

**HAIFA TOWN PLANNING SCHEME NO. 191
CALLED EASTERN APPROACH - WADY
RUSHMIA, SUBMITTED BY THE CITY
ENGINEER, HAIFA.**

DISTRICT BUILDING AND TOWN PLANNING COMMISSION NORTHERN DISTRICT
District Serial No. of Scheme
District File No.

A. LOCATION

Between Palestine and Hejaz Railway and Wady Rushmia Bridge and Haifa Eastern Approach Road towards North South and between Palestine and Hejaz Railway Premises and Old Palestine Electric Corporation Power Station towards East West.

B. AREA

374 Dunams.

C. OWNERS OF THE LAND INCLUDED IN THE SCHEME.

Palestine Electric Corporation Ltd., Asis Khayat,
 Nimer Fares el Kott & Rafael Kasem Abdy, Humi
 el Abed & Hamdan el Hamed, Mohd. Fares el Kott,
 Mahmoud Awad, Nasha & Fatmah Bint M. Bahmassy,
 Yousef Bassal, Fouad Harwash, Michail Pharaon,
 Emanuel Kaltenbach, P.L.D.C., Palestine Government,
 Abdalla Mukhless & Co., Ida Silverman and Abraham
 Angel, Heirs of Abbas Eff. Bahai, Simon & Yousef
 Brown, Zvi Garti, Haim Abu Shm, Dr. Hanna Dakhil,
 Palestine Railways, Ibrahim Sahyoun & Yousef and
 Marcus Shloush, Yoseph Jimavoda, Mohamed and Omar
 sons of Haj Khalil Taha, Ida Silverman, Khalil
 Malas, Bension Grossfeld & Part., Haim Blaubam,
 Yoseph Grossfeld, Kitel Korn, Samuel Luria &
 Shmuel Lev Blott, Rafael & Rela Almalawi, Elias
 Banna & Ibrahim Hananiah, Rivka Kassem Abdi,
 Daniel Kerner, Iarnel Yosef Tschunder, Isak
 Sharahat, Baruch Bisberg and Isak Bilker, Abraham
 Ben Isak, Yousef Danial, Mayer Halfon, Eliezer
 Rubinatein, Abraham Yelies, Yosef Isak Dayan,
 Chaim Grieser & Yosef Grochovna, Abd. Abdel Raizad
 el Zarif, Bashir Mohamed Mughrabi, Nimer Nasif,
 Mohamed Mahmoud Zoldan, Heirs of Hassan R. Basjani,
 Industrial Metal Association Ltd., Elias Banna &
 Ibrahim Hanania, Ignacy Awerbach, Saleh Nasif, Ahmed
 el Hillu, Abdalla Othman, Abdalla el Kuskuloi,
 Karaman Dick & Salti, Haj Eissa H. Eisawy, Hassan
 Assad Suleiman Petneh Abusrouf, Mohamed Awad el
 Masri, Aminah I.A. Abu Tahali, Mustafa Ibrahim
 Yafawi, M. & O.M. Mustafa, Kassem Mahmoud Mustafa,
 Mustafa Abu Hazad, Mustafa Mustafa, Haj Hassan el
 Kazak, Hajji Nazra Bint Haj Ahmed Abou Younis,
 I.M. Ziv Sawi, Haim Shlomo Cohen, Abdul Rahman El
 Haj & Kubadda Suidan, Khalifeh Ali Mughrabi and
 Part., Heirs of Abed Bashari, Mahmoud Fridjedi,
 Said Heidar & Part., Hassan Shantir, Mohamed
 Zaragani, Munir El Zein Irani & Co., Bahai Spirit-
 tual Assembly, Haj Radwan Ali Hindi, Mohd. Ata
 & Ahmed Tabrisi, Ata & M.A. Iprisi Irani, Heirs
 of Haj Mohamed Shushtari Irani, Said Hadi Shirazi,
 Saleh Karaman, Carmelite Order, Shell Company,
 Isak Abraham Asari, Hallak M.M. Mohamed Hator
 Mukhalled & Thraya Isa Isawi, Mohamed Sharif
 Mansour, Abed Mahmoud Mighlawi, Peer Augustin
 Galanti, Abed Ibrahim Saad, Ahmed Suleiman Ahawi,
 Ali Kh. Abul Atdat, Sheikh Said Kassab, Hussein
 Said Shinawi, Hussein N. El Wali Nabulsi, Hanifeh
 I. Amer & Part., Ahmed Abdel Karim Sundus, Ibrahim
 Nasser Karaman, Z. Ibrahim Abed, N.A. El Nimes,
 Heirs of Yosef Khalil Binnili, A.S. Amoudi, M.A.
 Kassar, Said Ghazawi, Habib Bardisi, Hassan
 Mustafa Balfoushi, Ahmed el Abtsi, Ashur Ibrahim

Ghazawi, Suleiman el Ashi, Khalil Abdel Nabi, M. el Shimi el Masri, Hava & A. Tanach, Mahmoud son of Mohamed el Mustafa, H.M. Hassan & Co., Haj Ismail Safadi, Sabeh Karaman, Heirs of Aron Cohen, Ibrahim Aron Cohen, Hadji Zeinab Bint Mohamed Zit Abouha, Abdul Salam Arbaji, Abu Salah Akawi, Latifeh Haj Hawwa, Haj Mohamed Hava, Saleh Mustafa Bushmak, Hadijeh Kassoua Abdi, Fatmi K. Abdi, Heirs of Amneh Hamani, N. Shahin & Co.; Abdel Rahman Mustafa Abu Usba', Deeb I. Chalayini, Mohamed, Zuhdi and Abdul Hamid Malhas, Ahmed Kasol Audi, Mubadda el Bahou, Idriss Abdel Masih Abdalla, Hadijeh daughter of Haj Yasdi, Yunis Yaacul Jana, Hassan Talji Sukari, Izzat Mohd. Behir Irabi, Khalil Sbaty, Shalom Yehia Mirahi, Abdel Said Mansour, Dr. Gabriel Ahyai, Ibrahim Sahyoun, Mohamed Abdel Hamed & Zuhdi Malhas, Haj Mohamed Hava, Mohamed Mishlawi, Abu Soud Sultan, Mohamed Hamid Hamdan, Israel Stitzer, Ibrahim Sharabi, Salim Mohamed Eatar, Jamali Almani, Abraham Halfon, Girahon Mirahi, Mohamed Hissa El Aswad & Saleh Abu Hawash, Heirs of Shlomo Cohen, Heir Isack Levi, Abdalla Mohd. Ezzani, Leon Daniel, Latifeh & Ayahi Marci El Aswad, Heirs of Haim el Kain, Abraham Derygoin Halfon, Seish Nadaf, Oniseth Sadik Shamon, Mohamed Ahmed Habel, Sheikh Mohd., Mohd. Rashidi Masri, Isack Kaffani & Sons, Ahmed Moussa Badawi, Zahwa Mahmoud Atieh, Halimah Ibrahim el Makhy, Darwish Mustafa Sheikh Housse, Khaled Makhlouf Mustafa, State Domain, Saleh A. Abu Hishmah, Mohd. Ahmed Shublak & Bros., Diab Hussein Sharif, Sheikh Ahmed Odeh el Havary, Younis & Ibrahim Abdalla, Ibrahim Hassan Es Sous, Afifeh Bint Sliman El Douraieh, Ali Abdalla Ahmed, Hussein Mohd. El Abed, Radwan Khalil Siam Kasawi & his wife Sharika Nary, Odeh Hamed Kharoubi el Ghazawi, Mohd. Ali El Haj Ghazawi, Hassan Ibrahim Siam Ghazawi, Ahmed Khader Filfil, Haj Ali Barghouth, Naif & Mitri Majdalany and Heirs of Abdalla Hmouda and Bank Dar Temple Caselohaft, Abdel Rahman Odeh, Mubajjal Salim Samy, Fatmah Nayeleh daughter of Ismail Monasterly, Taleb Salim el Moughrabi.

D. BOUNDARIES OF THE BOHHEM.

On the North by the Palestine & Hedjaz Railways.

On the South by the properties of Azees Khayat, Israel & Khaya Silverman, Dov Bili, Chaim Blitzblau, Alfred Schwartz Halperin, Aslan Mirzahi, Zeina Mirzahi, Michail & Loya Rozov and Isack Perlman, Abraham Goldenstein, Moshe Shtroupfman, P.L.D.C., P.E.C., Isack Ben Hur & Feivel David Roth, P.L.D.C., Neve Shaanan Road, Yehouda Zeiv Shapira, Mordechai Zamenovsky & Ziv & Khana Hokhelman, Zvi & Henia Potcher, Moshe Gluck, David Mirzahi, Haj Khalil Taha, Haifa Eastern Approach Road, Ali Abdalla Obeid El Masri and Partners, Adel Seikali & Hourike Shabeen, Haj Taher Karaman, Wady Rushmia, Palestine Railway Mohamed Ahmed Kachef, Haj Hussein el Kachef and Mohamed Radwan Sidawi, Abed Mahmoud Moushali and his wife Fatmah daughter of Khalil Ibrahim, Hashem Hammo and his wife Zakieh daughter of Mouloub Hindawy, Heirs of Abdalla Hamid Safadi, Khadijeh bint Darwish Furan, Afifeh bint Sliman el Durzi, Latifeh Asand Toufaha, Nimr Hussein Sharif, road, Badr el Fahel, Wadi el

Khawabi.

On the East by Saadia Land Scheme No.285 and Hedjaz Railway.

On the West by the enacted Ard El Yahoud Town Planning Scheme No.167, enacted Ard El Yahoud Reconstruction Area Scheme No.804, Road, Nazareth Road, Abdalla Mukhless & Shams Ed Din Ragheb el Khaldy, Halmuth Friedman & Shukry Baba, Heirs of Aref Es Zafary, Hasmoudah Hussein el Issawy, Yousef Hussein el Issawy and Jubrail & Michail Touma and Rahel and Morris Wolf.

E. CONDITIONS

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

Zone.

- a) Light Industrial Zone (coloured violet and edged dark violet).
- b) Commercial (coloured grey and edged dark violet).
- c) Residential Class "B" (coloured pale blue)
- d) Residential Class "C" (coloured yellow).

Road and Building Alignments.

The width of the roads and the minimum distances between the Building Lines shall be as shown on the plan. Corners of all buildings and roads shall be rounded. Fences on corners shall be on curves with a minimum radius of 8 metres. Corners of buildings without front set-backs shall be as shown on the plan.

Building Restrictions.

No building permit shall be issued on the North Western corner plot of the Heve Shaanan Road & Haifa Eastern Approach Road Junction until all the co-owners included in this block shall submit an application for one combined building to be erected on the whole plot or until after the Responsible Authority will proceed with expropriation and indemnification of those owners whose properties were injuriously affected by this scheme.

The areas hatched black on the plan shall be classed as "Reconstruction Area" and shall be subject to the provisions quoted under Part No.4 of the Haifa Outline Town Planning Scheme.

Sites for a Public Building.

Only a public building shall be erected on the plot coloured yellow, hatched and edged brown.

Private Open Spaces

All lands coloured light green on the plan and edged dark green shall be private open spaces and no development shall take place thereon without the approval of the District Building & Town Planning Commission.

No portion of a private open space shall be added to the curtilage of any building plot to increase its area to the required curtilage or to increase its built up area over the allowed percentage.

Public Open Spaces.

All lands coloured dark green shall remain public open spaces.

All lands 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 Municipal Corporation of Haifa, shall, subject to the provisions of the Haifa Outline Town Planning Scheme, be subject to compulsory purchase, provided always:-

- 1) That this provision shall not preclude the acquisition of such land by agreement with affected owners or persons.
- ii) All public open spaces shall after expropriation be maintained by the Municipal Corporation of Haifa.
- iii) The cost of construction of these open spaces shall be borne, as hereafter provided, by the owners of the land contained in the scheme, the Municipal Corporation of Haifa participating in the cost of construction to the extent of 25% thereof. Provided that if the owners desire to carry out any such works before the Municipal Corporation is prepared to participate they shall obtain the prior authorisation in writing of the Municipal Corporation and shall bear the whole cost.
- iv) The cost of these open spaces shall be apportioned between the owners of the land comprised in the scheme in proportion to the area owned by them provided that the owner of land abutting on the open space shall pay a double share.
- v) No 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.

AMENITIES

Shops. In residential Districts shops may be opened only on those plots indicated on the plan by a violet line.

Roads. The Owners of areas included in this scheme, shall pay for the construction of all roads, which shall be carried out in accordance with the Standard Municipal Specifications and to a full carriageway width, at any time after enactment of the scheme, and before any building is allowed to be erected on abutting plots. The Haifa Municipal Corporation may compel landowners to pay for the construction of roads whether their plots have been built upon or not.

NORTHERN DISTRICT T.P.C.

Meeting No. 114 Date 28.6.37

FINALLY APPROVED SCHEME

[Signature]
Chairman

[Signature]
Adviser

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 16-6-37

FOR ENACTMENT

SCHEME No. 191.

[Signature]
CITY ENGINEER

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

Original has been deposited with Barclays Bank

30.9.37