural drainage channels.

b.- Sewerage.

Each house shall drain to an approved sewerage system 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 owners expenses.

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

c.- Water Supply

Water Supply shall be either a Municipal

approved by the Municipality and the Public Health Department.

d.- Shops.

No shops shall be allowed on any of the plots comprised on this scheme.

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 of class "A".

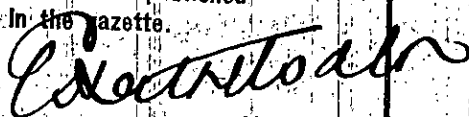
f.- Pavements.

Pavements including kerbstones and an approved surfacing shall be provided by each plot owner on his complete frontage. Such work shall be carried out by the Responsible Authority at the owner's expense.

g.- Roads.

Promoters of areas included in this scheme shall pay for the construction of all roads made in accordance with the Standard Municipal Specifications and to a full carriage-way not less than 6 metres in width 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.

HAIFA LOCAL TOWN PLANNING COMMISSION	
APPROVED ON 21-7-36	
FOR ENACTMENT	
SCHEME No. 261	
 CITY ENGINEER	 CHAIRMAN, L.T.P.C.

NORTHERN DISTRICT TOWN PLANNING COMMISSION FINAL APPROVAL	
Scheme No. 261	Finally approved and ordered to be published in the Gazette.
Date 11.VIII.36	 Chairman