

39/7

3006144

(19)

DISTRICT BUILDING
TOWN PLANNING COMMISSION
HAIFA
District Series 71
District File No. 371/53

HAIFA DETAILED TOWN PLANNING SCHEME NO. 656.
KIRYAT YAM EXTENSION, SUBMITTED BY THE
BAYSIDE LAND CORPORATION LTD. THROUGH PROF.
ALEXANDER KLEIN AND ADOPTED BY THE HAIFA
LOCAL BUILDING & TOWN PLANNING COMMISSION.

PLAN.

In this scheme the "plan" shall mean the plan drawn to the scale of 1:1000 and marked "plan attached to Haifa Town Planning Scheme No. 656". This plan shall be deemed to form an inseparable part of the present Scheme.

LOCATION.

To the north of and adjacent to the Bayside Land Corporation Housing Block I - Haifa Town Planning Scheme No. 399, and abutting on the Iraq Petroleum Company's Foreshore Corridor.

AREA INCLUDED IN THE SCHEME.

About 52 metric dunams.

OWNERS OF THE LAND INCLUDED IN THE SCHEME.

Bayside Land Corporation Ltd.

BOUNDED:

On the North by property of the Keren Kayemeth Leisrael Ltd.

On the South by property of the Bayside Land Corporation Ltd. (Haifa Town Planning Schemes Nos. 399B and 399F).

On the East by the property of the Keren Kayemeth Leisrael Ltd.

On the West by the Iraq Petroleum Company's Foreshore Corridor.

CONDITIONS.

The lands included in this scheme shall be subject to the Haifa Outline Town Planning Scheme, the enacted Haifa Town Planning Scheme No. 222 - Emek Zevulun, and any additions and/or modifications that have been or may from time to time be made to any of these Schemes and also the following :

- a. Zoning.
All areas coloured blue on the plan shall be Residential Zone 'B'. The houses to be erected on these plots may be either single, semi-detached or built as terraces.
The area coloured yellow and numbered 387 on the plan shall be Apartment House Zone.
- b. Roads and Footpaths.
All areas coloured vermillion on the plan shall be roads for vehicular and pedestrian traffic.
All areas coloured light green and hatched dark green on the plan shall be footpaths, lanes and alleys for use by pedestrians only.

e. Auxiliary Uses.

Shops, garages and workshops shall only be allowed on plots Nos. 365 and 366, and along such parts of frontages as are indicated on the plan by a dark violet line.

f. Trades and Industries.

Only such trades and industries shall be carried on in approved positions as are normally allowed in Residential Zone 'B'.

In addition, trades and industries normally allowed in Residential Zone 'C' shall be allowed in approved positions in the Apartment House Zone, provided that noisy or otherwise objectionable trades shall, at the discretion of the Local Building and Town Planning Commission, be prohibited.

g. Construction of Roads and Footways.

Holders of plots included in this scheme shall construct all roads to be made in accordance with the Haifa City Engineer's current specification at any time after enactment of this scheme, before any buildings are allowed to be erected on the relevant plots, and shall maintain these roads unless taken over by the Responsible Authority. Plot holders shall be liable for payment of cost of construction and maintenance, whether their plot has been built upon or not.

Footways of approved surfacing, together with kerbstones of approved shape and material, shall be made or paid for by each plot holder, along the entire length of his frontage.

Road plantations shall be arranged and maintained by holders of plots unless taken over by the Responsible Authority.

h. 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.

(2) Colour of Houses.

All houses shall be rendered uniformly in light colour. No changes in colour shall be made without special permission from the Local Building & Town Planning Commission.

(3) Provisional Buildings.

No sheds or provisional buildings shall be allowed where they can be seen from the street or where they are likely to prejudice neighbouring premises.

c. Outstructures.

The erection of outstructures shall be subject to special designs, to be prepared by the promoters and approved by the Local Building & Town Planning Commission.

d. Special Site.

Only bathing, pleasure and recreation establishments shall be allowed to be built on the area marked No.388, coloured yellow and hatched green on the plan, provided all buildings are in accordance with an approved architectural scheme.

e. Open Spaces (Recreation Grounds)

The area coloured light green, hatched and edged dark green and marked "J1" and "K1" on the plan, shall be Private Open Spaces accessible to the public in perpetuity for the purpose of recreation and shall be vested in the Keren Keyemeth Leisrael Limited.

AMENITIES.

a. Stormwater Drainage.

Stormwater drainage shall be by ground infiltration, by natural run-off 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. 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 type may be erected on the areas coloured grey on the plan.

d. Water Supply.

The water 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.

Schemes Affected.

Haifa Town Planning Scheme No. 223 - Eneq Zevulun.

הנהלת תכנון העיר חיפה

Haifa District Planning Ltd.

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 9-3-43
FOR PROVISIONAL APPROVAL BY D.T.P.C.
SCHEME No. 656

L. A. WATSON
CITY ENGINEER

JOSE LEVY
CHAIRMAN L.T.P.C.

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 6-6-44
FOR ENACTMENT
SCHEME No. 656

JOSE LEVY
CITY ENGINEER

JOSE LEVY
CHAIRMAN L.T.P.C.

TOWN PLANNING ORDINANCE, 1936.
Haifa TOWN PLANNING AREA.

Detailed SCHEME No. 656

The District Commission, at its 654th meeting held on the 6th day of April, 1944, resolved to deposit the above scheme.

(Sgd) A. N. LAW

Kendall
Town Planning Adviser.

Chairman
Haifa District Building
and Town Planning Commission.

TOWN PLANNING ORDINANCE, 1936.
Haifa TOWN PLANNING AREA.

Detailed SCHEME No. 656

The District Commission, at its 764th meeting held on the 6th day of June, 1944, resolved to grant authority to put the above scheme into force.

(Sgd) W. V. FULLER

Kendall
Town Planning Adviser.

Chairman
Haifa District Building
and Town Planning Commission.