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1304 - 12/07

REPORT UPON THE HAIFA TOWN PLANNING
SCHEME No. 7a - UPPER HALISSA EAST, SUB-
MITTED AS A REPARCELLATION OF PART OF
THE ORIGINAL ENACTED HALISSA SCHEME No. 7
BY THE ORIGINAL PROMOTERS THE PALESTINE
LAND DEVELOPMENT COMPANY

LOCATION.

On the Eastern Slopes of Mount Carmel, below and to the North of Neve Shaanan and embracing parts of the Neve Shaanan Approach Road.

Bounded.

- a. - On the North by the original Halissa Town Planning Scheme No. 7.
- b. - On the South by the Neve Shaanan Lands and Esefia Road.
- c. - On the East by the property of Aseez Khayat.
- d. - On the West by the Halissa West Town Planning Scheme No. 98.

CONDITIONS.

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

a. - Zone. Class A Residential.

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 20 metres.

The minimum set-back from the road line shall be not less than 5 metres. The minimum road width shall be not less than 7.5 metres except for pathways leading to not more than two houses or plots. All corners shall be cut as shown on the plan and so as to provide a minimum curb radius of not less than 8 metres.

Side. Not less than 4 metres.

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

- c. - Curtilage. 20% of the area of the plot.

Size of plot.

Not less than 1000 m².

- d. - Height of Buildings.

Shall not exceed two storeys on flat plots and not exceeding two and half storeys including basement on hilly plots, provided no basement shall have a floor area in excess of 50% of the ground floor area. Basements shall be regarded as a storey for the purposes of this condition. Plots of land with a slope in excess of one in ten shall be considered as "hilly plots".

- e.- Only one building exclusive of outstructures shall be allowed on each plot.
- f.- Plots marked in brown on the plan shall be used exclusively for public buildings.
- g.- Areas coloured green on the plan shall remain as open spaces or public gardens.
- h.- Only first and second class domestic buildings shall be allowed on the plots coloured pink.

AMENITIES.

a.- Drainage.

Towards, in all cases, the drains of the Municipal Drainage system and to the catchment area to the East.

b.- Sewerage.

Each house shall drain to a 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 works shall be to the approval and full control of the Health Department.

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

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 road line, to be constructed at the owner's expense.

e.- Trades and Industries.

Only those 1st. Class Trades and Industries shall be carried out within the borders of the scheme which are normally allowed in a Residential District A.

f.- Pavements.

Including Kerb stones and an approved surfacing shall be provided by each plot owner on his complete frontage.

NOTES.

This scheme involves the Re-parcellation of long plots and a large block of open land to the West and top of the original scheme.

The area of open space has been maintained although cut into small pieces.

The plots are now of better shape.

HAIFA حيفا
LOCAL TOWN PLANNING COMMISSION
مجلس تخطيط المدينة
SCHEME NO 72
فيلد 72
APPROVED LOCALLY
FOR ENACTMENT
DATE 10 JULY 1934
MUNICIPAL ENGINEER
CHAIRMAN OF COMMISSION

CENTRAL TOWN PLANNING COMMISSION
Scheme passed for publication
at the 101st meeting of the C. T. P. C. on
16th January 1934.
Date: 25/1/34
Chairman, C. T. P. C.

CENTRAL TOWN PLANNING COMMISSION
Scheme finally approved and ordered to be
published in the Gazette.
(Sd) A. G. WAUCHOPE
Date: 4.12.34
High Commissioner.