

REPORT UPON THE HAIFA TOWN PLANNING
SCHEME NO. 166 - SUBMITTED BY THE
CARMELITE CONVENT, HAIFA.

(29a/t)

LOCATION.

Western Slopes of Mount Carmel.

3cc 2887

Bounded.

- a. - On the North by the Jaffa Arterial Road, Dr. Abyad and others.
- b. - On the South by the Carmelite Convent property.
- c. - On the West by Mr. Azees Khayat.
- d. - On the East by El Khader Wakf.

CONDITIONS.

a. - According to the conditions of the Haifa Outline Scheme and any published additions and amendments which may be made thereto and also the following:-

- a. - Zone. Class A Residential.
- b. - Set-Backs.

Front. The minimum distance between building lines shall be as shown on the plan and shall in all cases be not less than 20 metres.

The minimum set-back from the road line shall be not less than 5 metres. The minimum road width shall be not less than 8 metres except for pathways leading to not more than two houses or plots. All corners shall be cut as shown on the plan and so as to provide a minimum curb radius of not less than 8 metres.

Side. Not less than 4 metres.

Rear. Half the height of the building with a minimum of 6.50 metres.

- c. - Curtilage.

20% of the area of the plot.

Size of plot. Not less than 1000 m².

- d. - Height of Buildings. Not exceeding two storeys on flat plots and not exceeding two and half storeys including basement on hilly plots, provided no basement shall have a floor area in excess of 50% of the ground floor area.
- e. - Only one building exclusive of outstructures shall be allowed on each plot.
- f. - Only first and second class domestic buildings shall be allowed on the plots coloured pink.

Amenities.

- a. - Drainage.

Towards, in all cases, the drains of the Municipal Drainage system and to the catchment area to the West.

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b. - Sewerage.

Each house shall drain to a sewerage system or to separate and properly constructed septic tanks and percolating pits.

Any plot within 100 metres of a Municipal sewer shall be connected thereto at the owner's expense.

All works shall be to the approval and full control of the Public Health Department.

All plots shall give free rights of Drainage and Sewerage to adjoining plots and to plots at a higher level.

c. - Water Supply.

From a Municipal or an approved local piped supply.

d. - Shops.

Shops shall only be allowed on plots indicated on the plan by a red line,

All shops shall have clear unobstructed area at pavement level, between the shops and road line, to be constructed at the owner's expense.

e. - Trades and Industries. Only those first class trades and industries shall be carried out within the borders of the scheme which are normally allowed in a Residential District A.


f. - Payments. Including kerb stones and an approved surfacing shall be provided by each plot owner on his complete frontage.


LAWA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 4 OCT. 1934

FOR ENACTMENT

SCHEME No. 166


 CITY ENGINEER


 CHAIRMAN L.T.P.C.

CENTRAL TOWN PLANNING COMMISSION

Scheme finally approved and ordered to be published in the Gazette.

(Sd) A. G. W. WACHOPE

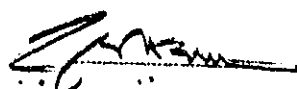
Date: 1.5.35

High Commissioner.

CENTRAL TOWN PLANNING COMMISSION

Scheme passed for publication at the 107th meeting of the C. T. P. C. on 27th June 1934

Date: 17/4/35


 Chairman, C. T. P. C.