

2889

DISTRICT-BUILDING AND TOWN PLANNING COMMISSION	
HAIFA	DISTRICT
District Serial No.	HA/333
District File No.	274/436

10/551/20 10817 U/E

HAIFA DETAILED TOWN PLANNING SCHEME NO. 551A,  
MUNICIPAL HOUSING SCHEME, BAT-GALIM, BEING A  
MODIFICATION OF THE HAIFA OUTLINE (MODIFICA-  
TION) TOWN PLANNING SCHEME NO. 229A, PREPARED  
AND ADOPTED BY THE HAIFA LOCAL BUILDING AND  
TOWN PLANNING COMMISSION.

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1. PLAN.

In this scheme, "the plan" shall mean the plan drawn to the scale 1:500 and inscribed "Plan attached to Haifa Town Planning Scheme No. 551A". This plan shall be deemed to form an integral part of the scheme.

2. OWNERS OF LAND INCLUDED IN THE SCHEME.

J. Danon, J. Strauss & J. & F. Lefevre (Block 10817, Parcel 165), Palestine Government (Block 10817, Parcels 162, 164 and 170), E. Katshe (Block 10817, Parcels 124, 125, 126 and 127), I. Semach (Block 10817, Parcels 128 and 129) and Municipal Corporation of Haifa (Block 10817, Parcel 163).

3. BOUNDARIES OF THE SCHEME.

On the North, by Road No. 28, Aliya Street;

On the East, by Road No. 220, Seaforth Road;

On the South, by Palestine Railways (Main Line);

On the West, by Road No. 458, Kala'im Street.

4. PURPOSE OF THE SCHEME.

The purpose of this scheme is to amend the enacted Haifa Town Planning Scheme No. 551, Government & Railway Land, Bat-Galim, with the object of adapting it to the needs of a Municipal Housing Scheme. The scheme provides for the erection of a number of 3-storey-high blocks of flats, on two sites, separated by a public open space and a site for a school.

5. CONDITIONS.

The land included in this scheme shall be subject to the provisions of the Haifa Outline Town Planning Scheme and any additions or modifications which have been or may from time to time be made thereto and also to the restrictions and modifications contained in the provisions hereunder:

a. Zoning.

- (1) The areas coloured blue on the plan shall be Residential Zone 'B'.
- (2) The area coloured yellow, hatched and bordered brown on the plan shall be a site for a public building (School).
- (3) The area coloured light green and hatched dark green on the plan shall be Public Open Space (Recreation Ground).
- (4) The area coloured dark brown on the plan shall be land reserved for future railway development.

b. Layout and Number of Buildings.

The number and layout of buildings allowed to be erected on the land covered by this scheme shall be as shown on the Plan and the provision allowing only one building to be erected on one plot shall not apply to this scheme.

**c. Height of Buildings.**

All buildings to be erected within the boundaries of this scheme may be built to a height of 3 full storeys and, in addition, a columned sub-storey may be built under the row of buildings facing the Western part of Road No.457.

**d. Built-up Area.**

- (1) The total built-up area in all floors of blocks of flats shall not exceed that normally allowed in Residential Zone 'B', namely a total of 23,466 square metres.
- (2) The Local Building and Town Planning Commission may allow at its own discretion, to increase the built up area of School shown on the Plan, beyond the proportion normally allowed in Residential Zone 'B'.

**e. Roads.**

The areas coloured light brown, light vermilion and dark vermilion on the plan shall be roads for vehicular and pedestrian traffic.

**f. Cancelled Roads.**

The formerly approved roads shown hatched red on the plan shall be cancelled.

**g. Shops.**

Shops will be allowed on parts of buildings abutting on Aliya Street with show-windows along such parts of their facades as are indicated by a dark violet line on the plan.

**6. LAND TO BE EXPROPRIATED.**

The land of the following owners included within this scheme shall be expropriated by the Municipal Corporation of Haifa for the purpose of inclusion in the Municipal Housing Scheme.

<u>Owner</u>	<u>Block</u>	<u>Parcel</u>	<u>Area in M2</u>
E. Katskhe	10817	124	863
"	"	125	812
"	"	126	898
I. Semach	"	127	639
"	"	128	600
J. Dannon, J. Strauss & J. & F. Lefevre	"	129	616
		165	2,685

**7. AMENITIES.**

**a. Stormwater Drainage.**

Stormwater drainage shall be by ground infiltration, by natural drainage or to any specifically approved drainage system made for this purpose.

**b. Water Supply.**

The water supplied to all plots included in this scheme shall be from a water supply operated by Municipal Corporation of Haifa or from other approved water supply system.

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c. Construction of roads.

All roads including the necessary stormwater drains shall be constructed at any time after enactment of this scheme in accordance with the Haifa Municipality's current specification and to the full width of carriageway.

d. Sewerage.

All buildings within the area of this scheme shall drain into a sewerage system to be specially constructed by the Municipal Corporation of Haifa.

8. AFFECTED SCHEMES.

Finally approved Haifa Outline (Modification) Town Planning Scheme No. 829A

Enacted Haifa Town Planning Scheme No. 551 - Government and Railway Land, Bat-Galim.

Enacted Haifa Town Planning Scheme No. 239 - Bat Galim Extension, Danon Land 'B'.

Enacted Haifa Town Planning Scheme No. 107 - Western German Colony Plain.

HAIFA LOCAL BUILDING & TOWN PLANNING COMMISSION

DEPOSIT  
AT THE 102<sup>nd</sup> MEETING ON 14.5.46

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

HAIFA LOCAL BUILDING & TOWN PLANNING COMMISSION

H.T.P. SCHEME NO. 551A  
RECOMMENDED TO BE BROUGHT INTO FORCE  
AT THE 108<sup>th</sup> MEETING ON 10.12.46

CITY ENGINEER CHAIRMAN L.B. & T.P.C.

PLANNING ORDINANCE 1936  
Haifa TOWN PLANNING AREA  
No. 551/A  
June, 1946

TOWN PLANNING ORDINANCE 1936  
Haifa TOWN PLANNING AREA  
No. 551/A  
Commission at its 102<sup>nd</sup> meeting on 23<sup>rd</sup> day of Jan 1946  
resolved to grant authority to put the above scheme into force.