TOWN PLANNING COMMISSION
HAIFA DISTRICT
DISTRICT Sorial No of Scheme 19,126

HAIFA DETAILED TOWN PLANNING SCHEME NO. 669.

PANORAMA ROAD, SUBMITTED BY THE HAIFA LOCAL
BUILDING AND TOWN PLANNING COMMISSION.

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 Shwirtz
77	Toufik Bey El Khalil
78	Hens Didischein
79	Moshe Hirsh Segal
80	Toba Khanum Abbas
81	Dia Khanum Abbas
82	Monawar Khanum Abbas
85	Mirsa Talal Aspahany
84	Fritz Shmelsle
85	Maria, Martha, Paulina, Frieda & Sara
	Shmalaried.
86	Maria Unger
87	Asees Mikaty
88	Asees Mikaty
90	Edwin Samuel
91	Dr. Bromberger
98	Christian Beilhars
95	H.M. Falkowitz, I.M. Falkowitz, A.S. Goldin
	and I.D. Kippitshnikoff.
94	Richard, Magdalena, Cecylia and Henryk
	Kuperman.
95	Jerusalem American Lands Company
96	Farah Salty
97	Rev. Nicola Azzam
151	Gotfried Kirshner
140	"Peleg" Ltd.
160	Dr. Jubrail Abyad
166	Maggid Charles Boutagy
174	Christian Beilhars
176	Megi, Olivia and Hilda Boutagy
195	Edgar Clark
194	Edgar Clark
197	Hamad Abu Zeid
198	Kamel Mahmoud Rinno
205	Arnold Rosental
279	Dr. Jubrail Abyad
282	Assad Shukry Bishara
284 290	Zaki Jubran Saloum
291	Stanley & Ramzi s/o Hanna Khoury
29 2	Leonie Haddad
N T N	Dr. Hanna Khoury

4. BOUNDARIES OF THE SCHEME.

On the North, by:-

Parcel No. 136 Block No. 10815 - property of Elias

" " 139 " " " - property of Tewfik Aszam - Panorama Road.

" " 157 " " " - property of Asees Khayat.

On the Bast , by:-

Parcel No.	Block No.		•	
155	10813		of	Tewfik. Majdelany
157	19	. 10	**	Azeez Khayat
	11	н.	Ħ	Crusaders Street
141	**	10	21	Azeez Khayat
195	*	,, It	11	Edgar Clark
98	10818	#	tt	Shouki Bff. Rabbani
91	**	#	78	Iskander Taweel
95	**	••	"	The Bahai Spiritual Associa-
				tion of U.S.A. & Canada and
•	Ħ	н	u	Shanghi Bff. Rabbani.
90	11	••	•	The Bahai Spiritual Associa-
				tion of U.S.A. & Canada and
	**	Ħ	Ħ	Mirsa Hussein Yasdi.
89	¥¥	и	"	The Bahai Spiritual Associa-
	44	#		tion of U.S.A. & Canada.
163	*		#	Dr. Amin Allah Farced
- 66	tf	#	11	Gabriel & Michael Toums
65 ·	#	11	, #	· ##_
6 4	**	#	#	# #
48	11 .	11	#	Michael Touma
47	Ħ	#	Ħ	Ben Daniel Liphshitz
46	**	11	Ħ	Ivone Sursuk & Marie Therese
				Sierra de Cassano.
143	Ħ	11	11	Azeez Khayat
142	11	11	Ħ	11 II
141	Ħ	Ħ	11	
140	**	11	11	## IIII
139	H	11	#	######################################
44	#	11	17	Mary Rose Yosef Abyad
he South, by:-				
Parcel No.	Block No.			•
444	40045		~*	Areas Thewat

On the

Parcel No.	Block No.			
141 195	10815	property	' Edga	r Clark
168	10812	17 1		orama Road nas Rutenberg Trust Ltd.

On the West , by:-

Parcel No.	Block No.			
32	10812	property	of	Carmel Evangelical Mission
35	11	H	Ħ	Farah Salty
34	Ħ	11	11	Farah Salty
55	H	Ħ	H	Widad do Ibrahim Bey Khalil
104	Ħ	19	11	Salomea Ashner
	19	Ħ	Ħ	Dr. Shlomo Kwartin
100	11	Ħ	11	Sigmond S. Alexandrovits &
107				Partners.
	W	11	м	
126		11	16	Aron Rojansky
109	#			Ruth Luria Kish
110	11	11	11	Zalman Nathanson
111	H	19	11	Wolf Slavousky
59	11	11	11	German Committee
169	#	tt j	11	Clara (Rose), Felix, Ruth,
103		•		Yehudith Nagler and Sophia
				Cohen.
4.44	#	Ħ	Ħ	• • • • • • • • • • • • • • • • • • • •
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 Bylaws 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 vermilion on the plan shall be roads for vehicular and pedestrian traffic.

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

The slignment 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 of the pairs of building plots marked P.72 and P.73, P.78 and P.79, P.82 and P.85, 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.

Until such a sewerage system is constructed, the Local Building and Town Planning Commission may at their discretion, in cases where they are satisfied that no risk of nuisance exists, authorize the grant of a permit for a building which would drain temporarily into a cesspool or septic tank.

c. Water Supply.

The water supplied to all plots included in this scheme shall be either from a supply operated by the Haifa Municipal Corporation or from a supply approved by them and the Public Health Authorities.

8. SCHEMES AFFECTED.

Enacted H.T.P.S. No.125 - Northern Mount Carmel Panorama Road.

Enacted H.T.P.S. No. 505 - Western Panorama Slopes Road.

Bnacted H.C.T.P.S. No.422, Sheet 12.

APPROVED ON 11.1.44

FOR PROVISIONAL APPROVAL BY D.T.P.C.

SCHEME No. 669.

[R. Landler]

CHAIRMAN L.T.P.C.

TOWN PLANNING OF DINANCE, 1936.

Hould TOWN PLANNING AREA.

Detailed SCHEME Hour 669

To District Committee in at its 73 nd in the first beld on the 1931 day of FEB. 1934 resolved to deposit the above scheme.

Chairman Haife D. that Ballding Town Planning Commission.