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DISTRICT BUILDING
AND
TOWN PLANNING COMMISSION
HAIFA AND SAMARIA DISTRICT
District Serial No. of Scheme 143/243.
District File No.

HAIFA TOWN PLANNING SCHEME NO. 548, CARMELITE
SLOPES, SUBMITTED BY THE DISCALCED CARMELITE
ORDER, THROUGH I.H. RABINOWITZ, LICENSED SUR-
VEYOR, HAIFA, AND ADOPTED BY THE HAIFA LOCAL
BUILDING & TOWN PLANNING COMMISSION.

A. LOCATION: On the Northern Mount Carmel Slopes on both sides of upper end of Abbas Street and abutting on Stella Maris Road.

B. AREA OF LAND INCLUDED IN THE SCHEME:
84.811m².

C. NAMES OF OWNERS OF LAND INCLUDED IN THE SCHEME:
Discalced Carmelite Order.

D. BOUNDED: On the North, by the properties of Azeez Khayat, Wilhelm Beck, Christian Beilharz, E. Blumenfeld and by the enacted Haifa Town Planning Scheme No. 257, South German Colony.

On the South, by properties of the promoters (Private Open Space accessible to the public in perpetuity), by properties of the promoters (Haifa Town Planning Scheme No. 334) and by the property of Pauline Seeger.

On the East, by the enacted Haifa Town Planning Scheme No. 257, South German Colony and by the enacted Haifa Town Planning Scheme No. 143, Abbas Shrine Access.

On the West, by property of the promoters (Private Open Space accessible to the public in perpetuity).

E. CONDITIONS. According to the Haifa Outline Town Planning Scheme and any additions or amendments which have been or may from time to time be made thereto and also the following:

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

b. -Road Alignments, Building Lines and Set Backs:

The width of the roads, the minimum distance between road and building lines and the minimum side and rear set backs shall be as shown on the plan.

All building and road corners shall be shaped as shown on the plan.

c. -Building Restrictions.

1) No building permits shall be issued for the incomplete plots numbered 42A, 43A, 44A, 45A and 46A, hatched black on the plan, until same shall be united with the respective adjacent plots to the South.

2) Only one building exclusive of outstructures shall be allowed on any of the residential plots included in this scheme.

d.- Site for Public Building.

Only public buildings may be erected on plot No.19 coloured yellow hatched and bordered brown on the plan.

e.- Public Open Spaces.

The areas coloured light green and hatched dark green and marked 'A', 'C', 'D' and Nos 24 and 41 shall be public open spaces, shall be vested with and maintained by the Haifa Municipal Corporation.

The Local Building & Town Planning Commission may declare these public open spaces or part thereof as public gardens or public squares.

The cost of construction and planting of these public gardens or squares shall be borne by the owners of the land included in the Scheme according to the provisions of Section 3(21) of the Haifa Outline Town Planning Scheme and in accordance with the Town Planning Amendment Ordinance 1939.

F. AMENITIES.

a.- Drainage.

Towards the drains of the Haifa Municipal Drainage System and by natural drainage towards the West Haifa Plain.

b.- Sewerage.

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

c.- Water Supply.

All buildings shall be connected to an approved local piped water supply or to a supply operated by the Municipal Corporation of Haifa.

d.- Shops.

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

e.- Trades & Industries.

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

f.- Roads and Stormwater Drains.

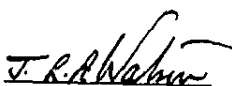
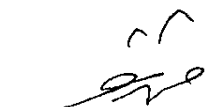
The promoters as owners of the land included in this scheme shall pay for the construction of all stormwater drains and roads which shall be carried out in accordance with the Standard Haifa Municipal Specifications and to full carriageway widths, at any time after enactment of the scheme and before any building is allowed to be erected on abutting plots. The Municipal Corporation of Haifa may compel land-owners to pay for the construction of roads and stormwater drains whether their plots have been built upon or not.

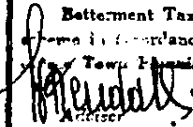
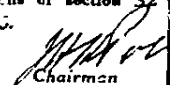
g.- Scheme Affected.

This scheme amends the enacted Haifa Town Planning Scheme No. 307, West Haifa Olive Groves.

h. 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.

HAIFA LOCAL TOWN PLANNING COMMISSION	
APPROVED ON <u>11.10.39.</u>	
FOR PROVISIONAL APPROVAL BY <u>D.T.P.C.</u>	
SCHEME No. <u>548</u>	
 CITY ENGINEER	 CHAIRMAN L. T. P. C.

HAIFA AND SAMARIA DISTRICT TOWN PLANNING COMMISSION	
PROVISIONAL APPROVAL.	
Scheme No. <u>548</u>	Passed for Publication
at the <u>33rd</u>	meeting of the
Commission held on <u>7.11.39</u>	
Betterment Tax may be recovered in respect of this Scheme in accordance with the provisions of section 32 of Town Planning Ordinance, 1936.	
 Chairman	 Chairman