

727 Jan

3003774

(16/10)

DISTRICT BUILDING
 TOWN PLANNING COMMISSION
 HAIFA DISTRICT
 Plot Serial No. Scheme HA/26
 Plot File No. 291/712

HAIFA DETAILED TOWN PLANNING SCHEME NO. 727.
REALIGNMENT OF ROAD NO. 1132 IN HAIFA BAY,
BEING AN AMENDMENT TO HAIFA TOWN PLANNING
SCHEME NO. 222 - EMEK ZEBULUN, SUBMITTED BY
THE KEREN KAYEMETH LEISRAEL LIMITED, THROUGH
PROF. A. KLEIN, TOWN PLANNER, AND ADOPTED
BY THE HAIFA LOCAL BUILDING AND TOWN PLAN-
NING COMMISSION.

1. PLAN.

In this scheme "the plan" shall mean the plan drawn to the scale 1:2,500 and marked "Plan attached to Haifa Town Planning Scheme No. 727". This plan shall be deemed to form an integral part of the scheme.

2. LOCATION.

The land included in this scheme is situated in Emek Zevulun, North-West of Kiryat Haim and abutting the I.P.C. Tank Farm.

3. OWNERS OF THE LAND INCLUDED IN THE SCHEME.

Keren Kayemeth Leisrael Ltd. (Block 11573, Part of Parcel 1, and Block 11578, Part of Parcel 1)

Government land, leased to I.P.C. (Block 11573, Part of Parcel 3), "State Domain No. GP/4/9(18)"

4. BOUNDARIES OF THE SCHEME.

On the North : by Road No. 1095;

On the East : by road, by the property of Keren Kayemeth Leisrael Ltd (Block 11573, Part of Parcel 1), by the I.P.C. Corridor, by the property of Keren Kayemeth Leisrael Ltd (Block 11578, Part of Parcel 1) and by road;

On the South : by Road No. 1001;

On the West : by I.P.C. Tank Farm (Block 11568, Parcel 1) by green belt (Block 11571, Part of Parcel 1) and by the property of Keren Kayemeth Leisrael Ltd. (Block 11571, Part of Parcel 1);

5. PURPOSE OF THE SCHEME.

The purpose of this Scheme is to realign the North Section of Road No. 1132 which runs through a site reserved as open space, and to deviate same so as to facilitate the open space to be used as a "Stadium".

6. CONDITIONS.

The land included in this scheme shall be subject to the Haifa Outline Town Planning Scheme and/or any additions and modifications which have been or may from time to time be made thereto and also the following :

a. Zoning.

The area coloured violet on the plan shall be Industrial Zone.

b. Roads.

The areas coloured brown, light and/or dark vermilion on the plan shall be roads for vehicular and pedestrian traffic.

The alignment of these roads and the minimum distances between road and building lines shall be as shown on the plan.

c. Roads to be stopped up.

The areas hatched red on the plan shall be approved road to be stopped up and converted partly into Private Open Space vested in the Keren Kayemeth Leisrael Ltd. and accessible to the public in perpetuity for the purpose of recreation, pleasure and sport, and partly into building land.

d. Road over I.P.C. Corridor.

The area hatched by dark vermilion strips on the plan shall be a crossing over I.P.C. Corridor by way of easement of Iraq Petroleum Co. Ltd.

e. I.P.C. Corridor.

The area coloured green and bordered dark green and marked 'C' on the plan is the I.P.C. Corridor, State Domain No. GP/4/9(18).

f. Open Spaces.

The areas coloured green and bordered dark green and marked A and B on the plan shall be Private Open Space vested in the Keren Kayemeth Leisrael Ltd. and accessible to the public in perpetuity for the purpose of recreation, pleasure and sports.

g. High Tension Line.

The High Tension Line shall be removed to a position to be agreed upon between the Palestine Electric Corporation Ltd. and the City Engineer.

No part of any building shall be built closer than 3 metres from a vertical line drawn to the ground from the nearest part of 22 K.V. High Tension overhead electric line.

7. AMENITIES.

a. Stormwater Drainage.

Stormwater drainage shall be by ground infiltration, by natural drainage or to any specifically approved drainage system made for an at the expense of the holders of property included within the boundaries of this scheme.

b. Sewerage.

No building permit shall be issued for any building within the area of this scheme unless it drains into a public sewer or sewerage system with a purification and disposal plant constructed for the whole area, or part of it, or for any individual plot. No building shall be permitted to be occupied until the above mentioned sewerage disposal scheme has been constructed, and the occupation certificate will not be issued unless a certificate is produced from the Town Planning or Public Health Authorities to the effect that the above mentioned sewerage disposal facilities have been satisfactorily carried out.

c. Water Supply.

The water supplied to all plots included in this scheme shall be either from a water supply system operated by the Responsible Authority or from a local piped supply approved by the Town Planning and Public Health Authorities.

d. Construction of Roads.

The holders of the plots included within the boundaries of this scheme shall construct all roads including the necessary stormwater drains at any time after enactment of the scheme in accordance with the Haifa Municipality's current specification and to the full width of carriageway.

Plot holders shall be liable for payment of cost of construction whether their plots have been built upon or not. No building shall be erected on any plot within the area of this scheme until the abutting road is so constructed.

8. SCHEMES AFFECTED.

Enacted Haifa Town Planning Scheme No. 222 - Emek Zebulun, Haifa Bay.

מ"מ 727
1946

HAIFA LOCAL BUILDING & TOWN PLANNING COMMISSION

H. T. P. SCHEME No. 727
RECOMMENDED FOR DEPOSIT
AT THE 107th MEETING ON 12.11.46

(Sgd.) J. PRUSHANSKY (Sgd.) S. LEVY
CITY ENGINEER CHAIRMAN

HAIFA LOCAL BUILDING & TOWN PLANNING COMMISSION

H. T. P. SCHEME No. 727
RECOMMENDED TO BE PUT INTO FORCE
AT THE 122nd MEETING ON 15.3.48

J. Prushansky S. Levy
CITY ENGINEER CHAIRMAN

TOWN PLANNING ORDINANCE, 1936.
Haifa TOWN PLANNING AREA.

Detailed SCHEME No. 727

The District Commission, at its 101st meeting held on the 3rd day of Dec. 1946 resolved to deposit the above scheme.

(Sgd.) R. Hume. (Sgd.) A. N. Zaur
Town Planning Advisor. Chairman
Haifa Local Building and Town Planning Commission.

TOWN PLANNING ORDINANCE, 1936.
Haifa TOWN PLANNING AREA.

Detailed SCHEME No. 727

The District Commission, at its 117th meeting held on the 4th day of April 1948 resolved to grant authority to put the above scheme into force.

(Sgd.) R. Hume. (Sgd.) A. N. Zaur
Town Planning Advisor. Chairman
Haifa District Building and Town Planning Commission. 16.11.1948