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304-553/07

**DETAILED HAIFA TOWN PLANNING SCHEME NO. 553,
CALLED ORKEK CATHOLIC WAKF AMENDMENT SCHEME,
SUBMITTED BY THE HAIFA LOCAL BUILDING AND
TOWN PLANNING COMMISSION.**

A. LOCATION.

In the Mafhera Quarter, South West of Hermalia Street and on both sides of Mountain Road.

B. OWNERS OF THE LANDS INCLUDED IN THE SCHEME.

Greek Catholic Wakf, Subhi Muheishem and Abed Kayyatto, Victoria Grober, Anton Khamis and Ettil Weinshelberg, Plotkin, Meir Shwarzbaum, Salman & Rehel Fishel and Shlomo Spector, Frankel, Hassan Yousif Tamari, Abdul Majid Ali Rissa, David Pritzker, Carmella Kayyatto, Muelman, Oscar & B.D. Mirsh, Khalil Gedeon, Shmuel David, Ester Adler & Abraham Itelson, Isaac Landberg, Sh. Shmueli & Hazaphon, Ettil Singer, Yekutiel Farbestein and Abdullah Lawman.

C. AREA OF SCHEME.

66,576 m².

D. BOUNDED.

On the North West by a passage and the properties of Heirs of Nury Bey, Salim Bey el Kahlil & Munawar Sadek, Amin Rissa Haddad, Miriam Haim Abraham, Tewfik Haddad, Haim Shehadi Makhoul, Nejib Majdalani and Mountain Road.

On the South East by Gedeon Street and property of Bishara Banda and Mohamed Abbas.

On the North East by the Eastern side of Hermalia Street.

On the South West by the property of Subhi Muheishem Heirs of Ayyoub el Geda, Tiberias Street and Elias Gedeon.

E. CONDITIONS.

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

a. Zone. Residential Class "C" coloured yellow on the plan.

b. Road and Building Alignments.

The width of the roads, the minimum distances between the Building Lines and the minimum front set-backs shall be as shown on the plan.

Fences on corners shall be cut as shown on the plan.

c. Building Restrictions.

No building permit shall be issued for any of the parcels hatched black on the plan until after they will be united with complementary parts of the adjoining lands to form plots of requisite size and shape.

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

d. Sites for Public Buildings. (Haifa Water Supply)

The area coloured light brown and bordered dark brown shall be a site for public buildings.

e. Private Open Space.

The areas marked "C" & "D" coloured light green and bordered dark green on the plan shall be private open spaces and no development shall take place thereon without the special approval of the District Building & Town Planning Commission.

f. Public Open Space.

The areas marked "A" and "B" coloured light green and hatched dark green on the plan shall be 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.

The cost of construction 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 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 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 land abutting on the open space shall pay a double share.

No plot 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, whichever shall first occur.

F. AMENITIES.

Drainage.

By ground infiltration and by drainage to the North.

Sewerage.

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

All houses shall be connected to sewers of the Haifa Municipal Corporation at the owner's expense.

Water Supply.

From a Municipal or a specifically approved local piped supply.

Shop Frontage.

Shops shall be approved only in the premises of the ground floor facing the road and only along the frontages marked on the plan by a Violet line.

All shops shall have clear unobstructed areas at pavement level between the shop frontage and road line to be constructed at the owner's expense.

Trades & Industries.

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

Roads and Stormwater Drains.

The owners of the lands included within the area of this scheme shall pay for the construction of all stormwater drains and roads to be made in accordance with standard specifications of the Responsible Authority, and to full width of carriageway, at any time after enactment of the scheme, before any building is 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.

Development Clause.

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 included in this scheme.

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 15.4.39

FOR ENACTMENT

SCHEME No. 553

J. A. Nahar
CITY ENGINEER

GP
HAIFA L.T.P.C.

J.S.

**HAIFA AND SAMARIA DISTRICT
TOWN PLANNING COMMISSION**

PROVISIONAL APPROVAL

Scheme No. 553 Passed for Publication
at the 22nd meeting of the
Commission held on 20.8.38

Mendall (Sgd.) MORRIS BAILEY
Adviser Chairman

HAIFA AND SAMARIA DISTRICT T.P.C.

Meeting No. 27 Date 1.3.39

FINALLY APPROVED SCHEME

(Sgd.) MORRIS BAILEY
Chairman

Mendall
Adviser