

302893

DISTRICT BUILDING AND TOWN PLANNING COMMISSION HAIFA  
District Serial No. 271/487  
District File No. 271/487

DETAILED HAIFA TOWN PLANNING SCHEME NO. 598.  
KEREN KAYEMETH LEISRAEL - BAYSIDE INDUSTRIAL  
"A" SUBMITTED BY KEREN KAYEMETH LEISRAEL LTD.  
THROUGH PROF. A. KLEIN & 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 : 1250 and marked "K.K.L. Bayside Industrial 'A' Emek Zebulun - Industrial Zone - Town Planning Scheme No. 598". This plan shall be deemed to form an integral part of the Scheme.

2. LOCATION.

In Emek Zebulun, between the Palestine Railways Workshops and the Haifa - Acre Road.

3. AREA OF PROMOTERS' LAND.

The approximate total area of Promoters' land included in this scheme is 416 metric dunams.

4. PROMOTERS AND OWNERS OF THE LAND INCLUDED IN THIS SCHEME.

Keren Kayemeth Leisrael Limited and Bayside Land Corporation Limited.

5. BOUNDED.

- On the North by Road No. 9;
- On the East by the Iraq Petroleum Company's Pipe-line corridor;
- On the South by the enacted Haifa Town Planning Scheme No. 309, by Haifa-Acre Road and by Road No. 2;
- On the West by the property of Phoenicia glass works and by Palestine Railway Line to Acre.

6. CONDITIONS.

The land included in this scheme shall be subject to the Haifa Outline Town Planning Scheme, the enacted Haifa Town Planning Scheme No. 222 - Emek Zebulun and any additions and/or modifications which have been or may from time to time be made to any of these schemes and also the following:-

a. Zoning.

All lands coloured violet on the plan shall be Industrial Zone.

b. Height of Buildings.

Not more than 3 (three) storeys shall be erected on the plots numbered 25, 26, 75, 76, 95 and 165, and not more than 4 (four) storeys on plot No. 1.

AREAS, BUILDING LINES and Set-backs.

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

The alignment of these roads and the minimum set-backs to building shall be as shown on the plan.

Fences at road junctions shall be erected on a curve having a minimum radius of 8 (eight) metres.

d. Building Restrictions.

No building permit shall be issued for plots numbered 1 and 25 to 40 until service road abutting on these plots is constructed to a width of 3 metres in accordance with the Haifa Municipal current specification.

The promoters of this scheme undertake to carry out the widening of this service road to 5.80 m. at any time they may be required by the Local Building and Town Planning Commission to do so.

The plots numbered 2, 3, 31, 22 and 23 coloured violet and hatched black on the plan shall be combined into one undivided plot for Town Planning and building purposes.

e. Open Spaces (recreation grounds.)

The areas coloured light green, hatched and edged dark green and marked a, b, c, d, e, f, g, h, i, j, and k on the plan shall be Private Open Spaces accessible to the public in perpetuity for the purpose of recreation and shall be vested in the Keren Kayemeth Leisrael.

7. AMENITIES.

a. Stormwater Drainage.

Stormwater Drainage shall be by ground infiltration, by natural drainage or to any specifically approved drainage system made for and at the expense of the holders 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 it drains either into a public sewer or sewerage system with a purification and disposal plant constructed for the whole area, or part thereof, or for any individual plot. No building shall be permitted to be occupied until the necessary sewage disposal scheme has been constructed, and the occupation certificate will not be issued unless a certificate is produced from the Town Planning and Public Health Authorities to the effect that sewage disposal facilities have been satisfactorily carried out.

Treatment proposals for trade wastes and other liquids shall likewise be shown on and carried out according to plans, and the effluent disposed of by the holders of plots shall be in accordance with requirements and to the certified satisfaction of the Town Planning and Public Health Authorities.

c. Water Supply.

The water supplied to all plots included in this Scheme shall be either from a water supply operated by the Res-

the Town Planning and Public Health Authorities.

**d. Trades and Industries.**

Only such trades and industries shall be carried on within the boundaries of this scheme which are normally allowed in an Industrial Zone.

**e. Shops.**

Shops for retail trade may be allowed only on plots Nos. 1, 25, 26, 75, 76, 95 and 165 and only along such parts of frontages as are indicated on the plan by a violet line.

**f. Construction of Roads.**

The holders 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 the scheme in accordance with the Haifa Municipality's current specification and to the full width of carriageway.

Plot holders 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 the scheme until the abutting road is so constructed.

**g. Dampness Prevention.**

Owing to the waterlogged nature of the ground covered by this scheme, no building will be allowed unless adequate arrangements, to the satisfaction of the Haifa Local Building and Town Planning Commission, are made to prevent dampness from rising into the building.

**h. Schemes Affected.**

Haifa Town Planning Scheme No. 222 - Emek Zebulun,  
Haifa Town Planning Scheme No. 336 - Haifa-Acre Road, and  
Haifa Town Planning Scheme No. 336A - Haifa-Acre Road Amendment.

Bayside Land Corporation Ltd.

קרן קנח לישראל בע"מ  
משרד חקק וברווז

**HAIFA LOCAL BUILDING & TOWN PLANNING COMMISSION**

H. T. P. SCHEME No. 598  
**RECOMMENDED FOR DEPOSIT**  
AT THE 72<sup>nd</sup> MEETING ON 20.7.43

(Sd.) Y. PRUSHANSKY  
CITY ENGINEER

(Sd.) SAB. LEVY  
CHAIRMAN L.B. & T.P.C.

**HAIFA LOCAL BUILDING & TOWN PLANNING COMMISSION**

H. T. P. SCHEME No. 598  
**RECOMMENDED TO BE PUT INTO FORCE**  
AT THE 99<sup>th</sup> MEETING ON 12.2.46

**TOWN PLANNING ORDINANCE, 1936.**  
Haifa TOWN PLANNING AREA.

Detailed SCHEME No. 598  
The District Commission, at its 82<sup>nd</sup>  
meeting held on the 12<sup>th</sup> day of Feb. 1945  
resolved to deposit the above scheme.

  
Chairman  
Haifa District Building  
and Town Planning Commission.  
Town Planning Adviser.

**TOWN PLANNING ORDINANCE, 1936.**  
Haifa TOWN PLANNING AREA.

Detailed SCHEME No. 598  
The District Commission, at its 93<sup>rd</sup>  
meeting held on 5<sup>th</sup> day of March, 1946  
resolved to grant authority to put the above  
scheme into force.

  
Chairman  
Haifa District Building  
and Town Planning Commission.  
Town Planning Adviser.