

301/200

3-28-96

HAIFA TOWN PLANNING SCHEME NO.301-
J.N.F. INDUSTRIAL EXTENSION, SUBMIT-
TED BY THE KEREN KAYEMETH LEISRAEL
LTD., BAYSIDE LAND CORPORATION LTD.
AND CITY ENGINEER, HAIFA.

- A. LOCATION In Emek Zebulun, between Green belt and corridor of Iraq Petroleum Co.Ltd.
- B. AREA 428.67 dunams.
- C. OWNERS Keren Kayemeth Leisrael Ltd. and Bayside Land Corporation Ltd.
- D. BOUNDED On the North by the Green belt.
On the East by Mr. Sigler's land and Keren Kayemeth Leisrael Ltd. Industrial Scheme No.140.
On the South by approved Scheme No.140
On the West by I.P.C. Ltd. corridor Line.
- E. CONDITIONS According to the terms of the Haifa Outline Scheme and any published additions and amendments which may be made thereto, and also the following:-
- a.- Zone Light Industrial (coloured violet on the plan).
- b.- Set-Backs
- Front The minimum distance between building lines shall be as shown on the plan and shall in all cases be not less than 18 metres.
- The minimum set-backs from the road line shall be not less than 4 m. The minimum road width shall be not less than 10 metres.
- All corners shall be cut off, both buildings and plot boundaries so as to be on a minimum curve radius of not less than 8 metres.
- (A special detailed scheme shall be prepared and approved by the Local Commission for the intersection of the road No.6 with the road No.2 before any building permit is issued on any of the plots Nos.147, 216 & 224.)
- Side. To conform with the Haifa Outline Regulations for Light Industrial Zones.
- Rear. Ditto.
- c.- Curtilage. Ditto.

d.- Percentage

To conform with the Haifa Outline Regulations for Light Industrial Zone.

e.- Height of Building

Ditto.

- f.- The strip No.a, coloured brown and edged dark brown shall be reserved for a railway siding.
- g.- The plot No.97 shall be used for the erection of a public building only.
- h.- Only a water tank and any incidental structure shall be erected on plot No.283.
- j.- Plot No.94 shall be reserved for a public building or any other special building allowed in a Light Industrial Zone.
- k.- The plots Nos.135, 157, 239 & 257 shall be used as car parks.

l.- Public Open Spaces

The plots Nos.96,95, B, C, D & E, coloured light green and hatched dark green shall be Public Open Spaces and no buildings shall be erected on such land save

- i) Buildings incidental to the horticultural use of the land.
- ii) Buildings incidental to the use of the land for recreation and pleasure.
- iii) No portion of a public open space shall be added to the curtilage of any adjoining plot to increase the built-up area of such plot.
- iv) The cost of construction and planting of these open spaces shall be borne as hereafter provided by the promoters and the lessees of the plots included in this scheme.
- v) The cost of these open spaces shall be apportioned between the owners of the land comprised in the scheme in proportion to the area owned by them provided that the owner of land abutting on the open space shall pay a double share.
- vi) No owner shall be called upon to pay his share before he has built upon his land or before the majority of the owners affected have built upon their plots whichever shall first occur.

F. AMENITIES

a.- Drainage

By ground infiltration and to any specifically approved system made for and at the expense of the owners of properties.

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

b.- Sewerage

Each house 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 the Local Authority sewer shall be connected thereto at the owner's expense.

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

c.- Water Supply

From a water supply system of the Local Authority or an approved local piped supply.

d.- Shops

All shops and commercial frontages shall have a clear unobstructed area at pavement level free from all structures or fences, between the shops or commercial frontages and the road line, to be constructed and maintained at the owner's expenses and shall be at all times open to traffic and use by the public.

e.- Trades and Industries.

Only those trades and industries shall be carried out within the borders of the scheme which are normally carried out in a light industrial zone.

f.- Pavements

Pavements including kerbstones and an approved asphalt or concrete surfacing shall be provided by property owners on their complete frontages. Such work shall be carried out by the Municipality at the owner's expense.

g.- Roads.

The promoters as owners of the areas included in this scheme, shall pay for the construction of all roads which shall be carried out in accordance with the Standard Specifications of the Local Authority and to a minimum carriageway of 7.50 metres on road No.2 and to full carriage ways on all other roads, at any time after enactment of the scheme, and before any building is allowed to be erected on abutting plots. The Responsible Authority may compel landowners to pay for the construction of roads whether their plots have been built or not.

h. - 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 City Engineer, are provided to prevent dampness rising into the building.

CERTIFIED TRUE COPY.

J.S. *J. Penhambury*
CITY ENGINEER.
31/7/41

A. 10.36 p/w 635 S. 2. 22 2/41 full 21.1.10