

A. LOCATION

Carmel Plateau, Beer el Ahmar Land.

B. OWNERS OF THE LANDS INCLUDED IN THE SCHEME.

Raful Hakim, John Zarubi, Ibrahim Sahyoun
and individual owners of plots included in the
enacted Town Planning Scheme No.56.

C. AREA OF PROMOTERS' LAND INCLUDED IN THE SCHEME.

36,247 m2.

D. BOUNDED.

On the North by the Wady Siyah and enacted Town
Planning Scheme No.22 - Youseph
Loewy and State Domain.

On the South by the Wady Beer el Ahmar and Town
Planning Scheme No.16-Carmelia,
Mount Carmel.

On the East by the enacted Town Planning Scheme
No.144 - Messrs.Rutman & Partners
and Town Planning Scheme No.121 -
Rosenblatt, Western Carmel.

On the West by the beds of Wady Siyah and Wady
Beer el Ahmar.

E. CONDITIONS.

According to the conditions of the Haifa Outline
Town Planning Scheme Regulations and any published
additions and amendments which were or may be
made thereto and also the following:-

a.- Zone. Residential Class 'A' coloured orange
on plan.

b.- Road and Building Alignments.

The width of the roads, the minimum
distances between the Building Lines and the
minimum front set-backs shall be as shown on
the plan.

Fences on corners shall be cut as shown
on the plan and shall in addition be on a
curve of a minimum radius of 8 metres.

c.- Building Restrictions.

No building permit shall be issued on
the plots hatched black on the plan and num-
bered 'A', '6a', '18a', '19a' & '20a' until
they will be united with complementary parts
of the adjoining lands to form plots of
requisite size and shape.

Only one building exclusive of out-
structures shall be erected on any one plot.

e.- Nature Reserves and Afforestation Areas.

The areas numbered 'a', 'b', '24a' & '25a' on the plan, coloured light green, bordered and cross hatched dark green, shall remain as Nature Reserves and Afforestation Areas, and no development shall take place on these lands, not shall any building be erected thereon, except:-

- (i) Buildings incidental to horticultural use of the land.
- (ii) Buildings incidental to the use of the land for recreation and pleasure.
- (iii) Such buildings as may be approved by the District Building and Town Planning Commission.

f.- Public Open Space.

The plot numbered '22a', coloured light green and hatched dark green on the plan shall be a public open space and shall be vested with the Responsible Authority.

The cost of construction and planting of this open space shall be borne, as hereinafter provided, by the owners of the land contained in the scheme, The Responsible Authority participating in the cost of construction to the extent of 25 % thereof. Provided that if the owners desire to carry out any such works before the Responsible Authority is prepared to participate, they shall obtain, in writing the prior authorization of the Responsible Authority, and shall bear the whole cost.

The cost of this open space shall be apportioned between the owners of the land comprised in the scheme in proportion to the area owned by them, provided that the owner of land abutting on the open space shall pay a double share.

No owner shall be called upon to pay his share before he has built upon his land or before the majority of the owners affected have built upon their plots, whichever shall first occur.

- g.- No portion of a Nature Reserve Area, or public open space, shall be added to the curtilage of any building plot to increase its area.

F. AMENITIES.

a.- Drainage.

Towards, in all cases, the drains of the Responsible Authority's drainage system and by natural drainage channels to the West.

b.- Sewerage.

All buildings shall drain to separate and

All plots shall give free right of drainage and sewerage to adjoining plots and to plots at a higher level.

c. - Trades & Industries.

Only those trades and industries shall be carried on within the borders of the scheme which are normally allowed in a Residential Zone 'A'.

d. - Roads & Stormwater Drains.

The Promoters and owners of the lands included within the area of this scheme, shall pay for the construction of all roads to a full width of carriage way and stormwater drains, to be made in accordance with Standard Specifications of the Responsible Authority, at any time after enactment of the scheme, before any building is allowed to be erected on any of the plots included in this scheme. Landowners shall be liable for payment of cost of construction of roads and stormwater drains, whether their plots have been built upon or not.

e. - The approved road to the North of the plots Nos. 19 - 27 hatched red on the plan, shall be cancelled.

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 31ST JUL 1938

FOR ENACTMENT

SCHEME No. 523

J. K. A. Watson
CITY ENGINEER

Sabbary
CHAIRMAN T.P.C.

HAIFA AND SAMARIA DISTRICT
TOWN PLANNING COMMISSION

PROVISIONAL APPROVAL

Scheme No. 523.....Passed for Publication
at the 18th.....meeting of the
Commission held on 5:4:38.....

Mendall
Adviser

Chairman

HAIFA AND SAMARIA DISTRICT T.P.C.

Meeting No. 22.....Date 30:8:38...

FINALLY APPROVED SCHEME

(Sgd.) Morris Bailly
Chairman

Mendall
Adviser