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REPORT ON THE HAIFA RECLAMATION AREA
AMENDED TOWN PLANNING SCHEME No.81
(Z/86/31).

Made under Part II of the Town Planning
Ordinances 1921-29 - Clause II.

Drawing No.S/908.

1. Location as bounded by a Vermillion line on the plan.

Between the Haifa Harbour and Palestine Railway boundaries and the Jaffa Road. Extending from the Kishley Area to the existing Railway Station.

2. Bounded.

- (a) On the North by the fence of the Palestine Railways and Haifa Port Area.
- (b) On the South by the Jaffa Road and the Haifa Old City Reclamation Area.
- (c) On the East by the Moslem Waqf Property and the Palestine Railways.
- (d) On the West by the Kishley Reconstruction Area.

3. Included Schemes.

This scheme incorporates parts of the following amended published schemes:-

- (a) Scheme No.61a - Haifa Harbour Essential Road connection, Expropriation Scheme for Eastern approach, - Published in the Palestine Gazette on the 16th March, 1933.
- (b) Scheme No.61b - Haifa Harbour Frontal Road - Published in the Palestine Gazette on the 18th March, 1933.
- (c) Scheme No.106 - Allenby Frontal Road Scheme - Published on 14th September, 1933.
- (d) Scheme No.120 - Central German Colony Scheme.

4. Financial Provisions.

The cost of the Scheme and Betterment Tax may be imposed on any land whether included in the scheme or not, in accordance with Clauses 24(1) a, b, and c, and II, and Clauses 28 and 29 of the Town Planning Ordinances, 1921-29.

5. General Clause.

According to the building Bye-laws made by the Central Town Planning Commission and the conditions laid down in the approved Haifa Outline Town Planning Scheme and any published additions and amendments which may be made thereto and the following:-

6. Amenities.

It shall be competent for the Responsible Authority to exercise full control over the design of any proposed building, within the area in all matters pertaining to appearance, choice of materials, and the manner of construction, and the Responsible Authority may for this purpose appoint a Committee to enforce that control.

7. Architectural Design.

The design of all buildings on the North side of the 30 metre road (No.1) and the North side of road No.5 shall be drawn up by the Department of Public Works. The design of all buildings of the South side of the 30 metre road (No.1) may be subject to approval by the Department of Public Works.

8. Zone. Commercial Zone as coloured grey on the plan.

- a.- Commercial Frontage A bounded in blue.
- b.- Warehouse area. Diagonal hatched brown.
- c.- Reconstruction areas. Diagonal hatched Carmine.

9. Set-backs.

Front(a) The minimum distance between building lines shall be as shown on the plan and shall in all cases be not less than 12 metres.

- (b) Arcades and covered sidewalks shall be allowed in the positions shown on the plan and shall be of specially approved design and construction.
- (c) Where a building is set back from the building-line such area between the building line and the structure shall not be lower than the pavement level, and no fence, structure or obstruction shall be built or erected thereon unless a special permit therefor has been obtained from the Local Town Planning Commission.

Pavements including curbs with approved asphalt or concrete surfacing shall be provided by the plot owner throughout the length of the complete frontage.

- (d) All corners of blocks shall be cut as shown on the plan and shall provide an even pavement width with an unobstructed view and a curb radius of not less than 8 metres.

10. Size of Plots.

Newly formed plots and parcels shall not be less than 200 m². in area.

11. Curtilage of the building.

60% of the combined area of the plot and of half the area of the roadways abutting the plot.

12. Height of buildings.

One and one quarter times the distances between buildings with a maximum of 25 metres.

13. Drainage and Sewerage.

Drainage. Towards in all cases the drains of the Municipal Drainage system and of the Haifa Port Area.

Sewerage. Each building shall drain to Municipal sewers when sewers are within a distance of one hundred metres and shall be connected thereto at the owners expense according to the Regulations of the Drainage Ordinance and the approval of the Health Department.

14. Right of way.

All owners of plots shall give free right of way for drainage and sewerage to all adjacent plots and to plots at a higher level.

15. Water Supply.

From a Municipal or a specifically approved local piped supply.

16. Waste pipes etc.

All soil pipes, waste pipes, ventilation pipes, electric cables and telephone connections shall be laid or fixed at the rear of the building.

17. Trades & Industries.

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

CENTRAL TOWN PLANNING COMMISSION

Scheme passed for publication
 at the 70th meeting of the C. T. P. C. on
13th February 1931.
 Date: 27th October 1933 Z. W. Kinn
 Chairman, C. T. P. C.

CENTRAL TOWN PLANNING COMMISSION

Scheme finally approved and ordered to be
 published in the Gazette.
 Date: 28th March 1934. (Sgd) A. G. WAUGH-CPE
 High Commissioner.