

3002888

DISTRICT BUILDING and TOWN  
PLANNING COMMISSION  
NORTHERN DISTRICT  
District Serial No. of Scheme HA/67  
District File No. 271/307

**HAIFA ZONE PLANNING SCHEME NO. 342  
CALLED MODIFICATION TO I.P.C.  
INDUSTRIAL EXTENSION, SUBMITTED  
BY THE JEWISH NATIONAL FUND LIMITED**

**A. LOCATION**

In the Haifa Bay Area, to the West of Haifa-Acre Road and to the East of the I.P.C. Corridor.

**B. AREA**

64 Dunams.

**C. OWNERS OF LAND INCLUDED IN THE SCHEME**

Sara Kayemeh International & Real Estate Land Corporation Ltd.

**D. BOUNDARIES OF SCHEME**

On the North by the existing road leading to the Silicate Factory.

On the South by the vacated Town Planning Scheme No. 140, Jewish National Fund Industrial Area.

On the East by plots Nos. 107-174, 95, 117-126 of the scheme No. 301.

On the West by the I.P.C. Corridor.

**E. CONDITIONS**

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

**Road and Building Alignments.**

The minimum width of the roads and the distance between Building Lines shall be as shown on the plan.

All building and road junctions shall be rounded. Corners on road corners shall be on a minimum curve radius of 10 metres.

**F. ARCHITECTURE**

**a. - Drainage.**

By ground infiltration and to any specifically approved system made for and at the expense of the owners of properties.

All trade wastes or other liquids shall be adequately treated and disposed of to the satisfaction of the Public Health Department by the owners.

**3. - 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 the Local Authority's sewer shall be connected thereto at the owner's expense.

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

**5. - Water Supply.**

From a water supply system of the Responsible Authority or an approved local piped supply.

**4. - Roads**

The Promoters as owners of the areas included in this scheme, shall pay for the construction of all roads which shall be carried out in accordance with the Standard Specifications of the Responsible Authority and to a minimum carriageway of 7.50 metres on road No. 2 and to full carriageways on all other roads, at any time after enactment of the scheme, and before any building is allowed to be erected on abutting plots. The Responsible Authority may compel landowners to pay for the construction of roads whether their plots have been built upon or not.

**6. - Drainage 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 "Surveyor", are provided to prevent dampness rising into the building.

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 19-5-37

FOR ENACTMENT

SCHEME No. 342

*J. R. Watson*  
CITY ENGINEER

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

NORTHERN DISTRICT T.P.C.

Meeting No. 10th Date 16-6-37

**FINALLY APPROVED SCHEME**

*[Signature]*

*[Signature]*  
Adviser

(1932 1126)

17-6-37 N 698 11 - J.M. New