

DISTRICT BUILDING AND TOWN PLANNING COMMISSION
 HAIFA DISTRICT
 District Serial No. of Scheme No/273
 District File No. 271/615

HAIFA PARCELLATION TOWN PLANNING SCHEME NO. 667, DANUDY LAND, ARD EL RAMEL, SUBMITTED BY I. RA-BINOWITZ, LICENSED SURVEYOR, ON BEHALF OF AUNI AZEEZ ED DAOUFI AND ADOPTED BY THE HAIFA LOCAL BUILDING AND TOWN PLANNING COMMISSION.

1. PLAN.

In this scheme "the plan" shall mean the plan drawn to the scale 1:500 and marked "Plan attached to Haifa Town Planning Scheme No. 667". This plan shall be deemed to form an inseparable part of the present scheme.

2. LOCATION.

In Ard el Ramel Quarter, abutting on the northern fence of the Palestine Railway Yard.

3. AREA OF SCHEME.

About 12 metric dunams.

4. AREA OF PROMOTER'S LAND INCLUDED IN THE SCHEME.

9,719 m2.

5. NAME OF OWNER OF LAND INCLUDED IN THE SCHEME.

Auni Azeez ad Daoufi.

6. BOUNDARY.

- On the North-East by the enacted Haifa Town Planning Scheme No. 566.
- On the North-West by the enacted Haifa Town Planning Scheme No. 270.
- On the South-West by the Palestine Railway Yard.
- On the South-East by the enacted Haifa Town Planning Scheme No. 583.

7. 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.

Plots coloured light violet on the plan shall be Industrial Zone.

b. Roads, Footpaths.

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

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

8. AMENITIES.

a. Stormwater Drainage.

All stormwater shall drain towards the Municipal Drainage System or to any specifically approved drainage system made for and at the expense of the owners of 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 landowner's expense and no building permit shall be issued until such connection is provided. Owners shall be liable to pay their assessed shares in the cost of construction of sewers, irrespective of whether their plots have been built upon or not. 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 will 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 all roads including the necessary stormwater drains, at any time after enactment of this scheme in accordance with the Haifa Municipality's current specification and to the full width of carriageway.

Plot owners 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.

9. SCHEMES APPROVED.

Haifa Town Planning Scheme No. 610 - Ard ol Rasol Amendment.

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 12-10-43
FOR PROVISIONAL APPROVAL BY D.T.P.C.
SCHEME No. 667

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

(Sgd.) S. B. LEVY
CHAIRMAN L.T.P.C.

HAIFA LOCAL BUILDING & TOWN PLANNING COMMISSION

H. T. P. SCHEME No. 667
RECOMMENDED TO BE PUT INTO FORCE
AT THE 80TH MEETING ON 16-5-44

J. H. Watson
CITY ENGINEER

Sabbir
CHAIRMAN L.B. & T.P.C.

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TOWN PLANNING ORDINANCE, 1936.
Haifa TOWN PLANNING AREA.

Parcelation SCHEME No. 667

The District Commission, at its 70th meeting held on the 2nd day of Nov. 1943, resolved to deposit the above scheme.

(Sgd.) H. Kendall
Town Planning Adviser.

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

TOWN PLANNING ORDINANCE, 1936.
Haifa TOWN PLANNING AREA.

Parcelation SCHEME No. 667

The District Commission, at its 76th meeting held on the 6th day of June, 1944, resolved to grant authority to put the above scheme into force.

(Sgd.) W. V. FULLER
Chairman
Haifa District Building
and Town Planning Commission.

H. Kendall
Town Planning Adviser.