

REPORT UPON THE HAIFA TOWN PLANNING  
SCHEME NO. 107, WEST HAIFA PLAIN AREA  
AND EL JAFFO - SUBMITTED BY THE  
CITY ENGINEER, HAIFA

3003757

37/12

A. LOCATION

The plain on the foot of the Mount Carmel, West of the German Colony.

B. BOUNDARIES

On the North by the sea, properties of Dr. G. Abyad, Seaforth Road, property of Mr. Danon, Palestine Railway, Main Road Ras el Krum, and Jaffa Road.

On the South by the Allenby Street and Carmelite Convent property.

On the East by the approved German Colony Scheme No. 180.

On the West by Waf el Khader, Road, Railway to sea shore.

C. CONDITIONS

According to the conditions of the Haifa Outline Scheme and any published additions and amendments which may be made thereto and also the following:-

a.- Zone. Class "B" Residential, shown light blue.

b.- Set-Backs

Front. The minimum distance between building lines shall be as shown on the plan and shall in all cases be not less than 18 metres.

The minimum set back from the road line shall be as shown on the plan.

All corners shall be cut as to provide curves on a radius of not less than 8 (eight) metres.

Side. Not less than 5 metres.

Rear. Half the height of the building with a minimum of 6.50 metres.

c.- Percentage.

25 % of the area of the plot.

d.- Curtilage.

Not less than 600 metres square.

e.- Height of Buildings.

(1) Not exceeding two storeys including any basement on flat plots.

(2) Not exceeding three storeys including basement on any elevations on plots with a minimum average gradient of 1 to 10.

f.- Only one building exclusive of out-structures shall be allowed on each plot.

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g.- Plots shown in brown shall be reserved for the construction of public buildings.

**h.- Public Open Spaces.**

All lands hatched and coloured green on the map shall be Public Open Spaces. All lands so coloured which have not yet been acquired by the Municipal Corporation of Haifa, shall, subject to the provisions of the Town Planning Ordinance, 1921-1939, be subject to compulsory purchase provided always:-

i) that this provision shall not preclude the acquisition of such land by agreement with affected owner or persons.

ii) all public open spaces shall after expropriation be maintained by the Municipal Corporation of Haifa.

iii) the cost of construction of the open spaces to be used by the public at large shall be borne, as hereafter provided by the owners of the land contained in the scheme, the Municipal Corporation of Haifa participating in the cost of construction to the extent of 20% thereof. Provided that if the owners desire to carry out any such works before the Municipal Corporation is prepared to participate, they shall obtain the prior authorisation in writing of the Municipal Corporation and shall bear the whole cost.

iv) the cost of these open spaces shall be apportioned between the owners of the land comprised in the scheme in proportion to the area owned by them provided that the owner of land abutting on the open space shall pay a double share.

v) 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 which ever shall first occur.

**i.- Private Open Spaces.**

All lands coloured light green and edged dark green on the plan shall be private open spaces and no development shall take place thereon without the special approval of the Central Town Planning Commission.

No portion of a private open space shall be added to the curtilage of any building plot to increase the area of such plot to the required curtilage.

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**g.- Drainage**

Towards, in all cases, the drains of the Municipal drainage system and to the catchment area to the North.

**b. - Sewerage**

Each house shall drain to the sewerage system or 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 plots at a higher level and to adjoining plots.

**c. - Water Supply.**

From a Municipal or an approved local piped supply.

**d. - Shops**

Shops shall only be allowed on plots indicated on the plan by a red line. All shops shall have clear unobstructed area at pavement level, between the shops and the road line, to be constructed at the owner's expense.

**e. - Trades and Industries**

Only those trades and industries shall be carried out within the borders of the scheme which are normally allowed in a Residential District "B".

**f. - Pavements.**

Pavements including kerbstones and an approved asphalt or concrete surfacing shall be provided by property owners on their complete frontages. Such work shall be carried out by the Municipality at the owner's expense.

**g. - Roads.**



Promoters of areas included in approved schemes shall pay for the construction of all roads made in accordance with Standard Municipal Specifications and to a full width of carriageway at any time after enactment of the scheme before any building is allowed to be erected in the respective part of the scheme. Landowners shall be liable to pay for the construction of roads whether their plots have been built upon or not.


**h. - Development.**

Betterment Tax may be collected from all owners within and without the whole or part of the scheme who will benefit either directly or indirectly by the construction of roads, sewers and drains.

1. - Facades on Frontages on the intersecting Square of Raf El Kura Road with Jaffa Road.

It shall be competent for the Local Town Planning Commission to exercise full control over the design of any building of the frontages indicated in blue on plan in all matters pertaining to appearance, choice of materials or manner of construction and the Local Town Planning Commission may for this purpose appoint a Committee to enforce that control.

HAIFA LOCAL TOWN PLANNING COMMISSION	
APPROVED ON <u>21-7-36</u>	
FOR ENACTMENT	
SCHEME No. <u>107</u>	
	
CITY ENGINEER	CHAIRMAN L.T.P.C.

NORTHERN DISTRICT TOWN PLANNING COMMISSION FINAL APPROVAL	
Scheme No. <u>107</u> finally approved and ordered to be published in the gazette.	
Date <u>11.VII-36</u>	 Sgd. G. Keith Powell Dist. Commissioner Chairman

Original has been deposited with Barclays Bank