

325/20 3003721
HAIFA DETAILED TOWN PLANNING SCHEME NO. 325 - H. SIEGLER
LAND PARCELLATION, SUBMITTED BY THE HAIFA LOCAL BUILDING
AND TOWN PLANNING COMMISSION.

A. LOCATION.

In the Haifa Bay Area, to the South of the Green Belt and abutting on both sides of the Haifa Acre Road.

B. AREA INCLUDED IN THE SCHEME.

123,398 m².

C. LANDS INCLUDED IN THE SCHEME.

Properties of Mifratz Ice Factory and Cold Storage Limited, Shell Company of Palestine, Harry Siegler, Palestine Oxygen Company - Muller Co., Keren Kayemeth Leisrael Limited, Abraham Mahman bauch, Government of Palestine, Haifa Engineering Works T.B.M., Jacob Moushly, Nehum Epstein and Jacob Spector and Matatihu Wertheim.

Bounded:

On the North-East by Open Spaces (Green Belt) of the Keren Kayemeth Leisrael Ltd., enacted under Haifa Town Planning Scheme No. 222 and Haifa-Acre Road;

On the South-West by properties of "Judith" Laundry Loewy and Co., Haifa-Acre Road, and by properties of Israel Kirshtein and Hersh Granstein;

On the North-West by properties of Eliyahu and Abraham Porath, Keren Kayemeth Leisrael, Izhak Diskin and Zalman Dov Weiler;

On the South-East by properties of Keren Kayemeth Leisrael Limited, Reuben Cohen, Bayside Land Corporation Limited, Solel Boneh Limited and Government of Palestine.

D. CONDITIONS.

This scheme is subject to the provisions of the Town Planning Ordinance, 1936-41 and to the conditions of the Haifa Outline Town Planning Scheme and to any additions and/or modifications which have been or may from time to time be made to either and also the following :-

a. Zone.

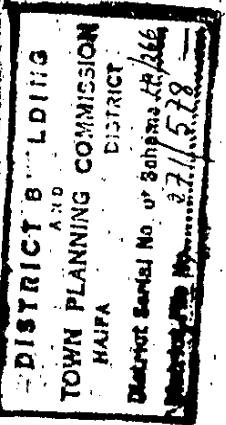
Light Industrial, coloured violet on the plan.

b. Road Lines and Building Alignments.

The width and alignment of roads and the minimum distances between road and building lines shall be as shown on the plan. All fences on corners shall be rounded off to a curve of a minimum radius of 8 (eight) metres.

c. Private Open Space.

The areas coloured light green and marked A,B,C,D on the plan shall be private open spaces in the meaning of para 18 of Part III of the Haifa Outline Town Planning Scheme.



a. Drainage.

Stormwater Drainage shall be by ground infiltration, by natural drainage towards the West and South and to a specifically approved drainage system made for and at the expense of the owners of the lands included within the boundaries of this scheme.

b. Sewerage.

No building permit will be issued for any building within the area of this scheme unless provision is made for the adequate treatment of the sewage to produce an effluent acceptable to the Town Planning and Public Health Authorities. A purification scheme to that end must be shown in detail on the plans accompanying the building permit. The building will not be permitted to be occupied until the treatment scheme has been constructed in accordance with such details and the occupation certificate will not be issued unless certificate is produced from the Town Planning and Public Health Authorities that the treatment scheme has been constructed to their satisfaction.

Owners of plots shall give free right of way to all drainage and sewerage lines leading from neighbouring plots and from plots at a higher level.

Treatment proposals for trade wastes and other liquids shall likewise be shown on and carried out according to plans, and the effluent disposed of by owners shall be in accordance with requirements and to the certified satisfaction of the Town Planning and Public Health Authorities.

c. Water Supply.

From a water supply system of the Responsible Authority or a local piped supply approved by the Public Health Authority.

i. Trades and Industries.

Only such trades and industries shall be carried on within the boundaries of this scheme as are normally allowed in a light industrial zone.

e. Roads.

The owners of lands included in this scheme shall participate in the construction of all roads including stormwater drains, to be constructed in accordance with Standard Specifications of the Haifa Municipal Corporation and to full width of carriageways, at any time after enactment of the scheme, before any building is allowed to be erected on any of the plots included in this scheme.

Landowners shall be liable for payment of cost of construction of roads and stormwater drains whether their plots have been built upon or not.

Access to plots abutting on the Haifa-Acre Road shall be only by means of a service road to be constructed by the owners of these plots before any building is erected.

Footways.

Footways of approved construction together with kerbstones of approved shape and material shall be provided for by each plot owner along the entire length of his frontage.

Such work shall be carried out by the Responsible Authority at the owner's expense.

Dampness Prevention.

Owing to the waterlogged nature of the ground covered by this scheme, no building will be allowed unless adequate arrangements are made to the satisfaction of the Haifa City Engineer, to prevent dampness from rising into the ground.

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 19-11-42
FOR PROVISIONAL APPROVAL BY D.T.P.C.

SCHEME No. 325

(Sgd.) J. L. A. WATSON
CITY ENGINEER

(Sgd.) SAB. LEVY
CHAIRMAN L.T.P.C.

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 8-6-43
FOR ENACTMENT

SCHEME No. 325

J. L. A. Watson
CITY ENGINEER

Sab Levy
CHAIRMAN L.T.P.C.

TOWN PLANNING ORDINANCE, 1936.
HAIFA TOWN PLANNING AREA.

DETAILED SCHEME No. 325

The District Commission, at its 62nd
meeting held on the 1st day of Dec, 1942
resolved to deposit the above scheme.

(Sgd.) M. KENDALL Town Planning Advisor

(Sgd.) A. N. LAW Chairman
Haifa District Building
and Town Planning Commission.

TOWN PLANNING ORDINANCE, 1936.
HAIFA TOWN PLANNING AREA.

DETAILED SCHEME No. 325

The District Commission, at its 67th
meeting held on 6th day of July, 1943
resolved to grant authority to put the above
scheme into force.

M. Kendall Town Planning Advisor

A. N. Law Chairman
Haifa District Building
and Town Planning Commission.