

DISTRICT BUILDING	
AND	
TOWN PLANNING COMMISSION	
HAIFA	DISTRICT
District Serial No. or Scheme No.	Haifa
District File No.	271/136

HAIFA PARCELLATION TOWN PLANNING SCHEME NO.674,  
GREEK CATHOLICS' LAND, WEST HAIFA, SUBMITTED BY  
I. RABINOWITZ, LICENSED SURVEYOR, ON BEHALF OF  
THE PROMOTERS AND ADOPTED BY THE HAIFA LOCAL  
BUILDING AND TOWN PLANNING COMMISSION.

1. PLAN.

In this scheme "the plan" shall mean the plan drawn to the scale 1:1000 and marked "Plan attached to Haifa Town Planning Scheme No.674". This plan shall be deemed to form an integral part of the present scheme.

2. PROMOTERS.

Greek Catholic Bishopric and Partners.

3. LOCATION.

In the West Haifa Plain, adjoining Kiryat Eliyahu Quarter and abutting on Jaffa Road and George V Avenue.

4. AREA OF SCHEME.

About 43,000 m2.

5. AREA OF PROMOTERS' LAND INCLUDED IN THE SCHEME.

37,145 m2.

6. BOUNDED.

On the North by Jaffa Road.

On the East by Field Street, by the enacted Haifa Town Planning Scheme No.603 - Meheman Co. Ltd., and by the property of Gotlieb Ruff and Wilhelm Goll (Block 10825, Parcel 3).

On the South by Tel Aviv Street and by George V Avenue.

On the West by the enacted Haifa Town Planning Scheme No.19 and by the property of Rose, wife of Youssef Asfour (Block 10825, Parcel 43); Elias Abdallah Sudah (Block 10825, Parcel 44); George Sudah (Block 10825, Parcel 45); Wassileh Khalil Rezek (Block 10825, Parcel 46); Abed Youssef Danial (Block 10825, Parcel 47).

7. CONDITIONS.

The land included in this scheme shall be subject to the provisions of the Haifa Outline Town Planning Scheme and/or any additions and modifications which have been or may from time to time be made thereto and also the following :

a. Zoning.

The plots numbered 2 to 12 and 14 to 31 and coloured blue on the plan shall be Residential Zone 'B'.

b. Roads and Footpaths.

The areas coloured brown and/or vermilion on the plan shall be roads for vehicular and pedestrian traffic.

The area coloured vermilion, hatched green and marked as Road No.5 on the plan, shall be a footpath for use by pedestrians only.

The alignment of these roads and footpath and the minimum setbacks to buildings shall be as shown on the plan.

c. Site for Car Park.

The area numbered 13, coloured yellow and hatched brown on the plan, shall be site for car park or garage; which shall not include repair shop.

d. Public Open Spaces.

The area numbered 1, coloured green and hatched dark green on the plan, shall be Public Open Space (Recreation Ground) and shall be vested free of charge with the Municipal Corporation of Haifa.

8. AMENITIES.

a. Stormwater Drainage.

All stormwater shall drain towards the Municipal Drainage System or to any specifically approved drainage system made for and at the expense of the owners of land included within the boundaries of this scheme.

b. Sewerage.

All buildings to be erected within the area of this scheme shall be connected to a public sewerage system to be constructed at the landowner's expense and no building permit shall be granted until such connection is provided.

Owners shall be liable to pay their assessed shares in the cost of construction of sewers, irrespective of whether their plots have been built upon or not.

c. Water Supply.

The water supplied to all plots included in this scheme shall be either from a supply operated by the Haifa Municipal Corporation or from a supply approved by them and the Public Health Authorities.

d. Shops.

Shops shall only be allowed on plots marked 2, 3, 4, 10 and 11 and along such frontages as are indicated on the plan by a dark violet line.

e. Construction of Roads.

The owners of the plots included within the boundaries of this scheme shall construct all roads including the necessary stormwater drains at any time after enactment of this scheme, in accordance with the Haifa Municipal current specification and to full width of carriageway.

Plot owners shall be liable for payment of cost of construction of roads whether their plots have been built upon or not. No building shall be erected on any plot within the area of this scheme until the abutting road is so constructed.

f. Prevention of Dampness.

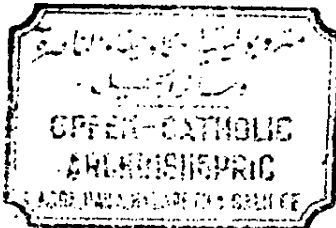
Owing to the waterlogged nature of the ground included in this scheme, no building shall be allowed in this area unless adequate arrangements to the satisfaction of the City Engineer are made to prevent dampness from rising into the building.

9. SCHEMES AFFECTED.

Enacted Haifa Town Planning Scheme No.107, West German Colony Plain.

" " Composite Town Planning Scheme No.421.

+ *Georg Hakey*  
*Arch. of Galilee*



<b>HAIFA LOCAL BUILDING &amp; TOWN PLANNING COMMISSION</b>
H. T. P. SCHEME No. <u>674</u>
<b>RECOMMENDED FOR DEPOSIT</b>
AT THE <u>80</u> MEETING ON <u>16.5.44</u> .
<i>J. Primhamity</i> CITY ENGINEER
<i>Sabbag</i> CHAIRMAN H.B. & T.P.C.

<b>TOWN PLANNING ORDINANCE, 1936.</b>
..... <i>Haifa</i> ..... TOWN PLANNING AREA.
<b>Revocation</b> SCHEME No. <u>674</u>
The District Commission, at its... <u>764</u> ... meeting held on the... <u>6th</u> day of <u>June</u> , <u>1944</u> resolved to deposit the above scheme.
<i>G. Norburn</i> Town Planning Advisor.
<i>Amis</i> Chairman Haifa District Building and Town Planning Commission.