

DISTRICT BUILDING AND TOWN PLANNING COMMISSION HAIFA DISTRICT District Serial No. of Scheme 394 District File No. 211/701

HAIFA DETAILED TOWN PLANNING SCHEME No. 394 A, KIRYAT SHMUEL AMENDMENT SUBMITTED BY KEREN KAYEMETH LEIARSEL LTD. AND ADOPTED BY THE HAIFA LOCAL BUILDING & TOWN PLANNING COMMISSION.

1. PLAN.

In this scheme "the plan" shall mean the plan drawn to the scale 1:2500 and marked "Plan attached to Haifa Town Planning Scheme No. 394A", and the illustration plan drawn to the scale 1:2500. These two plans shall be deemed to form an integral part of the Scheme.

2. OWNERS OF THE LAND INCLUDED IN THIS SCHEME.

Keren Kayemeth Leiarasel Ltd. (Part of Parcel 50, Block 10444, Part of Parcels 1 & 2, Block 11572, Part of Parcel 1, Block 11566 and Block 11569).

3. BOUNDARIES OF THE SCHEME.

On the North : by the enacted Haifa Town Planning Scheme No. 222 - Emek Zebulun, Haifa Bay.

On the East : by the property of Palestine Railways.

On the South : by the Haifa Town Planning Scheme No. 398 - Kiryat Haim West.

On the West : by the Haifa Town Planning Schemes Nos. 398, Kiryat Haim West, and 399 Bay-side Housing Scheme No. 1.

4. CONDITIONS.

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

a. Zoning.

The area coloured blue on the plan shall be Residential Zone "B".

b. Roads, Footpaths & Setbacks.

The areas coloured light and/or dark vermilion on the plan shall be roads for vehicular and pedestrian traffic. The areas coloured light vermilion and hatched dark green on the plan shall be paved footpaths for pedestrian traffic. The minimum width of such footpaths shall be 3 1/2 m. The paved footpaths will be constructed at a width of 2.0, but the remaining 1 1/2 m. should be left free of all obstruction, so that the footpath could be paved to its full width when so required by the Haifa Local Building and Town Planning Commission.

An additional 2½ m. over and above the 3½ m. paved footpath will be left free of fences, hedges, and trees. Shrubs may be planted on these 2½ metres. The alignment of these roads and the minimum distances between road and building lines shall be as shown on the plan.

c. Open Space (Recreation Grounds).

The area coloured light green bordered dark green and marked a, b, c, d, e, f, g, h, i, k, l, m, n, o, p, q, r, s, and t, on the plan shall be Private Open Spaces accessible to the public in perpetuity for recreation purposes and shall be vested in the Keren Kayemeth Leisrael Ltd. Within these Open Spaces, only buildings mentioned in para. 12 "Open Spaces" of the Haifa Town Planning Scheme No. 222, Emek Zebulon, shall be allowed.

d. Public Buildings.

The area coloured yellow, hatched brown and marked "A", "B", "C" & "D" on the plan, shall be sites for Public Buildings of a non commercial character. The exact boundaries of these sites may be determined subsequently in the light of the use to which each of these sites will be put and shall be subject to special architectural design. The sites for public buildings may be subdivided in accordance with a parcellation scheme to be submitted by promoters and approved by the Haifa Local Building and Town Planning Commission.

e. Garages & Workshops.

Garages and/or workshops shall be erected on plots numbered 1,90,91,92,222 and 235, coloured blue and hatched by violet strips on the plan.

f. Shops.

Shops will be allowed on the parcels numbered 89, 90, 153, 235 and 236 and along frontages indicated on the plan by a violet line. The permissible total built up area in respect of these plots may be increased up to 35.1 %.

g. Special Conditions.

a. Where terrace houses are to be built, a unified architectural design should be applied.

b. Single houses (detached) to be built with pitched roofs.

c. The construction of houses in the area of this scheme should be carried out in groups, and building permits for individual houses shall only be granted in respect of plots abutting constructed roads and connected to an approved water supply system.

5. 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 sewage disposal facilities have been satisfactorily carried out.

c. Water Supply.

The water supplied to all plots included in this scheme shall be either from a water supply system operated by the Responsible Authority or from a local piped supply approved by the Town Planning and Public Health Authorities.

d. 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 to the width to be decided by the Haifa-Local Building and Town Planning Commission.

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.

e. Refuse Collection.

Communal refuse receptacles will be provided on the plots adjoining a road designed for vehicular traffic.

6. SCHEMES AFFECTED.

Enacted Haifa Town Planning Scheme No. 222 -
Emek Zebulun - Haifa Bay.

Enacted Haifa Town Planning Scheme No. 187 -
Kiryat Hapoel Hamizrachi.

Enacted Haifa Town Planning Scheme No. 187 A,
Hapoel Hamizrachi Amendment.

Enacted Haifa Town Planning Scheme No. 394 -
Kiryat Shmuel.

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

Detailed scheme No. 394^A

The District Commission, at its...93rd...
 meeting held on the...5th... day of...March 46.
 resolved to deposit the above scheme.

Steuell
 Town Planning Advisor.

Samson James
 Chairman
 Haifa District Building
 and Town Planning Commission.

HAIFA LOCAL BUILDING & TOWN PLANNING COMMISSION

H. T. P. SCHEME No. 394^A

RECOMMENDED FOR DEPOSIT

AT THE 95th MEETING ON 11. 10. 45.

J. Penhambury
 CITY ENGINEER

Sabbag
 CHAIRMAN L.S. & T.P.C.

