

DISTRICT BUILDING  
AND  
TOWN PLANNING COMMISSION  
HAIFA - SAMARIA DISTRICT  
District Serial No. of Scheme 410/111  
District File No. 221/117

HAIFA DETAILED TOWN PLANNING SCHEME NO. 552  
CALLED SCHVETZ, HIRCHENSON & PARTNERS LAND  
PARCELLATION, PINE ROAD, MOUNT CARMEL, SUB-  
MITTED BY THE TECHNICAL OFFICE J. LEV & M.  
YAMPOLSKY, HAIFA, AND BY THE HAIFA LOCAL  
BUILDING AND TOWN PLANNING COMMISSION.

A. LOCATION.

On Mount Carmel between Pine Road and Wadi Tatar.

B. AREA OF THE LAND INCLUDED IN THIS SCHEME.

49, 740 m2.

C. OWNERS OF THE LAND INCLUDED IN THIS SCHEME.

Max Rogovsky & Partners, Aryeh Hirshenson and Partners, Naftali Schvetz, Mrs. Sharf, Mr. Ettinger, Mrs. Luba Segal and Dr. G. Abiad.

D. BOUNDED.

On the North by the Northern alignment of Pine Road.  
On the South by Wadi Tatar State Domain.  
On the East by the properties of the Meshek Company, Mrs. M. Sokolovsky, I. Kontes, Harry Tors and Pine Road.  
On the West by the properties of Rabbi Segal and Company and Pine Road.

E. CONDITIONS.

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

a. Zone.

Residential Zone 'A' coloured orange on the plan.

b. Road Alignments and Building Lines.

The width of the roads, the minimum front, side and rear setbacks, shall be as shown on the plan.

c. Building Restrictions.

Only one combined building shall be erected on the plot hatched black on the plan consisting of lands belonging to different owners and both parts of the combined plot shall be considered as one plot for town planning and building purposes.

*Order plot 1206  
221/117 (Gabra) 201: 7/10/11  
(for 201/202 2-1 201/117)  
, 221/117) 201/117*

Only one building exclusive of outstructures shall be erected on any of the plots included within this scheme.

d. Nature Reserves.

The areas coloured light green bordered and cross hatched dark green shall remain nature reserves in the meaning of the Haifa Outline Town Planning Scheme and shall be subject to the restrictions imposed on such areas.

e. Public Open Space.

The areas marked 'A' & 'B' coloured light green and hatched dark green on the plan shall be public open spaces in the meaning of the Haifa Outline Town Planning Scheme and shall be vested with the Haifa Municipal Corporation in accordance with the provisions of that Scheme and shall afterwards be maintained by the Haifa Municipal Corporation.

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

The cost of construction of these gardens or squares shall be borne by the owners of the land included in this scheme according to the provisions of the Haifa Outline Town Planning Scheme.

F. AMENITIES.

a. Drainage.

Towards the Wadi Tatar and the drains of the Haifa Municipal Drainage system.

b. Sewerage.

All buildings shall drain to separate and properly constructed septic tanks and percolating pits. Any plot within one hundred 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. Shops.

No shops shall be allowed on any of the plots included within this scheme.

d. Trades & Industries.

Only those trades and industries shall be carried on within the borders of this scheme which are normally allowed in a Residential Zone 'A'.

e. Roads & 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 full width of carriageway which shall be constructed in accordance with standard specifications of the Haifa Municipal Corporation at any time after enactment of this 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.

f. 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 the Town Planning (Amendment) Ordinance No.5 of 1939.

~~HAIFA AND SAMARIA~~ DISTRICT  
**HAIFA AND SAMARIA DISTRICT**  
**TOWN PLANNING COMMISSION**

PROVISIONAL APPROVAL

Scheme No. 552 Passed for Publication  
 at the 28th meeting of the  
 Commission held on 24.4.39

*Mendall*  
 Adviser

(Sgd.) *H. Caloy*  
 Chairman

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 13-9-39  
 FOR ENACTMENT  
 SCHEME No. 552

*J. R. A. Wabnis*  
 CITY ENGINEER

*[Signature]*  
 CHAIRMAN L.T.P.C.

HAIFA AND SAMARIA DISTRICT  
 TOWN PLANNING COMMISSION

Meeting No. 37 Date 3-10-39

**FINALLY APPROVED SCHEME**

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

*Mendall*  
 Adviser

(Sgd.) *J. H. H. POLLOCK*  
 Chairman