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DISTRICT BUILDING AND TOWN PLANNING COMMISSION HAIFA DISTRICT District Serial No. of Scheme HA/353 District File No. 271/763

HAIFA DETAILED TOWN PLANNING SCHEME NO. 721
SEA SHORE INDUSTRIAL AREA No. 1. SUBMITTED
BY KEREN KAYEMETH LEISRAEL LTD. AND ADOPTED
BY THE HAIFA LOCAL BUILDING AND TOWN PLAN-
NING COMMISSION.

1. PLAN

In the scheme "the plan" shall mean the plan drawn to the scale 1:2500 and marked "Plan attached to Haifa Town Planning Scheme No. 721". This plan shall be deemed to form an integral part of the Scheme.

2. PURPOSE OF THE SCHEME.

This Scheme provides for the subdivision of the land included in the scheme into factory sites and realigns street No. 1001.

3. OWNERS OF THE LAND INCLUDED IN THE SCHEME.

Keren Kayemeth Leisrael Ltd. Parcel 1 (Part) and 2, Block 11637 and Parcel 2 (Part), Block 11638.

4. BOUNDARIES OF THE SCHEME.

On the North The terminal site of Iraq Petroleum Co. (Parcel 1, Block 11568).

On the East The land held by Electric Wire Co. of Palestine (Parcel 2, Block 11578), road and the property of Keren Kayemeth Leisrael Ltd. (Parcel 1, Block 11637).

On the South The property of Keren Kayemeth Leisrael Ltd. (Parcel 1, Block 11637 & Parcel 2, Block 11638).

On the West Sea Shore Corridor of Iraq Petroleum Company (Parcel 4, Block 11638).

5. 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 Zebulon, 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 violet on the plan shall be Industrial Zone.

b. Roads, Footpaths and Setbacks.

The areas coloured light and/or dark vermillion on the plan shall be roads for vehicular and pedestrian traffic.

The alignment of these roads and the minimum distance between road and building lines shall be as shown on the plan.

c. High Tension Line.

No part of any building shall be built closer than 3 metres from a vertical line drawn to the ground from the nearest part of any 6.3 and 22. K.V. high tension overhead electric line or 5 metres in the case of 66 K.V. high tension line. The high tension lines crossing the plots 1 and 19 shall be deviated on agreement between the Keren Kayemeth Leisrael Ltd. and Palestine Electric Corporation Ltd., to a position approved by the City Engineer.

6. 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 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 operated by the Responsible Authorities or from a local piped supply approved by the Town Planning and the 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 this Scheme in accordance with the Haifa Municipal current specification to the full width of carriageway including footways.

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 this Scheme until the abutting road is so constructed.

7. SCHEMES AFFECTED.

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

APPROVED
1.8.47

HAIFA LOCAL BUILDING & TOWN PLANNING COMMISSION

H. T. P. SCHEME No. 721
RECOMMENDED FOR DEPOSIT
AT THE 105th MEETING ON 10.9.46.

(Sd.) Y. PRUSHANSKY (Sd.) SAB. LEVY
CITY ENGINEER CHAIRMAN L.B. & T.P.C.

HAIFA LOCAL BUILDING & TOWN PLANNING COMMISSION

H. T. P. SCHEME No. 721
RECOMMENDED TO BE PUT INTO FORCE
AT THE 113th MEETING ON 20.5.47.

(Sd.) Y. Prushansky (Sd.) Sab. Levy
CITY ENGINEER CHAIRMAN L.B. & T.P.C.

TOWN PLANNING ORDINANCE, 1936.
Haifa TOWN PLANNING AREA.
..... SCHEME No. 721
The District Commission, at its 99th meeting held on the 12th day of Oct. 1946, resolved to deposit the above scheme.

Sd. H. Kendall Chairman
Town Planning Adviser. Haifa District Building and Town Planning Commission.

TOWN PLANNING ORDINANCE, 1936.
Haifa TOWN PLANNING AREA.
Details SCHEME No. 721
The District Commission, at its 107th meeting held on the 3rd day of June 1947, resolved to grant authority to put the above scheme into force.

Sd. Y. Prushansky Chairman
Town Planning Adviser. Haifa District Building and Town Planning Commission.