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DISTRICT BUILDING
AND
TOWN PLANNING COMMISSION
HAIFA AND SAMARIA DISTRICT
District Serial No. of Scheme 113/103
District File No. 221/435

HAIFA DETAILED TOWN PLANNING SCHEME NO. 375,
GEULAH COMPANY LTD. LAND PARCELLATION, TEL
ABU MUDAWWAR, SUBMITTED BY THE GEULAH COM-
PANY LIMITED, THROUGH M. YUCHNOVEZKY, LI-
CENSED SURVEYOR, TEL AVIV, AND ADOPTED BY
THE HAIFA LOCAL BUILDING AND TOWN PLANNING
COMMISSION.

271/435

A. LOCATION.

On the plateau and hill of Tel Abu Mudawwar adjoining the Neve Shaanan Quarter.

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

91,930 m2.

C. AREA OF ALL LANDS INCLUDED IN THE SCHEME.

250,832 m2.

D. OWNERS OF THE LAND INCLUDED IN THE SCHEME.

Geulah Company Limited, State Domain and Palestine Land Development Company.

E. BOUNDED.

On the North by Israelia Estate, Haifa Town Planning Scheme No.4, and Wadi el Mudawwar.

On the South-East by the Meshek Company, enacted Haifa Town Planning Scheme No.145 and Esfia Road.

On the East by the enacted Haifa Town Planning Scheme No.81, Neve Shaanan East Scheme, and Esfia Road.

On the West by State Domain, Wadi Rushmia and property of the Palestine Land Development Company, Haifa Town Planning Scheme No.580.

F. CONDITIONS.

According to the Haifa Outline Town Planning Scheme and any enacted additions or amendments which have been or may from time to time be made thereto and also the following :

a. Zone. Residential District 'A' coloured orange on the plan.

b. Road Alignments and Building Lines.

The width of roads, the minimum front, side and rear setbacks shall be as shown on the plan.

All road corners shall be as shown on the plan.

c. Building Restrictions.

(i) No building permits shall be issued on any of the plots or parts of plots hatched black on the plan and numbered 1, 40, 53, 127, 128, 129, 130 and 131, until they are combined with lands of respective adjacent properties to form plots of requisite size and shape.

(ii) Only one building exclusive of outstructures shall be erected on any of the plots included in this scheme.

(iii) No buildings shall be erected within a distance of 2 (two) metres from the centre line of the public stormwater drains shown dotted blue and marked 'S W D' on the plan.

d. Sites for Public Buildings.

Only public buildings shall be allowed to be erected on the plots coloured yellow, bordered and hatched dark brown and bearing the numbers 12/13, 27/28, 106/107 and 108/109.

e. Private Open Spaces.

The areas coloured light green, bordered dark green and marked 'C' and 'D' shall be private open spaces and no development shall take place thereon without the special approval of the District Building and Town Planning Commission.

f. Nature Reserves.

The areas coloured light green, bordered and cross-hatched dark green and marked 'A' on the plan shall remain Nature Reserves within the meaning of the Haifa Outline Town Planning Scheme and shall be subject to the restrictions applicable to such areas.

g. Public Open Spaces.

The areas coloured light green, hatched dark green and marked 'B', 'E', 'F', 'G', 'H', 'I' and 'J' on the plan shall be public open spaces and shall be vested with the Responsible Authority in accordance with the provisions of the Haifa Outline Town Planning Scheme, and shall afterwards be maintained by the Responsible Authority.

The Local Building and Town Planning Commission may declare these public open spaces or any part of same as public gardens or squares.

The cost of construction of such public gardens or squares shall be borne as hereafter 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 the prior authorization in writing of the Responsible Authority and shall bear the whole cost.

The cost of such public gardens or squares shall be apportioned between the owners of the land comprised in the scheme in proportion to the area owned by them, provided that the owners 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. AMENITIES.

a. Drainage.

Towards natural drainage channels leading to the Wadi Rushmiya and Wadi el Mudawwar and towards the drains of any specifically approved system made for and at the expense of the owners of land included in this scheme.

b. Sewerage.

All buildings shall drain to separate and properly constructed septic tanks and percolating pits. Any plot within 100 metres from a public sewer provided or approved by the Responsible Authority shall be connected thereto at the owner's expense.

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

c. Shops.

Shops shall be allowed only on the ground floor of main buildings, in premises fronting the road and only along such parts of frontages as are indicated on the plan by a dark violet line.

d. Trades & Industries.

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

e. Roads and Stormwater Drains.

The owners of the lands included in this scheme shall pay for the construction of all roads, including stormwater drains, to be made to the full width of carriageway in accordance with standard specifications of the Haifa Municipal Corporation at any time after enactment of this 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.

f. Betterment Tax.

Betterment Tax may be recovered in respect of this scheme in accordance with the provisions of Section 32 of the Town Planning Ordinance 1936, as amended by the Town Planning (Amendment) Ordinance No.5 of 1939.

HAIFA AND SAMARIA DISTRICT
TOWN PLANNING COMMISSION

PROVISIONAL APPROVAL.

Scheme No. 375 Passed for Publication
at the 31st meeting of the
Commission held on 6.2.39

Betterment Tax may be recovered in respect of this
scheme in accordance with the provisions of section 32
of the Town Planning Ordinance, 1936.

[Signature] (Sgd.) J. H. H. POLLOCK
Chairman

[Signature]
Advisor

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 14-2-40
FOR ENACTMENT
SCHEME No. 375.

[Signature]
CITY ENGINEER

[Signature]
CHAIRMAN T. P. C.

HAIFA AND SAMARIA DISTRICT
TOWN PLANNING COMMISSION

Meeting No. 38 Date 7.5.39

FINALLY APPROVED SCHEME

Betterment Tax may be recovered in respect of this
scheme in accordance with the provisions of section 34
of the Town Planning Ordinance, 1936.

[Signature]
Advisor

[Signature]
Chairman