

- A. LOCATION In the Haifa Bay Area, to the North of the "Green Belt", between Haifa-Acre Railway Line and Sea Shore.
- B. AREA INCLUDED WITHIN BOUNDARIES OF SCHEME.
1015 Dunams.
- C. NAME OF OWNERS OF LAND INCLUDED IN SCHEME.
Keren Fayemeth Leisrael Ltd.
- D. BOUNDARY
On the North by land of Bay Side Land Corporation Ltd.
On the South by land of the Keren Fayemeth Leisrael Ltd.
On the East by the Palestine Railway Line.
On the West by the I.P.C. Corridor.
- E. CONDITIONS
According to the conditions of the Haifa Outline Scheme, the Byelaws of the Eneq Zevulun Scheme No. 222 and any additions and amendments which were or may be made thereto and also the following:-

Zone. Residential "B" marked blue on plan - subject to the conditions for residential dwellings laid down in the Eneq Zevulun Town Planning Scheme No. 222. The houses to be erected on these areas may be detached, semidetached or terrace.

Apartment Houses.

Apartment Houses - coloured yellow on plan - subject to the conditions for Apartment Houses laid down in paragraph 7 of the Eneq Zevulun Scheme No. 222.

Road and Building Alignments.

The minimum distances between building lines and the minimum widths of the roads shall be as shown on the plan.

On Cul-de-Sac roads, permission will be granted, on application to the Local Building and Town Planning Commission, to the Jewish National Fund Ltd. to erect temporary fences at a lesser distance than 5 (five) metres from the centre of the road provided that the J.N.F. Ltd. will guarantee to remove these fences to their correct alignment at their own expense, at any time the Responsible Authority so demand.

Curtilage.

The minimum area of any one plot in

the residential district shall be laid down on detailed parcelation schemes.

Percentage.

The area allowed to be covered by main buildings in the residential zone shall not exceed 20% of the area of the plot or block in which the building is situated.

Sites for Public Buildings.

Only public buildings shall be allowed to be erected on the plots coloured yellow hatched and edged brown on the plan and marked "A", "B", "C", "D", "E", "F", "H", "K", "L", "M", "N", "O", "P", "R", "S" & "T".

Private Open Spaces.

The areas marked "I", "Q", "R" & "U" coloured light green and edged dark green shall be private open spaces and no development shall take place thereon save with the approval of the District Building and Town Planning Commission.

The area marked "Q" shall further be reserved for beach establishments and no building shall be erected on this area save buildings incidental to the use of the land for recreation and pleasure and such buildings as may be approved by the District Building and Town Planning Commission.

F. AMENITIES

Drainage.

By ground infiltration, by natural drainage to the West and to any specifically approved system made for and at the expense of the owners or holders of properties.

Severage.

Each building shall drain into a sewerage system to be submitted for approval not later than one year from the approval of Town Planning Scheme No. 222, or to separate and properly constructed septic tanks and percolating pits subject to the approval of the Health Authority. Any building within 100 metres from a sewer of the Responsible Authority shall be connected thereto at the plot holders' expense and in accordance with the drainage ordinance and conditions prescribed by the Health Authority.

All holders of plots and occupiers shall give free right of way to all drainage and sewerage lines leading from neighbouring plots and from plots at a higher level.

Water Supply.

From a source of the Responsible Authority or a specifically approved local piped supply.

Shops, Garages & Workshops, shall be allowed only on the plots and along the frontages edged by a violet line on the plan.

Trades & Industries - Residential Area.

In addition to the trades & industries allowed to be carried out in a residential district "B" according to the schedule of Trades and Industries of the Haifa Outline Town Planning Scheme, the following trades may be allowed in the residential areas:-

- 1) Boot repairers and makers.
- 2) Cafés and Restaurants.
- 3) Tailors.
- 4) Shops for selling of vessels & furniture.
- 5) Ice Shops.

Apartment House Zone.

The trades & industries allowed to be carried out in a residential district "B" of the Haifa Outline Town Planning Scheme shall be allowed to be carried out in the Apartment House Zone.

NORTHERN DISTRICT TOWN PLANNING COMMISSION PROVISIONAL APPROVAL	
Scheme No. 398	Passed for Publication
at the 11th	meeting of the Commission
held on 28.6.37	
<i>W. S. ...</i> Adviser	<i>W. S. ...</i> Chairman

APPROVED ON 16-6-37

SCHEM 398

J. L. ...

[Signature]

