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DISTRICT BUILDING
 AND
 TOWN PLANNING COMMISSION
 HAIFA DISTRICT
 District Serial No. of Scheme 119/1980
 District File No. 271/406

HAIFA TOWN PLANNING SCHEME NO. 567.
CALLED SOUTH KISHON ARIAL ROAD PARCELLATION, FALLING
WITHIN THE ENACTED ROAD SCHEME NO. 519, SUBMITTED
BY THE PALESTINE LAND DEVELOPMENT COMPANY, THROUGH
A. VILENSKY, C.E., LICENSED SURVEYOR, HAIFA, 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 of 1:1000 and marked "plan attached to Haifa Town Planning Scheme No. 567". This plan shall be deemed to form an integral part of the scheme.

2. LOCATION.

In the South Kishon lands, between the Kishon River and the Haifa - Acre Railway Line.

3. OWNERS OF THE LAND INCLUDED IN THE SCHEME.

Palestine Land Development Company, Dr. B. Berger, State Domain, Heirs of Hassan Zerir, Dr. Osman Khamra.

4. AREA OF THE SCHEME.

101,300 m2.

5. AREA OF PROMOTERS' LAND INCLUDED IN THE SCHEME.

63,656 m2.

6. BOUNDED.

On the North by the Kishon River.
On the East by the lands of Dr. B. Berger & Partners.
On the South by State Domain D/HAI/159(10) and by the enacted Haifa Town Planning Scheme No. 559 - Dr. B. Berger & Partners Land Parcelation (Part I).
On the West by the lands of heirs of Hassan Zerir, Dr. B. Berger & Partners, by the enacted Haifa Town Planning Scheme No. 135 - South Kishon Area Scheme (Dr. M. Neuman) by State Domain D/HAI/159(6) and by property of Dr. Osman Khamra & Partners.

7. CONDITIONS.

According to the conditions of the Haifa Outline Town Planning Scheme and any additions or modifications which have been or may be made thereto and also the following :-

- a. Zones: Light Industrial Zone coloured violet on the plan.
- b. Roads: All areas coloured vermilion on the plan shall be roads for vehicular and pedestrian traffic.

The areas coloured vermilion and hatched green on the plan shall be private service roads, which shall be deemed to form part of the respective abutting plots for the purpose of calculating allowable built-up area.

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 A A

The alignment of all roads and the minimum front setback shall be as shown on the plan.

c. Building Restrictions.

No building shall be allowed to be erected on any one of the plots numbered 13, 15, 16, 17, 18, 19, 22, 23, 24, 25, 26, 27, 36, 37, 38, 39, 43, 44, 47, 48 and 49, hatched black on the plan, until these plots are combined with the respective areas of adjacent land to form plots of adequate size and shape.

d. Private Open Space.

The area marked 'A', coloured light green and bordered dark green, shall be private open space.

8. AMENITIES.

a. Stormwater Drainage.

By ground infiltration by natural run-off to the Southern Kishon catchment area and/or by specifically approved system made at the expense of the owners 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 the building can either drain into a public sewer or provision is made for the adequate treatment of sewage to produce an effluent acceptable to the Town Planning and Public Health Authorities. In case the latter system is adopted, a purification scheme for each individual plot or group of plots 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 no certificate of occupancy will be issued unless certificate is produced from the Town Planning and Public Health Authorities that the treatment scheme has been constructed to their satisfaction.

Treatment arrangements 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 Public Health Authority.

c. Water Supply.

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

d. Construction of Roads.

The owners of all plots included within the boundaries of this scheme shall construct, at their own expense, all roads including the necessary stormwater drains at any time after enactment of this scheme, in accordance with the Haifa Municipal current specification and to full width of carriageway.



