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DISTRICT BUILDING AND TOWN PLANNING COMMISSION HAIFA AND SAMARIA DISTRICT District Serial No. of Scheme 21/212 District File No. 21/447

HAIFA DETAILED TOWN PLANNING SCHEME NO. 578, PINE SQUARE, SUBMITTED BY MOUNT CARMEL RESIDENTS' ASSOCIATION THROUGH THE CITY ENGINEER, HAIFA, AND ADOPTED BY THE HAIFA LOCAL BUILDING & TOWN PLANNING COMMISSION.

A. LOCATION.

On Pine Road, Mt. Carmel, between Lebanon Gate and Oliphant Street.

B. PURPOSE OF THE SCHEME.

To widen the section of Pine Road lying between Lebanon Gate and Oliphant Street and to convert the area between building lines into a public square, to approve shops in buildings facing the square as shown on the plan and to provide an obligatory architectural design for the external appearance of these buildings.

C. DRAWINGS.

This scheme is accompanied by the following drawings :-

Table with 3 columns: Sheet No., Title, Scale. Rows include Plan (1:500), Cross-Section (1:100), Western Elevation (1:200), Eastern Elevation (1:200), and Typical Elevation (1:100).

D. OWNERS OF LANDS ABUTTING ON THE SQUARE.

Shell Company, Moshe Goldenberg, Elkana & Ruth Weisman and Joseph Baratz, Carmel Corner Building Ltd., Wilhelm Mader & Co., Sarah Spector, Abraham & Sarah Spector, Palestine Electric Corporation, Zvi & Hanna Feigin, Meir Ben Ami, Palestine Land Development Company Ltd., Zev Wolach, Sarah Rothstein and Mordechai Kiryati.

E. BOUNDED.

On the West by the properties of Karoline & Julia Shumacher, Mahanayim Street, Property of Aharon Nissey & Haya, Felicia Nehorai, Sea Road, property of Maurice and Augusta Rolnicki, Heirs of Wilhelm Mader, street, property of August Mueller. On the North by Pine Road and property of the Sisters of Saint Charles. On the East by the property of the Sisters of Saint Charles, Megiddo St, property of Eliyahu Nehama, Yehezkiel Vilensky, Elhanan Street, property of Nahum & Hana Kroll, Jacob Rosenfeld, Esther Bornstein, Keith-Roach Avenue and property of David Avni. On the South by passage, property of Palestine Land Development Company Ltd., Bikurim Street, property of Mordechai Kiryati, Oliphant Street, property of Miss Francis E. Newton and Pine Road.

F. GENERAL PROVISIONS.

Except where otherwise stated or shown, buildings erected along the frontages shown on this scheme shall comply with the Haifa Building By-Laws and the enacted Haifa Outline Town Planning Scheme and any approved 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. Height of Buildings.

Notwithstanding the relevant provisions of the Haifa Outline Town Planning Scheme, three storeys above pavement level may be erected on parts of plots fronting the square and denoted on the plan by a red line, for a depth of seven metres from the building line.

c. Levels.

The finished levels of thresholds of arcades, thresholds of shops, the soffit levels of curtains between the arcade columns, the levels of the upper floors, the sill and lintel levels of windows, the height of balustrades, the levels of cornices, shall be as indicated on the elevations in figures which are to be understood to represent the height in metres above Sea Level as established from the municipal benchmarks BM.112 and BM.147 shown on the plan Sheet No. 1.

d. Road and Building Lines.

The minimum width of the road and the minimum front set-backs shall be as shown on the Sheets Nos. 1 and 2 respectively.

Fences and buildings shall be cut back at corners as shown on the plan.

e. Public Open Spaces.

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

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

The cost of construction and planting of these open spaces shall be borne, as hereinafter provided, by the owners of the land contained in the scheme, the Haifa Municipal Corporation 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 Haifa Municipal Corporation is prepared to participate, they shall obtain in writing the prior authorization of the Haifa Municipal Corporation, and shall bear the whole cost.

The cost of these squares and public gardens shall be apportioned between the owners of the land comprised in the scheme half in proportion to the area owned by them and the remaining half in proportion to the length of frontage abutting on the square.

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.

f. Green Spaces in Front of Shops.

The areas in front of shops coloured light green, bordered and hatched dark green on the plan, shall be constructed and planted by the owners of the building at their expense in accordance with specifications approved by the Haifa Municipal Corporation.

g. The area coloured orange and hatched blue shall be a site for a transformer of the Palestine Electric Corporation.

G. AMENITIES.

a. Drainage.

Towards natural drainage channels leading to Wadi Tatar, Wadi el Ulleic and Wadi Iran el Assal.

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. Shops.

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

d. Design of Buildings.

The design of any proposed building to be erected on any plot incorporated in this scheme shall be in conformity with the details shown on Sheet No. 5 and with all provisions of this scheme and no permit shall be issued for any such building unless it so conforms.

e. Arcades.

Where arcades are indicated on the plans, such arcades and the area below such arcades shall be constructed by the owners in accordance with specifications approved by the Local Building and Town Planning Commission, shall be properly maintained by the owners and shall be kept free from any obstruction.

f. Roofs.

All roofs shall be flat.

g. Projections above Roof.

Any structures or objects projecting above roof level and not forming part of this scheme, including stair-wells, lift machinery, roof lanterns, chimneys, water tanks, wireless installations and the like, shall be subject to special approval which may only be granted if the projection is at the rear of the building and is not visible from the abutting street or streets.

h. Outside Finishings.

(i) The external surface of all walls, including arcade columns and beams, shall be of stone or approved colour and texture, samples of which shall be deposited with the Haifa Municipal Corporation before commencement of work.

(ii) All exterior paint work shall be in accordance with approved samples.

(iii) All windows, shutters, blinds, balustrades of balconies, rainwater pipes and any other external features, shall be in accordance with detailed plans approved by the Local Building and Town Planning Commission before commencement of work.

(iv) All fences towards the square, across the vacant spaces between buildings, shall be in accordance with the details shown on sheets Nos. 2, 3 and 5.

i. Pipes, Wires and Cables.

No soil pipes, waste pipes, ventilation pipes, circular rain-water downpipes, electric or telephone cables and conduits, shall be laid or fixed on the external walls fronting the square, but may be fixed on walls behind balconies.

j. Trades & Industries.

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

k. Advertisements.

Advertisements and signboards shall be subject to special approval by the Local Building and Town Planning Commission.

l. Pavements.

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

m. Roads and Stormwater Drains.

The owners of the lands included within the area of this scheme shall pay for the construction of all stormwater drains and roads to full carriage-way width, provided that the latter does not exceed $7\frac{1}{2}$ (seven and a half) metres, to be made in accordance with the standard specification of the Municipal Corporation of Haifa, at any time after enactment of the scheme, before any further 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 stormwater drains and roads whether their plots have been built upon or not.

n. Obligation to Build Arcades.

If only part of a building is constructed, the owner of the building shall nevertheless construct and complete the arcades along the full frontage of his plot fronting the Square, before any part of such building is occupied and before any trade licence is issued for any of the shops in such building.

o. 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 of 1939.

p. This scheme amends the Haifa Town Planning Scheme No. 423, known as the Haifa Composite Town Planning Scheme, Plan 16 - published in Palestine Gazette No. 629, of 17th December, 1936.

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 13-3-40.

FOR ENACTMENT

SCHEME No. 578

J. L. A. Watson
CITY ENGINEER

Sabbag
CHAIRMAN / L. T. P. C.

HAIFA AND SAMARIA DISTRICT TOWN PLANNING COMMISSION

PROVISIONAL APPROVAL

Scheme No. 578 for Publication at the 21st meeting of the Commission held on 17-3-39

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

Sheppard
Adviser

(Sgd) M. Barkley
Chairman

HAIFA AND SAMARIA DISTRICT TOWN PLANNING COMMISSION

Ordering No. 37 Date 2-6-40

FINALLY APPROVED SCHEME

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

Sheppard
Adviser

M. Barkley
Chairman