

5003875

CALLLED GREICER, GRUNGARD AND KRAMER LAND
PARCELLATION, SUBMITTED BY MR. S. ROSE, LI-
CENSED SURVEYOR, ON BEHALF OF THE OWNERS AND
ADOPTED BY THE HAIFA LOCAL BUILDING AND TOWN
PLANNING COMMISSION.

HEA
A Serial (No. of Scheme)
27/5/69
M/197

108/7
541/2a

- A. LOCATION. In the Emek Zevulun to the North of Kiryat Motzkin and abutting on the Western side of the Haifa - Acre Road.
- B. AREA OF SCHEME.
48,550 m².
- C. AREA OF PROMOTERS' LAND INCLUDED IN SCHEME.
65,158 m².
- D. OWNERS OF LAND INCLUDED IN THE SCHEME.
Eliyahu Greicer & Partners, Yehuda Isaac Grungard, Abraham Hirsh Kramer, Road area registered in the name of H.E. the High Commissioner on behalf of the Government of Palestine, Schwatt & Partners and Rahel Shenberg.
- E. BOUNDDED.
On the North by the properties of Messrs. Schwatt & Partners (enacted Haifa Town Planning Scheme No. 233, called Schwatt & Partners).
On the South by the property of Rahel Shenberg (enacted Haifa Town Planning Scheme No. 547, called Sosino Land Parcellation).
On the East by the Eastern edge of the Haifa - Acre Road.
On the West by the property of the Keren Kayemeth Leisrael Ltd. (Block No. 10428).
- F. CONDITIONS.
According to the Town Planning Ordinance 1936-41, the Haifa Outline Town Planning Scheme and any enacted additions and/or amendments which have been or may from time to time be made thereto and also the following :
- a. Zone: Residential Zone 'B'.
- b. Road Alignments and Building Lines.
(1) The road alignments, the width of roads and the minimum distance between road and building lines shall be as shown on the plan.
(2) All corners of roads and buildings shall be cut as shown on the plan.
(3) The areas hatched red on the plan being parts of a public road, shall be stopped up. The Local Building & Town Planning Commission shall dispose of these areas in any way they may think fit.
- c. Building Restrictions.
No building shall be allowed to be erected on any of the areas marked (22A & 22B), (23A & 23B), (24A & 24B), (25A & 25B), (52A & 52C), (53A & 53C), (189A, 189B & 189C), (190A & 190C), (191A, 191B & 191C), (197B & 197C), (214A, 214B & 214C), and (229A, 229B & 229C), all hatched black on the plan, until they will be combined to form plots of requisite size and shape as shown on the plan.
Only one building, exclusive of outstructures, shall be permitted on any of the building plots included in this scheme.

G. AMENITIES.

a. Stormwater Drainage.

By ground infiltration, towards the drains of the drainage system of the Responsible Authority, or to any specifically approved system made for and at the expense of the owners of the properties.

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 Public Health Authority. 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 a certificate is produced from the Public Health Authority that the treatment scheme has been so constructed to their satisfaction.

Owners of plots shall give the 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 and carried out according to plans, and the effluent disposed of by owners shall be in accordance with requirements and to the satisfaction of the Public Health Authorities.

c. Water Supply.

All buildings shall be connected to an approved piped water supply or to a supply operated by the Responsible Authority.

d. Shops.

Shops shall be allowed only in rooms facing the road, in the ground storey of the main buildings on plots Nos. 20, 19, 59 and 191A, and only along such parts of frontages as are indicated on the plan by a violet line.

Every shop shall have a clear and unobstructed area at pavement level between the building and the edge of the carriageway and this area shall be laid out and paved in accordance with the specifications for footways of the Haifa Municipal Corporation, at the owner's expense.

e. Trades & Industries.

Only such trades and industries shall be carried on in approved positions within the boundaries of the scheme as are normally allowed in a Residential Zone 'B'.

f. Roads and Stormwater Drains.

The promoters of this scheme shall construct all roads, including necessary stormwater drains, in accordance with standard specifications of the Municipal Corporation of Haifa, and to full width of carriageway, not exceeding $7\frac{1}{2}$ (seven and a half) metres, at any time after the 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 stormwater drains and roads whether their plots have been built upon or not.

Access to plots Nos. 1, 2, 3, 4, 5, 6, 7, 8 & 9, 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.

g. Footways.

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

h. 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 building.

i. Schemes Affected.

This scheme conforms to the enacted Haifa Town Planning Scheme No.368, Sonsino & Partners, of which it forms a part, and to the enacted Haifa Town Planning Scheme No.222, Emek Zevulun - Haifa Bay.

HAIFA LOCAL TOWN PLANNING COMMISSION	
APPROVED ON <u>18-5-42</u>	
FOR PROVISIONAL APPROVAL BY D.T.P.C.	
SCHEME No. <u>541</u>	
<i>(sgd)</i> J.L. WATSON CITY ENGINEER	<i>(sgd)</i> SAB. LEVY CHAIRMAN L.T.P.C.

HAIFA LOCAL TOWN PLANNING COMMISSION	
APPROVED ON <u>16-12-42</u>	
FOR ENACTMENT	
SCHEME No. <u>541</u>	
<i>(sgd)</i> J.L. Watson CITY ENGINEER	<i>(sgd)</i> Sab Levy CHAIRMAN L.T.P.C.

TOWN PLANNING ORDINANCE, 1936.	
..... <u>Haifa</u> TOWN PLANNING AREA.	
Detailed SCHEME No. <u>541</u>	
The District Commission, at its..... <u>58th</u>	
meeting held on the..... <u>4th</u> day of..... <u>June</u>, 1942	
resolved to deposit the above scheme.	
<i>(sgd)</i> J. Kendall Town Planning Adviser.	<i>(sgd)</i> A. M. Law. Chairman Haifa District Building and Town Planning Commission.

*Original
M. J. 10*

TOWN PLANNING ORDINANCE, 1936.	
..... <u>Haifa</u> TOWN PLANNING AREA.	
Detailed SCHEME No. <u>541</u>	
The District Commission, at its..... <u>63rd</u>	
meeting held on..... <u>5th</u> day of..... <u>Jan.</u>, 1943	
resolved to grant authority to put the above	
scheme into force.	
<i>(sgd)</i> J. Kendall Town Planning Adviser.	<i>(sgd)</i> A. M. Law. Chairman Haifa District Building and Town Planning Commission.

30.9.43 *for 1291 in the next month*