

DISTRICT BUILDING
AND
TOWN PLANNING COMMISSION
HAIFA DISTRICT
District Serial No. of Scheme Ha/118
District File No. 271/568

**HAIFA DETAILED TOWN PLANNING SCHEME
NO. 647, BAYSIDE LAND CORPORATION
WORKSHOPS, SUBMITTED BY BAYSIDE LAND
CORPORATION LIMITED, HAIFA & ADOPTED
BY THE HAIFA LOCAL BUILDING AND TOWN
PLANNING COMMISSION.**

A. LOCATION.

In the Haifa Bay Area, South East of the Railway Workshops and abutting on the Haifa Aerodrome Road.

B. PROPERTY OF PROMOTERS INCLUDED IN THE SCHEME.

22.271 Dunams.

C. OWNERS OF THE LAND INCLUDED IN THE SCHEME.

Bayside Land Corporation Limited and Iraq Petroleum Company Limited.

D. BOUNDED.

On the North West - by the Haifa-Acre Railway Line.

On the south - by properties of the K.K.L.Ltd., and Bayside Land Corporation Limited.

On the East - by property of the K.K.L.Ltd.

E. CONDITIONS.

According to the Town Planning Ordinance, 1936-41 and to the conditions of the Haifa Outline Town Planning Scheme, the provisions of the Emek Zevulun Scheme No. 222 and any additions and amendments which have been or may from time to time be made thereto and also the following:-

a. Zone:

Light Industrial, coloured violet and edged dark violet, according to the conditions of the Haifa Outline Town Planning Scheme for industrial zones with the following exceptions:-

b. Height of Buildings:

The height of any building including chimneys shall not exceed five fourths of the width of the abutting road or a maximum height of eighteen metres, whichever is the greater.

c. Road and Building Alignments:

The width and alignment of the roads shall be as shown on the plan.

d. I.P.C. Reservations:

The areas coloured green and edged dark green shall be I.P.C. Corridors.

e. Electric Cables:

No building shall be erected within a distance of 3.00 m. from any underground electric cable, without the consent of the Palestine Electric Corporation Limited.

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F. AMENITIES.

a. Drainage.

By ground infiltration, by natural drainage to the Kishon River and to a specifically approved drainage system made for and at the expense of the plot holders of lands 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 provision is made for the adequate treatment of the sewage to produce an effluent acceptable to the Public Health Authority. A purification scheme to that end must be shown in detail on the plans accompanying the building permit. The building will not be permitted to be occupied until the treatment scheme has been constructed in accordance with such details and the occupation certificate will not be issued unless certificate is produced from the Public Health Authority that the treatment scheme has been constructed to their satisfaction.

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

Treatment proposals for trade-wastes and other liquids shall likewise be shown on and carried out according to plans and the effluent disposed off by the owners or plot holders shall be in accordance with requirements and to the certified satisfaction of the Public Health Authority.

c. Water Supply:

From a water supply system of the Responsible Authority or a local piped supply approved by the Public Health Authority.

d. Trades and Industries:

Only such trades and industries shall be carried on within the boundaries of this scheme as are normally allowed in a light industrial zone.

e. Shops:

No shops or garages shall be allowed along the frontage of any of the plots within the boundaries of the scheme, unless a special architectural design for the front elevation will be submitted first to and approved by the Local Building and Town Planning Commission.

f. Roads and Pavements.

Roads shall be constructed and maintained by the plot holders unless otherwise taken over by the Responsible Authority.

No registration of parcellation shall be allowed and no building permit will be given until the whole service road has been constructed and connected with the main road by the promoters.

Pavements including kerbs shall be made and paid for by each plot holder along the entire length of his frontage. Such work shall be carried out by the Responsible Authority at the plot holder's expense.

Roads and pavements shall be constructed in accordance with the Haifa City Engineer's current specifications.

g. BETTERMENT TAX.

Betterment tax may be recovered in respect of this scheme in accordance with the provisions of Section 32 of Town Planning Ordinance 1936, as amended by Town Planning (Amendment) Ordinance No.5 of 1939.

HAIFA LOCAL TOWN PLANNING COMMISSION	
APPROVED ON <u>18-5-42</u>	
FOR PROVISIONAL APPROVAL BY D.T.P.C.	
SCHEME No. <u>647</u>	
<u>194d</u> J.L.A. WATSON CITY ENGINEER	<u>194d</u> I.S.B. LEVY CHAIRMAN L.T.P.C.

HAIFA LOCAL TOWN PLANNING COMMISSION	
APPROVED ON <u>15-10-42</u>	
FOR ENACTMENT	
SCHEME No. <u>647</u>	
<u>J. P. R. H. A. W. S. O. N.</u> CITY ENGINEER	<u>S. B. L. E. V. Y.</u> CHAIRMAN L.T.P.C.

Bayside Land Corporation Ltd.

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DISTRICT TOWN PLANNING COMMISSION	
PROVISIONAL APPROVAL	
Scheme No. <u>647</u> Passed to publication at the <u>58th</u> meeting of the Commission held on <u>4.6.42</u>	
Betterment Tax may be recovered in respect of this scheme in accordance with the provisions of section 32 of the Town Planning Ordinance, 1936.	
<u>(194d)</u> H. Rendall Adviser	<u>(194d)</u> A.N. AW Chairman

HAIFA DISTRICT TOWN PLANNING COMMISSION	
Meeting No. <u>62nd</u> Date <u>1.12.42</u>	
FINALLY APPROVED SCHEME	
Betterment Tax may be recovered in respect of this scheme in accordance with the provisions of section 32 of the Town Planning Ordinance, 1936.	
<u>H. Rendall</u> Adviser	<u>A. N. AW</u> Chairman