

REPORT UPON THE HAIFA TOWN PLANNING SCHEME
NO.145 - MESHEK NEVE-SHAANAN SCHEME SUBMIT-
TED BY THE PROMOTERS THE MESHEK COMPANY.

LOCATION.

Eastern Carmel Plateau of Neve Shaanan.

Bounded.

- a.- On the North West by the Wady el Mudawar.
- b.- On the South by Wady el Hawassah.
- c.- On the East by Neve Shaanan Scheme No.81.
- d.- On the West by a road and the Tel Abu Mudawar.

CONDITIONS.

a.- According to the conditions of the Haifa Outline Scheme and any published additions and amendments which may be made thereto and also the following:-

- a.- Zone. Class A Residential.
- b.- Set Backs.

Front. The minimum distance between building lines shall be as shown on the plan and shall in all cases be not less than 20 metres.

The minimum set-back from the road line shall be not less than 5 metres. The minimum road width shall be not less than 10 metres except for pathways leading to not more than two houses or plots. All corners shall be cut as shown on the plan and so as to provide a minimum curb radius of not less than 8 metres.

Side.- Not less than 4 metres.

Rear. Half the height of the building with a minimum of 6.50 metres.

c.- Cuttilage. 20% of the area of the plot.

Size of plot. Not less than 1000 m².

d.- Height of Buildings.

Shall not exceed two storeys on flat plots and not exceeding two and half storeys including basement on hilly plots, provided no basement shall have a floor area in excess of 50% of the ground floor area. Basements shall be regarded as a storey for the purposes of this condition. Plots of land with a slope in excess of one in ten shall be considered as "hilly plots".

e.- Only one building exclusive of outstructures shall be allowed on each plot.

AMENITIES.

a.- Drainage.

Towards, in all cases, the drains of the Municipal Drainage system and to the local catchment area.

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 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.

From a Municipal or an approved local piped supply.

d.- Shops.

Shops shall only be allowed on plots indicated on the plan by a red line. All shops shall have a clear and unobstructed area at pavement level, between the shops and the road line, to be constructed at the owner's expense.

e.- Trades and Industries.

Only those first class trades and industries shall be carried out within the borders of the scheme which are normally allowed in a Residential District A.

f.- Pavements.

Including kerb stones and an approved surfacing shall be provided by each plot owner on his complete frontage. Such work shall be carried out by the responsible authority at the owner's expense.

g.- Areas shown on the plan in light green shall be reserved as private open spaces.

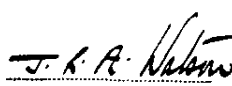
h.- Areas shown in dark green shall remain as unfenced afforested open spaces and shall be free for all normal access by the public.


i.- Plots shown in brown shall be reserved for the construction of public buildings.

- j.- Plots shown hatched shall not be used for building purposes unless they are combined with other land to form plots of adequate size and shape.
- k.- No building shall be allowed on land having a greater maximum slope than 40%.
- l.- Roads of approved type and construction shall be made by the promoters before any building development is allowed on abutting plots.

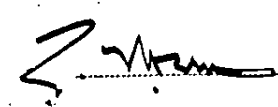
HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 4 OCT. 1934
FOR ENACTMENT
SCHEME No. 145


 J. K. A. Newton
 CITY ENGINEER


 CHAIRMAN L. T. A. C.

CENTRAL TOWN PLANNING COMMISSION

Scheme passed for publication
at the 107th meeting of the C. T. P. C. on
27th June 1934
Date: 20/11/34 
Chairman, C. T. P. C.

CENTRAL TOWN PLANNING COMMISSION

Scheme finally approved and ordered to be
published in the Gazette.

(SM) A. G. WAUCHOPE

Date: 4.12.34

High Commissioner.