

1. PLAN.

In this scheme the "Plan" shall mean the plan marked "Plan attached to Haifa Town Planning Scheme No. 669". This plan shall be deemed to form an integral part of the scheme.

2. LOCATION.

On Northern Carmel between Crusaders Street and Pine Road.

3. OWNERS OF LAND INCLUDED IN THE SCHEME.

Block No. 10813

Parcel No.

72	Shimon Goldenberg
73	Hans Boulack
74 & 75	Joseph Loewenfish & Ruben Truskin
76	Joshia Shwartz
77	Toufik Bey El Khalil
78	Hans Didischein
79	Moshe Hirsch Segal
80	Toba Khanum Abbas
81	Dia Khanum Abbas
82	Monawar Khanum Abbas
83	Mirsa Talal Aspahany
84	Fritz Shmelzle
85	Maria, Martha, Paulina, Frieda & Sara Shmalzried.
86	Maria Unger
87	Azees Mikaty
88	Azees Mikaty
90	Edwin Samuel
91	Dr. Bromberger
92	Christian Beilhars
93	H.M. Falkowitz, I.M. Falkowitz, A.S. Goldin and Y.D. Kippitshnikoff.
94	Richard, Magdalena, Cecylia and Henryk Kuperman.
95	Jerusalem American Lands Company
96	Farah Salty
97	Rev. Nicola Azzam
131	Gotfried Kirshner
140	"Peleg" Ltd.
160	Dr. Jubrail Abyad
166	Maggid Charles Boutagy
174	Christian Beilhars
176	Megi, Olivia and Hilda Boutagy
193	Edgar Clark
194	Edgar Clark
197	Hamad Abu Zeid
198	Kamel Mahmoud Rinno
203	Arnold Rosental
279	Dr. Jubrail Abyad
282	Assad Shukry Bishara
284	Zaki Jubran Saloum
290	Stanley & Ramzi s/o Hanna Khoury
291	Leonie Haddad
292	Dr. Hanna Khoury

4. BOUNDARIES OF THE SCHEME.

On the North, by:-

Parcel No. 136	Block No. 10813	- property of Elias Ibrahim Zurub.
" " 139	" " "	- property of Tewfik Azzam.
" " 157	" " "	- Panorama Road.
		- property of Azees Khayat.

On the East, by:-

<u>Parcel No.</u>	<u>Block No.</u>		
155	10813	property of	Tewfik Majdalany
157	"	" "	Azeez Khayat
			Crusaders Street
141	"	" "	Azeez Khayat
195	"	" "	Edgar Olark
92	10812	" "	Shouki Eff. Rabbani
91	"	" "	Iskander Taweel
93	"	" "	The Bahai Spiritual Association of U.S.A. & Canada and Shanghi Eff. Rabbani.
90	"	" "	The Bahai Spiritual Association of U.S.A. & Canada and Mirza Hussein Yazdi.
89	"	" "	The Bahai Spiritual Association of U.S.A. & Canada.
153	"	" "	Dr. Amin Allah Fareed
66	"	" "	Gabriel & Michael Touma
65	"	" "	--- " --- "---
64	"	" "	--- " --- "---
48	"	" "	Michael Touma
47	"	" "	Ben Daniel Liphahitz
46	"	" "	Ivone Sursuk & Marie Therese Sierra de Cassano.
143	"	" "	Azeez Khayat
142	"	" "	--- " ---
141	"	" "	--- " ---
140	"	" "	--- " ---
139	"	" "	--- " ---
44	"	" "	Mary Rose Yosef Abyad

On the South, by:-

<u>Parcel No.</u>	<u>Block No.</u>		
141	10813	property of	Azeez Khayat
195	"	" "	Edgar Olark
			Panorama Road
168	10812	" "	Pinhas Rutenberg Trust Ltd.

On the West, by:-

<u>Parcel No.</u>	<u>Block No.</u>		
32	10812	property of	Carmel Evangelical Mission
33	"	" "	Farah Salty
34	"	" "	Farah Salty
35	"	" "	Widad d/o Ibrahim Bey Khalil
104	"	" "	Salomea Ashner
105	"	" "	Dr. Shlomo Kwartin
107	"	" "	Sigmund S. Alexandrovitz & Partners.
126	"	" "	Aron Rojansky
109	"	" "	Ruth Luria Kish
110	"	" "	Zalman Nathanson
111	"	" "	Wolf Slavonsky
39	"	" "	German Committee
169	"	" "	Clara (Rose), Felix, Ruth, Yehudith Nagler and Sophia Cohen.
168	"	" "	Pinhas Rutenberg Trust Ltd. and Pine Road.

5. PURPOSE OF THE SCHEME.

The purpose of the scheme is to close parts of Panorama Road to vehicular traffic and to provide for planted footways, for additional public open spaces and for a prescribed architectural design for the crossing of Pine Road and Hursha Street.

6. GENERAL PROVISIONS.

The land included in this scheme and the existing or future buildings thereon shall comply with the Haifa Outline Town Planning Scheme and the Haifa Building By-laws including any approved additions or modifications which have been or may from time to time be made to either and also the following :-

a. Zoning.

The areas coloured orange on the plan shall be Residential Zone "A".

b. Roads, Planted Pedestrian Ways & Setbacks.

The areas coloured brown and/or vermillion on the plan shall be roads for vehicular and pedestrian traffic.

The areas coloured vermillion and hatched dark green on the plan shall be planted pedestrian ways for pedestrian traffic only.

The alignment of these roads and footpaths front and rear setbacks shall be as shown on the plan.

c. Public Open Space.

The areas coloured light green and hatched dark green on the plan shall be public open spaces.

d. Building restrictions.

I. The building plots marked P.92, P.93, P.95, P.96 and P.97 of Block No.10813 shall be subject to a prescribed Architectural Design to be approved by the Town Planning Authorities.

II. On each ^{plot} of the pairs of building plots marked P.72 and P.73, P.78 and P.79, P.82 and P.83, P.84 and P.85, P.86 and P.87, a semi-detached house having a common or party wall with the house on the other plot of the pair, may be erected.

7. AMENITIES.

a. Stormwater Drainage.

All stormwater shall drain towards the Municipal Drainage System or to any specifically approved drainage system made for and at the expense of the owners of lands included within the boundaries of this scheme.

b. Sewerage.

All buildings to be erected within the area of this scheme shall be connected to a public sewerage system to be constructed at the landowners' expense and no building permit shall be issued until such connection is provided.

