

DISTRICT BUILDING
AND
TOWN PLANNING COMMISSION
HAIFA DISTRICT
District Serial No. of Scheme 18/273
District File No. 7/1612

304- 662 / 50

3003802

HAIFA PARCELLATION TOWN PLANNING SCHEME NO. 662.
LEWENFISH, LOEWY & PARTNERS, SUBMITTED BY A.
VILENSKY, LICENSED SURVEYOR, ON BEHALF OF MESSRS.
LEWENFISH & PARTNERS AND MESSRS. KROLL AND BITTI,
AND ADOPTED BY THE HAIFA LOCAL BUILDING AND TOWN
PLANNING COMMISSION.

PLAN.

In this scheme "the plan" shall mean the plan drawn to the scale 1:1000 and marked "Plan attached to Haifa Town Planning Scheme No. 662". This plan shall be deemed to form an inseparable part of the present scheme.

LOCATION.

South-East of the Shell Company Oil Yard and abutting on the Abu Huwam Road.

AREA OF SCHEME.

86,028 m².

AREA OF PROMOTERS LAND INCLUDED IN THE SCHEME.

57,616 m².

OWNERS OF THE LANDS INCLUDED IN THE SCHEME.

J. Lewenfisch, J. Loewy and partners, (Parcels 9, 10, 11 and 38 of Block 10877, and Parcels 2, 32 and 45 of Block 11632).

J. Kroll and I. Bitti, (Parcel 24 of Block 10877).

Government of Palestine, (Parcel 6 of Block 10877).

State Domain, (Parcels 7 and 28 of Block 10877, and Parcel 3 of Block 11632).

Dr. Osman Khamra and partners, (Parcel 27 of Block 10877).

Kalvarisky, (Plots 8 and 32 of Block 10877). and

Heirs of Ibrahim Zarzar, (Plot 12 of Block 10877).

BOUNDED.

On the North-East and East by the enacted Haifa Town Planning Scheme No. 320.

On the South by the Haifa-Acre Palestine Railway Line.

On the South-West by the property of Dr. Osman Khamra and partners, (Block No. 10877, Parcel No. 27), and by the property of heirs of Ibrahim Zarzar, (Block No. 10877, Parcel No. 12).

On the North-West by the Abu Huwam Road.

CONDITIONS.

The land included in this scheme shall be subject to the provisions of 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.

All areas coloured light violet on the plan and numbered 1 - 43 shall be Industrial Zone.

b. Roads, Footpaths.

All areas coloured brown or vermilion on the plan shall be roads for vehicular and pedestrian traffic.

The lane coloured vermilion, hatched dark green and marked No. 5 on the plan, shall be designated for pedestrian traffic only.

The alignment of these roads and footpath and the minimum front setbacks to buildings shall be as shown on the plan.

c. Private Open Space.

The area coloured light green, edged dark green and numbered 44 on the plan, shall be private open space.

d. Building Restrictions.

No building permit shall be issued in respect of the areas numbered 4, 5, 6, 9, 10, 11, 13, 14, 15, 16, 17, 18, 22, 23, 26, 27, 30, 34, 35, 36, 37, 38, 39, 41, 43 and hatched black on the plan until the parts composing each plot are combined and placed under one ownership to form plots of the size and shape as shown on the plan.

AMENITIES.

a. Stormwater Drainage.

All stormwater shall drain towards the Municipal Drainage System or to any specifically approved drainage system made by and at the expense of the owners of the property included within the boundaries of this scheme.

b. Sewerage.

All buildings to be erected within the area of this scheme shall be connected to a public sewerage system to be constructed at the landowners' expense and no building permit shall be issued until such connection is provided. Treatment proposals for trade wastes and other liquids shall be shown on and carried out according to plans approved by the Town Planning and Public Health Authorities. The effluent disposed of shall be in accordance with requirements of the said Authorities.

c. Water Supply.

The water supplied to all plots included in this scheme shall be either from a supply operated by the Haifa Municipal Corporation or from a supply approved by them and the Public Health Authorities.

d. Prevention of Dampness.

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

e. Construction of Roads.

The owners of the plots included within the boundaries of this scheme shall construct at their own expense all roads including the necessary stormwater drains, and the necessary work shall be carried out at any time after enactment of this scheme in accordance with the current Haifa Municipal

specification. No building shall be erected on any plot within the area of this scheme until the abutting road is so constructed.

SPECIAL CONDITIONS.

Prior to enactment of this scheme the promoters shall submit an agreement between themselves and the Palestine Electric Corporation concerning the removal of the low tension line at the southern corner of this scheme.

SCHEMES AFFECTED.

Haifa Town Planning Scheme No. 319/B, South Kishon Combined.

W. P. Kelly
J. H. Hall

TOWN PLANNING ORDINANCE, 1936.
 Haifa TOWN PLANNING AREA.

Parcel No. SCHEME No. 662.

The District Commission, at its 694th meeting held on the 5th day of Oct. 1943 resolved to deposit the above scheme.

J. Kendall
Town Planning Adviser.

A. G. Lewis
Chairman
Haifa District Building
and Town Planning Commission.

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 14-9-43
 FOR PROVISIONAL APPROVAL BY D.T.P.C.

SCHEME No. 662

J. P. ...
CITY ENGINEER

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