

DISTRICT BUILDING
AND
TOWN PLANNING COMMISSION
HAIFA AND SAMARIA DISTRICT
District Comm. No. of Scheme 49/189
District File No. 27/415

433 2.7

**HAIFA COMPOSITE TOWN PLANNING SCHEME NO. 433;
SURVEY SHEET 150-245, PLAN No. 10.**

A. LOCATION.

All the land included in Sheet 150-245, Plan No. 10, drawn and printed at the Survey Office, Jaffa, September 1928, and headed: District - Northern, Sub District - Haifa.

B. BOUNDARIES.

- On the North by the Mediterranean Sea and the Palestine Electric Corporation's cooling water basin.
- On the South by the lands comprised in Survey Sheet 150-245, Plan 14, (Haifa Composite Town Planning Scheme No. 434).
- On the East by the lands comprised in Survey Sheet 150-245, Plan No. 11, and the Mediterranean Sea.
- On the West by the lands comprised in Survey Sheet 150-245, Plan No. 9, (Enacted Haifa Composite Town Planning Scheme No. 428) and the Mediterranean Sea.

C. CONDITIONS.

According to the terms of the Haifa Outline Town Planning Scheme enacted by His Excellency the High Commissioner in Gazette No. 422 of the 15th February, 1934, and any enacted alterations, additions and amendments which have been or may from time to time be made thereto.

- a. **Zone.** Light Industrial, coloured violet and bordered dark violet on the plan.
Oil Area coloured violet and hatched dark violet on the plan.

b. Road Alignments and Building Lines.

The minimum width of roads, the minimum front setbacks and the minimum distances between opposite building lines shall be as shown on the plan.

All corners shall be cut or rounded off as shown on the plan.

D. AMENITIES.

a. Drainage.

Towards the drains of the Haifa Municipal Drainage System, towards Wady Salman and the Mediterranean Sea.

b. Sewerage.

Each house shall drain to an approved system of sewerage or to separate and properly constructed septic tanks and percolating pits.

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

1. All plots shall give free right of drainage and sewerage to all adjoining plots and to plots at a higher level. The area shall be coloured light green and bordered dark green on the plan and shall be marked "D" on the plan.
- c. Water Supply. From Municipal or approved local piped supplies approved by the Health Authorities.
- d. Trades and Industries. Only those trades and industries shall be carried on within the borders of the scheme which are normally allowed in a Light Industrial Zone.

2. In addition to the trades allowed in the Light Industrial Zone, storage of oil may be allowed in the area coloured light violet and hatched dark violet.
- e. Roads and Stormwater Drains. The Promoters of detailed Parcellation Schemes included within the boundaries of this scheme shall construct all stormwater drains and all roads included within the area of their respective parcellation schemes to full formation width and to an asphalted width not exceeding 7½ m. (seven and one half metres) in accordance with Standard Municipal Specifications, before any building development is allowed on abutting plots.

Notwithstanding the above, where building development has already commenced prior to the enactment of this Composite Scheme or where no parcellation scheme exists the Haifa Municipal Corporation shall be at liberty to enforce part II (Roads) of the Haifa Outline Town Planning Scheme.

- f. Public Open Spaces. The areas coloured light green, hatched dark green shall be public open spaces and shall be vested with the Municipal Corporation of Haifa in accordance with the Haifa Outline Town Planning Scheme. The cost of construction of these public open spaces shall be distributed amongst the benefitting landowners in accordance with the provisions of the Haifa Outline Town Planning Scheme.

- g. Provisional Public Open Space. The area coloured light green, hatched and bordered dark green and marked "D" on the plan shall be public open space, it being understood that the boundaries of same are provisional and subject to revision when detailed town planning schemes are prepared for the lands adjoining this area.

- h. Existing Public Open Space. The land coloured dark green is existing Public Open Space.

i. Oil Companies' Way-leave.

The areas marked "B" coloured light green and bordered dark green on the plan are State Domain and shall be wayleaves within which Oil Companies may lay their pipes. These wayleaves shall be maintained in good order to the satisfaction of the Local Building & Town Planning Commission by the Oil Companies whose pipes are laid therein.

Failure to maintain these wayleaves satisfactorily shall entitle the Municipal Corporation of Haifa to do the work on the Oil Companies' account after giving one month's notice.

j. I.P.C. Foreshore Corridor.

The line shown red on the plan along the sea-shore indicates the I.P.C. foreshore corridor and is subject to re-alignment at the Company's expense in accordance with the terms of the I.P.C. Concession.

k. I.P.C. Corridors.

The area coloured light green bordered dark green and marked "A" on the plan, shall be I.P.C. Corridor. The area so marked shall be fenced in by a fence approved by the Local Building and Town Planning Commission and shall be properly maintained by the Iraq Petroleum Company.

l. Betterment Tax.

Betterment Tax may be recovered in respect of this scheme in accordance with the provisions of Section 32, of the Town Planning Ordinance 1936, as amended by Town Planning (Amendment) Ordinance No.5, of 1939.

m. Palestine Electric Corporation Overhead Lines.

No part of any building may be closer than three metres from a vertical line drawn to the ground from the nearest extremity of high tension electric lines.

n. General.

This scheme includes part of the following enacted schemes:-

- (1) Scheme No.13, Oil Area
- (2) Scheme No.146, Ard-El-Ramel Area.

Where changes occur with regard the road lines, building lines and zoning, this scheme will be considered as overruling the above schemes.

This scheme will not overrule special conditions included in enacted schemes.

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 15-3-39.
FOR PROVISIONAL APPROVAL BY D.T.P.C.

SCHEME No. 433.

J. R. A. Watson
CITY ENGINEER

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

HAIFA AND SAMARIA DISTRICT
TOWN PLANNING COMMISSION

PROVISIONAL APPROVAL

Scheme No. 433.....Passed for Publication
at the 28th.....meeting of the
Commission held on 5.4.39.....

[Signature] *[Signature]*
Adviser Chairman

BETTERMENT TAX MAY BE RECOVERED IN
RESPECT OF THIS SCHEME IN ACCORDANCE
WITH THE PROVISIONS OF SECTION 32 OF
THE TOWN PLANNING ORDINANCE 1936