DISTRICT BUILDING

ANG
TOWN PLANNING COMMISSION
HAIFA DISTRICT

MICHIEL Serial No. ur Serieme (14/1/10)

MICHIEL Serial No. 2.7.1/406

HAIFA TOWN PLANNING SCHEME NO. 567.

GALLED SOUTH KISHON AXIAL ROAD PARCELLATION, FACUING WITHIN THE ENACTED ROAD SCHEME NO. 319, 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-WING COMMISSION.

1. PLAN.

In this scheme the "plan" shall mean the plan drawn to the scale of 1:1000 and marked "plan attached to Heifa Town Planning Scheme No. 567". This plan shall be deemed to form an integral part of the scheme.

9. LOGATION.

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 SCHOME.

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. 589 - Dr. B. Berger & Partners Land Parcellation (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.185 South Kishon Ares Scheme (Dr. M. Neuman)
by State Domain D/HAI/159(6) and by
property of Dr. Oswan 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. Zone: 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 respect abutting plots for the purpose of calculating tallowable built-up area.



The elignment 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, 45, 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 to my specifically approved system made at the expense of the owners of property included within the boundaries of this acheme.

b. Sewerere.

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 Publis 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 seconding to plans and the effluent disposed of by owners shall be in secondance with requirements and to the certified satisfaction of the Public Health Authority.

o. Water Gupply.

The water supplied to all plots included in this scheme shall be either from a water supply operated by the Responsible Authority or from snother 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 Heifa Municipal current specification and to full width of carriageway.

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+A

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 relevant abutting road is so constructed.

e. Dampness Prevention.

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

f. Palestine Electric Corporation Overhead Lines.

No part of any building shall be built closer than three metres from a vertical line drawn to the ground from the extreme wire of the 22 K.V. high tension overhead electric line, or two metres from the low tension overhead electric line.

9. SCHEMES APPROTED.

Enacted Heifa Town Planning Scheme No. 295, - South Kishon Industrial Area.

" " South Kishon Combined.

HAHA TOUR HOUSE PLANNING COMMISSION

APPROVED ON 15-3, 39.

FOR PROVISIONAL APPROVAL BY C.T.P.C.

SOURCE NO. 567

SCHEME No. 567

Galle A WATION (Ja) HAVAN BEY IN

HAIFA LOCAL BUILDING & TOWN PLANNING COMMISSION

H. T. P. SCHEME NO. 56 7.
RECOMMENDED TO BE PUT INTO FORCE

AT THE 80 MEETING ON 16.5.44

Punhamby

CITY ENGINEER

Crama contract

Personal in SCHEME No. . \$67

(sd.) He Hendall.

(Sd) Chairman
Haifs District Building
and Town Planning Commission.

TOWN PLANNING ORDINANCE, 1936.

Parallation scheme no ... S. 6. 7

G. Norbuser Troop Planetag Advisor. Chairman Haifa District Building and Town Planning Commission,