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25/39
Date

HAIFA DETAILED TOWN PLANNING SCHEME NO. 569
CALLED UPPER TEL AMAL REPARCELLATION BEING
A MODIFICATION TO UPPER HALISSA EAST TOWN
PLANNING SCHEME NO. 7A, SUBMITTED BY THE
PALESTINE LAND DEVELOPMENT COMPANY THROUGH
ALEXANDER KATZ, LICENSED SURVEYOR, JERUSALEM,
AND ADOPTED BY THE HAIFA LOCAL BUILDING AND DISTRICT BUILDING
TOWN PLANNING COMMISSION.

AND
TOWN PLANNING COMMISSION
HAIFA AND SAMARIA DISTRICT
District Serial No. of Scheme 1185
District File No. 27/1411

A. LOCATION.

On the Northern Nave Shaanan Slopes and to both sides of the road to Nave Shaanan.

B. AREA OF THE SCHEME.

70,900 m2.

C. OWNERS OF THE LAND INCLUDED IN THE SCHEME.

Palestine Land Development Co. and Zvi Remer.

D. BOUNDED.

On the North by the lands of the Palestine Land Development Company's enacted Town Planning Scheme No. 7.

On the South by the properties of Dr. Saad Musallam, Saleh el Khalil and Mahmud Kasmieh, Sheikh Mahmoud el Khatib, Suheil Abboud, Mahmud Kasmieh and Yousef Omrein, Br. B. Joseph, N. Ruttman and by the Enacted Town Planning Scheme No. 81.

On the East by Enacted Town Planning Scheme No. 214 called Khayat-Halissa Land.

On the West by the Enacted Town Planning Scheme No. 98 called Wadi Rushmia East.

E. CONDITIONS.

According to the terms of the Haifa Outline Town Planning Scheme Regulations and any additions and amendments which have been or may be made thereto and also the following :

a. Zone: Residential Class "A" coloured orange on the plan.

Residential Class "B" coloured blue on the plan.

b. Road Alignments and Building Lines.

The width of the roads, the minimum distances between the Building Lines and the minimum front, side and rear set-backs shall be as laid down in the Haifa Outline Town Planning Scheme, unless otherwise shown on the plan. Fences on corners shall be cut as shown on the plan.

c. Building Restrictions.

Only one building exclusive of outstructures shall be erected on any one plot.

d. Public Open Spaces.

The areas coloured light green, hatched green and marked A, B, C, D, E, F & G on the plan shall be public open spaces. All lands so coloured shall be vested with and maintained by the Municipal Corporation of Haifa.

The cost of construction and planting of these open spaces shall be borne, as hereafter provided, by the owners of plots contained in the scheme, the Haifa Municipal Corporation participating in the cost of construction to the extent of 25% thereof. Provided that if the plot owners desire to carry out any such work before the Municipal Corporation is prepared to participate, they shall obtain in writing the prior authorisation of the Haifa Municipal Corporation, and shall bear the whole cost.

The cost of these open spaces shall be apportioned between the owners of the plots comprised in the scheme in proportion to the area owned by them, provided that the owners of plots abutting on the open spaces shall pay a double share.

No plot owners shall be called upon to pay his share before he has built upon his plot or before the majority of the owners affected have built upon their plots, whichever shall first occur.

No portion of public open space shall be added to the curtilage of any building plot to increase its area.

F. AMENITIES.

a. Drainage.

Towards, in all cases, the drains of the Haifa Municipal Corporation drainage system and by natural drainage channels to the North-West and North-East.

b. Sewerage.

Each house shall drain to an approved system or to separate and properly constructed septic tanks and percolating pits. Any plot within 100 metres from a municipal sewer shall be connected thereto at the owner's expense.

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

c. Water Supply.

Water Supply shall be either a municipal or private piped supply approved by the Municipal Corporation of Haifa and the Public Health Department.

d. Trades and Industries.

Only those trades and industries shall be carried on in the different zones included in this scheme which are normally allowed in the Residential Districts "A" and "B" respectively.

e. Shops.

Shops in Residential Districts shall be allowed only on sections of plots indicated on the plan by a dark violet line. Shops shall be allowed only in premises of main buildings abutting on the road. All shops shall have a clear and unobstructed area at pavement level between the shops and the road line, to be constructed at the owner's expense.

f. Roads and Stormwater Drains.

The owners of the lands included within the area of this scheme shall pay for the construction of all roads to their full width of carriageway and for all stormwater drains, to be made in accordance with the Standard Specifications of the Municipal Corporation of Haifa, at any time after enactment of the scheme before any buildings are allowed to be erected on any of the plots included in this scheme. Landowners shall be liable for payment of cost of construction of roads and stormwater drains, whether their plots have been built upon or not.

g. Development.

Betterment Tax may be recovered in respect of this scheme in accordance with the provisions of Section 32 of the Town Planning Ordinance, 1936-38.

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 14-12-38
 FOR PROVISIONAL APPROVAL BY D.T.P.C.

SCHEME No. 569

J. L. A. Williams
 CITY ENGINEER

W. S. ...
 CHAIRMAN D.T.P.C.

HAIFA AND SAMARIA DISTRICT
 TOWN PLANNING COMMISSION

PROVISIONAL APPROVAL

Scheme No. 569.....Passed for Publication
 at the 25th.....meeting of the
 Commission held on 3.1.39.....

W. S. ...
 Adviser

W. S. ...
 Chairman