

3005523

DETAILED HAIFA TOWN PLANNING SCHEME NO. 565
CALLED LOEWY - GRUENBAUM & PARTNERS LAND
PARCELLATION, SUBMITTED BY THE OWNERS OF
THE LAND, MESSRS. LOEWY-GRUENBAUM & PARTNERS,
THROUGH MR. N. ZOBACK, LICENSED SURVEYOR,
HAIFA, AND ADOPTED BY THE HAIFA LOCAL BUILDING
AND TOWN PLANNING COMMISSION.

A. LOCATION. In the Bassatin el-Ramel Area and South of the Municipal Stables.

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

33,135 m².

C. OWNERS OF THE LAND INCLUDED IN THE SCHEME.

Municipal Corporation of Haifa, Palestine Land Development Company, Aziz Bey Daoudi, Iskandar Kassab, Josef Loewy-Dr. Heinz Gruenbaum & Partners, and A. Brunshweig & A. Adler.

D. BOUNDED.

On the North by the properties of the Haifa Municipal Corporation, Messrs. A. Brunshweig & A. Adler - Enacted Haifa Town Planning Scheme No. 310.

On the South by the property of Aziz Bey Daoudi and Iskandar Kassab & Partners - Enacted Haifa Town Planning Scheme No. 383.

On the East by the property of Iskandar Kassab & Partners - Enacted Haifa Town Planning Scheme No. 383, and A. Brunshweig & A. Adler - Enacted Haifa Town Planning Scheme No. 310.

On the West by the land of Palestine Land Development Company - Enacted Haifa Town Planning Scheme No. 270.

E. CONDITIONS.

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

a. Zone. Light Industrial, coloured violet and bordered dark violet on the plan.

b. Road Alignments and Building Lines.

The width of the roads and the minimum distance between the road and building lines shall be as shown on the plan. Fences on corners shall be cut as shown on the plan.

DISTRICT BUILDING
AND
TOWN PLANNING COMMISSION
HAIFA AND SAMARIA DISTRICT
District Serial No. of Schemata/188
District File No. 221/414

c. Building Restrictions.

No building permits shall be issued on any of the plots numbered 5, 5A, 5B, 23, A, B, C & D, shown hatched black on the plan until they will be combined with the corresponding parts of the adjoining lands to form plots of adequate size and shape.

F. AMENITIES.

a. Drainage.

Towards the drains of the Municipal drainage system, or towards the drains of the local catchment area or to any specifically approved system made for and at the expense of the owners of properties included in this scheme or in its vicinity.

b. Sewerage.

Each house or factory shall drain to an approved system of sewerage or to separate and properly constructed septic tanks and percolating pits. Any plot within 100 metres of a Municipal sewer shall be connected thereto at the owner's expense, at any time such a sewer is provided.

All plots shall give free right of drainage and sewerage to all adjoining plots and to plots at a higher level.

All trade wastes or other liquids shall be adequately treated and disposed of by the owners to the satisfaction of the Public Health Authorities.

c. Trades and Industries.

Only those trades and industries shall be carried on within the borders of the scheme which are normally allowed in a Light Industrial Zone.

d. Roads and Stormwater Drains.

The Owners of the land included within the area of this scheme shall pay for the construction of all roads to a full width of carriage-way and stormwater drains, to be made in accordance with Standard Specification of the Municipal Corporation of Haifa, at any time after 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 roads and stormwater drains whether their plots have been built upon or not.

e. Betterment Tax.

Betterment tax may be recovered in respect of this scheme in accordance with the provisions of section 32 of the Town Planning Ordinance, 1936, as amended by the Town Planning (Amendment) Ordinance No.5 of 1939.

**HAIFA AND SAMARIA DISTRICT
TOWN PLANNING COMMISSION**

PROVISIONAL APPROVAL

Scheme No. 565 Passed for Publication
at the 25th meeting of the
Commission held on 21.3.39

[Signature] (Spd) M. Bailey
Adviser Chairman

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 12-4-39

FOR ENACTMENT

SCHEME No. 565

[Signature]
CITY ENGINEER

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

HAIFA AND SAMARIA DISTRICT T.P.C.

Meeting No. 30 Date: 6.6.39

FINALLY APPROVED SCHEME

[Signature] Chairman
[Signature] Adviser

BETTERMENT TAX MAY BE RECOVERED IN
RESPECT OF THIS SCHEME IN ACCORDANCE
WITH THE PROVISIONS OF SECTION 32 OF
THE TOWN PLANNING ORDINANCE 1936