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DETAILED HAIFA TOWN PLANNING SCHEME NO. 558  
CALLED REPARCELLATION OF NEVE SHAANAN QUARTER  
SUBMITTED BY THE NEVE SHAANAN COMMITTEE,  
THROUGH MR. S.J. TOROK, LICENSED SURVEYOR, AND  
MR. N. REZNIK, CIVIL ENGINEER, AND ADOPTED BY  
THE HAIFA LOCAL BUILDING AND TOWN PLANNING COM-  
MISSION.

DISTRICT BUILDING AND TOWN PLANNING COMMISSION HAIFA AND SAMARIA DISTRICT District Serial No. of Scheme 177. District File No. AM. 1317
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A. LOCATION.

Neve Shaanan Plateau.

B. AREA OF SCHEME.

487.167 m<sup>2</sup>.

C. OWNERS OF THE LAND INCLUDED IN THE SCHEME.

Individual owners of plots of the Neve Shaanan Suburb.

D. BOUNDED.

On the North-East by the property of Mrs. Gertrude Ramer, the enacted Upper Halissa Town Planning Scheme No. 7A, the property of Azeez Khayat, enacted Haifa Town Planning Scheme No. 214, the property of Dr G. Abiad & Partners, Haifa Town Planning Scheme No. 204, State Domain D/HAI/141 and the land of the Neve-Ganim Committee.

On the South-West by the Israeliah Estate, property of Shumansky, Haifa Town Planning Scheme No. 564 and the enacted Meshek Town Planning Scheme No. 145.

On the East by the lands of Carmel Layam Society.

On the West by the properties of Nissan Rutman, Palestine Land Development Company and Tewfik Bey el Khalil.

E. CONDITIONS.

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

- a. Zone. Residential District 'A' coloured orange on the plan.
- b. Road Alignments and Building Lines.

The width of the roads and the minimum distances between the road and building lines shall be as shown on the plan.

All corners shall be cut as shown on the plan and in addition shall be rounded off so as to provide on the road lines a fence curve of a radius of not less than 8 metres.

c. Size of Plot.

As shown on the plan.

d. Built-up-Area.

Residential District 'A' - 20% of the area of the plot.

e. Building Restrictions.

(i) Only one building shall be erected on plot No.155, hatched black by dotted lines on the plan, provided this building may consist of two semi-detached parts.

(ii) No building permit shall be issued on the plots numbered 18A and 19A, hatched black on the plan, until the owners of these plots will acquire the strips of land separating these plots from the new Road Line, in accordance with an assessment to be made by the Haifa Municipal Corporation.

(iii) Only one building exclusive of out-structures shall be erected on any of the plots included in this scheme.

f. Sites for Public Buildings.

Only public buildings shall be allowed on the plots numbered L, N, P, R, 82A, 246, 247 and 248, coloured yellow hatched and bordered dark brown on the plan.

g. Public Open Spaces.

(i) The areas marked A, B, C and I, coloured dark green on the plan, are existing public open spaces. The areas marked D, E, F, G, H, J, K, M and O, coloured light green and hatched dark green on the plan shall now become public open spaces. All lands so coloured which have not yet been acquired by the Haifa Municipal Corporation shall be vested with and maintained by the Municipal Corporation of Haifa.

(ii) The Local Building and Town Planning Commission may declare these public open spaces or parts of same as public gardens or squares.

(iii) The cost of construction of these public gardens or squares 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 works before the Haifa Municipal Corporation is prepared to participate, they shall obtain the prior authorization in writing of the Haifa Municipal Corporation and shall bear the whole cost.

The cost of these public gardens or squares 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 the land abutting on the open space shall pay a double share, with exception of the owners of plots Nos. 163A, 163B, 164, 165A, 165B, 166, 166A, 167 and 168, who shall pay only a single share.

No plot owners 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. AMENITIES.

a. Drainage.

By ground infiltration towards the drains of the Haifa Municipal Drainage system and to the adjacent catchment areas.

b. Sewerage.

Each house shall drain to an approved sewerage 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 rights of drainage and sewerage to adjoining plots and to plots at a higher level.

c. Water Supply.

From a Municipal water supply or a local piped supply approved by the Public Health Authorities.

d. Shops.

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

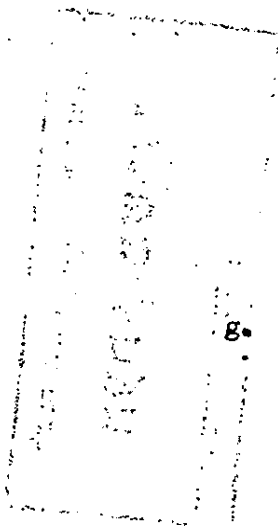
All shops shall have a clear unobstructed area at pavement level between the building and the road line. Such area shall be free from all obstructions or fences and shall be constructed and maintained at the owner's expense and shall be at all times open to traffic and use by the public.

e. Trades and Industries.

Only those trades and industries shall be carried on within the boundaries of the scheme which are normally allowed in Residential District 'A'

f. Roads and Stormwater Drains.

The owners of the land included in this scheme shall pay for the construction of all stormwater drains and roads which shall be carried out in accordance with the standard Haifa Municipal Specification, and to full carriageway widths, at any time after enactment of the 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. 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.

h. Electric Lines.

No part of any building shall be at a distance less than 3 metres from a vertical line drawn to the ground from the nearest extremity of an electric power line.

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 14-8-38  
FOR PROVISIONAL APPROVAL BY D.T.P.C.

SCHEME No. 558

*J.R. Abulaw*  
CITY ENGINEER

*J.R. Abulaw*  
CHAIRMAN L.T.P.C.

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 14-6-39  
FOR ENACTMENT

SCHEME No. 558

*J.R. Abulaw*  
CITY ENGINEER

*J.R. Abulaw*  
CHAIRMAN L.T.P.C.

HAIFA AND SAMARIA DISTRICT  
TOWN PLANNING COMMISSION

PROVISIONAL APPROVAL

Scheme No. 558 Passed for Publication  
at the 23rd meeting of the  
Commission held on 11/38

*J.R. Abulaw*  
Adviser

*M. Belay*  
Chairman

HAIFA AND SAMARIA DISTRICT  
TOWN PLANNING COMMISSION

Meeting No. 31 Date 4.7.39

FINALLY APPROVED SCHEME

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

*J.R. Abulaw*  
Adviser

*M. Belay*  
Chairman