

HAIFA TOWN PLANNING SCHEME NO. 503,
CALLED WESTERN PANORAMA ROAD SLOPES
SUBMITTED BY CITY ENGINEER, HAIFA

A. LOCATION

On the Northern Mt. Carmel Slopes, to the West of the Bahai Property between Panorama Road and Mt. Carmel Road.

B. AREA

145 Dunams.

C. BOUNDED

a.- On the North by the Mount Carmel Road.

b.- On the West by the Mount Carmel Road.

c.- On the East by the Bahai properties.

d.- On the South by the Panorama Road.

D. CONDITIONS

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

a.- Zone Class "A" Residential (coloured orange)

b.- Set-Backs

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

The minimum set-backs from the road line shall be as shown on the plan.

All corners shall be cut off, both building and fence so as to provide a fence curve on a minimum radius of 8 m.

Side. To conform with the Haifa Outline Regulations for Residential District "A".

Rear. Ditto.

c.- Quotient Ditto.

d.- Percentage Ditto.

e.- Height of Buildings.

To conform with the amended Haifa Outline Regulations for Residential Zone "A".

f.- Only one building exclusive of outstructures shall be allowed on each plot.

g.- Public Open Spaces

All lands hatched and coloured green on the map shall be public open spaces. All lands so coloured which have not yet been acquired by the Municipal Corporation of Haifa, shall, subject to the provisions of the Town Planning Ordinances 1921-1989, be subject to compulsory purchase provided always:-

- 1) That this provision shall not preclude the acquisition of such land by agreement with affected owner or persons.
- ii) All public open spaces shall after expropriation be maintained by the Municipal Corporation of Haifa.
- iii) The cost of construction of the open spaces to be used by the public at large shall be borne as hereafter provided by the owners of the land contained in the scheme, the Municipal Corporation or Haifa 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 Municipal Corporation is prepared to participate they shall obtain the prior authorization in writing of the Municipal Corporation and shall bear the whole cost.
- iv) The cost of the squares & gardens shall be apportioned between the owners of the land comprised in the different parcelation schemes within the boundaries of this scheme in proportion to the area owned by them provided that the owners of the land abutting on the square or garden shall pay double shares.
- v) 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.

B. AMENITIES

a. - Drainage

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

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 from a Municipal sewer shall be connected at the owner's expense.

All works shall be to the approval and full control of the Haifa Municipal Corporation and the Health Department.

All owners of plots shall give free rights of way for drainage and sewerage from adjoining plots and from plots at higher levels.

c. - Water Supply

From a Municipal or a specifically approved local piped supply.

d. - Shops

No shops shall be approved on any of the plots included in this scheme.

e.- Trades and Industries



Only those 1st class trades and industries shall be carried out within the borders of the scheme which are normally allowed in a Residential District "A".

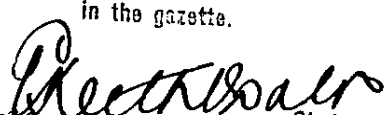
f.- Pavements

Pavements including kerbstones and an approved surfacing shall be provided by each plot owner on his complete frontage. Such work shall be carried out by the Haifa Municipal Corporation at the owner's expense.

g.- Roads

Owners of areas included in this scheme shall pay for the construction of all roads made in accordance with Standard Municipal Specifications and to a full width of carriageway at any time after enactment of the scheme before any building is allowed to be erected in the respective part of the scheme. Landowners shall be liable to pay for the construction of roads whether their plots have been built upon or not.

HAIFA LOCAL TOWN PLANNING COMMISSION	
APPROVED ON <u>6.VII-1936</u>	
FOR ENACTMENT	
SCHEME No. <u>303</u>	
 J. A. Watson CITY ENGINEER	 CHAIRMAN L.T.P.C.

NORTHERN DISTRICT TOWN PLANNING COMMISSION FINAL APPROVAL	
Scheme No. <u>303</u> Finally approved and ordered to be published in the gazette.	
Date - <u>11.VII-36</u>	 Chairman