

HAIFA DETAILED TOWN PLANNING SCHEME NO.706.  
BAYSIDE INDUSTRIAL KISHON LANDS, 1(HAIFA BAY)  
SUBMITTED BY BAYSIDE LAND CORPORATION LTD.AND  
ADOPTED BY THE HAIFA LOCAL BUILDING AND TOWN  
PLANNING COMMISSION.

DISTRICT BUILDING  
AND  
TOWN PLANNING COMMISSION  
HAIFA  
RECEIVED  
HA/326  
27/7/707

1. PLAN.

In this scheme "the plan" shall mean the plan drawn to the scale 1:1,250 and marked "Plan attached to Haifa Town Planning Scheme No.706". This plan shall be deemed to form an integral part of the scheme.

2. OWNERS OF THE LAND INCLUDED IN THIS SCHEME.

Bayside Land Corporation Limited (Block 11645 and Parcel 3 of Block 11644).

3. BOUNDARIES OF THE SCHEME.

On the North by the I.P.C. Corridor;

On the East by Palestine Government (Haifa-Acre Railway Line);

On the South by Kishon River;

On the West by the property of Keren Kayemeth Leisrael (Parcels 2 and 4, Block 11644).

4. 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/or any additions and modifications which have been or may from time to time be made thereto and also the following :

a. Zoning.

The area coloured violet on the plan shall be Industrial Zone.

b. Building Restrictions.

On each plot included in the scheme, besides buildings for industrial purposes, only one dwelling not exceeding 80 m2. built up area shall be allowed to be erected.

On Plots numbered 2, 3, 14 and 15 buildings will be allowed to be erected only in accordance with a special architectural design to be approved by the Haifa Local Building and Town Planning Commission.

No building higher than 15 m. will be allowed to be erected in the areas marked A, bordered by blue dotted lines on the plan. The height of building may be increased proportionately from 15 m. to 18 m. offwards the aerodrome, in the area marked B and bordered by blue dotted lines on the plan. The height of the buildings on plots Nos. 10 to 13 shall, within a distance of 10 metres from the building line along the road No.1A, not exceed that of the adjacent plots Nos. 9 and 14 facing the same road.

c. Roads, Footpaths and Setbacks.

The areas coloured brown, light and/or dark vermilion shall be roads for vehicular and pedestrian traffic.

The alignment of these roads and the minimum distances between road and building lines shall be as shown on the plan. Fences at road junctions shall be erected on a curve with a radius not less than 8 (eight) metres.

d. Open Space.

The areas coloured light green and bordered dark green on the plan shall be Private Open Space, vested in the Keren Keyemeth Leisrael Limited and shall be subject to the regulations for open spaces included in the enacted Haifa Town Planning Scheme No.222 - Emek Zebulun, Haifa Bay.

e. Shops.

Shops will be allowed on the parcels numbered 2, 3, 14, 15 and 51 and along such parts of the frontages as indicated on the plan by a thick violet line.

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 owners 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 a 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 above 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 effluents disposed of by the 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 parts included in this scheme shall be either from a water supply operated by the Responsible Authority or from a local piped 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.

On plots numbered 1, 4 to 13 inclusive and 16 to 20 inclusive, within 10 metres off the building line facing the road No.1A, also commercial and administration buildings may be allowed to be erected.

e. 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 width of the carriageway as 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.

6. SCHEMES AFFECTED.

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

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HAIFA LOCAL BUILDING & TOWN PLANNING COMMISSION	
H. T. P. SCHEME No. <u>706</u>	
RECOMMENDED FOR DEPOSIT	
AT THE <u>25<sup>th</sup></u> MEETING ON <u>11.10.45</u>	
<i>J. L. Akhavan</i>	<i>[Signature]</i>
CITY ENGINEER	CHAIRMAN L.B. & T.P.C.

TOWN PLANNING ORDINANCE, 1936.	
..... <u>Haifa</u> ..... TOWN PLANNING AREA.	
Detailed <u>SCHEME No. 706</u>	
The District Commission at its <u>89<sup>th</sup></u> meeting held on the <u>6<sup>th</sup></u> day of <u>Novr.</u> 19 <u>45</u> resolved to deposit the above scheme.	
<i>[Signature]</i>	<i>[Signature]</i>
Town Planning Adviser.	Chairman Haifa District Building and Town Planning Commission.