

DISTRICT BUILDING
 AND
 TOWN PLANNING COMMISSION
 HAIFA
 District Serial No. of Scheme 228
 District File No. 211/448

**HAIFA DETAILED TOWN PLANNING SCHEME NO. 604,
 KAREN KAYEMETH LEISRAEL - BAYSIDE INDUSTRIAL
 ZONE, SUBMITTED BY KAREN KAYEMETH LEISRAEL LTD.
 THROUGH PROF. A. KLEIN 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 1:1250 and marked "K.K.L. Bayside Industrial 'B' Emek Zebulun - Industrial Zone - Town Planning Scheme No. 604". This plan shall be deemed to form an integral part of the scheme.

2. LOCATION.

In the Emek Zebulun, South-West of the junction of Aerodrome Road with the Haifa-Acre Road.

3. AREA OF PROMOTERS' LAND.

The approximate total area of the promoters' land included in this scheme is 162,800 m².

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

Keren Kayemeth Leisrael Ltd. and Bayside Land Corporation Ltd.

5. BOUNDED.

On the North: by the Haifa Refineries Railway Siding.

On the South-East: by the Haifa-Acre Road.

On the West: by the property of Keren Kayemeth Leisrael Ltd. and Bayside Land Corporation Ltd.

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 permitted on the plots numbered 1, 2, 3, 4, 5, 13, 14, 15, 16 and 17 on the plan.

C. Roads, Building lines and Set-backs.

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

The alignment of these roads and the minimum setbacks 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 1 to 21 until the 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 5.50 m. at any time they may be required by the Local Building and Town Planning Commission to do so.

E. Open Spaces (Recreation Grounds).

The area coloured light green, hatched and edged dark green and marked a, b, c, d, e, 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 Limited.

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 of it, 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 the 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 owners or 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 Responsible Authority or from a local pipes supply approved by 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, 2, 3, 4, 5, 13, 14, 15, 16, and 17, and only along such parts of frontages as are indicated on the plan by a dark 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 carriage-way.

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.

קרן קימת לישראל בע"מ
משדד עמק זבולון

Bayside Land Corporation Ltd.

HAIFA LOCAL BUILDING & TOWN PLANNING COMMISSION

H. T. P. SCHEME No. 604
RECOMMENDED FOR DEPOSIT
 AT THE 72nd MEETING ON 20.7.43.

(Sgd) Y. PRUSHANSKY
 CITY ENGINEER

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

HAIFA LOCAL BUILDING & TOWN PLANNING COMMISSION

H. T. P. SCHEME No. 604
RECOMMENDED TO BE PUT INTO FORCE
 AT THE 99th MEETING ON 12.2.46

Y. Prushansky
 CITY ENGINEER

SAB. Levy
 CHAIRMAN L.B. & T.P.C.

TOWN PLANNING ORDINANCE, 1936.
 Haifa TOWN PLANNING AREA.

Detached SCHEME No. 604.

The District Commission, at its 82nd meeting held on the 12th day of Febr. 1945 resolved to deposit the above scheme.

Town Planning Adviser.

Chairman
 Haifa District Building and Town Planning Commission.

TOWN PLANNING ORDINANCE, 1936.
 Haifa TOWN PLANNING AREA.

Detached SCHEME No. 604.

The District Commission, at its 93rd meeting held on the 5th day of March 1946 resolved to grant authority to put the above scheme into force.

Town Planning Adviser.

Chairman
 Haifa District Building and Town Planning Commission.