

DISTRICT BUILDING
AND
TOWN PLANNING COMMISSION
HAIFA DISTRICT

Submitted Serial No. of Scheme 318

Submitted File No. 271/694

HAIFA DETAILED TOWN PLANNING SCHEME NO. 661A -
AMENDMENT TO THE ENACTED HAIFA DETAILED TOWN
PLANNING SCHEMES NOS. 398 & 399 - SUBMITTED BY
THE KEREN KAYEMETH LEISRAEL LTD. AND THE BAYSIDE
LAND CORPORATION LTD. THROUGH PROF. A. KLEIN AND
ADOPTED BY THE HAIFA LOCAL BUILDING AND TOWN
PLANNING COMMISSION.

1. PURPOSE OF THE SCHEME.

The scheme amends and supersedes the enacted Haifa Detailed Town Planning Schemes Nos. 398, 399, 399A, 399B, 399C, 399D, 399E and 399F.

The main purposes of the scheme are:-

- a) To change the position of the I.P.C. Pipe Pulling Corridors by moving them southwards, thus leaving the existing paved roads outside these corridors in their new position.
- b) To determine on the corridors, three level crossings for vehicular traffic and five others for pedestrian traffic.

2. PLAN.

In this scheme "the plan" shall mean the plan drawn to the scale 1:2500 and marked "Plan attached to Haifa Detailed Town Planning Scheme No. 661A, and the plan to the scale 1:500 showing details of the above corridors and the roads enclosing them. These plans shall be deemed to form an integral part of the scheme.

3. LOCATION.

In the Haifa Bay Area, between Kiryat Shmuel, Kiryat Haim and the Mediterranean Sea, and covering parts of Registration Blocks 10444, 11566, 11567, 11571 and 11572.

4. OWNERS OF THE LAND INCLUDED IN THE SCHEME.

Keren Kayemeth Leisrael Ltd. and Bayside Land Corporation Ltd.

5. BOUNDARIES OF THE SCHEME.

On the North:- by the enacted Haifa Town Planning Schemes Nos. 666 - Kiryat Yam Extension and 668 - Emeq Zevulun (Registration Block No. 10444).

On the East:- by the lands of Keren Kayemeth Leisrael Ltd. and Bayside Land Corporation Ltd., and by the enacted Haifa Town Planning Scheme No. 394 - Kiryat Shmuel and provisionally approved Haifa Town Planning Scheme No. 398A - "Shichun" Kiryat Haim West.

On the South:- by the enacted Haifa Town Planning Scheme No. 222 - Emeq Zebulun - Haifa Bay.

On the West:- by the I.P.C. Foreshore Corridor.

6. 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 - Emeq 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:-

224

a) Zoning.

- (1) The areas coloured blue on the plan shall be Residential Zone "B".
The houses to be erected on these areas may be detached, semi-detached or terraced.
The minimum area of a plot shall be 600 m².
- (11) The areas coloured pink on the plan shall be Apartment Houses Zone.

b) I.P.C. Pipe Pulling Corridors.

(24) The two strips of land 30.48 m. wide each, located BETWEEN the streets Nos. 3A and 3B and 1A and 1B and coloured sienna on the plan shall be "I.P.C. Pipe Pulling Corridors". Two level crossings for vehicular traffic and three others for pedestrian traffic as shown on the plan, shall be used for crossing the "Northern I.P.C. Pipe Pulling Corridor" whilst one level crossing for vehicular traffic and two others for pedestrian traffic shall be used for crossing the "Southern I.P.C. Pipe Pulling Corridor".
A special clause included in the agreement between the interested parties and dealing with the use of the above crossings, made at the meeting held in the Town Planning Adviser's Office on 19th July, 1945, see Acting Director of Land Settlement's letter No. SD/28/C of the 25th July, 1945, reads as follows:-

"It is hereby agreed and declared that the I.P.C. by laying and maintaining the traffic crossings and pedestrian crossings described in Clause 5 of this agreement in accordance with the provisions of that clause, shall not create any right of way over the sites of the said traffic crossings and pedestrian crossings in favour of the Keren Kayemeth Leisrael or the Bayside Land Corporation or any other person, and that the said traffic crossings and pedestrian crossings shall not be used by the Keren Kayemeth Leisrael or the Bayside Land Corporation or any other person for any of the purposes described in the said Clause 5 whenever the Government of Palestine prohibits such use thereof, and it is hereby further agreed and declared that the I.P.C., the Keren Kayemeth Leisrael, and the Bayside Land Corporation shall take all such steps as may be necessary to prevent the said use by any person of the said traffic crossings and pedestrian crossings whenever such use thereof is prohibited by the Government of Palestine".

c) Roads, Footpaths and Setbacks.

The areas coloured burnt sienna and/or vermillion on the plan shall be roads for vehicular and pedestrian traffic. The areas coloured vermillion and hatched light green on the plan shall be footpaths for pedestrian traffic only.
The alignment of these roads and the minimum distance between road and building lines shall be as shown on the plan.
No building lines are indicated on plots marked m, r and p. Such building lines and setbacks shall be determined when detailed building plans are submitted to the Local Commission for approval.

24, 12

1/.

d) Sites for Public Buildings.

The areas coloured yellow, hatched brown on the plan and marked A, B, C, D, E, F, H, A', B', C', D', E', F', H', K', L', M', N', O', P' shall be sites for public buildings of a non commercial character.

e) Open Spaces (Recreation Grounds).

The areas coloured light green, hatched dark green on the plan and marked E, G, I, J, G' & J' - shall be Private Open Spaces accessible to the public in perpetuity for the purpose of recreation and shall be vested in the Keren Kayemeth Leisrael Ltd.

The 1.0 m. wide strips of land adjacent on both sides of the above mentioned corridors coloured green and bordered dark green on the plan shall be Private Open Spaces on which trees may be planted. These Private Open Spaces also shall be vested in the Keren Kayemeth Leisrael Ltd.

f) Shops.

Shops may only be allowed on plots marked a, b, c, d, e, f, g, h, k, l, n, o, q, a', b', c', d', e', f', g', h', k', l', m', n', o', p', q', r', s', t', u' and v' along such parts of frontages as indicated on the plan by a thick violet line.

f') Trades and Industries.

Trades and industries normally allowed in Residential Zone "C", shall be allowed in Apartment House Zone (Plot marked 140), provided that power driven machinery does not exceed 5 H.P. and noisy or otherwise objectionable trades can at the discretion of the Local Building and Town Planning Commission be prohibited.

g) Garages, Workshops and Fuel Stations.

Garages and/or workshops and fuel stations may be erected on areas coloured pink, hatched by violet strips and marked m, p, q, r, a', b', c', k', l', r', s', t', u' and v' on the plan.

Garages may be erected on plot marked 'C' on the plan. Only one storey buildings shall be permitted on plots marked m, r and p.

No garages shall be allowed on any plot of the residential plots of the scheme.

h) Outstructures.

Outstructures shall be erected in accordance with a special design to be submitted by the promoters and approved by the Local Building and Town Planning Commission.

i) Special Sites.

Only restaurants, bathing, pleasure and recreation establishments shall be allowed to be built on the areas coloured yellow, hatched green and marked, K, Q', R' & S' on the plan provided all buildings are in accordance with an architectural design submitted by the promoters and approved by the Town Planning Authorities.

Any

7. AMENITIES.

a) Stormwater Drainage.

Stormwater drainage shall be by ground infiltration, by natural run-off and/or by drainage to any specifically approved drainage system made for and at the expense of the owners or 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 can either drain into a public sewer or provision is made for the adequate treatment of sewage to produce an effluent acceptable to the Town Planning and Public Health Authorities. In the event of such treatment a purification scheme for each individual plot or group of plots 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 no certificate of occupancy will be issued unless certificate is produced from the Town Planning and Public Health Authorities that the treatment scheme has been constructed to their satisfaction.

c) Refuse Collection.

Structures for garbage collection of approved types may be erected in areas to be determined for this purpose.

d) Water Supply.

Water for domestic use supplied to all plots 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.

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 this scheme in accordance with the Haifa Municipal current specification and to the full width of carriageway.

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.

f) Special Conditions.

(1) External Alterations.

No alterations in facades of any building shall be made without special permission from the Local Building and Town Planning Commission.

CC 27 12

./.

(2) Colour of Houses.

All houses shall be rendered uniformly in light colour subject to the Local Building and Town Planning Commission's approval. No changes in colour shall be made without special permission from that Commission.

(3) Provisional Buildings.

No temporary buildings or sheds shall be allowed where visible from any streets or where they are likely to cause detriment to neighbouring property.

8. SCHEMES AFFECTED.

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

Enacted Haifa Town Planning Scheme No. 398 - Kiryat Haim West.

Enacted Haifa Town Planning Scheme No. 399 - Bayside Housing Scheme No. 1.

Enacted Haifa Town Planning Scheme No. 399A - Amendment to Scheme No. 399 - Bayside Land Corporation.

Enacted Haifa Town Planning Scheme No. 399B - Bayside Land Corporation Housing, Parcellation of Part 'B'.

Enacted Haifa Town Planning Scheme No. 399C - Bayside Land Corporation Housing Scheme Part 'C'.

Enacted Haifa Town Planning Scheme No. 399D - Bayside Land Corporation Housing, Part 'D' of Block I.

Enacted Haifa Town Planning Scheme No. 399E - Kiryat Yam, Part 'E'.

Enacted Haifa Town Planning Scheme No. 399F - Kiryat Yam, Part 'F'.

ב"מח קמחח נחפ ת"פ
Keren Kayemeth LeIsrael Ltd.

Bayside Land Corporation Ltd.

HAIFA LOCAL BUILDING & TOWN PLANNING COMMISSION

H. T. P. SCHEME No. 661A
RECOMMENDED FOR DEPOSIT
AT THE 93rd MEETING ON 10.7.45.

J. R. Hamling
CITY ENGINEER

A. K. K.
CHAIRMAN L.B. & T.P.C.

TOWN PLANNING ORDINANCE, 1936
HAIFA TOWN PLANNING AREA.

Detailed Scheme No. 661A

The District Committee at its 87th meeting held on the 7th day of August, 1945 resolved to deposit the above scheme.

H. K. K. Planning Adviser.
A. K. K. Chairman of the Commission.