

**DISTRICT BUILDING
AND
TOWN PLANNING COMMISSION**
HAIFA — ~~HAIFA~~ DISTRICT
District Serial No. of Scheme HA/242
District File No.

5.11.43
3003749
HAIFA TOWN PLANNING SCHEME NO. 583,
CALLED CARMELITE FRONTAL LAND, SUB-
MITTED BY THE DISCALCED CARMELITE
ORDER THROUGH I.H. RABINOVITZ, LI-
CENSED SURVEYOR, HAIFA AND ADOPTED
BY THE HAIFA LOCAL BUILDING & TOWN
PLANNING COMMISSION.

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A. LOCATION.

On Mount Carmel, to the North of Carmelite Sisters Monastery and abutting on Stella Maris Road.

B. AREA OF LAND INCLUDED IN THE SCHEME:

166 dunams.

C. NAMES OF OWNERS OF LAND INCLUDED IN THE SCHEME:

Discalced Carmelite Order.

D. BOUNDARIES:

On the North by the Property of the promoters.
On the South by the property of the promoters (Carmelite Sisters Monastery).

On the East by the property of the promoters (Private Open Space accessible to the public in perpetuity).

On the West by the Western edge of Stella Maris Road.

E. CONDITIONS:

According to the Haifa Outline Town Planning Scheme and any 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, Building Lines and Set Backs:

The width of the roads, the minimum distance between road and building lines and the minimum side and rear set backs shall be as shown on the plan.

All building and road corners shall be shaped as shown on the plan.

c.- Building Restrictions.

Only one building exclusive of outstructures shall be allowed on any of the residential plots included in the scheme.

d.- Site for Public Building.

Only public buildings may be erected on plot No. 41 coloured yellow, hatched and bordered brown on the plan.

e.- Private Open Space.

Plots Nos. 71 and 75 and the strips of land marked 'A' and 'B' all coloured light green and bordered dark green on the plan shall be Private Open Spaces as defined in the Haifa Outline Town Planning Scheme and no development shall take place thereon without approval by the District Building and Town Planning Commission.

No part of a private open space shall be added to the curtilage of an adjacent building plot to increase its area.

f.- Public Open Spaces.

The areas numbered 72, 73, 74 and 76 coloured light green and hatched dark green on the plan shall be Public Open Spaces as defined in the Haifa Outline Town Planning Scheme and shall be vested with and maintained by the Municipal Corporation, Haifa.

The Local Building & Town Planning Commission may declare these public open spaces or part thereof as public gardens or public squares.

The cost of construction and planting of these public gardens or squares shall be borne by the owners of the land included in the scheme according to the provisions of Section 3(21) of the Haifa Outline Town Planning Scheme and in accordance with the Town Planning Amendment Ordinance 1939.

F. AMENITIES.

a.- Stormwater Drainage.

In all cases towards the drains of the Haifa Municipal Drainage System and by natural drainage channels towards the Eastern branch of Wadi Abu Rish and towards the West Haifa Plain respectively.

b.- Sewerage.

All buildings shall drain to separate and properly constructed septic tanks and percolating pits. Any plot within 100 metres of a Municipal sewer shall be connected thereto at the owner's expense.

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

c.- Water Supply.

All buildings shall be connected to an approved local piped water supply or to a supply operated by the Municipal Corporation of Haifa.

d.- Shops.

Shops shall be allowed only in 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 violet line.

e.- Trades & Industries.

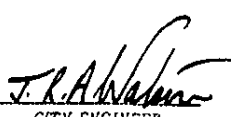
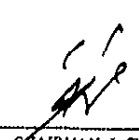
Only those trades and industries shall be carried on within the boundary of the scheme which are normally allowed in a Residential District 'A'.



f.- Roads and Stormwater Drains.

The promoters as owners of the land included in this scheme shall pay for the construction of all stormwater drains and roads which shall be carried out in accordance with the Standard Haifa Municipal Specifications and to full carriageway widths, at any time after enactment of the scheme and before any building is allowed to be erected on abutting plots. The Municipal Corporation of Haifa may compel land-owners to pay for the construction of roads and stormwater drains whether their plots have been built upon or not.

g.- 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 Town Planning (Amendment) Ordinance No.5.

HAIFA LOCAL TOWN PLANNING COMMISSION	
APPROVED ON <u>11.10.39.</u>	
FOR PROVISIONAL APPROVAL BY C.T.P.C.	
SCHEME No. <u>583.</u>	
 CITY ENGINEER	 CHAIRMAN L.T.P.C.

HAIFA AND SAMARIA DISTRICT TOWN PLANNING COMMISSION	
PROVISIONAL APPROVAL.	
Scheme No. <u>583</u> Passed for Publication	
at the <u>23rd</u> meeting of the	
Commission held on <u>7.11.39</u>	
Betterment Tax may be recovered in respect of this	
scheme in accordance with the provisions of section 32	
of the Town Planning Ordinance, 1936.	
 Chairman	 Chairman